



# Board of Zoning Adjustment Minutes

Hearing Date: September 10, 2025

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

**Docket Item:** 1

**CD-BZA-2025-00100** 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.

**Applicant:** Austin Panko of JE Dunn

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

**Commissioners Absent:** Ventura III

**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, Austin Panko and Lee Moore, appeared and spoke about their sign variance requests. 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:** Meier

**Voting Aye:** Ebbitts; Gorenc; Hays; Meier; Mixdorf

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2025-00106** 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.

**Applicant:** Nick Christopher

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 3

**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; Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 10 exhibits were admitted; with the addition of an 11th exhibit from the applicant. The applicant team, Megan Duma and Lucas Taylor, appeared and spoke about their requests. No one else appeared for testimony. Board members went into closed session. After board members discussed the merits of the case, they denied the request for an appeal.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-BZA-2025-00107** A request to appeal a Notice of Violation related to window signage coverage on about .2 acres generally located at 300 E 12th St.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Testimony: No

**Motion:** Scheduled Fee: NO

**Motioned by:** Otto

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2025-00114** 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.

**Applicant:** Joseph Rathermel of JWR Architecture

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

**Commissioners Absent:** Ventura III

**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, Joe Rathermel, and owners Joe and Anna Lacy, appeared and spoke about their variance requests for rebuilding a garage and adding an addition to the second level. Jeff Scheffley, neighbor, appeared in support 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:** Otto

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-BZA-2025-00118** 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.

**Applicant:** Joan Pierson

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

**Commissioners Absent:** Ventura III

**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, Joan and Kenneth Pierson, appeared and spoke about the balcony and stairs variance requests. 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:** Mixdorf

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-BZA-2025-00093** 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.

**Applicant:** Anthony Spalitto

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant, Anthony Spalitto, appeared and spoke about their requests. No one else appeared for testimony. The fence had been in place for approximately 40 yrs. Board members discussed the merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-BZA-2025-00120** 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.

**Applicant:** Jeffrey Schutzler of Pluribus Architectural Collaborative LLC

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

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 applicants, Jeffrey Schutzler and Janelle Agnos, appeared and spoke about the request for a 6 ft fence. No one appeared for testimony. Board members discussed the merits of the case and approved the special exception for a fence in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Otto

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**CD-BZA-2025-00091** 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.

**Applicant:** Jason Jones

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

**Motion:** Continued

**Motioned by:** Otto

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-BZA-2025-00117** 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.

**Applicant:** Lucas Williams of Cook, Flatt & Strobel Engineers, P.A.

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

**Commissioners Absent:** Ventura III

**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, Lance Scott, appeared and spoke about the sign variance requests. No one appeared for testimony. Board Members waived the requirement per Article 5, Subsection E, to have a Signed Affidavit from the owner and hear the case on the condition the owner provide the said waiver with in 48 hrs. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report and the affidavit be submitted.

**Motion:** Approved with Conditions

**Motioned by:** Otto

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-BZA-2025-00103** 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.

**Applicant:** Rachele Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Otto

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-BZA-2025-00112** 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.

**Applicant:** Samuel Bailey

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 12 exhibits were admitted. The applicant team, Gloria Clark Bailey and Alan Bailey appeared and spoke about their requests. No one else appeared for testimony. An appeal was submitted first, then 2 additional cases were submitted for variances to address the driveways to the 2 duplexes. Board members discussed the merits of the case and approved it in accordance to the revised plan to include the addition of trees within 6 months.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**CD-BZA-2025-00113** 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.

**Applicant:** Samuel Bailey

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 12 exhibits were admitted. The applicant team, Gloria Clark Bailey and Alan Bailey appeared and spoke about their requests. No one else appeared for testimony. An appeal was submitted first, then 2 additional cases were submitted for variances to address the driveways to the 2 duplexes. Board members discussed the merits of the case and approved it in accordance to the revised plan to include the addition of trees within 6 months.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:**

**Voting Aye:** Ebbitts; Gorenc

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14

**CD-BZA-2025-00080** 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.

**Applicant:** Samuel Bailey

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

**Commissioners Absent:** Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 12 exhibits were admitted. The applicant team, Gloria Clark Bailey and Alan Bailey appeared and spoke about their requests. No one else appeared for testimony. This appeal was submitted first, then 2 additional cases were submitted for variances to address the driveways to 2 duplexes. Board members discussed the merits of the case and denied the request for an appeal.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15

**CD-SUP-2025-00019** 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.

**Applicant:** Andrew Schopen of ACI Boland Architecture

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

**Commissioners Absent:** Mixdorf; Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case. 10 exhibits were admitted. The applicant team, Andrew Schopen and Roger Offield, spoke about their requests to expand the school. Josh King and Allison Gordon, from neighboring MOXA, appeared for public testimony, asking for more consideration of traffic concerns. Board members discussed the merits of the case and approved the the SUP in accordance with the site plan, staff report, with the modification of #6, and conditions of the City Plan Commission.

**Motion:** Approved with Conditions

**Motioned by:** Otto

**Seconded by:** Wright

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 16

**CD-BZA-2025-00105** 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.

**Applicant:** Kevin Wineinger of Focal Design Studio

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

**Commissioners Absent:** Mixdorf; Ventura III

**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. The applicant, Nicola Braynov, appeared and spoke about their variance requests. 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:** Otto

**Seconded by:** Wright

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 17

**CD-BZA-2025-00121** 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.

**Applicant:** Ana Solis

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

**Commissioners Absent:** Mixdorf; Ventura III

**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, Oliver Hovery and Ana Solis, appeared and spoke about their requests. Front and rear setbacks needed adjusted due to an addition of a porch and attached 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; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 18

**CD-SUP-2025-00020** A request to approve 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.

**Applicant:** James Ratley of MKEC Engineering, Inc.

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

**Commissioners Absent:** Mixdorf; Ventura III

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Olofu Agbaji presented the case. 9 exhibits were admitted. On behalf of the applicant David James Ratley and James Evrad appeared. No one else appeared for testimony. Board members discussed the merits of the case and approved 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:** Wright

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 19

**CD-BZA-2025-00102** 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.

**Applicant:** Jacob Hodson of Olsson

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

**Commissioners Absent:** Mixdorf; Ventura III

**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; an additional exhibit 10 was added as the applicants presentation. The applicant team, Jacob Hodson and Eric Schmidt, appeared and spoke about their requests. Exhibit 10 detailed the need for an additional variance due to the 2 parkways, based off of 8832303-A. Board members discussed the merits of the case and approved the variances in accordance with site plan, presentation and the staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Wright

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

**Voting Nay:** None

**Abstaining:** None

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