

**BOARD OF ZONING APPEALS  
AUGUST 11, 2025  
DECISIONS**

The Board of Zoning Appeals met in regular session on Monday, August 11, 2025, at 6:08 PM, (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Brandie Armstrong (Zoom), Duane Beth (Commission Chamber), Beverly Easterwood (Zoom), Jim Ernst (Zoom), and Aaron Ward (Commission Chamber). (Absent: Miller, Mohler, Schwartz, and Straws).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Mari Mongil, Office Manager (Commission Chamber), Alyssa Marcy, Long Range Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Secretary Morris read the Board of Zoning Appeals Statement: "We would like to welcome those participating by telephone, Zoom, or in the Commission Chamber to the meeting of the Board of Zoning Appeals. Members of the Board of Zoning Appeals are participating remotely by Zoom or are present in the Commission Chamber. Mr. Jeff Carson is serving as chairman this evening.

Please note the following instructions for the meeting:

1. If you are joining by Zoom, please make sure you have an appropriate background;
2. Board Members that are participating by Zoom please use the raise your hand feature when you want to speak, and after Chairman Carson recognizes you, please unmute your microphone and state your name when you begin to speak. If you are in the Commission Chamber, please state your name before speaking once the Chairman recognizes you.
3. For those members of the public attending the meeting virtually this evening, please use the "raise your hand" feature if you want to speak on an application. If you are present in the Commission Chamber, please come to the microphone at the front of the room when the application is called. After the Chairman recognizes you, please state your name and address and make your comments.
4. If you are having issues getting into the Zoom meeting, please see the Planning and Urban Design website on Wycokck.Org.
5. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The format for this evening's meeting is as follows:

1. The applicant will make the opening statement explaining the proposal. The applicant will be given fifteen (15) minutes to present their case, which includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Board will then address any questions they may have to the applicant.
3. Any persons wishing to speak in favor will be recognized and allowed to do so at that time.
4. Then those persons in opposition will be recognized to make their statements and ask questions with each member of the public being given five (5) minutes to express their opinions. Time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3<sup>rd</sup> majority vote of the Board.
6. The Chairman will ask for a show of hands of people who are in support or opposition that did not speak.
7. The applicant will then answer questions and make a closing statement.
8. The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Board if a question is directed to them.
9. The staff will make their recommendation.
10. The Board will discuss the application and make their decision with a brief statement of the reason for the motion preceding the making of the motion.
11. Motions to approve shall include the staff conditions unless otherwise stated in the motion."

**Starts at 4:55:**

**BOZA2025-021 - JYAN HARRIS**

**Synopsis:** Variance from Section 27-593(b)(18) for minimum separation distance of 1,300 feet between a new liquor store and any existing or proposed liquor store, church, school, or public park at 1839 North 18th Street (in conjunction with SP2025-039).

Secretary Morris asked if the Board had any contact to disclose on this application. No one responded in the affirmative.

**Appeared in Support:**

- Thomas Stibal, Applicant Representative, 509 Armstrong Avenue, Kansas City, Kansas 66101

The Board directed their questions to the Applicant Representative.

**Present in Opposition:**

➤ No one appeared

**Staff Recommendation starts at 23:08:** Rodney Lucas states that staff recommends approval of this application.

**Motion/Vote starts at 25:25:**

On motion by Commissioner Ward, seconded by Commissioner Jones, the Board of Zoning Appeals voted as follows to **APPROVE BOZA2025-021:**

|                   |                    |
|-------------------|--------------------|
| <b>Carson</b>     | <b>Chairman</b>    |
| <b>Straws</b>     | <b>Not present</b> |
| <b>Ward</b>       | <b>Aye</b>         |
| <b>Armstrong</b>  | <b>Aye</b>         |
| <b>Beth</b>       | <b>Aye</b>         |
| <b>Easterwood</b> | <b>Aye</b>         |
| <b>Ernst</b>      | <b>Aye</b>         |
| <b>Jones</b>      | <b>Aye</b>         |
| <b>Miller</b>     | <b>Not present</b> |
| <b>Mohler</b>     | <b>Not present</b> |
| <b>Schwartz</b>   | <b>Not present</b> |

**Motion to recommend APPROVAL passed: 6 to 0**

**Subject to:**

1. Section 27-464(e) states that the uses in this district require paved off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building;
  - a. Parking lot shall be resurfaced (weeds removed) and restriped.
2. Section 27-464(d) states that trees are required at not less than one per 7,000 square feet of site area. Six (6) foot high architectural or landscape screening is to be provided along all sides and rear property lines common to or across an alley from residentially zoned property; and,
3. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee.

The meeting was adjourned 6:34 PM

***THE BOARD OF ZONING APPEALS***

BY: *Rose Morris*  
Rose Morris, Recording Secretary