



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Jun 10, 2026

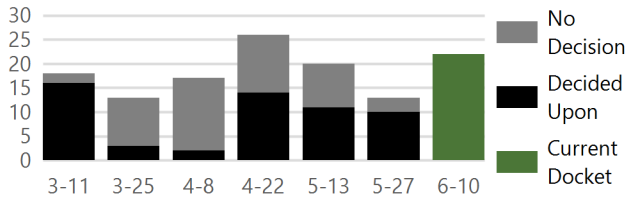
## LOCATION

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>.

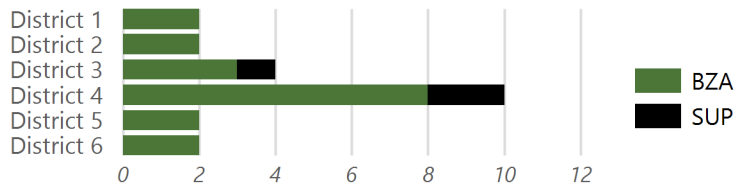
## OTHER MATTERS

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	Matthew Barnes	<p><b>CD-SUP-2026-00023 - 414 Wallace Ave</b> - A request to approve a Special Use Permit in District R-2.5 (Residential) on about 3.7 acres generally located at the southwest corner of Wallace Avenue and Wilson Avenue, allowing for an addition to an existing school.</p> <p><u>Owner:</u> KC International Academy  <u>Applicant:</u> Brian Hochstein - MKEC Engineering, Inc.  <u>Representation Status:</u> Representative with Consent Affidavit  <b>CPC Recommendation:</b> Recommend Approval with Conditions on Jun 3, 2026</p>	4
2	Alec Gustafson	<p><b>CD-SUP-2026-00024 - 1031 N Kansas Ave</b> - A request to approve a Special Use Permit to allow the expansion of a Used Vehicle Sales Business in an M1-5 zoning district on about 0.427 acres generally located at 1031-1035 N Kansas Ave.</p> <p><u>Owner:</u> Amer Abbas  <u>Applicant:</u> James Sullivan - Sullivan Palmer Architects  <u>Representation Status:</u> Owner Present  <b>CPC Recommendation:</b> Scheduled on Jun 3, 2026</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	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  <b>Continued From:</b> May 13, 2026  <b>Quorum:</b> Ebbitts, Meier, Otto, Ventura III, Wright - May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26  <b>Requested Board Action:</b> Dismiss</p>	4
4	Connor Tomlin	<p><b>CD-BZA-2026-00071 - 580 Campbell St</b> - A request to approve a variance to setback requirements in an R-0.5 zoning district to permit an addition onto the Don Bosco Community Center on about 1.19 acres generally located at 580 Campbell Street.</p> <p><u>Owner:</u> Don Bosco Community Center Inc  <u>Applicant:</u> Paul Minto - Urban Prairie Architectural Collaborative, PC  <u>Representation Status:</u></p>	4
5	Larisa Chambi	<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> <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> May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 3/25/26  <b>Requested Board Action:</b> Dismiss</p>	4
6	Larisa Chambi	<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> <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> May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 3/25/26  <b>Requested Board Action:</b> Dismiss</p>	4
7	Larisa Chambi	<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> <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</p>	4

Docket Item	Case Assignee	Case Information	Council District
8	Larisa Chambi	<p><b>Continued From:</b> May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 3/25/26  <b>Requested Board Action:</b> Dismiss</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> <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</p> <p><b>Continued From:</b> May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 3/25/26  <b>Requested Board Action:</b> Dismiss</p>	4
9	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</p> <p><b>Continued From:</b> May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 3/25/26  <b>Requested Board Action:</b> Dismiss</p>	4
10	Larisa Chambi	<p><b>CD-BZA-2026-00040 - 3901 N Wayne Ave</b> - A request to appeal a Notice of Violation related to a used auto sales use on about 0.85 acres generally located at 3901 N. Wayne Street.</p> <p><u>Owner:</u> Thistle Hill Development Inc  <u>Applicant:</u> John Roe - The Roe Law Firm LLC  <u>Representation Status:</u> Attorney Representing</p> <p><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</p>	4
11	Stephanie Saldari	<p><b>CD-SUP-2026-00026 - 426 Gladstone Blvd</b> - A request to renew a special use permit for an existing bed and breakfast on about 0.5 acres generally located at 426 Gladstone Boulevard.</p> <p><u>Owner:</u> Ross Wright Charitable Remainder Unitrust &amp; Barbara Wright  <u>Applicant:</u> ROSS WRIGHT  <u>Representation Status:</u></p> <p><b>CPC Recommendation:</b> Scheduled on Jun 3, 2026</p>	3

Docket Item	Case Assignee	Case Information	Council District
<b>12</b>	Connor Tomlin	<p><b>CD-BZA-2026-00072 - 2455 Tracy Ave</b> - A request to approve a variance to the maximum footprint of a detached garage in a UR district, plus any additional variances on about 0.17 acres generally located at 2455 Tracy Ave.</p> <p><u>Owner:</u> Huey Justin Brian &amp; Nybeck Elizabeth Nicole  <u>Applicant:</u> Beth Nybeck - Beth Nybeck LLC  <u>Representation Status:</u> Owner Present</p>	3
<b>13</b>	Stephanie Saldari	<p><b>CD-BZA-2026-00076 - 1512 Van Brunt Blvd</b> - A request to approve a variance to the boulevard and parkway standards to permit off-street parking in the front of the subject site, plus any other needed variances on about 1.18 acres generally located at 1512 Van Brunt Boulevard.</p> <p><u>Owner:</u> Guadalupe Centers Inc  <u>Applicant:</u> Phillip Henning - RTM Engineering Consultants  <u>Representation Status:</u> Owner Present</p>	3
<b>14</b>	Connor Tomlin	<p><b>CD-BZA-2026-00074 - 3513 Thompson Ave</b> - A request to approve a special exception to the maximum height of a fence in the front yard in an R-2.5 district, plus any additional variances on about 0.1 acres generally located at 3513 Thompson Ave.</p> <p><u>Owner:</u> Ramirez Ismael Martinez &amp; Marina Fierro  <u>Applicant:</u> Denise Martinez  <u>Representation Status:</u> Owner Present</p>	3
<b>15</b>	Connor Tomlin	<p><b>CD-BZA-2026-00061 - 8050 N Brighton Ave</b> - A request to approve a variance to the maximum size of a monument sign in a B2 zoning district, plus any additional variances on about 1.5 acres generally located at 8050 N Brighton Ave.</p> <p><u>Owner:</u> Hoambrecker Properties LLC  <u>Applicant:</u> TOM SKRAM - REACHING SOLUTIONS LLC  <u>Representation Status:</u></p>	1
<b>16</b>	Connor Tomlin	<p><b>CD-BZA-2026-00062 - 10840 N Stark Ave</b> - A request to approve a variance to the maximum size of a monument sign in a M1 zoning district, plus any additional variances on about 3.0 acres generally located at 10840 N Stark Ave.</p> <p><u>Owner:</u> Hoambrecker Properties II LLC  <u>Applicant:</u> TOM SKRAM - REACHING SOLUTIONS LLC  <u>Representation Status:</u></p>	1
<b>17</b>	Larisa Chambi	<p><b>CD-BZA-2026-00026 - 5415 N Antioch Rd</b> - A request to approve multiple variances to the Boulevard and Parkway section of the zoning and development code and any other necessary variances on about 1.47 acres generally located at the southeast corner of N Antioch Road and N Chouteau Trafficway.</p> <p><u>Owner:</u> Extra Space Properties Two LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u>  <b>Continued From:</b> May 27, 2026  <b>Previous BZA Hearings:</b> 5/27/26, 4/22/26, 3/25/26</p>	2

Docket Item	Case Assignee	Case Information	Council District
<b>18</b>	Stephanie Saldari	<p><b>CD-BZA-2026-00048 - 5218 N Randolph Rd</b> - A request to approve a variance to the residential accessory structures to permit a carport in the front yard, plus any other needed variances in an R-6 zoning district on about 0.54 acres generally located at 5218 N Randolph Road.</p> <p><u>Owner:</u> Knudson Don L &amp; Robin G  <u>Applicant:</u> Brandon Kinney  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> May 27, 2026  <b>Quorum:</b> Ebbitts, Gorenc, Meier, Ventura III, Wright - Apr 22, 2026  <b>Previous BZA Hearings:</b> 5/27/26, 4/22/26</p>	2
<b>19</b>	Stephanie Saldari	<p><b>CD-BZA-2026-00070 - 6005 Prospect Ave</b> - A request to approve a variance to the Prospect Overlay standards to permit a smaller setback for a building addition, plus any other needed variances on about .20 acres generally located at 6005 Prospect Avenue.</p> <p><u>Owner:</u> HJW LLC  <u>Applicant:</u> Jacqueline Kanion  <u>Representation Status:</u> Owner Present</p>	5
<b>20</b>	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> May 13, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 4/22/26</p>	5
<b>21</b>	Connor Tomlin	<p><b>CD-BZA-2026-00073 - 6627 State Line Rd</b> - A request to approve a variance to the side yard setback in a R-6 district to permit an addition onto the residence, plus any additional variances on about 0.5 acres generally located at 6627 State Line Road.</p> <p><u>Owner:</u> Henne-Siragusa Family Trust Dated 09-21-2022  <u>Applicant:</u> Jennifer Martin - Summit Architecture, P.C.  <u>Representation Status:</u></p>	6
<b>22</b>	Larisa Chambi	<p><b>CD-BZA-2026-00077 - 9435 Holmes Rd</b> - A request to appeal a Notice of Violation regarding improper screening of outdoor storage on about 4.38 acres located at 9435 Holmes Road.</p> <p><u>Owner:</u> Monroe Parker International LLC  <u>Applicant:</u> John Roe - The Roe Law Firm LLC  <u>Representation Status:</u></p>	6