

# THE Volker News

May-June 2018 -- Volker Neighborhood Association

## Neighborhood Calendar

May 10 - KCPD's Holly Sticklen  
*Immanuel Lutheran Church*

June 14 - Volker Neighborhood  
Picnic in Roanoke Park

June 16 - Volker Garage Sale

June 23 - Dumpster Day  
Westport Roanoke Community  
Center Parking Lot

July 12 - Porch Parties (on  
porches all over Volker!)

*See below and Page 3.  
for details*

***Get the latest news between newsletters! (see page 4...)***

## NEIGHBORHOOD MEETINGS/EVENTS

*Join us for neighborhood news and socializing!*

**May 10 - Meet KCPD's new CIO, Holly Sticklen:** 6:30pm social / 7pm program. KCPD registry for private security cameras. Be smart about safety and security. Bring your concerns. More info on summer picnic and porch parties. Immanuel Lutheran Church, 1700 Westport Rd. Entrance on Bell St.

**June 14 - Volker Neighborhood Picnic in Roanoke Park:** 6:30pm. Meet neighbors from all over Volker! Bring the kids! You bring sides, salads, or dessert; chairs. *See p. 3 for more info.*

**June 16 (Saturday) - Volker Neighborhood Garage Sale:** VNA advertises in the KC Star classified ads, on Craigslist, and provides signage on the street. It's a great chance to clean house!

**June 23 (Saturday) - Dumpster Day:** 8 am to 11 am or whenever dumpsters are full. Dumpsters for trash and yard waste. Surplus Exchange will recycle electronics. *See p. 3 for acceptable items and fees.* Westport Roanoke Community Center Parking Lot.

**July 12 - Porch Parties:** Meet your nearest neighbors! This was a hit last year! Parties scattered all over Volker give you a chance to meet your nearest neighbors in a casual setting. *To host a party, please see p. 3*

## **New Volker Banners will Rise in May!**

Thanks to the support of fellow neighbors and friends in the Volker neighborhood, our St. Patrick's Day fundraiser was a success! VNA volunteers, including Lisa Magierowski, Lindsay Hummer, John Meetz, and Jim Peters raised more than \$1,300 that day, hawking Mardi Gras beads outside MO Brew and Drunken Worm, at 1403 & 1405 W. 39th Street, in exchange for donations of any amount.



required permits. Banner installation is tentatively scheduled for May 28-31.

*Story continued on page 2...*

## VNA Continues to Research Overlay

Increased development interest in Volker has led the VNA Board to explore the idea of a Zoning Overlay to help guide future development.

At the 2017 VNA Thanksgiving Potluck, Nathan Jurey, Southeast Volker Area Rep and city planner for Blue Springs, introduced the idea of exploring an overlay. At the April VNA meeting, he then presented research on Kansas City's Zoning & Development Code, as applicable to most of residential Volker.

Take note that developers can currently submit proposals that meet Zoning & Development Codes but might not suit the aesthetic of our neighborhood. Zoning Overlays allow us to be proactive and shape our neighborhood's development rules before a developer ever submits a proposal. Nathan discussed the current Zoning Codes that may not match Volker resident preferences. Specifically, the following items were discussed at length: lot size maximums, cottage house developments, garage size, driveways/parking in front yards, front-facing windows, and porch requirements. While some ideas received more support than others, there was consensus to further explore the idea of a Zoning Overlay.

The VNA Board will next meet with the City to discuss the process and costs associated with an overlay. If the Board determines that an overlay is financially feasible, they would then survey residents to determine which changes to the underlying Zoning Code the neighborhood would support.

Questions? Contact Nathan Jurey, Rep2-SE@volkerna.org

...continued from page 1



Watch our Facebook page for notification of a celebration when the banners go up. This will end a multi-year effort by the VNA to replace our banners, contributing to the beauty and uniqueness of the area; well worth a party!

Many thanks again to the awesome owners of MO Brew and Drunken Worm for allowing us to fundraise at their locations, as well as to J. Wilbur Company for donating beads! Thank you sincerely to the Volker neighbors and businesses who so generously contributed – we wouldn't have succeeded without you!

Pictured above L-R: Lisa Magierowski, Jim Peters & Lindsay Hummer, in front of Drunken Worm on St. Patrick's Day.

## Vintage Volker

I learned recently from a publication called *The West Side* from the nineteen-teens of a Santa Fe Trail Restaurant that sat at the northwest corner of 39th and State Line in KC, KS. The Wyandotte County Historical Society and Museum in Bonner Springs did not have a photo; instead they sent a photo that shows a State Line Mart at that location (date unknown).

The photo appears to be from the 1940s. It shows signs in the windows of the business announcing: COLD BEER. Also, cigarettes were 40 cents a pack - \$3.78 per carton.

Next door was a flower shop called Mays Flowers. Interesting that the history of Cold Beer on 39th Street West goes back so far!!

-Diane Capps



## Why Is the Loretto “For Sale” Again?

If you saw the article about new ownership at The Loretto in our Jan-Feb newsletter, you may be puzzled about those new “For Sale” signs. According to Jason Swords at Sunflower Development Group KC, one of the new partnership owners previously reported, they are seeking additional capital, possibly additional partners, and they want to find out if there are development ideas out there they haven’t previously considered.

Jason again stated their intent to develop The Loretto as a historic property. Single family homes and a parking lot that are not part of The Loretto proper but were included with its recent purchase, are now for sale.



## More about VOLKER SUMMER EVENTS

**June 14 - Volker Neighborhood Picnic in Roanoke Park:** Across the street from Westport Roanoke Community Center near the playground and tennis courts. Setup starts at 6 pm. VNA provides hotdogs, burgers (veggie, too), buns, condiments and paperware.

**June 23 (Saturday) - Dumpster Day:** One dumpster for trash and one for yard waste. Yard waste must be in paper bags, not plastic. There is no requirement for bundling brush. Large items of furniture and appliances NOT accepted. (Call 311 to schedule bulky item pick up.) Surplus Exchange will be there to recycle electronics. Please bring TVs, computers and other electronic equipment for responsible disposal. A fee of \$20 is required for old style computer monitors and any TVs. All other electronics are free. For more info on items accepted, see: <http://surplusexchange.org/newsite1/recyclingfees/items-surplus-exchange-accepts/>

**July 12 - Porch Parties:** Hosts provide a porch and agree to publicize party locations. Timeframe is 6:00 or 6:30-8:00 pm. (You set the time for your party.) Attendees bring their own beverages, munchies, and chairs. Please sign up at the May 10th meeting, or at [info@volkerna.org](mailto:info@volkerna.org) to host a party or help organize.

## 311 Requests

311 is KCMO's vehicle for residents to report a problem or request City services such as: missed trash pickups, bulky item pickups, towed cars, streets or sidewalks needing repair; water, snow plowing, traffic or parking issues, and more. When in doubt call 311; they will connect or direct you.

Ways to get in touch with 311 include:

- By phone: dial 311 or 816-513-1313
- By walk-in: Self-service station on the 1st floor of City Hall at 414 E. 12th St., Kansas City, MO 64106—open weekdays from 8 am to 5 pm
- Report online at link below.
- On Twitter: Follow @KCMO311

When reporting a problem, include the address where the problem is located, *detailed* description of the issue, how long the condition has existed, and your contact info. *For more information, visit:* [\*http://kcmo.gov/311/\*](http://kcmo.gov/311/)

## Water and Sewer Line Insurance

Have you been receiving letters recommending you purchase water and sewer line insurance? KCMO has in the past recommended residents buy service line insurance, as aging pipes are vulnerable to a sewer or water line clog or failure due to tree root intrusion, ground shifting or weather.

Repairs can be expensive; search recent posts in Nextdoor Volker for some local experiences.

According to Section 60-348 of Kansas City Ordinance Number 120551, homeowners are responsible for the repair of service lines from their homes' foundations to the street, alley or sewer easement for their property. Visit <https://www.kcwaterservices.org> and search ‘Sewer Backup FAQ’ for a detailed explanation of the causes of sewer backup, homeowner vs. city responsibility, and who to contact should issues occur.

There are several options for taking out insurance against service line failures, if you would like to seek protection options. KCMO endorses Service Line Warranties of America (SLWA) for coverage; you can also check if your homeowner's insurance provider offers coverage options. Note: whatever insurance provider you choose, be sure to specify you want coverage for both water and sewer lines.

**Please turn the page for more news!**

## New Destinations for Volker Residents

*Correction from last newsletter:* Midtown Kava, now open at 1415D 39th Street, was referred to as CBD American Shaman. Offers hemp oil and teas.

### Want to get involved? Volunteer!

Host a Porch Party!  
Help with the Volker Neighborhood Picnic.  
Help Plan Meetings.  
Help with Litter and Graffiti Cleanups.  
*Contact us at [info@volkerna.org](mailto:info@volkerna.org) for more info.*

Work with a pro to learn the grant process that helps fund Dance in the Park. *Contact John Pearse at [john.pearse@live.com](mailto:john.pearse@live.com)*

### **Make sure YOU are getting the latest updates and news between newsletters!**

There's a lot going on that impacts your life in the Volker Neighborhood. Between bi-monthly newsletters, things happen. For timely updates:

- Like us on Facebook: VOLKER NEIGHBORHOOD ASSOCIATION
- Sign-up at the VNA website for email notices: [www.VolkerKCMO.org](http://www.VolkerKCMO.org)
- Join Nextdoor at <http://Nextdoor.com>

*Volker Neighborhood Association  
meets the SECOND THURSDAY  
of the month—except in  
July, August and December, when  
we don't meet.*

If you have questions about real estate or personal property taxes, or an issue related to Jackson County gov't, call:  
**Scott Burnett**  
1st District Jackson County Legislator  
**816-365-6664 (cell)**  
**[burnett.scott@gmail.com](mailto:burnett.scott@gmail.com)**

## VNA Membership Application

⇒Membership is based on the calendar year ⇪

We encourage residents and businesses in Volker to join in shaping Volker's future.

NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

I AM INTERESTED IN WORKING ON VOLKER PROJECTS

**MAIL TO:**

**DIANE CAPPS, 3535 GENESSEE ST,  
KANSAS CITY, MO 64111**

**PLEASE SELECT  
MEMBERSHIP  
TYPE**

- INDIVIDUAL \$15  
 SENIOR 60+ \$10  
 HOUSEHOLD \$20  
 BUSINESS \$25

**AMOUNT ENCLOSED:**

\$ \_\_\_\_\_

**PLEASE MAKE  
CHECKS PAYA-  
BLE TO V. N. A.**

### VNA Board

**President**

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