

**BOARD OF ZONING APPEALS
SEPTEMBER 8, 2025
DECISIONS**

The Board of Zoning Appeals met in regular session on Monday, September 8, 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), Duane Beth (Commission Chamber), Jim Ernst (Zoom), Jake Miller (Zoom), Mark Mohler (Zoom), Joseph Straws (Zoom), and Aaron Ward (Commission Chamber) (Absent: Schwartz, Armstrong, Easterwood, Jones).

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), Byron Toy, Lead 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 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. 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.
3. If you are having issues getting into the Zoom meeting, please see the Planning and Urban Design website on Wycokck.Org.
4. 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. First, the applicant will be given fifteen (15) minutes to make an opening statement explaining the proposal, which includes the applicant, consultants, and other members of the applicant's team.

2. Members of the Board may then address questions 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 in opposition will be recognized to make their statements and ask questions. Each member of the public will be given five (5) minutes to express their opinions and time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3rd majority vote of the Board.
6. The Chairman will ask for a show of hands of people who are in support or opposition who do not wish to speak.
7. Then, 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. Then, 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.
10. Motions to approve shall include the staff conditions unless otherwise stated in the motion."

Starts at 3:12:

BOZA2025-022 - LINDA HOUSTON FOUNDATION

Synopsis: Variance for parking for a quilt museum and event space at 1133 North 94th Street and 9250 State Avenue (in conjunction with COZ2025-019).

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

Appeared in Support:

- Aaron March, Applicant Representative, Attorney at Rouse Frets White Goss Gentile Rhodes P.C.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 10:27: Lead Planner Byron Toy stated that Staff recommends approval of this application.

Motion/Vote starts at 10:39:

On motion by Commissioner Ward, seconded by Commissioner Straws. the Board of Zoning Appeals voted as follows to **APPROVE BOZA2025-022:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye
Miller	Aye
Mohler	Aye
Schwartz	Not present
Armstrong	Not present
Easterwood	Not present
Jones	Not present

Motion to APPROVE Passed: 6 to 0

Subject to:

1. This Board of Zoning Appeals petition is being heard in conjunction with COZ2025-019. Any approval by the City Planning Commission of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon approval of petition BOZA2025-022 by the Board of Zoning Appeals;
2. Ensure all parking spaces comply with the parking code (i.e. ADA, striping and landscaping within parking lot islands);
3. The 103 parking spaces for the museum face away from the public streets and are interior to the property, orientated towards Homefield Training Center facility, which complies with the Commercial Design Guidelines;
4. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
5. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
6. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
7. All existing and future driveways must feature curb cuts that are constructed to UG standards;
8. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at 913-573-5311 or by info@wycokck.org to confirm

if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly; and,

9. Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

Starts at 11:19:

BOZA2025-023 - MITCHELL BROWN

Synopsis: Variance for incidental, wall, and digital signs at Children's Mercy Park at 1600 Village West Parkway.

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

Appeared in Support:

- Mitchell Brown, Applicant, 1411 West 50th Terrace, Kansas City, Missouri 64112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 13:49: Lead Planner Byron Toy stated that Staff recommends approval of this application.

Motion/Vote starts at 14:02:

On motion by Commissioner Ward, seconded by Commissioner Straws, the Board of Zoning Appeals voted as follows to **APPROVE BOZA2025-023:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye
Miller	Aye
Mohler	Aye
Schwartz	Not present
Armstrong	Not present
Easterwood	Not present
Jones	Not present

Motion to APPROVE Passed: 6 to 0

Subject to:

1. Adhere to the Sign Ordinance, specifically, but not limited to Section 27-726 with regards to illumination; and,

2. 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.

Starts at 14:40:

BOZA2025-024 - KATRINA GERBER

Synopsis: Variance for mobile home size and front patio size and parking at 1300 North 59th Street (in conjunction with COZ2025-020).

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

Appeared in Support:

- Katrina Gerber, Applicant, 1001 Metropolitan Avenue, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 18:20: Lead Planner Byron Toy stated that Staff recommends approval of this application.

Motion/Vote starts at 18:38:

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Board of Zoning Appeals voted as follows to **APPROVE BOZA2025-024:**

Carson	Chairman
Straws	Aye
Ward	Aye
Beth	Aye
Ernst	Aye
Miller	Aye
Mohler	Aye
Schwartz	Not present
Armstrong	Not present
Easterwood	Not present
Jones	Not present

Motion to APPROVE Passed: 6 to 0

Subject to:

1. This Board of Zoning Appeals case is being heard in conjunction with COZ2025-020. Any approval by the Board of Zoning Appeals of this case, and the conditions of approval contained herein, are contingent, and shall only go

into effect, upon the approval of Petition COZ2025-020 by the Unified Government Board of Commissioners and upon any ordinance publications required by law;

2. Various transportation options need to be made available to residents who do not have access to a personal vehicle;
3. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
4. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
7. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at 913-573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
8. Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; and,
9. 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 6:25 PM

THE BOARD OF ZONING APPEALS

BY: Rose Morris

Rose Morris, Recording Secretary