



Board of Zoning Adjustment Minutes

Hearing Date: July 23, 2025

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

Docket Item: 1

CD-BZA-2025-00086 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.

Applicant: Thong Thai of B+A Architecture

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Gorenc; Otto; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Connor Tomlin presented the case. 12 exhibits were admitted. The applicant, Thong Thai, appeared and spoke about their requests for a variance to the rear of the multi-unit structure. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-BZA-2025-00088 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.

Applicant: Thong Thai of B+A Architecture

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Gorenc; Otto; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Connor Tomlin presented the case. 12 exhibits were admitted. The applicant, Thong Thai, appeared and spoke about their requests for a variance to the rear of the multi-unit structure. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2025-00057 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.

Applicant: Destiney DESTINEY JAMES STIVERS of VISIONARY KIDS CHILDCARE LLC

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Ventura III; Wright

Commissioners Absent: Gorenc; Otto

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Destiny James Stivers with a childcare business, appeared and spoke about their requests for a 6 ft chain link fence. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Wright

Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2025-00084 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.

Applicant: Brynna Crawford

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Ventura III; Wright

Commissioners Absent: Gorenc; Otto

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. The applicants, Aexandra Belneman and Brynna Crawford, appeared and spoke about their request for the variance concerning the separation of structures. Rex Lorson, JR., with Wornell Homes Association, Larry Stites, Neal Lawless, Brian Tennyson, Larry Stites, all appeared in support of the applicants request. Board members discussed the merits of the case and denied it.

Motion: Denied

Motioned by: Meier

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Meier

Voting Nay: Mixdorf; Wright

Abstaining: None

Docket Item: 5

CD-BZA-2025-00078 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.

Applicant: Nick Schirmer

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Ventura III; Wright

Commissioners Absent: Gorenc; Otto

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie presented the case. 16 exhibits were admitted. The applicant, Nick Schirmer, appeared and spoke about their adjusted request for a 5 ft fence instead of 6 ft on their corner lot. Andrew Clark, neighbor, testified against the request based on character of the neighborhood. Board members discussed the merits of the case and denied the variance.

Motion: Denied

Motioned by: Mixdorf

Seconded by: Meier

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2025-00085 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.

Applicant: Jarod Minkoff

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Ventura III; Wright

Commissioners Absent: Gorenc; Otto

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case; Alec Gustafson presented the case. Board chair Ebbitts disclosed only four members were available at the time and the applicant agreed to continue. 9 exhibits were admitted. The applicants, Jarod Minkoff, appeared to speak about their requests. John Goodwin appeared for public testimony, voicing support for the height. The location of a bus stop with no sidewalk as a physical barrier, plus the traffic on Wornall Rd. Board members discussed merits of the case and approved the request.

Motion: Approved

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2025-00019 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.

Applicant: Andrew Schopen of ACI Boland Architecture

Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright

Commissioners Absent: Gorenc; Otto; Ventura III

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 8

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; Hays; Ventura III; Wright

Commissioners Absent:

Commissioners Recusing: None

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, Gregory Burns, appeared and spoke about the request for a detached garage. Neighbors, Warren Wagaman, Ron Roundtree and Dauphine Sowell, all in opposition, appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

Motion: Approved

Motioned by: Wright

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 9
CD-SUP-2025-00021 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.

Applicant: Braden Taylor of MKEC Engineering, Inc.
Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Ventura III; Wright
Commissioners Absent: Gorenc; Otto
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case. 10 exhibits were admitted. Braden Tayler, the applicant, appeared and spoke about the request for major amendment to the special use permit. 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, removing # 14.

Motion: Approved with Conditions
Motioned by: Mixdorf
Seconded by: Meier
Voting Aye: Ebbitts; Hays; Meier; Mixdorf
Voting Nay: None
Abstaining: None

Docket Item: 10
CD-BZA-2025-00055 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.

Applicant: Lonnie Shanks of Jowler Creek Architecture
Commissioners Present: Ebbitts; Hays; Meier; Mixdorf; Wright
Commissioners Absent: Gorenc; Otto; Ventura III
Commissioners Recusing: None

Motion: Dismissed
Motioned by: Hays
Seconded by: Mixdorf
Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Wright
Voting Nay: None
Abstaining: None
