



Board of Zoning Adjustment Minutes

Hearing Date: June 10, 2026

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

Docket Item: 1

CD-SUP-2026-00023 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.

Applicant: Sarah Knight of MKEC Engineering

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Matthew Barnes presented the case. 9 exhibits were admitted. No one appeared for public testimony. The applicant, Sarah Knight, appeared and spoke about the schools request for an expansion. The expansion will provide an entrance with better security and ADA accessible equipment on the playground. 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: Ventura III

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2026-00024 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.

Applicant: James Sullivan of Sullivan Palmer Architects

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 10 exhibits were admitted. The applicants, Jim Sullivan, Amar Abbas, and Vasir Abdulla, appeared and spoke about their requests for the expansion of an existing used car lot. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission, while modifying 12 and removing 8.

Motion: Approved with Conditions

Motioned by: Otto

Seconded by: Ventura III

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2026-00051 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.

Applicant: Gail Greble of Metropolitan Community College

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated staff is requesting the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2026-00071 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.

Applicant: Paul Minto of Urban Prairie Architectural Collaborative, PC

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

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. No one appeared for public testimony. The applicants, Liz Zenai and Paul Minto, appeared and spoke about the requests for a setback abutting the street and any variances needed. This will allow them to serve more people and provide more space and hide the back of the building. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2025-00204 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.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a dismissal. Chris Maddox appeared for testimony and requested that the case be continued instead, allowing the property to be rezoned. Larisa Chambi discussed the timeline and staff recommendation. Board members approved to continue the case to 8/26/26 without fee.

Motion: Continued Fee: NO

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2025-00205 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.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated staff is requesting the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-BZA-2025-00206 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.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated staff is requesting the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00207 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.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated staff is requesting the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2026-00014 A request to appeal a zoning violation related to dumpster screening requirements on about .9 acres generally located at 2911 Belleview Ave.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a dismissal. . Chris Maddox appeared for testimony and requested that the case be continued instead, allowing the property to be rezoned. Larisa Chambi discussed the timeline and staff recommendation. Board members approved to continue the case to 8/26/26 without fee.

Motion: Continued Fee: NO

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2026-00040 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.

Applicant: John Roe of The Roe Law Firm LLC

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Motion: Continued - With Fee Fee: YES

Motioned by: Ebbitts; Gorenc; Hays;
Otto; Ventura III

Seconded by: Meier; Mixdorf; Wright

Voting Aye: Ventura III

Voting Nay: Gorenc

Abstaining: None

Docket Item: 11

CD-SUP-2026-00026 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.

Applicant: ROSS WRIGHT

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant team, Ross Wright and Angela Carol Brown, appeared and spoke about their requests for a renewal on the bed and breakfast. No one else appeared for testimony. Board members discussed the SUP with no expiration date, specifically due to no complaints or compliance issues. 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: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2026-00072 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.

Applicant: Beth Nybeck of Beth Nybeck LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

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. No one appeared for public testimony. The applicant, Beth Nybeck, appeared and spoke about the request for a 20% increase to the size of the detached garage, with two stories due to the steep grade of the lot. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Meier; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2026-00076 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.

Applicant: Phillip Henning of RTM Engineering Consultants

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. No one appeared for public testimony. The applicant, Phillip Henning, appeared and spoke about their request for a variance to the parking standards on a boulevard for ADA accessible parking. 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: Ventura III

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-BZA-2026-00074 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.

Applicant: Denise Martinez

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

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, Ramirez Ishmael Martinez and Marina Fierro, appeared and spoke about the request for a 6 ft fence along the side of the property. No one appeared for testimony. Board members discussed the merits of the case and denied the special exception for a fence.

Motion: Denied

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Gorenc; Hays; Otto

Voting Nay: Ebbitts; Ventura III

Abstaining: None

Docket Item: 15

CD-BZA-2026-00061 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.

Applicant: TOM SKRAM of REACHING SOLUTIONS LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

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 applicants, Keith Rodrick and Allen Hoambrecker, appeared and spoke about their sign variance requests for a monument sign. No one appeared for testimony. It was determined the monument sign can be moved to another street front to put it in compliance and the existing sign needs to be confirmed to have pulled a permit. Board members discussed the merits of the case and approved to continue to 8/26/26.

Motion: Continued

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-BZA-2026-00062 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.

Applicant: TOM SKRAM of REACHING SOLUTIONS LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

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 applicants, Keith Rodrick and Allen Hoambrecker, appeared and spoke about their sign variance requests for a monument sign. No one appeared for testimony. It was determined the height and advertising space to the sign sign can be moved to another street front to put in compliance. Board members discussed the merits of the case and approved to dismiss this case.

Motion: Dismissed

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-BZA-2026-00026 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.

Applicant: Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case. 13 exhibits were admitted, which included 3 letters of support to the . No one appeared for public testimony. The applicant team, Patricia Jenson, Dan Horn, Todd Richards, Jack Veneman, and Dustin Dobbs, appeared and spoke about their request for 5 variances to the Antioch Crossing UR plan. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Ventura III

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2026-00048 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.

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case and disclosed that only four members were available to hear the case. The applicant requested a continuation to June 24, 2026. Board members approved to continue the case to 6/24/26 without fee.

Motion: Continued
Motioned by: Ventura III
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 19

CD-BZA-2026-00070 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.

Applicant: Jacqueline Kanion
Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III
Commissioners Absent: Meier; Mixdorf; Wright
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. No one appeared for public testimony. The applicant, Zabon Kanion, appeared and spoke about the request for 3 variances to the Prospect Overlay concerning an addition for a garage. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved
Motioned by: Ventura III
Seconded by: Gorenc
Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 20

CD-BZA-2026-00034 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.

Applicant: Loc Van Nguyen of LDN LLC
Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III
Commissioners Absent: Meier; Mixdorf; Wright
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Larisa Chambi presented the case. 11 exhibits were admitted. The applicants Attorney, Johnathan Lowry, appeared and spoke about the request to appeal the determination concerning a nonconforming pole sign. Board members discussed the merits of the case and denied the request for an appeal.

Motion: Denied
Motioned by: Otto
Seconded by: Ventura III
Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III
Voting Nay: None
Abstaining: None

Docket Item: 21

CD-BZA-2026-00073 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.

Applicant: Jennifer Martin of Summit Architecture, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf; Wright

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. No one appeared for public testimony. The applicant, Pauline Siragusa, appeared and spoke about the requests. A variance to the sideyard setback is needed for an addition of a kitchen and attached garage, while saving a large tree. 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: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 22

CD-BZA-2026-00077 A request to appeal a Notice of Violation regarding improper screening of outdoor storage on about 4.38 acres located at 9435 Holmes Road.

Applicant: John Roe of The Roe Law Firm LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Otto; Ventura III

Commissioners Absent: Meier; Mixdorf

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff. Sara Copeland introduced the case. Larisa Chambi presented the request and dates from the applicant for an appeal case. The application for the appeal was submitted late, so the board is being asked if they will hear the appeal case at a later date. Board members approved to hear the case on 8/12/26.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Ventura III

Voting Aye: Ebbitts; Gorenc; Hays; Otto; Ventura III

Voting Nay: None

Abstaining: None
