



Unified Government of Wyandotte County and Kansas City, Kansas

Board of Zoning Appeals

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Jeff Carson

*Vice Chairman Karen, Brandie Armstrong, Duane Beth, Beverly Easterwood
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

AGENDA

Monday, July 14, 2025

6:00 PM

1 CALL TO ORDER/ROLL CALL

2 REPORTS

3 BOARD OF ZONING APPEALS STATEMENT

4 AGENDA

4.1 Zoning Appeal Application(s)

4.1.1 BOZA2025-006 - ROGER AVALOS

Synopsis: Variances for front, rear, and side setbacks for a home addition at 3601 Freeman Avenue.

Tracking #: 21698

4.1.2 BOZA2025-007 - ROGER AVALOS

Synopsis: Variance for side yard setback for a home addition at 4745 Woodend Avenue.

Tracking #: 21699

4.1.3 BOZA2025-014 - AMY NELSON

Synopsis: Variance for conversion of an accessory structure to a home addition at 4023 Delavan Avenue.

Tracking #: 21700

4.1.4 BOZA2025-015 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Variance for minimum parking required for construction of new self-storage building at 11319 Parallel Parkway (in conjunction with PLAT2025-015, MPL2025-007, and COZ2025-011).

Tracking #: 21701

4.1.5 BOZA2025-016 - GUY TINER

Synopsis: Variance for the minimum width-to-depth ratio at 10800 Hollingsworth Road and 4950 Hutton Road. (in conjunction with PLAT2025-016 and COZ2025-012).

Tracking #: 21702

4.1.6 BOZA2025-017 - AURORA GOMEZ

Synopsis: Variance for size of accessory structure and side yard and rear yard setbacks at 1513 South 18th Street.

Tracking #: 21703

4.1.7 BOZA2025-018 - EMMA LUDWIG WITH MIDWEST SIGN COMPANY, LLC

Synopsis: Variance for wall signs at Panera at 1717 Village West Parkway.

Tracking #: 21704

4.1.8 BOZA2025-019 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

Synopsis: Variance for off-street parking reduction for a self-storage facility at 2712 and 2740 North 103rd Terrace (in conjunction with COZ2025-017 and PLAT2025-022).

Tracking #: 21705

4.1.9 BOZA2025-020 - BRANDON CLAPP WITH ENCELADUS INVESTMENTS LLC

Synopsis: Variance for front yard, side yard, rear yard and paving setbacks and lot area and non-vehicular open space at 849, 851, and 855 Sandusky Avenue (in conjunction with PLAT2025-020).

Tracking #: 21706

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

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