



## Board of Zoning Adjustment Minutes

Hearing Date: June 11, 2025

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** 1

**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:** Ebbitts; Gorenc; Hays; Meier

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Stephanie Saldari presented the case. Board chair Ebbitts disclosed only four members were available at the time and the applicant agreed to continue. 10 exhibits were admitted. The applicants, Patrick Joyce, Johnathan Lee, and Kevin Corlew appeared to speak about their requests. Kevin Barthow appeared for public testimony, voicing concerns about traffic at night, lights and placement of a fence. Board members discussed merits of the case and approved the CPC recommendations, with the request for a revised site plan with the conditions that the fence move closer to the edge of the parking lot instead of the property line, as well as the two variances in accordance with the site plan and staff report.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-BZA-2025-00056** 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.

**Applicant:** DWAYNE HODGES of HODGES GARAGES, INC.

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicants. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Alec Gustafson presented the case. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Owner and Applicant, Gayla Brockman and Dwayne Hodges, appeared in person to speak their request for a variance to build a two car garage. No one else appeared for testimony. Board members discussed merits of the case and approved it based on the site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-BZA-2025-00061** 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.

**Applicant:** Hannah Gray of BNIM

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicants. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Alec Gustafson presented the case. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Applicant Hannah Gray appeared in person to speak to the request for a variance to build a prefab on a lot with a steep grade in the back 50 percent of the lot. No one else appeared for testimony. Board members discussed merits of the case and approved it based on the site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-BZA-2025-00062** 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.

**Applicant:** MATTHEW LERO of RDM Architecture

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicants. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Alec Gustafson presented the case. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Applicant, Matthew Lero, appeared in person to speak their request for 2 variances to build an elevator in the garage. No one else appeared for testimony, but the HOA, Mr. Jance, doesn't approve of the project. There were also 2 letters from neighbors in support. Board members discussed merits of the case and approved it based on the site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2025-00064** 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.

**Applicant:** B. Shaw of Shaw Hofstra + Associates

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicants. Board members admitted 10 exhibits. Ahnna Nanoski introduced the case and Stephanie Saldari presented the case. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Owner and Applicant, Jon McGraw and B. Shaw, appeared in person to speak their request for variances to replace a garage with an ADU on top. No one else appeared for testimony. Board members discussed merits of the case and approved it based on the site plan and staff report.

**Motion:** Approved

**Motioned by:** Meier

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**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; Gorenc; Hays; Meier

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case; Connor Tomin presented the case. Board chair Ebbitts disclosed only four members were available at the time and the applicant agreed to continue. 12 exhibits were admitted. The applicant, Bria Clemmons, appeared to speak about their request for a special exception on the height of a side yard fence. Kevin Barthow appeared for public testimony, voicing concerns about the size and break in the fence. Board members discussed merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-SUP-2021-00017** 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.

**Applicant:** GEORGE NIEWRZEL of GEORGE NIEWRZEL ARCHITECT PC

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced and presented the case. The owner or applicant did not show up to the hearing. Merits of the original SUP case and why the City initiated the request to revoke the SUP were discussed. Board members approved to revoke the Special Use Permit.

**Motion:** Revoke

**Motioned by:** Meier

**Seconded by:** Hays

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-SUP-2021-00018** 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.

**Applicant:** GEORGE NIEWRZEL of GEORGE NIEWRZEL ARCHITECT PC

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced and presented the case. The owner or applicant did not show up to the hearing. Merits of the original SUP case and why the City initiated the request to revoke the SUP were discussed. Board members approved to revoke the Special Use Permit.

**Motion:** Revoke

**Motioned by:** Meier

**Seconded by:** Hays

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**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; Gorenc; Hays; Meier

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-BZA-2025-00054** 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.

**Applicant:** Aaron Vanderpool of Draw North, LLC

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Alec Gustafson presented the case. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Owner and Applicant, Aaron Vanderpool, appeared in person to speak about the request for a variance to build a driveway off the front of the house. No one else appeared for testimony. Board members discussed merits of the case and approved it based on the site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**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; Gorenc; Hays; Meier

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Larisa Chambi presented the case. 9 exhibits were admitted. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. The applicant team, Rodney Weedle, Lindsey Leiker and Jacob Cunningham appeared to speak about their requests. Board members discussed merits of the case and approved the 3 yr SUP in accordance to site plan and staff report, with the modification of condition #16 worded from the staff presentation.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-BZA-2025-00060** 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.

**Applicant:** of SquareOne Collaborative, Inc.

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**CD-BZA-2025-00065** 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.

**Applicant:** Jaime Lanning of PROEDGE EXTERIORS & DESIGN

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicants. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Stephanie Saldari presented. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Applicant, Jaime Lanning, appeared in person to speak about their request for 2 variances to rebuild a two story house. Richard Hernandez appeared for public testimony against the project. Board members discussed merits of the case and approved it based on the site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14

**CD-SUP-2025-00017** 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.

**Applicant:** Johnathon Phillips of Davidson A+E

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

**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Matthew Barnes presented the case. 9 exhibits were admitted. Johnathon Phillips, applicant, appeared to discuss the request for reapproval of the SUP. 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:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15  
**CD-BZA-2025-00059** 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.

**Applicant:** Gregory Burns

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier  
**Commissioners Absent:** Mixdorf; Otto; Ventura III; Wright  
**Commissioners Recusing:** None

Testimony: No

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

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