



# BOARD OF ZONING APPEALS AGENDA

February 25, 2026

Public Meeting: 9:00 a.m.

1	Approval of Minutes from January 28, 2026 Meeting	
2	<b>Resolution Denying Rear Wing Addition and Approving Front Additions.</b>  <b>Kristie &amp; Mark Clift</b> <b>2901 W 69th Street</b>	Owners were denied a variance of 2.2 feet for the new rear wing. The owners were approved for a variance of 7.6 feet for the front addition on both the first and second floors. The owners were approved for a variance of 3.2 feet on the left side of the house.
3	<b>Resolution Denying Replacement of Existing Fence along rear property line.</b>  <b>Clarke Henry Jr.</b> <b>6649 Wenonga Road</b>	Owners were denied a variance beyond the 30-foot platted setback.
4	<b>Application for Variance – Replace existing rear patio.</b>  <b>Michael Shteamer &amp; Linda Jordan</b> <b>2616 W 67th Street</b>	The project violates City Code Section 5-120.D. that requires patios have a minimum side yard setback of 15 feet on LS-1 lots. <b>A variance of 3.9 feet is required.</b>

You may join the meeting from your computer, tablet or smartphone.

<https://app.zoom.us/jc/join>

Meeting ID: 972 9976 7787 Passcode: 832720

You can also dial in using your phone.

United States: 253-205-0468

According to the Mission Hills Board of Zoning Appeals (BZA) By-Laws, the BZA shall determine whether or not an Architectural Review Board (ARB) decision was reasonable based upon the evidence presented to the ARB and the record of the ARB proceedings. Testimony at the BZA hearing will be limited to a discussion of the evidence presented to the ARB. No new evidence will be considered.