



Board of Zoning Adjustment Minutes

Hearing Date: November 12, 2025

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

Docket Item: 1

CD-SUP-2025-00031 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.

Applicant: Martin Arling of Kaw Valley Engineering, Inc.

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case. It was noted that only four members were available to hear the case. The applicant requested a continuance to 12/10/25 w/o fee. Board members approved to continue the case to 12/10/25 without fee.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2025-00032 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.

Applicant: Kyle FitzGerald

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Larisa Chambi presented the case. 9 exhibits were admitted. The applicant team, Zach Parsons and Kyle FitzGerald, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved the reuse of an officially designated historic landmark for commercial and residential use in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 3
CD-SUP-2025-00035 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.

Applicant: DAVID WOOD of KAW VALLEY ENGINEERING, INC.

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Matthew Barnes presented the case. 9 exhibits were admitted. The applicants, David Wood and Andrew Myler, appeared and spoke about their requests for the school expansion. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP with conditions in accordance with site plan and staff report.

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

Docket Item: 4
CD-SUP-2025-00037 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.

Applicant: Ariel Zedric of Planned Parenthood Great Plains

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Larisa Chambi presented the case. 9 exhibits were admitted. The applicant, Ariel Zedric, appeared and spoke about their requests for a temporary mobile unit. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP with conditions in accordance with site plan, staff report and conditions of the City Plan Commission.

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

Docket Item: 5

CD-SUP-2025-00038 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.

Applicant: Douglas Stone of LEWIS RICE

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicants agreed to continue. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 10 exhibits were admitted. The applicants, Douglas Stone and Craig Cooper, appeared and spoke about their requests for the renewal of a SUP. Susan Morse, a nearby neighbor, appeared for testimony in opposition. Board members discussed the merits of the case and approved the 5 yr SUP with conditions in accordance with site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2025-00142 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.

Applicant: Brianna Coffey of Shinnova Solar

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. No one appeared for public testimony. The applicant, Brianna Coffey, appeared and spoke about their requests. A-C Setbacks are needed in-between two accessory structures and between and the house. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2025-00036 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.

Applicant: Braden Taylor of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Larisa Chambi presented the case. 10 exhibits were admitted. The applicants, Braden Taylor, appeared and spoke about their requests for the school expansion. 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; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00151 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.

Applicant: Mary Smith

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. No one appeared for public testimony. The applicant, Mary Smith, appeared and spoke about their request. A side yard setback needed adjusting due to a replacement of an existing deck. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2025-00152 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.

Applicant: Candace Ostdiek

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case. It was noted that only four members were available to hear the case. The applicant requested a continuance to 12/10/25 w/o fee. Board members approved to continue the case to 12/10/25 without fee.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2025-00148 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.

Applicant: Kim Jones of McClure Engineering

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. The applicants, Nekia Norwood and Paul Osbourne, appeared and spoke about the request for a 6 ft fence at the Senior Independent Living facility. No one appeared for testimony. Board members discussed the merits of the case and approved the special exception for a fence in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2025-00150 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

Applicant: John Roe of The Roe Law Firm LLC

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 12/10/25 w/ fee. No one appeared for testimony. Board members approved to continue the case to 12/10/25 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Otto

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2025-00134 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.

Applicant: Infinity SignsLLC

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated that there is no longer need for variance and requested the case to be dismissed. No one appeared for testimony. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Otto

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-SUP-2025-00034 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.

Applicant: Mark Murdick of Sullivan Palmer Architects

Commissioners Present: Ebbitts; Hays; Meier; Otto

Commissioners Absent: Gorenc; Mixdorf; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 9 exhibits were admitted. The applicant, Mark Murdick, appeared and spoke about their requests for an SUP for general auto repair and a variance for addressing landscaping instead of trees. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP and 1 variance in accordance with site plan and staff report.

Motion: Approved with Conditions

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto

Voting Nay: None

Abstaining: None
