

**BOARD OF ZONING APPEALS  
NOVEMBER 10, 2025  
DECISIONS**

The Board of Zoning Appeals met in regular session on Monday, November 10, 2025, at 6:02 PM, (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Brandie Armstrong (Zoom), Duane Beth (Commission Chamber), Beverly Easterwood (Zoom), Jim Ernst (Zoom), Jake Miller (Zoom, in at approximately 7:00), Mark Mohler (Zoom), and Aaron Ward (Zoom). (Absent: Schwartz, Straws, Jones).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Byron Toy, Lead Planner (Commission Chamber), Osiris Nunez Espinoza, Planner (Commission Chamber) Alyssa Marcy, Long Range 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 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 2/3<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 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 3:18:**

**BOZA2025-025 - TAMARA MCCONNELL**

**Synopsis:** Variance for separation distance between a school, church, and liquor store at 1130 Quindaro Boulevard (In conjunction with SP2025-062). *Detailed Outline of Requested Action:* The applicant, Tamara McConnell, is requesting to operate a liquor store at 1130 Quindaro Boulevard and requests the following variances: This appeal has been filed to operate a liquor store. Section 27-593(b)(18) requires a minimum separation distance of 1,300 feet between any new liquor store location and any existing or proposed liquor store location, church, school, or public park. The subject property is approximately 1,145 feet from Bertram Caruthers Elementary School, a violation of 155 feet, and approximately 707 feet from Antioch Baptist Church, a violation of 593 feet.

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

**Present in Support:**

- Tamara McConnell, Applicant, 8733 Cleveland Avenue, Kansas City, Kansas 66109

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 4:45:** Lead Planner Byron Toy stated that this property has been priorly operated as a liquor store around 2007. Staff received one letter of opposition last month, listing concerns about the proliferation of liquor stores around the Northeast area. Staff recommends approval of this application subject to the conditions

listed in the staff report.

**Motion starts at 5:47:**

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE BOZA2025-025:**

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

**Motion to APPROVE passed: 6 to 0**

**Subject to:**

1. 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;
2. Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; 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.

**Hearing starts at 6:27:**

**BOZA2025-026 - JOSH ENYART**

**Synopsis:** Variance for a front porch expansion that extends into the side yard corner setback at 1405 Delaware Ridge Place. Detailed Outline of Requested Action: The applicant, Josh Enyart, is requesting the following variances at 1405 Delaware Ridge Place Kansas City, Kansas 66103: This appeal has been filed to expand a front porch. Section 27-454(d)(2)(a) requires a minimum corner side setback from property line not less than 25

feet. The porch is built between 18.74 feet and 21.24 feet set back from the property line, a violation of 6.26 feet and 3.76 feet, respectively.

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

**Present in Support:**

- Josh Enyart, Applicant, 1405 Delaware Ridge Place, Kansas City, Kansas 66109

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 10:57:** Lead Planner Byron Toy stated that this variance is for a front deck expansion that extends 3.76 feet into the side yard corner setback. A stop work order from Code Enforcement was issued which led to the application for the variance. As the deck was built before obtaining a variance first, staff recommends denial of the application.

**Motion starts at 13:06:**

On motion by Commissioner Ernst, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **APPROVE BOZA2025-026:**

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

**Motion to APPROVE passed: 7 to 0**

**Subject to:**

1. Subject to approval, the applicant shall close out the open building permit for the deck.
  - a. 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](mailto: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;

2. 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;
3. Approval of this case by the Board of Zoning Appeals, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the exercise of variance(s) approved, or any portion thereof, do(es) not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,
4. 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 6:18 PM

***THE BOARD OF ZONING APPEALS***

BY: *Rose Morris*

Rose Morris, Recording Secretary