



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Nov 12, 2025

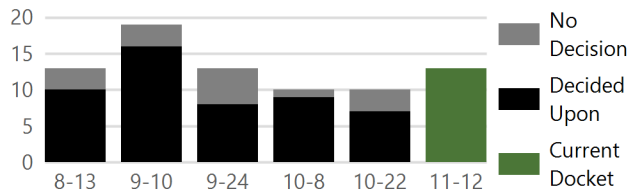
LOCATION

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>.

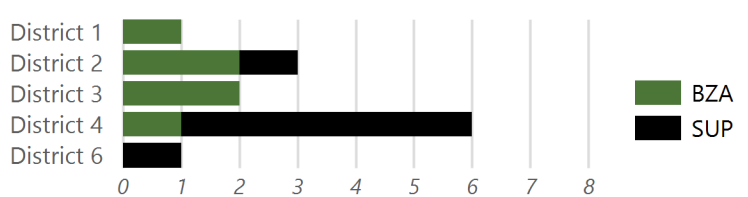
OTHER MATTERS

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	Justin Smith	CD-SUP-2025-00031 - 3951 Broadway Blvd - A request to approve a special use permit in district B3-2 (Commercial) to allow for an entertainment venue (500+ capacity) on about 1 acres generally located at 150 feet north of the Broadway Boulevard and West 40th Street. <u>Owner:</u> 40 Broadway LLC <u>Applicant:</u> Martin Arling - Kaw Valley Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Scheduled on Oct 15, 2025	4
2	Larisa Chambi	CD-SUP-2025-00032 - 1101 Mulberry St - A request to approve a Special Use Permit for the reuse of an officially designated historic landmark for commercial and residential uses on about 0.79 acres generally located at the Southeast corner of W. 11th Street and Mulberry Street. <u>Owner:</u> Wbg2 LLC <u>Applicant:</u> Kyle FitzGerald <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Nov 5, 2025	4

Docket Item	Case Assignee	Case Information	Council District
3	Matthew Barnes	CD-SUP-2025-00035 - 4009 Walnut St - A request to approve a Special Use Permit in District R-1.5 (Residential) on about 3 acres generally located on the east side of Walnut Street, approximately 150 feet south of East 40th Street, allowing for the expansion of an educational facility with associated sports fields, gymnasium, and parking. <u>Owner:</u> St Pauls Protestant Episcopal Church KC <u>Applicant:</u> DAVID WOOD - KAW VALLEY ENGINEERING, INC. <u>Representation Status:</u> Owner Present CPC Recommendation: <i>Recommend Approval with Conditions on Nov 5, 2025</i>	4
4	Larisa Chambi	CD-SUP-2025-00037 - 1001 Emanuel Cleaver II Blvd - A request to approve a special use permit for a temporary mobile medical unit not to exceed 1 year on about 0.46 acres generally located at the southeast corner of Harrison Street and Emanuel Cleaver II Boulevard. <u>Owner:</u> Planned Parenthood of Kansas & Mid Misso <u>Applicant:</u> Ariel Zedric - Planned Parenthood Great Plains <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: <i>Approval with Conditions on Nov 5, 2025</i>	4
5	Genevieve Kohn-Smith	CD-SUP-2025-00038 - 311 E 12th St - A request to approve a renewal of a special use permit to allow a non-accessory parking lot in district DC-15 on about 2.6 acres generally located at 311 E 12th Street. <u>Owner:</u> 13mcgee Investor LLC <u>Applicant:</u> Douglas Stone - LEWIS RICE <u>Representation Status:</u> Attorney Representing CPC Recommendation: <i>Approval with Conditions on Nov 5, 2025</i>	4
6	Connor Tomlin	CD-BZA-2025-00142 - 6605 E 16th Ter - A request to approve variances to the accessory structure setback requirements in a R-2.5 zoning district, plus any additional variances on about 0.16 acres generally located at 6605 E 16th Terrace. <u>Owner:</u> Irwin Madison L & Joshua K M <u>Applicant:</u> Brianna Coffey - Shinnova Solar <u>Representation Status:</u> Owner Present	4
7	Larisa Chambi	CD-SUP-2025-00036 - 5815 NE 48th St - A request to approve a major amendment to a special use permit for an addition to the existing Winnetonka High School for a performing art center on about 37.34 acres generally located at the southeast corner of NE 48th Street and N Topping Avenue. <u>Owner:</u> School District 74 <u>Applicant:</u> Braden Taylor - MKEC Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: <i>Approval with Conditions on Nov 5, 2025</i>	2

Docket Item	Case Assignee	Case Information	Council District
8	Alec Gustafson	CD-BZA-2025-00151 - 5811 N Jackson Dr - A request to approve a deck encroaching in the side yard of a lot in an R-7.5 zoning district on about 0.315 acres generally located at 5811 N Jackson Dr. <u>Owner:</u> Smith Mary Ann <u>Applicant:</u> Mary Smith <u>Representation Status:</u> Owner Present	2
9	Connor Tomlin	CD-BZA-2025-00152 - 25 NW 90th Pl - A request to approve a variance to the features allowed to encroach in required setbacks in a R-7.5 zoning district, plus any additional variances on about 0.24 acres generally located at 25 NW 90th Place. <u>Owner:</u> Ostdiek Candace Rene <u>Applicant:</u> Candace Ostdiek <u>Representation Status:</u> Owner Present	2
10	Connor Tomlin	CD-BZA-2025-00148 - 2700 Cleveland Ave - A request to approve a special exception for a fence greater than 4 feet in height within a UR zoning district, plus any additional variances on about 2.4 acres generally located at 2700 Cleveland Avenue. <u>Owner:</u> Greenwood 2021 <u>Applicant:</u> Kim Jones - McClure Engineering <u>Representation Status:</u>	3
11	Ahnna Nanoski	CD-BZA-2025-00150 - 4840 E 12th St - A request to appeal city staff's determination to require a Special Use Permit for the establishment of indoor warehousing on about 5.2 acres generally located at 4840 E 12th St <u>Owner:</u> Blount Inc <u>Applicant:</u> John Roe - The Roe Law Firm LLC <u>Representation Status:</u> Attorney Representing	3
12	Connor Tomlin	CD-BZA-2025-00134 - 11200 N Congress Ave - A request to approve a variance to the maximum size of incidental (wayfinding) signage in an M2-3 district, plus any additional variances on about 30.1 acres generally located at 11200 N Congress Avenue. <u>Owner:</u> Amerisourcebergen Drug Corporation <u>Applicant:</u> Infinity Signs LLC <u>Representation Status:</u> Representative with Consent Affidavit Continued From: October 8, 2025 Quorum: Ebbitts, Hays, Meier, Otto, Ventura III, Wright - Oct 8, 2025 Previous BZA Hearings: 10/8/25 Requested Board Action: Dismiss	1
13	Genevieve Kohn-Smith	CD-SUP-2025-00034 - 8826 Wornall Rd - A request to approve a special use permit to expand and existing motor vehicle repair, general, use in district B3-2 on about 0.36 acres generally located at 8826 Wornall Road. <u>Owner:</u> Ahmed Raheel & Abida Trustee <u>Applicant:</u> Mark Murdick - Sullivan Palmer Architects <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Nov 5, 2025	6