



# Board of Zoning Adjustment Minutes

Hearing Date: May 28, 2025

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
kcmo.org/planning

**Docket Item:** 1

**CD-SUP-2024-00042** A request to approve a major amendment to a previously approved Special Use Permit for an existing group living facility on about .3 acres generally located at 1520 Cherry St.

**Applicant:** Nick Kratz of kratzko

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 10 exhibits were admitted. The applicant, Nick Kratz, appeared to discuss the request. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved with Conditions  
**Motioned by:** Otto  
**Seconded by:** Hays  
**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2025-00052** A request to approve a variance to the residential vehicular standards to permit a wider driveway on the subject site, plus any other needed variances, in an R-80 zoning district on about 0.97 acres generally located at 4818 Logan Avenue.

**Applicant:** Andrea Horn

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant, Andrea Horn, appeared to discuss the request for an additional width on their driveway. Matthew Fleming appeared to share support from a neighborhood perspective. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance with site plan and staff report.

**Motion:** Approved  
**Motioned by:** Ebbitts; Wright  
**Seconded by:** Meier  
**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 3

**CD-BZA-2025-00039** A request to approve a special exception to permit a 6-foot fence on a corner lot, plus any other needed special exceptions on the subject site in an R-7.5 zoning district on about 0.51 acres generally located at 9417 Palmer Avenue.

**Applicant:** Ana Calderon

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicant, Ana Calderon, and Interpreter, Miguel Riquel, appeared and spoke about their requests. Board members discussed the merits of the case and denied the request.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2025-00011** A request to approve a Special Use Permit in District M1-5 (Manufacturing) to allow for outdoor warehousing on about 4.5 acres generally located approximately 350 feet east of the corner of Connecticut Avenue and North Topping Avenue.

**Applicant:** Daniel Finn of Phelps Engineering, Inc.

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Justin Smith presented the case. 9 exhibits were admitted. Judd Claussen, David Eskov and owner, Saeed Saleh were present to discuss their requests for the outdoor parking. No one else appeared for testimony. Board members discussed the merits of the case and approved SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Otto

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-SUP-2025-00015** A request to approve a special use permit for general manufacturing in M1-5 on about 13.39 acres generally located south of the Missouri River and Riverfront Park, located at 4950 Stillwell Avenue.

**Applicant:** Kristina Voth of R&R Pallet

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-BZA-2024-00108** A request to approve a variance to the maximum floor space in the Accessory Dwelling Unit standards, plus any additional variances on about 0.14 acres generally located at 3419 Baltimore Avenue.

**Applicant:** Erich McGrew

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-BZA-2025-00044** A request to approve a variance to the number of units permitted per lot area to permit a two-unit house on the subject site, plus any other needed variances in an R-2.5 zoning district on about 0.10 acres generally located at 4111 McGee Street.

**Applicant:** Brian Driscoll

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-BZA-2025-00045** A request to approve a variance to the parking ratio requirements to permit less off-street parking spaces on the subject site, plus any other needed variances in an M1-5 zoning district on about 0.41 acres generally located at 330 W 4th Street.

**Applicant:** Jett Sexton of Husch Blackwell

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant, Jeff Sexton and Taylor McGee, appeared and spoke about the request for a variance to the parking . No one appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

**Motion:** Scheduled

**Motioned by:** Wright

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Wright

**Voting Nay:** Otto

**Abstaining:** None

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**Docket Item:** 9

**CD-BZA-2025-00047** A request to approve a variance to the Transit Node FAR within the Main Street Overlay District on about 1.9 acres generally located at 20 W Linwood Blvd, plus any other necessary variances.

**Applicant:** Doug Ubben of Phelps Engineering, Inc.

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanowski presented the case. 9 exhibits were admitted. The applicant, David Resaz, Christina, Fenwick, Doug Ubben, appeared and spoke about the requests from the non-profit workforce and affordable housing. No one appeared for testimony. Board members discussed the merits of the case and approved the variance to the Transit Node FAR within the Main Street Overlay District in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-BZA-2025-00051** A request to approve a variance to the maximum width of a structure on an infill residential lot in a R-2.5 zoning district, plus any additional variances, on about 0.15 acres generally located at 412 Drury Avenue.

**Applicant:** William Trakas of Trakas and Trakas

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, William Trakas, appeared and spoke about the width variance request due to the narrow shaped lot. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-BZA-2025-00055** A request to approve variances to the infill lot and building standards in an R-2.5 zoning district, plus any additional variances on about 0.21 acres generally located at 1536 Madison Avenue.

**Applicant:** Lonnie Shanks of Jowler Creek Architecture

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board members admitted 9 exhibits. Sara Copeland introduced the case. Connor Tomlin presented the case. Applicant, Lonnie Shanks and Karneze Chris, owner, spoke about their requests for multiple variances. Neighbors Cyndey Millstein, Leslie Neth, Jamie Walker and Ian Degalian appeared to discuss their concerns with the street facing driveway off of the front, when there is an accessible usable alleyway. After listening to the infill standards and neighbors concerns, the applicant is willing to rework and consider changes. Board members suggested a continuance to 7/23/25 to work on solutions.

**Motion:** Continued Fee: NO

**Motioned by:** Otto

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-BZA-2025-00013** A request to appeal the denial of a Certificate of Legal Nonconforming Use (CLNU) for a Short-Term Rental at the subject location on about .1 acres generally located at 321 Southwest Blvd.

**Applicant:** Megan Duma of MD KC, LLC

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**CD-SUP-2025-00007** A request to approve a major amendment to a special use permit for an addition on about 7.91 acres generally located at the southwest corner of East 83rd Street and Holmes Street.

**Applicant:** James Marshall of Jrma Architects Inc.

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case. 9 exhibits were admitted. Danial Chaves, Wendal Tulbert and James Marshal appeared to speak about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Otto

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14

**CD-SUP-2025-00016** A request to approve a special use permit for the expansion of The Daniel Academy in an R-7.5 zoning district on about 18.33 acres generally located at 310 W 106th Street.

**Applicant:** Dalton Signer of Kimley-Horn

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

**Motion:** Continued

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15

**CD-BZA-2025-00035** A request to approve variances to the Boulevard and Parkway standards for a food and beverage retail sales use on about 1.79 acres generally located at 1307 W 79th St

**Applicant:** Daniel Finn of Phelps Engineering, Inc.

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 9 exhibits were admitted. The applicant and owner team, Judd Claussen, Andy Meyer and Dan Finn, appeared and spoke about their requests. The windows on the building and spillover lighting were discussed specifically in these requests. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 16

**CD-BZA-2025-00042** A request to approve a variance to subtenant signage size in a UR zoning district, plus any additional variances on about 1.18 acres generally located at 4622 Pennsylvania Avenue.

**Applicant:** Infinity SignsLLC

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Renae Spires, appeared and spoke about the request for a sign variance for a sub-tenant. No one appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 17

**CD-BZA-2025-00049** A request to approve a variance to the infill lot and building standards to permit a smaller lot area, plus any other needed variances in an R-7.5 zoning district on about 0.11 acres generally located at 5541 Central Street.

**Applicant:** Steven Woods of WGN & ASSOCIATES, LLC

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant team, Steven Woods, Stephen Kirschbaum and Brian Cichello appeared and spoke about their requests for variances concerning a shared garage. This case is in coordination with CD-BZA-2025-00050 being the other side of the garage. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 18

**CD-BZA-2025-00050** A request to approve a variance to the infill lot and building standards to permit a smaller lot area, plus any other needed variances in an R-7.5 zoning district on about 0.09 acres generally located at 5543 Central Street.

**Applicant:** Steven Woods of WGN & ASSOCIATES, LLC

**Commissioners Present:** Ebbitts; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant team, Steven Woods, Stephen Kirschbaum and Brian Cichello appeared and spoke about their requests for variances concerning a shared garage. This case is in coordination with CD-BZA-2025-00049 being the other side of the garage. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 19

**CD-BZA-2024-00134** A request to approve a special exception to permit a fence greater than 4 feet in the street side yard and front yard in an R-7.5 zoning district, plus any additional variances on about 0.48 acres generally located at 10435 Wornall Road.

**Applicant:** Bria Clemmons of Wyldehaus

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 20

**CD-SUP-2025-00003** A request to approve a Special Use Permit to allow for Gasoline and Fuel Sales in District M1-5 (Manufacturing) on about .7 acres generally located at E. 12th Street and Jackson Avenue.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 21

**CD-SUP-2025-00004** A request to approve a Special Use Permit to allow for the expansion of Gasoline and Fuel Sales establishment in District B4-5 (Commercial) on about .8 acres generally located at E. Truman Road and Brooklyn Avenue.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Scheduled Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 22

**CD-BZA-2025-00022** A request to approve a variance to permit a smaller side and rear setback setback, plus any other needed variances on the subject site in an R-1.5 zoning district on about 0.43 acres generally located at 1307 Wabash Avenue.

**Applicant:** Jordan Schiele

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant, Jordan Schiele, and applicant, Forestine Beasley, appeared and spoke about the requests for two variances. No one appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 23

**CD-BZA-2025-00058** A request to approve a variance to the residential sign standards to permit a larger sign for a school on the subject site, plus any other needed variances, in an R-7.5 zoning district on about 17.3 acres generally located at 4900 Pittman Road.

**Applicant:** Lee Mendenhall of Kansas City Sign Company, Inc.

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicants, Lee Mendenhall, Patrick Thompson, and Paxton Franke, appeared and spoke about the requests for three sign variances. No one appeared for testimony. Board members discussed the merits of the case and approved the variances A, B, but denied variance C, in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 24

**CD-BZA-2025-00048** A request to approve a special exception to an existing fence in an R-5 zoning district to permit a fence to be greater than 4 feet in the front yard of the subject site, plus any additional variances on about 0.24 acres generally located at 3725 Tracy Avenue.

**Applicant:** Rosalie Buergler

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. The applicant, Rosaie Buergler, appeared and spoke about their requests concerning the 6ft fence that runs along side the side past the front wall, which becomes the front yard. Board members discussed the merits of the case and suggested a continuance to allow the applicant to make plans in accordance to code.

**Motion:** Continued Fee: NO  
**Motioned by:** Otto  
**Seconded by:** Meier  
**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 25

**CD-BZA-2025-00053** A request to appeal zoning violations related to an unapproved parking surface on about 40 acres generally located at 8701 E US 40 Hwy.

**Applicant:** James McClure of Polsinelli, P.C.

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued - Off Docket Fee: YES  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 26

**CD-BZA-2025-00046** A request to approve a variance to the lot and building standards to permit a shorter rear setback, plus any other needed variances in an R-7.5 zoning district on about 0.51 acres generally located at 8110 Blue Ridge Boulevard.

**Applicant:** Dan Martin

**Commissioners Present:** Ebbitts; Hays; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant, Dan Martin, appeared and spoke about the request for rear setback request due to an unusual shaped lot. It was noted the neighbors are not opposed and many have similar challenges with their lots as well. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 27

**CD-BZA-2025-00043** A request to approve a special exception for a 6ft fence in an R-7.5 district, in the street side yard of the subject site on about 0.592 acres generally located at 9700 Leslie Ave.

**Applicant:** Bryan Schaefer

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 10 exhibits were admitted. The applicant, Bryan Schaefer, appeared and spoke about the request for a 6ft fence along Bannister Rd. based on security, sound and visual security. No one else appeared for testimony, but it was mentioned the HOA has approved the potential fence. Board members discussed the merits of the case and approved the variance.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Meier; Otto; Wright

**Voting Nay:** Hays

**Abstaining:** None

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**Docket Item:** 28

**CD-BZA-2025-00036** A request to approve a variance to the parking ratio requirements to permit less off-street parking spaces on the subject site, plus any other needed variances in a B3-2 zoning district on about 1.28 acres generally located at 7115 NW Barry Road.

**Applicant:** Caleb Lombardino

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Eli Lombardino, appeared and spoke about the request for fewer parking spots. The parking radius in the strip mall is limited, but the restaurant is a grab and go style. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Otto

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 29

**CD-BZA-2025-00040** A request to approve a variance to the lot and building standards to permit a deck to encroach on the site setback, plus any other needed variances in an R-7.5 zoning district on about 0.22 acres generally located at 8020 N Flora Avenue.

**Applicant:** Keith Loeschner

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The Applicant, Keith Loeschner, appeared to discuss his request for a variance and setback to his deck. No one else appeared for testimony. Board members discussed the merits of the case and approved to grant the applicants request in accordance with the site plan, staff report and conditions therein.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 30

**CD-BZA-2025-00037** A request to rehear case CD-BZA-2025-00007, regarding an unpermitted deck on the subject site, on about .23 acres generally located at 25 NW 90th Pl.

**Applicant:** Candace Ostdiek

**Commissioners Present:** Ebbitts; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski and Connor Tomlin presented the case. This is a request to rehear the case from February. The applicant, Candace, Rene and Andrew Ostdiek appeared to speak about the request. The Board members discussed the merits of the case and denied it due to no additional information was provided.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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