



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Jul 23, 2025

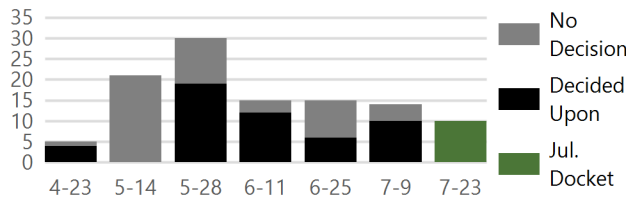
LOCATION

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>.

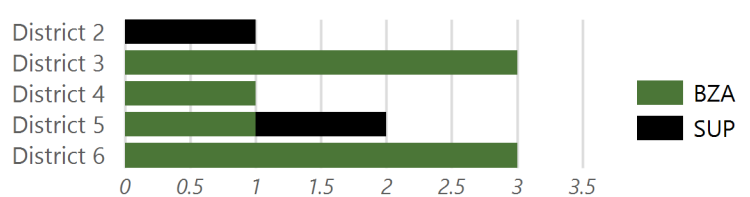
OTHER MATTERS

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

Docket Item	Case Assignee	Case Information	Council District
1	Connor Tomlin	CD-BZA-2025-00086 - 3019 Wayne Ave - A request to approve a variance to setback requirements to permit construction of a multi-unit structure, plus any additional variances on about 0.1 acres generally located at 3019 Wayne Avenue. <u>Owner:</u> Pif Inc <u>Applicant:</u> Thong Thai - B+A Architecture <u>Representation Status:</u> Owner Present	3
2	Connor Tomlin	CD-BZA-2025-00088 - 3021 Wayne Ave - A request to approve a variance to setback requirements to permit construction of a multi-unit structure, plus any additional variances on about 0.1 acres generally located at 3021 Wayne Avenue. <u>Owner:</u> Pif Inc <u>Applicant:</u> Thong Thai - B+A Architecture <u>Representation Status:</u> Owner Present	3
3	Connor Tomlin	CD-BZA-2025-00057 - 3544 Highland Ave - A request to approve a special exception in a R-1.5 zoning district to permit a fence greater than 4 feet on the subject site, plus any additional variances on about 0.42 acres generally located at 3544 Highland Avenue. <u>Owner:</u> Visionary Kids Childcare LLC <u>Applicant:</u> Destiney DESTINEY JAMES STIVERS - VISIONARY KIDS CHILDCARE LLC <u>Representation Status:</u> Owner Present Continued From: July 9, 2025 Previous BZA Hearings: 7/9/25	3

Docket Item	Case Assignee	Case Information	Council District
4	Connor Tomlin	<p>CD-BZA-2025-00084 - 5825 Central St - A request to approve a variance to the minimum separation distance requirements between structures on the same lot, plus any additional variances on about 0.16 generally located at 5825 Central Street.</p> <p><u>Owner:</u> Belneman Alexandra & Crawford Brynna</p> <p><u>Applicant:</u> Brynna Crawford</p> <p><u>Representation Status:</u> Owner Present</p>	6
5	Stephanie Saldari	<p>CD-BZA-2025-00078 - 246 E 73rd St - A request to approve a special exception to permit a 6 foot fence on a residential corner lot in an R-5 zoning district, plus any additional variances on about 0.17 acres generally located at 246 E 73rd Street.</p> <p><u>Owner:</u> Schirmer Nickolas Allen & Halsey Nicholas Glen</p> <p><u>Applicant:</u> Nick Schirmer</p> <p><u>Representation Status:</u> Owner Present</p> <p>Continued From: June 25, 2025</p> <p>Quorum: Ebbitts, Gorenc, Otto, Ventura III, Wright - Jun 25, 2025</p> <p>Previous BZA Hearings: 6/25/25</p>	6
6	Alec Gustafson	<p>CD-BZA-2025-00085 - 37 W Bridlespur Ter - A request to approve a Special Exception to the height of a fence on a corner lot in an R-7.5 zoning district on about 0.342 acres generally located at 37 W Bridlespur Ter.</p> <p><u>Owner:</u> Minkoff Jarod W</p> <p><u>Applicant:</u> Jarod Minkoff</p> <p><u>Representation Status:</u> Owner Present</p>	6
7	Larisa Chambi	<p>CD-SUP-2025-00019 - 1900 E Meyer Blvd - A request to approve a special use permit acting as a preliminary plat for a school located in districts R-0.5 and R-1.5 on about 13.31 acres generally located north of East Meyer Boulevard to the west of Research Medical hospital.</p> <p><u>Owner:</u> UC-B Investment Properties LLC</p> <p><u>Applicant:</u> Andrew Schopen - ACI Boland Architecture</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p> <p>CPC Recommendation: Scheduled on Aug 20, 2025</p> <p>Requested Board Action: Continue to Sep. 10, 2025</p>	5
8	Stephanie Saldari	<p>CD-BZA-2025-00059 - 8308 E 67th St - 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</p> <p><u>Applicant:</u> Gregory Burns</p> <p><u>Representation Status:</u> Owner Present</p> <p>Continued From: June 25, 2025</p> <p>Previous BZA Hearings: 6/25/25, 6/11/25</p>	5

Docket Item	Case Assignee	Case Information	Council District
9	Larisa Chambi	<p>CD-SUP-2025-00021 - 825 NE 79th Ter - A request to approve a major amendment to a special use permit for new tennis courts, baseball concession building, and performing arts center for Oak Park High School on about 51.7 acres generally located on the border with the City of Gladstone at the intersection of North Troost Ave and NE 79th Terrace.</p> <p><u>Owner:</u> School District 74</p> <p><u>Applicant:</u> Braden Taylor - MKEC Engineering, Inc.</p> <p><u>Representation Status:</u></p> <p>CPC Recommendation: Approval with Conditions on Jul 16, 2025</p>	2
10	Connor Tomlin	<p>CD-BZA-2025-00055 - 1536 Madison Ave - A request to approve variances to the infill lot and building standards in an R-2.5 zoning district, plus any additional variances on about 0.21 acres generally located at 1536 Madison Avenue.</p> <p><u>Owner:</u> Karnaze Chris</p> <p><u>Applicant:</u> Lonnie Shanks - Jowler Creek Architecture</p> <p><u>Representation Status:</u> Owner Present</p> <p>Continued From: May 28, 2025</p> <p>Quorum: Ebbitts, Hays, Meier, Otto, Ventura III, Wright - May 28, 2025</p> <p>Previous BZA Hearings: 5/28/25</p> <p>Requested Board Action: Dismiss</p>	4