



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Sep 10, 2025

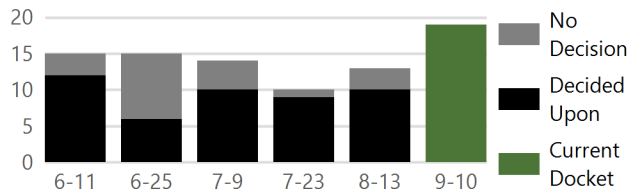
LOCATION

The hearing will be hybrid; both in-person at City Hall, 414 East 12th Street, 10th floor Council Committee Room, Kansas City, Missouri and virtually via Zoom. Details can be found at <https://kcmo.gov/bza>.

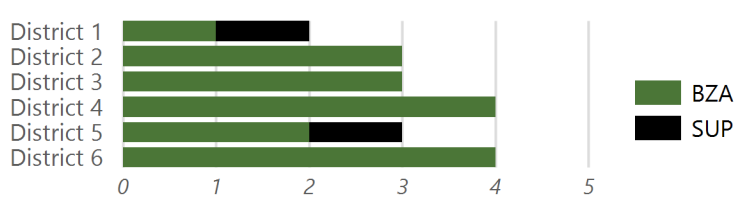
OTHER MATTERS

1. The Board of Zoning Adjustment may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
2. There may be general discussion(s) regarding current Board of Zoning Adjustment issues.
3. The Board of Zoning Adjustment will take breaks (lunch and water) at regular intervals. The Chair will announce the time length of each break.

DOCKET COMPARISON



CASES PER DISTRICT



BOARD OF ZONING ADJUSTMENT ITEMS

Docket Item	Case Assignee	Case Information	Council District
1	Connor Tomlin	CD-BZA-2025-00100 - 1001 Locust St - A request to approve a variance to the maximum size of a monument sign, plus any additional variances on about 1.3 acres generally located at 1001 Locust Street. <u>Owner:</u> 1001 Locust LLC <u>Applicant:</u> Austin Panko - JE Dunn <u>Representation Status:</u> Representative with Consent Affidavit Continued From: August 13, 2025 Quorum: Ebbitts, Gorenc, Hays, Meier, Mixdorf - Aug 13, 2025 Previous BZA Hearings: 8/13/25	4
2	Alec Gustafson	CD-BZA-2025-00106 - 2021 Mercier St - A request to approve a variance to the infill residential standards to allow a driveway access off the street where an alley is present, in an R-6 zoning district on about 0.07 acres generally located at 2021 Mercier St. <u>Owner:</u> Westside Observation Properties LLC <u>Applicant:</u> Nick Christopher <u>Representation Status:</u> Representative with Consent Affidavit	4

Docket Item	Case Assignee	Case Information	Council District
3	Ahnna Nanoski	<p>CD-BZA-2025-00013 - 321 Southwest Blvd - 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.</p> <p><u>Owner:</u> 321-323 Swblvd LLC</p> <p><u>Applicant:</u> Megan Duma - MD KC, LLC</p> <p><u>Representation Status:</u> Attorney Representing</p> <p>Continued From: May 28, 2025</p> <p>Previous BZA Hearings: 5/28/25, 5/14/25, 3/26/25</p>	4
4	Ahnna Nanoski	<p>CD-BZA-2025-00107 - 300 E 12th St - A request to appeal a Notice of Violation related to window signage coverage on about .2 acres generally located at 300 E 12th St.</p> <p><u>Owner:</u> Arghom LLC</p> <p><u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.</p> <p><u>Representation Status:</u> Attorney Representing</p> <p>Requested Board Action: Continue to Sep. 24, 2025</p>	4
5	Stephanie Saldari	<p>CD-BZA-2025-00114 - 7713 Madison Ave - A request to approve a variance to permit an accessory structure to be closer to the primary building, plus any other needed variances in an R-6 zoning district on about 0.24 acres generally located at 7713 Madison Avenue.</p> <p><u>Owner:</u> Lacy Joshua & Anna</p> <p><u>Applicant:</u> Joseph Rathermel - JWR Architecture</p> <p><u>Representation Status:</u></p>	6
6	Stephanie Saldari	<p>CD-BZA-2025-00118 - 700 W 44th Ter - A request to approve a variance to features allowed to encroach on the front setback, plus any other needed variances in an R-6 zoning district on about 0.08 acres generally located at 700 W 44th Terrace.</p> <p><u>Owner:</u> Pierson Kenneth & Joan</p> <p><u>Applicant:</u> Joan Pierson</p> <p><u>Representation Status:</u> Owner Present</p>	6
7	Stephanie Saldari	<p>CD-BZA-2025-00093 - 2 E Bridlespur Dr - A request to approve a special exception to permit a taller fence on the street side yard, plus any other needed special exceptions in an R-7.5 zoning district on about 0.30 acres generally located at 2 E Bridlespur Avenue.</p> <p><u>Owner:</u> Spalitto Anhtony J & Louis Mary-Tr</p> <p><u>Applicant:</u> Anthony Spalitto</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p>	6
8	Connor Tomlin	<p>CD-BZA-2025-00120 - 450 W 51st St - A request to approve a special exception in an R-6 zoning district to permit a fence at a height of 6 feet, plus any additional variances on about 1.38 acres generally located at 450 W 51st Street.</p> <p><u>Owner:</u> The Pembroke Hill School</p> <p><u>Applicant:</u> Jeffrey Schutzler - Pluribus Architectural Collaborative LLC</p> <p><u>Representation Status:</u></p>	6

Docket Item	Case Assignee	Case Information	Council District
9	Connor Tomlin	<p>CD-BZA-2025-00091 - 5106 N Brighton Pl - A request to approve multiple variances to accessory structures and gravel standards in an R-6 zoning district, plus any additional variances on about 0.36 acres generally located at 5106 N Brighton Place.</p> <p><u>Owner:</u> Jones Jason M & Misty R <u>Applicant:</u> Jason Jones <u>Representation Status:</u> Owner Present Continued From: August 13, 2025 Previous BZA Hearings: 8/13/25</p>	2
10	Connor Tomlin	<p>CD-BZA-2025-00117 - 2201 NW 76th St - A request to approve a variance to the location of a detached accessory structure in an R-6 zoning district, plus any additional variances on about 38.15 acres generally located at 2201 NW 76th Street.</p> <p><u>Owner:</u> Calvert, Charles M & Nancy A <u>Applicant:</u> Lucas Williams - Cook, Flatt & Strobel Engineers, P.A. <u>Representation Status:</u></p>	2
11	Ahnna Nanoski	<p>CD-BZA-2025-00103 - 7730 N Oak Trfy - A request to appeal a Notice of Violation related to an outdoor vehicle sales use on about 1.4 acres generally located at 7730 N Oak Trfy.</p> <p><u>Owner:</u> Cummins Magda L Trust <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing Requested Board Action: Continue to Oct. 22, 2025</p>	2
12	Ahnna Nanoski	<p>CD-BZA-2025-00112 - 4335 Spruce Ave - A request to approve a variance to the vehicular use area standards in a residentially zoned district (R-2.5) to permit the existing driveway to exceed the maximum amount of pavement in the front yard, plus any other needed variances, on about .16 acres generally located at 4335 Spruce Ave.</p> <p><u>Owner:</u> Empire 1764 LLC <u>Applicant:</u> Samuel Bailey <u>Representation Status:</u> Owner Present</p>	3
13	Ahnna Nanoski	<p>CD-BZA-2025-00113 - 4329 Spruce Ave - A request to approve a variance to the vehicular use area standards in a residentially zoned district (R-2.5) to permit the existing driveway to exceed the maximum amount of pavement in the front yard, plus any other needed variances, on about .16 acres generally located at 4329 Spruce Ave.</p> <p><u>Owner:</u> Empire 1764 LLC <u>Applicant:</u> Samuel Bailey <u>Representation Status:</u> Owner Present</p>	3

Docket Item	Case Assignee	Case Information	Council District
14	Ahnna Nanoski	<p>CD-BZA-2025-00080 - 4335 Spruce Ave - A request to appeal zoning violations related to the maximum percentage of pavement in the front yard of a residentially zoned property on about .162 acres generally located at 4335 Spruce Ave.</p> <p><u>Owner:</u> Empire 1764 LLC <u>Applicant:</u> Samuel Bailey <u>Representation Status:</u> Owner Present Continued From: July 9, 2025 Previous BZA Hearings: 7/9/25</p>	3
15	Larisa Chambi	<p>CD-SUP-2025-00019 - 1900 E Meyer Blvd - A request to approve a special use permit acting as a preliminary plat for a school located in districts R-0.5, R-5, and R-1.5 on about 13.31 acres generally located north of East Meyer Boulevard to the west of Research Medical hospital.</p> <p><u>Owner:</u> UC-B Investment Properties LLC <u>Applicant:</u> Andrew Schopen - ACI Boland Architecture <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Aug 20, 2025 Continued From: July 23, 2025 Previous BZA Hearings: 7/23/25</p>	5
16	Justin Smith	<p>CD-BZA-2025-00105 - 2500 Dr. Martin Luther King Jr. Blvd - A request to approve variances to the boulevard and parkway standards, plus any additional variances on about 3 acres generally located at the northwest corner of the intersection of Prospect Avenue and Dr. Martin Luther King Jr. Boulevard.</p> <p><u>Owner:</u> Blue Angel Real Estate LLC <u>Applicant:</u> Kevin Wineinger - Focal Design Studio <u>Representation Status:</u></p>	5
17	Stephanie Saldari	<p>CD-BZA-2025-00121 - 8848 Lane Ave - A request to approve a variance to the side and front setbacks to permit smaller setbacks, plus any other needed variances in an R-7.5 zoning district on about 0.23 acres generally located at 8848 Lane Avenue.</p> <p><u>Owner:</u> Solis Ana <u>Applicant:</u> Ana Solis <u>Representation Status:</u> Owner Present</p>	5
18	Olofu Agbaji	<p>CD-SUP-2025-00020 - 2800 NE Shoal Creek Pkwy - A request to approve a a Special Use Permit in District R-80 (Residential 80), to allow for district logistic HUB on about 220 acres, generally located at the northwest corner of NE 108th Street and NE Shoal Creek Parkway.</p> <p><u>Owner:</u> School District 74 <u>Applicant:</u> James Ratley - MKEC Engineering, Inc. <u>Representation Status:</u> CPC Recommendation: Approval with Conditions on Aug 20, 2025</p>	1
19	Ahnna Nanoski	<p>CD-BZA-2025-00102 - 11029 N Euclid Ave - A request to approve a variance to the Boulevard and Parkway Standards related to setback requirements, plus any other needed variances, on about 28.9 acres generally located at 11029 N Euclid Ave.</p> <p><u>Owner:</u> Hunt Midwest Real Estate Development Inc</p>	1

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		<u>Applicant:</u> Jacob Hodson - Olsson <u>Representation Status:</u> Continued From: August 13, 2025 Previous BZA Hearings: 8/13/25	