



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Jun 11, 2025

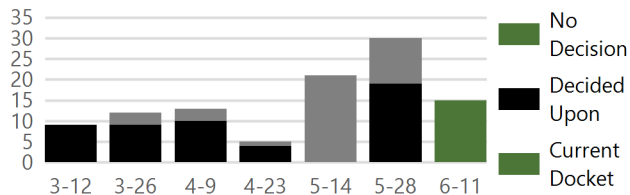
## LOCATION

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>.

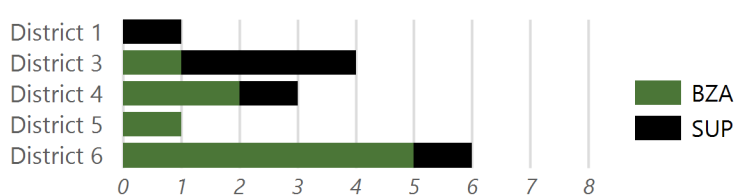
## OTHER MATTERS

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

- A** Election of BZA Chair & Vice Chair.
- B** Discussion of scheduling and attendance at upcoming hearings.

Docket Item	Case Assignee	Case Information	Council District
1	Stephanie Saldari	<b>CD-SUP-2025-00016 - 310 W 106th St</b> - 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. <u>Owner:</u> The Daniel Academy <u>Applicant:</u> Dalton Signer - Kimley-Horn <u>Representation Status:</u> Representative with Consent Affidavit <b>CPC Recommendation:</b> Approval with Conditions on May 21, 2025 <b>Continued From:</b> May 28, 2025 <b>Previous BZA Hearings:</b> 5/28/25	6
2	Alec Gustafson	<b>CD-BZA-2025-00056 - 7 E 65th Ter</b> - A request to approve a variance to the separation requirements for a garage/accessory structure in an R-6 zoning district on about 0.142 acres generally located at 7 E 65th Ter. <u>Owner:</u> Brockman Gayla A & Pred Marshall E <u>Applicant:</u> DWAYNE HODGES - HODGES GARAGES, INC. <u>Representation Status:</u> Owner Present	6

Docket Item	Case Assignee	Case Information	Council District
<b>3</b>	Alec Gustafson	<p><b>CD-BZA-2025-00061 - 8312 Campbell St</b> - A request to approve a variance to the maximum width of a building in an infill residential context area, plus any other variances in an R-6 zoning district on about 0.321 acres generally located at 8312 Campbell St.</p> <p><u>Owner:</u> Cross Timothy M  <u>Applicant:</u> Hannah Gray - BNIM  <u>Representation Status:</u> Owner Present</p>	6
<b>4</b>	Alec Gustafson	<p><b>CD-BZA-2025-00062 - 716 W Gregory Blvd</b> - A request to approve a variance to the rear setback standards in an infill residential context area, plus any other variances in an R-6 zoning district on about 0.155 acres generally located at 716 W Gregory Blvd.</p> <p><u>Owner:</u> Wilson Jay S &amp; Amy L  <u>Applicant:</u> MATTHEW LERO - RDM Architecture  <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
<b>5</b>	Stephanie Saldari	<p><b>CD-BZA-2025-00064 - 115 E 58th St</b> - A request to approve a variance to the accessory dwelling unit standards to permit a smaller setback and a larger footprint, plus any other needed variances in an R-6 zoning district on about 0.44 acres generally located at 115 E 58th Street.</p> <p><u>Owner:</u> Jon &amp; Wendy Mcgraw Joint Revocable Trust Uta Dated 11/09/200  <u>Applicant:</u> B. Shaw - Shaw Hofstra + Associates  <u>Representation Status:</u> Owner Present</p>	6
<b>6</b>	Connor Tomlin	<p><b>CD-BZA-2024-00134 - 10435 Wornall Rd</b> - 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.</p> <p><u>Owner:</u> Clemmons Anthony &amp; Davis Bria  <u>Applicant:</u> Bria Clemmons - Wyldehaus  <u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> May 28, 2025  <b>Previous BZA Hearings:</b> 5/28/25, 5/14/25, 1/8/25, 12/11/24, 10/9/24</p>	6
<b>7</b>	Ahnna Nanoski	<p><b>CD-SUP-2021-00017 - 2802 E 9th St</b> - A request to revoke a Special Use Permit (CD-SUP-2021-00017) under 88-525-13-A on about .3 acres generally located at 2802 E 9th St.</p> <p><u>Owner:</u> Qadi Abdulhakim Bazi  <u>Applicant:</u> GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC  <u>Representation Status:</u></p> <p><b>CPC Recommendation:</b> Revoke on Jun 4, 2025  <b>Previous BZA Hearings:</b> 8/10/21, 7/13/21</p>	3

Docket Item	Case Assignee	Case Information	Council District
8	Ahnna Nanoski	<p><b>CD-SUP-2021-00018 - 2802 E 9th St</b> - A request to revoke a Special Use Permit (CD-SUP-2021-00018) under 88-525-13-A on about .3 acres generally located at 2802 E 9th St.</p> <p><u>Owner:</u> Qadi Abdulhakim Bazi</p> <p><u>Applicant:</u> GEORGE NIEWRZEL - GEORGE NIEWRZEL ARCHITECT PC</p> <p><u>Representation Status:</u></p> <p><b>CPC Recommendation:</b> Revoke on Jun 4, 2025</p> <p><b>Previous BZA Hearings:</b> 8/10/21, 7/13/21</p>	3
9	Andrew Clarke	<p><b>CD-SUP-2025-00004 - 2200 E Truman Rd</b> - 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.</p> <p><u>Owner:</u> My Store III Inc</p> <p><u>Applicant:</u> KHALID BANDAY - KAM DESIGN GROUP LLC</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>CPC Recommendation:</b> Approval with Conditions on May 21, 2025</p> <p><b>Continued From:</b> May 28, 2025</p> <p><b>Previous BZA Hearings:</b> 5/28/25</p> <p><b>Requested Board Action:</b> Continue to Jun. 25, 2025</p>	3
10	Alec Gustafson	<p><b>CD-BZA-2025-00054 - 3023 E 6th St</b> - A request to approve a variance to allow a street frontage driveway on the subject site, in an Infill Residential Context Area zoned R-6, on about 0.295 acres generally located at 3023 E 6th St.</p> <p><u>Owner:</u> Vanderpool Aaron</p> <p><u>Applicant:</u> Aaron Vanderpool - Draw North, LLC</p> <p><u>Representation Status:</u> Owner Present</p>	3
11	Larisa Chambi	<p><b>CD-SUP-2025-00015 - 4950 Stillwell Ave</b> - 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.</p> <p><u>Owner:</u> Ag-Trep 4950 Stilwell Street Property Owner LLC</p> <p><u>Applicant:</u> Lindsey Leiker - R &amp; R Pallet, Inc.</p> <p><u>Representation Status:</u></p> <p><b>CPC Recommendation:</b> Approval with Conditions on Jun 4, 2025</p> <p><b>Continued From:</b> May 28, 2025</p> <p><b>Previous BZA Hearings:</b> 5/28/25</p>	4
12	Connor Tomlin	<p><b>CD-BZA-2025-00060 - 516 W 39th Ter</b> - A request to approve a variance to the minimum lot area to permit an additional unit in an existing residential structure on about 0.074 generally located at 516 W 39th Ter.</p> <p><u>Owner:</u> Knaack Jerry R Trustee</p> <p><u>Applicant:</u> SquareOne Collaborative, Inc.</p> <p><u>Representation Status:</u></p> <p><b>Requested Board Action:</b> Continue to Jun. 25, 2025</p>	4

Docket Item	Case Assignee	Case Information	Council District
13	Stephanie Saldari	<p><b>CD-BZA-2025-00065 - 1218 W 21st St</b> - A request to approve a variance to the infill lot and building standards to permit a two-story house on the subject site, plus any other needed variances in an R-6 zoning district on about 0.07 acres generally located at 1218 W 21st Street.</p> <p><u>Owner:</u> Eguade Olivia  <u>Applicant:</u> Jaime Lanning - PROEDGE EXTERIORS &amp; DESIGN  <u>Representation Status:</u> Representative with Consent Affidavit</p>	4
14	Matthew Barnes	<p><b>CD-SUP-2025-00017 - 7600 NW Old Tiffany Springs Rd</b> - A request to approve a Special Use Permit in District B3-3 (Commercial) on about 1 acre generally located at the northwest corner of North Congress Avenue and Northwest Old Tiffany Springs Road reapproving a previously approved Special Use Permit for a Fuel Station and C-Store.</p> <p><u>Owner:</u> S &amp; M Stores LLC  <u>Applicant:</u> Johnathon Phillips - Davidson A+E  <u>Representation Status:</u> Representative with Consent Affidavit  <b>CPC Recommendation:</b> Approval with Conditions on Jun 4, 2025</p>	1
15	Stephanie Saldari	<p><b>CD-BZA-2025-00059 - 8308 E 67th St</b> - A request to approve a variance to the accessory building standards to permit a detached garage on a through lot, plus any other needed variances in an R-7.5 zoning district on about 2.2 acres generally located at 8380 E 67th Street.</p> <p><u>Owner:</u> Burns Gregory  <u>Applicant:</u> Gregory Burns  <u>Representation Status:</u> Owner Present  <b>Requested Board Action:</b> Continue to Jun. 25, 2025</p>	5