



Board of Zoning Adjustment Minutes

Hearing Date: March 25, 2026

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

Docket Item: 1

CD-BZA-2025-00169 A request to approve a variance to permit a shorter setback for a detached garage, plus any other needed variances in an R-6 zoning district on about 0.3 acres generally located at 101 E 36th Street.

Applicant: Mike Schumacher of RDM Architecture

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 4/8/26. No one appeared for testimony. Board members approved to continue the case to 4/8/26 without fee.

Motion: Continued Fee: NO
Motioned by: Otto
Seconded by: Mixdorf
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 2

CD-BZA-2025-00204 A request to appeal a zoning violation related to dumpster screening on the subject site on about .355 acres generally located at 2926 Belleview Ave.

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

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 5/13/26. No one appeared for testimony. Board members approved to continue the case to 5/13/26 without fee.

Motion: Continued Fee: NO
Motioned by: Otto
Seconded by: Mixdorf
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 3

CD-BZA-2025-00205 A request to appeal a zoning violation related to the outdoor storage of commercial vehicles on the subject site in an R-2.5 (Residential) zoned district on about .355 acres generally located at 2926 Belleview Ave.

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

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 5/13/26. No one appeared for testimony. Board members approved to continue the case to 5/13/26 without fee.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Mixdorf

Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2025-00206 A request to appeal a zoning violation related to the outdoor storage of construction equipment and demolition debris on the subject site in an R-2.5 (Residential) zoned district on about .355 acres generally located at 2926 Belleview Ave.

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

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 5/13/26. No one appeared for testimony. Board members approved to continue the case to 5/13/26 without fee.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Mixdorf

Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Voting Nay: Gorenc; Hays; Wright

Abstaining: None

Docket Item: 5

CD-BZA-2025-00207 A request to appeal a zoning violation related to the outdoor storage of commercial vehicles on the subject site in an R-2.5 (Residential) zoned district on about .499 acres generally located at 2938 Belleview Ave.

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

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 5/13/26. No one appeared for testimony. Board members approved to continue the case to 5/13/26 without fee.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Mixdorf

Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2026-00014 A request to appeal a zoning violation related to dumpster screening requirements on about .9 acres generally located at 2911 Belleview Ave.

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

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 5/13/26. No one appeared for testimony. Board members approved to continue the case to 5/13/26 without fee.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Mixdorf

Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2026-00003 A request to approve a Special Use Permit for a transfer station in M3-1 (Manufacturing 3-1) on about 7.8 acres generally located at 6611 E US 40 Highway.

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

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

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. The applicants, Chris Maddox and Kevin Delaney, appeared and spoke about their requests for the renewal of their SUP for the third time. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP with conditions, including renewing it for 5 yrs instead of 3yrs, in accordance with site plan and staff report.

Motion: Approved with Conditions

Motioned by: Mixdorf

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00137 A request to approve a variance to permit a larger accessory structure in the rear yard, plus any other needed variances in an R-2.5 zoning district on about 0.11 acres generally located at 2446 Lawn Avenue.

Applicant: Jesus Barcenas

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Motion: Continued - Off Docket Fee: YES

Motioned by: Ventura III

Seconded by: Mixdorf

Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2026-00027 A request to approve a variance to permit a fully paved front yard and a special exception to the height of a fence in the front yard, plus any other needed variances in an R-2.5 zoning district on about 0.09 acres generally located at 2540 Chelsea Avenue.

Applicant: Sandra Hernandez

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: Yes

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, Alexis Perez, appeared and spoke about the request for a higher fence on a slope, as well as several variances for a fully paved front yard. 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. The board then asked the applicant to come back with a plan on how they will reduce the concrete in front.

Motion: Continued Fee: NO
Motioned by: Otto
Seconded by: Mixdorf
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 10

CD-BZA-2026-00023 A request to approve a special exception to permit a fence greater than 4 feet on a corner lot, plus any additional variances on about 0.3 acres generally located at 2540 Topping Ave.

Applicant: Stacy Sapho

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 4/8/26. No one appeared for testimony. Board members approved to continue the case to 4/8/26 without fee.

Motion: Continued Fee: NO
Motioned by: Otto
Seconded by: Mixdorf
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 11

CD-BZA-2026-00025 A request to approve a variance to the non-residential sign standards to permit a monument sign in a M1-5 zoning district, plus any additional variances, on about 9.24 acres generally located at 13500 Holmes Road.

Applicant: Robert Merritt of Cable Dahmer Autogroup

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 9 exhibits were admitted. The applicant, Robert Merritt, appeared and spoke about the monument sign variance request. No one 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: Otto
Seconded by: Meier
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 12

CD-BZA-2026-00019 A request to approve a special exception to the maximum height of a fence on a residential corner lot, plus any additional variances on about 0.15 acres generally located at 5 E 70th Ter.

Applicant: Nicholas Hawk

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 4/8/26. No one appeared for testimony. Board members approved to continue the case to 4/8/26 without fee.

Motion: Continued Fee: NO
Motioned by: Otto
Seconded by: Mixdorf
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 13

CD-BZA-2026-00026 A request to approve multiple variances to the Boulevard and Parkway section of the zoning and development code and any other necessary variances on about 1.47 acres generally located at the southeast corner of N Antioch Road and N Chouteau Trafficway.

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

Commissioners Present: Ebbitts; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Gorenc; Hays; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 4/22/26. No one appeared for testimony. Board members approved to continue the case to 4/22/26 without fee.

Motion: Continued Fee: NO
Motioned by: Otto
Seconded by: Mixdorf
Voting Aye: Ebbitts; Meier; Mixdorf; Otto; Ventura III
Voting Nay: None
Abstaining: None
