



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, May 13, 2026

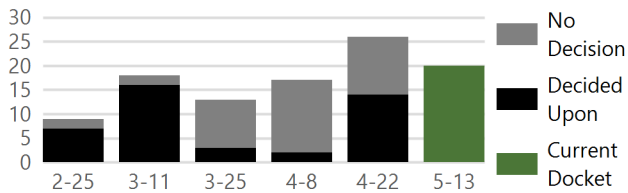
## LOCATION

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>.

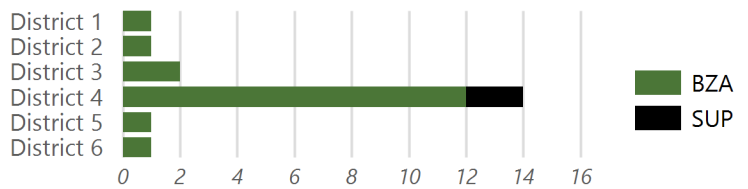
## OTHER MATTERS

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	Alec Gustafson	<p><b>CD-SUP-2026-00019 - 1105 Hickory St</b> - A request to approve a Special Use Permit to allow an Outdoor Entertainment Venue in a UR zoning district on about 0.396 acres generally located at 1105 Hickory St.</p> <p><u>Owner:</u> West Bottoms Propco Master LLC  <u>Applicant:</u> Jason Eubanks - Nomada  <u>Representation Status:</u>  <b>CPC Recommendation:</b> Approval with Conditions on May 6, 2026  <b>Continued From:</b> April 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26</p>	4
2	Larisa Chambi	<p><b>CD-SUP-2026-00021 - City PIN: 295189</b> - A request to approve an outdoor venue (Entertainment Venue &amp; Spectator Sports) for the Roy Blunt Luminary Park on about 6.82 acres generally located over I-670, between Wyandotte Street and Grand Boulevard.</p> <p><u>Owner:</u>  <u>Applicant:</u> Stacey Lowe - HNTB  <u>Representation Status:</u>  <b>CPC Recommendation:</b> Approval with Conditions on May 6, 2026</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p><b>CD-BZA-2026-00029 - 420 Lawndale Ave</b> - A request to approve a variance to permit excessive pavement in the front yard, plus any other needed variances on about 0.14 acres generally located at 420 Lawndale Avenue.</p> <p><u>Owner:</u> Pham Ut Thi  <u>Applicant:</u> Ut Pham  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> April 8, 2026  <b>Previous BZA Hearings:</b> 4/8/26</p>	4
4	Stephanie Saldari	<p><b>CD-BZA-2026-00042 - 2 NE 32nd St</b> - A request to approve a variance to the size of a wall sign in a residential zoning district, plus any other needed variances in an R-6 zoning district on about 29.3 acres generally located at 2 NE 32nd Street.</p> <p><u>Owner:</u> Kansas City City Of  <u>Applicant:</u> Mike Dinkins - Finkle Williams  <u>Representation Status:</u> Owner Present</p>	4
5	Connor Tomlin	<p><b>CD-BZA-2026-00051 - 3200 Broadway Blvd</b> - A request to approve a variance to the maximum size of a wall sign in a residential district, plus any additional variances on about 5.37 acres generally located at 3200 Broadway Boulevard.</p> <p><u>Owner:</u> Metropolitan Junior College  <u>Applicant:</u> Gail Greble - Metropolitan Community College  <u>Representation Status:</u> Owner Present</p>	4
6	Liz Collins	<p><b>CD-BZA-2026-00053 - 4307 Warwick Blvd</b> - A request to approve a variance to the parking and loading standards to permit a parking pad on the subject site, plus any additional variances, on about 0.35 acres generally located at 4307 Warwick Blvd.</p> <p><u>Owner:</u> Battmer Andrew &amp; Chinnawal R  <u>Applicant:</u> WAYLON Arndt  <u>Representation Status:</u> Owner Present</p>	4
7	Liz Collins	<p><b>CD-BZA-2026-00054 - 1657 Madison Ave</b> - A request to approve a variance to the required side setback in an infill residential district to permit a greenhouse on the subject site, plus any additional variances, on about 0.09 acres generally located at 1657 Madison Ave.</p> <p><u>Owner:</u> Sage Bricks LLC  <u>Applicant:</u> Kathy Marchant  <u>Representation Status:</u> Owner Present</p>	4
8	Liz Collins	<p><b>CD-BZA-2026-00057 - 4105 Sunrise Dr</b> - A request to approve a variance to the required street-side yard setback to allow for a front porch on the subject site, plus any additional variances, on about 0.14 acres generally located at 4105 Sunrise Dr.</p> <p><u>Owner:</u> Westley Patricia  <u>Applicant:</u> Patricia Westley  <u>Representation Status:</u> Representative with Consent Affidavit</p>	4
9	Connor Tomlin	<p><b>CD-BZA-2026-00058 - 3921 Baltimore Ave</b> - A request to approve a variance to the Main Street Overlay requirements to permit a fence taller than permitted and of non-permitted material, plus any additional variances on about 0.79 acres generally located at 3921 Baltimore Avenue.</p>	4

Docket Item	Case Assignee	Case Information	Council District
10	Larisa Chambi	<p><u>Owner:</u> Calvary Baptist Church  <u>Applicant:</u> Harison Pitchford - Mustard Seed Design  <u>Representation Status:</u> Owner Present</p> <p><b>CD-BZA-2025-00204 - 2926 Belleview Ave</b> - 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.</p>	4
11	Larisa Chambi	<p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> March 25, 2026  <b>Previous BZA Hearings:</b> 3/25/26  <b>Requested Board Action:</b> Continue to Jun. 10, 2026</p> <p><b>CD-BZA-2025-00205 - 2926 Belleview Ave</b> - 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.</p>	4
12	Larisa Chambi	<p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> March 25, 2026  <b>Previous BZA Hearings:</b> 3/25/26  <b>Requested Board Action:</b> Continue to Jun. 10, 2026</p> <p><b>CD-BZA-2025-00206 - 2926 Belleview Ave</b> - 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.</p>	4
13	Larisa Chambi	<p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> March 25, 2026  <b>Previous BZA Hearings:</b> 3/25/26  <b>Requested Board Action:</b> Continue to Jun. 10, 2026</p> <p><b>CD-BZA-2025-00207 - 2938 Belleview Ave</b> - 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.</p>	4
		<p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> March 25, 2026  <b>Previous BZA Hearings:</b> 3/25/26  <b>Requested Board Action:</b> Continue to Jun. 10, 2026</p>	

Docket Item	Case Assignee	Case Information	Council District
<b>14</b>	Larisa Chambi	<p><b>CD-BZA-2026-00014 - 2911 Belleview Ave</b> - A request to appeal a zoning violation related to dumpster screening requirements on about .9 acres generally located at 2911 Belleview Ave.</p> <p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> March 25, 2026  <b>Previous BZA Hearings:</b> 3/25/26  <b>Requested Board Action:</b> Continue to Jun. 10, 2026</p>	4
<b>15</b>	Connor Tomlin	<p><b>CD-BZA-2026-00024 - 2524 Brighton Ave</b> - A request to approve a variance to the maximum percentage of pavement in the front yard, plus any additional variances on about 0.11 acres generally located at 2524 Brighton Ave.</p> <p><u>Owner:</u> Johnson Nathaniel  <u>Applicant:</u> Nathaniel Johnson  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> April 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 4/8/26</p>	3
<b>16</b>	Stephanie Saldari	<p><b>CD-BZA-2026-00059 - 5019 Raytown Rd</b> - A request to approve a variance to the pedestrian standards, plus any other needed variances in an M1-5 zoning district on about 9.7 acres generally located at 5019 Raytown Road.</p> <p><u>Owner:</u> Drop Location 2 LLC  <u>Applicant:</u> James Ratley - MKEC Engineering, Inc.  <u>Representation Status:</u> Owner Present</p>	3
<b>17</b>	Connor Tomlin	<p><b>CD-BZA-2026-00033 - 4800 NW 88th St</b> - A request to approve a variance to monument signage code requirements on about 8.06 acres generally located at 4800 NW 88th St.</p> <p><u>Owner:</u> Hope Church of Kansas City  <u>Applicant:</u> Nic Allen  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> April 22, 2026  <b>Quorum:</b> Ebbitts, Gorenc, Meier, Ventura III, Wright - Apr 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 4/8/26</p>	1
<b>18</b>	Stephanie Saldari	<p><b>CD-BZA-2025-00103 - 7730 N Oak Trfy</b> - 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  <b>Continued From:</b> April 22, 2026  <b>Quorum:</b> Ebbitts, Hays, Mixdorf, Otto, Wright - Mar 11, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 4/8/26, 3/11/26, 12/10/25, 10/22/25, 9/10/25</p>	2

Docket Item	Case Assignee	Case Information	Council District
19	Larisa Chambi	<p><b>CD-BZA-2026-00034 - 11611 Hickman Mills Dr</b> - A request to appeal a zoning determination related to a nonconforming pole sign on about 3.95 acres generally located at 11611 Hickman Mills Drive.</p> <p><u>Owner:</u> LB Seven Corporation  <u>Applicant:</u> Loc Van Nguyen - LDN LLC  <u>Representation Status:</u>  <b>Continued From:</b> April 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26</p>	5
20	Stephanie Saldari	<p><b>CD-BZA-2026-00031 - 8510 Troost Ave</b> - A request to approve a rehearing for case CD-BZA-2025-00177 (zoning violation related to an unpermitted use) on about 2.66 acres generally located at 8510 Troost Ave.</p> <p><u>Owner:</u> New Reflections Technical Institute Inc  <u>Applicant:</u> SHEONI GIVENS - NEW REFLECTIONS TECHNICAL INSTITUTE  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> April 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 4/8/26</p>	6