



BOARD OF ZONING APPEALS AGENDA

January 28, 2026

Public Meeting: 9:00 a.m.

1	Approval of Minutes from December 17, 2025 Meeting	
2	Application for Variance – Rear wing and front addition Kristie & Mark Clift 2901 W 69th Street	The project violates City Code Section 5-120.A.1.(c) that requires LS-4 Lots have a minimum side yard setback no less than 15% of the lot width. A variance of 7.6 feet is required for the front addition, a variance of 2.2 feet is required at the new rear wing, and a variance of 3.2 feet is required at the left side of the house. The left side of the house is an existing condition that only requires a variance because that area of the house is being modified
3	Application for Variance – Replace existing fence along rear property line Clark Henry Jr. 6649 Wenonga Terrace	The property has a platted setback of 30 feet along the south property line. The proposed fence extends over this setback and extends to the corner of the property. A variance of 30 feet is required. If the lot did not have platted setback, the proposed fence would be in violation of city codes section 5-135.D.1. which allows a 5 foot tall solid fence to extend into the side yard no more than 30% of the distance between the principal building and the back of curb, 12 feet for this lot. The proposed 6-foot fence extends approximately 75% (30 feet) into the side yard. A variance of 18 feet is required for the location and a variance of 1 foot is required for the height.

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

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

Meeting ID: 930 4299 5971 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.