

DOCKET
BOARD OF ZONING ADJUSTMENT
May 27, 2008

Ms. Theresa Otto, Chair
Ms. Charlene Luster, Vice Chair
Mr. G. Thomas Poe
Mr. Mike Keleher

Mr. Mark Ebbitts, Alt. 1
Mr. Tom Stiller, Alt. 2
Mr. Richard Osborn, Alt. 3

- Other Matters:**
- A. The Board of Zoning Adjustment may hold a closed session for legal advice pursuant to Section 610.021 (1), RSMO.
 - B. Election of Chair and Vice Chair

Council District **12:30 P.M. – 26th Floor – Council Chambers**

CONTINUED CASES

- 2 MD 1. **Case No. 11819-A-4 – 12300 North Arrowhead Trafficway** – A request for approval of an amendment to a church plan, a request for a variance to allow for more than one monument sign and a request for a variance to the maximum height of a monument sign, all to allow for the expansion of the existing church and parking lot, plus any other necessary variances. **(Continued from 05-13-08 – Testimony Given) (Required Quorum: Otto, Keleher, Ebbitts, Stiller, Osborn)**

- 4 MD 2. **Case No. 13910-A – 4004 Charlotte Street** – A request for approval of an auxiliary parking lot to serve an existing multi family apartment building at 4000 Charlotte Street, a request for a variance to the minimum required front and side yard setbacks of a parking lot, all to allow for the construction of a parking lot, plus any other necessary variances. **(Continued from 05-13-08 – Testimony Given) (Required Quorum: Otto, Keleher, Ebbitts, Stiller, Osborn)**

- 3 MD 3. **Case No. 11864-A-2 – 2901-2907 East 22nd Street and 2205 Kansas Avenue** – A request for approval of an auxiliary parking lot to serve 2816 East 23rd Street and a variance to the requirement that an enclosure be at least 4 feet tall on all sides of a parking lot, plus any other necessary variances. **(Continued from 05-13-08) (No Testimony – No Required Quorum)**

- 4 VH 4. **Case No. 13894-A – 4111-4113 Walnut Street** – Request for an appeal of the decision to not issue a Certificate of Legal Nonconformance for an existing 14 unit apartment building. **(Continued from 04-22-08) (No Testimony – No Required Quorum)**

Council District **1:00 P.M. – 26th Floor – Council Chambers**

CONTINUED CASE

- 6 MD 5. **Case No. 13891-A – 711 East 92nd Street** – A request for a conditional use permit to allow a children’s day care center. **(Continued from 04-22-08) (No Testimony – No Required Quorum)**

NEW CASES

- 5 MD 6. **Case No. 13842-A-4 – 1410 East 49th Street** – A request for a special exception to the height of a fence in the front and side yards of a residential property, plus any other necessary variances.
- 6 MD 7. **Case No. 3789-A-23 – 1014 West 103rd Street** – A request for approval of a temporary use in a CP district (planned business center) to allow for a fruit, vegetable, flower and plant stand.

Council District **1:30 P.M. – 26th Floor – Council Chambers**

NEW CASES

- 4 MD 8. **Case No. 5688-A-21 – 2201 Gillham Road** – A request for approval of a temporary auxiliary parking lot for valet customer passenger vehicles to serve 2401 Gillham Road (Children’s Mercy Hospital), plus any other necessary variances.
- 1 MD 9. **Case No. 12578-A-1 – 4433 North Topping Avenue** – A request for approval of an amended school plan to allow for the construction of a freezer addition, plus any other necessary variances.
- 4 VH 10. **Case No. 13918-A – 6317 Valley Road** – A request for a variance to the minimum required side yard setback of a detached accessory structure and a variance to the minimum required setback between a detached accessory structure and a principal structure on the same lot both to allow for the construction of a detached garage, plus any other necessary variances.
- 4 VH 11. **Case No. 13920-A – 6425 Main Street** – A request for a variance to the minimum required rear and side yard setbacks of an existing detached accessory structure and a variance to the minimum required side yard setbacks of a principal structure to allow an existing detached garage and single-family residence to remain and to allow for the construction of an addition onto the existing single-family residence, plus any other necessary variances.

Council District **2:00 P.M. – 26th Floor – Council Chambers**

NEW CASES

- 4 VH 12. **Case No. 13919-A – 1020 Romany Road** – A request for a variance to the minimum required rear and side yard setbacks of a detached accessory structure and a variance to the minimum required side yard setback of a principal structure to allow an existing detached garage and single-family residence to remain and to allow for the construction of an addition onto the existing single-family residence, plus any other necessary variances.
- 1 VH 13. **Case No. 13013-A-2 – 1141 East 5th Street** – A request for a variance to the minimum required rear and side yard setbacks of a principal structure to allow the existing residence to remain and to allow for the construction of an addition onto the existing residence, plus any other necessary variances.

CONTINUED CASE

- 6 MD 14. **Case No. 10390-A-8 – East side of Highway 71, about 3/10 of a mile north of Bannister Road (general address of 9001 Hickman Mills Drive)** – An appeal of the Director of City Planning and Development’s decision that the conversion of an existing outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**

Council District **2:30 P.M. – 26th Floor – Council Chambers**

CONTINUED CASES

- 6 MD 15. **Case No. 10390-A-9 – East side of Highway 71, about 9/10 of a mile north of Bannister Road (general address of 9001 Hickman Mills Drive)** – An appeal of the Director of City Planning and Development’s decision that the conversion of a nonconforming outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**
- 6 MD 16. **Case No. 13876-A – 11600 – 11612 Hickman Mills Drive** – An appeal of the Director of City Planning and Development’s decision that the conversion of an existing outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**

Council **2:30 P.M. – 26th Floor – Council Chambers**
District

CONTINUED CASES

- 6 MD 17. **Case No. 7348-A-6 – 5601 East 112th Street** – An appeal of the Director of City Planning and Development’s decision that the conversion of an existing outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**
- 4 MD 18. **Case No. 12130-A-1 – 2001 Main Street** – An appeal of the Director of City Planning and Development’s decision that the conversion of an existing outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**
- 5 MD 19. **Case No. 13870-A-1 – 8010 Bruce R. Watkins Drive** – An appeal of the Director of City Planning and Development’s decision that the conversion of an existing outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**
- 5 MD 20. **Case No. 13870-A – 8011 Bruce R. Watkins Drive** – An appeal of the Director of City Planning and Development’s decision that the conversion of an existing outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 01-22-08) (No Testimony – No Required Quorum) (Request for continuance)**
- 2 MD 21. **Case No. 13917-A – 6127-6127A Northwest Martin Drive** – An appeal of the Director of City Planning and Development’s decision that the property is in violation of the Zoning Ordinance by having an outdoor advertising sign located within a district zoned R-1b. **(Continued from 05-13-08) (No Testimony – No Required Quorum)**

OTHER MATTERS

Approval of Minutes for April 25, 2006, October 10, 2006, November 28, 2006 and December 12, 2006.



For persons with disabilities needing reasonable accommodations please contact the City's ADA Specialist at 816-513-2533. If you need to use the Relay Service, please dial 711 or 1-800-735-2966 (Missouri Relay TT for persons who are deaf and hard of hearing) at least 24 hours prior to the meeting or event.