



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Apr 22, 2026

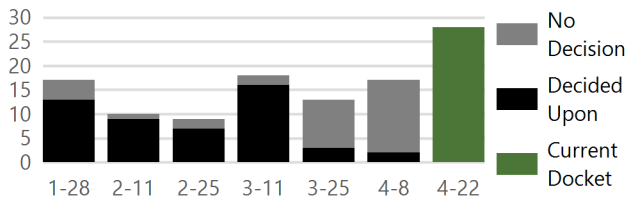
LOCATION

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>.

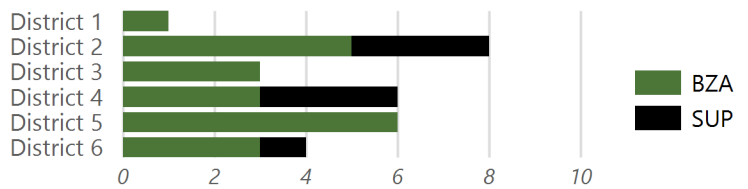
OTHER MATTERS

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	Stephanie Saldari	<p>CD-SUP-2026-00012 - 4250 St John Ave - A request to approve a special use permit to allow for a general motor vehicle repair use in a B3-1 zoning district on about 0.11 acres generally located at 4250 St. John Avenue.</p> <p><u>Owner:</u> Sheeraz LLC <u>Applicant:</u> Choudhry Sheeraz - Sheeraz LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Approved on Apr 1, 2026 Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	4
2	Larisa Chambi	<p>CD-BZA-2026-00036 - 3244 Main St - A request to approve a variance to the Ground Floor Commercial Floor Size requirements of Section 88-120 of the Zoning and Development Code to allow for a smaller commercial space on about 0.44 acres generally located 140 feet south of W Linwood Boulevard on the west side of Main Street.</p> <p><u>Owner:</u> Exact Abc LLC <u>Applicant:</u> Tyler Asby - Exact Architects <u>Representation Status:</u> Representative with Consent Affidavit Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p>CD-BZA-2026-00038 - 313 NW Briarcliff Cir - A request to approve a variance to the residential infill standards to permit a front loading garage, plus any other needed variances in an R-6 zoning district on about 0.5 acres generally located at 313 NW Briarcliff Circle.</p> <p><u>Owner:</u> Hoffman Terry J & Beth L <u>Applicant:</u> Devin Barnes - Pence Design Drafting <u>Representation Status:</u> Representative with Consent Affidavit Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	4
4	Genevieve Kohn-Smith	<p>CD-SUP-2026-00004 - 7701 NW Barry Rd MOD - A request to approve a renewal of a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue.</p> <p><u>Owner:</u> Park Hill R-5 School District <u>Applicant:</u> Ryan Walters - Hollis + Miller Architects <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Apr 1, 2026 Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	2
5	Justin Smith	<p>CD-SUP-2026-00013 - 7701 NW Barry Rd - A request to approve a Special Use Permit to allow for an addition on an existing Campus in District R-6/R-80, on about 95 acres generally located at the southwest corner of Northwest Barry Road and North Congress Avenue.</p> <p><u>Owner:</u> Park Hill R-5 School District <u>Applicant:</u> DAVID WOOD - KAW VALLEY ENGINEERING, INC. <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Apr 15, 2026</p>	2
6	Liz Collins	<p>CD-BZA-2026-00032 - 7010 NE 52nd St - A request to approve a variance to the accessory use standards to permit a carport in the front yard on the subject site, plus any additional variances, on about 0.98 acres generally located at 7010 NE 52nd St.</p> <p><u>Owner:</u> Crawford Candace Lynn <u>Applicant:</u> Nick Fast - AAA FAST CONSTRUCTION LLC <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26 Requested Board Action: Continue to May. 27, 2026</p>	2
7	Ahna Nanoski	<p>CD-BZA-2025-00103 - 7730 N Oak Trfy - A request to appeal a Notice of Violation related to an outdoor vehicle sales use on about 1.4 acres generally located at 7730 N Oak Trfy.</p> <p><u>Owner:</u> Cummins Magda L Trust <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: April 8, 2026</p>	2

Docket Item	Case Assignee	Case Information	Council District
8	Genevieve Kohn-Smith	<p>Quorum: Ebbitts, Hays, Mixdorf, Otto, Wright - Mar 11, 2026 Previous BZA Hearings: 4/8/26, 3/11/26, 12/10/25, 10/22/25, 9/10/25 Requested Board Action: Continue to May. 13, 2026</p> <p>CD-SUP-2025-00040 - 7953 State Line Rd - A request to approve a special use permit for the expansion of a drive-through facility adjacent to an established parkway in proposed district B2-2 on about 1.3 acres generally located at 7953 State Line Road.</p> <p><u>Owner:</u> CS Devco LLC <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing CPC Recommendation: Approval with Conditions on Mar 18, 2026 Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	6
9	Stephanie Saldari	<p>CD-BZA-2026-00031 - 8510 Troost Ave - A request to approve a rehearing for case CD-BZA-2025-00177 (zoning violation related to an unpermitted use) on about 2.66 acres generally located at 8510 Troost Ave.</p> <p><u>Owner:</u> New Reflections Technical Institute Inc <u>Applicant:</u> SHEONI GIVENS - NEW REFLECTIONS TECHNICAL INSTITUTE <u>Representation Status:</u> Attorney Representing Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	6
10	Connor Tomlin	<p>CD-BZA-2026-00019 - 5 E 70th Ter - A request to approve a special exception to the maximum height of a fence on a residential corner lot, plus any additional variances on about 0.15 acres generally located at 5 E 70th Ter.</p> <p><u>Owner:</u> Hickam Katrina Lynne <u>Applicant:</u> Nicholas Hawk <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26, 3/25/26</p>	6
11	Connor Tomlin	<p>CD-BZA-2026-00024 - 2524 Brighton Ave - A request to approve a variance to the maximum percentage of pavement in the front yard, plus any additional variances on about 0.11 acres generally located at 2524 Brighton Ave.</p> <p><u>Owner:</u> Johnson Nathaniel <u>Applicant:</u> Nathaniel Johnson <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	3

Docket Item	Case Assignee	Case Information	Council District
12	Connor Tomlin	<p>CD-BZA-2026-00023 - 2540 Topping Ave - A request to approve a special exception to permit a fence greater than 4 feet on a corner lot, plus any additional variances on about 0.3 acres generally located at 2540 Topping Ave.</p> <p><u>Owner:</u> Sapho Stacy <u>Applicant:</u> Stacy Sapho <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26, 3/25/26</p>	3
13	Genevieve Kohn-Smith	<p>CD-BZA-2026-00028 - 6655 Troost Ave - A request to approve a variance to the maximum allowed floor area (25,000 square feet) of an industrial use in a B4 district on about 2.5 acres generally located at 6655 Troost Avenue.</p> <p><u>Owner:</u> Mean Well USA Inc <u>Applicant:</u> Steve Salzer - Helix Architecture + Design <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	5
14	Liz Collins	<p>CD-BZA-2026-00037 - 12516 Frost Rd - A request to approve a variance to the accessory use standards to allow for an accessory building in the front yard, plus any additional variances, in a R-80 zoning district on about 4.7 acres generally located at 12516 Frost Rd.</p> <p><u>Owner:</u> Shipp Stephen <u>Applicant:</u> Stephen Shipp <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	5
15	Connor Tomlin	<p>CD-BZA-2026-00033 - 4800 NW 88th St - A request to approve a variance to monument signage code requirements on about 8.06 acres generally located at 4800 NW 88th St.</p> <p><u>Owner:</u> Hope Church of Kansas City <u>Applicant:</u> Nic Allen <u>Representation Status:</u> Owner Present Continued From: April 8, 2026 Previous BZA Hearings: 4/8/26</p>	1
16	Alec Gustafson	<p>CD-SUP-2026-00015 - 4621 NE Vivion Rd - A request to approve a Special Use Permit to allow a Gasoline and Fuel Sales establishment in a B1-1 zoning district on about 0.517 acres generally located at 4621 NE Vivion Rd.</p> <p><u>Owner:</u> Shan LLC <u>Applicant:</u> Steve Nuhn - Steve Nuhn Architect <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Recommend Approval with Conditions on Apr 15, 2026</p>	2

Docket Item	Case Assignee	Case Information	Council District
17	Larisa Chambi	<p>CD-BZA-2026-00026 - 5415 N Antioch Rd - 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> Attorney Representing Continued From: March 25, 2026 Previous BZA Hearings: 3/25/26</p>	2
18	Connor Tomlin	<p>CD-BZA-2026-00046 - 8915 N Lathrop Dr - A request to approve a variance to the infill lot and building standards to permit an attached garage addition visible from the street, plus any additional variances on about 1.07 acres generally located at 8915 N Lathrop Drive.</p> <p><u>Owner:</u> Jones Jakib A <u>Applicant:</u> Jakib Jones <u>Representation Status:</u> Owner Present</p>	2
19	Stephanie Saldari	<p>CD-BZA-2026-00048 - 5218 N Randolph Rd - 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 & Robin G <u>Applicant:</u> Brandon Kinney <u>Representation Status:</u> Attorney Representing</p>	2
20	Larisa Chambi	<p>CD-SUP-2026-00008 - 220 W 43rd St - A request to approve a special use permit for Parking, Accessory on about 1.86 acres generally located on W 43rd Street immediately west of Mill Creek Park and Broadway Boulevard, specifically located at 220 W 43rd Street at the Embassy Suites location.</p> <p><u>Owner:</u> St Lukes Hospital <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing CPC Recommendation: Approval with Conditions on Apr 15, 2026</p>	4
21	Alec Gustafson	<p>CD-SUP-2026-00019 - 1105 Hickory St - A request to approve a Special Use Permit to allow an Outdoor Entertainment Venue in a UR zoning district on about 0.396 acres generally located at 1105 Hickory St.</p> <p><u>Owner:</u> West Bottoms Propco Master LLC <u>Applicant:</u> Jason Eubanks - Nomada <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on May 6, 2026 Requested Board Action: Continue to May. 13, 2026</p>	4

Docket Item	Case Assignee	Case Information	Council District
22	Larisa Chambi	<p>CD-BZA-2026-00040 - 3901 N Wayne Ave - 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>	4
23	Liz Collins	<p>CD-BZA-2026-00045 - 5718 Tracy Ave - A request to approve a variance to the maximum lot width in an infill residential district to permit a detached garage on about 0.34 acres generally located at 5718 Tracy Ave.</p> <p><u>Owner:</u> Reynolds Ashley Renae & Jacob Nicholas <u>Applicant:</u> Jacob Reynolds <u>Representation Status:</u> Owner Present</p>	5
24	Larisa Chambi	<p>CD-BZA-2026-00034 - 11611 Hickman Mills Dr - 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> Owner Present</p>	5
25	Larisa Chambi	<p>CD-BZA-2026-00043 - City PIN: 256702 - A request to appeal a zoning determination related to a Minor Amendment (CD-AA-2026-00001) to a development plan (CD-CPC-2022-00178) on about 58 acres generally located at the southeast corner of Horridge Road and East 139th Street.</p> <p><u>Owner:</u> Gentry Jerry D-Trustee <u>Applicant:</u> WILLIAM KENNEY - SUMMIT VIEW FARMS DEVELOPMENT GROUP LLC <u>Representation Status:</u> Attorney Representing</p>	5
26	Larisa Chambi	<p>CD-BZA-2026-00044 - City PIN: 256702 - A request to appeal a zoning approval related to a Minor Amendment (CD-AA-2026-00001) to a development plan (CD-CPC-2022-00178) on about 58 acres generally located at the southeast corner of Horridge Road and East 139th Street.</p> <p><u>Owner:</u> Gentry Jerry D-Trustee <u>Applicant:</u> WILLIAM KENNEY - SUMMIT VIEW FARMS DEVELOPMENT GROUP LLC <u>Representation Status:</u> Attorney Representing</p>	5
27	Alec Gustafson	<p>CD-BZA-2025-00162 - 4212 E 104th St - A request to approve a variance to the accessory structure standards within an R-7.5 (Residential) district, plus any other necessary variances, on about .2 acres generally located at 4212 E 104th St.</p> <p><u>Owner:</u> Beckham Joseph & Jennifer <u>Applicant:</u> Joseph Beckham Jr - 145-58-2830 <u>Representation Status:</u> Owner Present</p> <p>Continued From: January 14, 2026 Quorum: Ebbitts, Gorenc, Hays, Meier, Ventura III - Jan 14, 2026 Previous BZA Hearings: 1/14/26, 12/10/25 Requested Board Action: Dismiss</p>	6

Docket Item	Case Assignee	Case Information	Council District
28	Stephanie Saldari	<p>CD-BZA-2026-00027 - 2540 Chelsea Ave - A request to approve a variance to permit a fully paved front yard and a special exception to the height of a fence in the front yard, plus any other needed variances in an R-2.5 zoning district on about 0.09 acres generally located at 2540 Chelsea Avenue.</p> <p><u>Owner:</u> Perez Jorge & Hernandez Sandra <u>Applicant:</u> Sandra Hernandez <u>Representation Status:</u> Owner Present Continued From: March 25, 2026 Quorum: Ebbitts, Meier, Mixdorf, Otto, Ventura III - Mar 25, 2026 Previous BZA Hearings: 3/25/26 Requested Board Action: Continue to May. 27, 2026</p>	3