

# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Dec 10, 2025

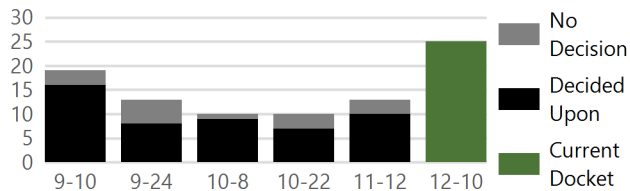
## LOCATION

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>.

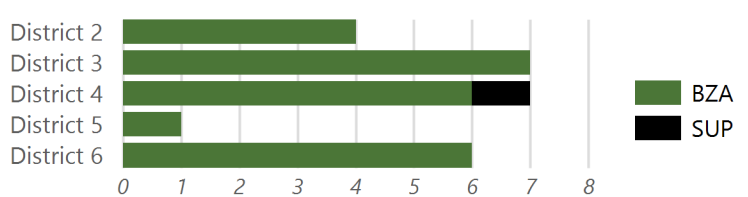
## OTHER MATTERS

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	Stephanie Saldari	<b>CD-BZA-2025-00137 - 2446 Lawn Ave</b> - A request to approve a variance to permit a larger accessory structure in the rear yard, plus any other needed variances in an R-2.5 zoning district on about 0.11 acres generally located at 2446 Lawn Avenue.  <u>Owner:</u> Mascorro Jesus Antonio Barcenas <u>Applicant:</u> Jesus Barcenas <u>Representation Status:</u> Owner Present <b>Continued From:</b> October 22, 2025 <b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Otto, Ventura III, Wright - Oct 22, 2025 <b>Previous BZA Hearings:</b> 10/22/25 <b>Requested Board Action:</b> Continue to Jan. 28, 2026	3
2	Connor Tomlin	<b>CD-BZA-2025-00168 - 5616 E 27th St</b> - A request to approve a special exception to permit a fence greater than 4 feet on the subject site, plus any additional variances on about 0.2 acres generally located at 5616 E 27th Street.  <u>Owner:</u> Clarkson Yolanda K <u>Applicant:</u> Yolanda Clarkson <u>Representation Status:</u> Owner Present	3
3	Stephanie Saldari	<b>CD-BZA-2025-00173 - 3944 Askew Ave</b> - A request to approve a special exception to permit a fence at a height greater than 4 feet on the subject site, plus any additional variances on about 0.15 acres generally located at 3944 Askew Avenue.  <u>Owner:</u> Smith Teresa A <u>Applicant:</u> Teresa Smith <u>Representation Status:</u> Owner Present	3

Docket Item	Case Assignee	Case Information	Council District
4	Ahnna Nanoski	<p><b>CD-BZA-2025-00150 - 4840 E 12th St</b> - 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</p> <p><u>Owner:</u> Blount Inc  <u>Applicant:</u> John Roe - The Roe Law Firm LLC  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> November 12, 2025  <b>Previous BZA Hearings:</b> 11/12/25</p>	3
5	Ahnna Nanoski	<p><b>CD-BZA-2025-00163 - 2323 Indiana Ave</b> - A request to appeal a zoning violation related to an unpermitted use (junk/salvage yard) at the subject site on about .5 acres generally located at 2323 Indiana Ave.</p> <p><u>Owner:</u> 2300 Indiana LLC  <u>Applicant:</u> Zachary Davis  <u>Representation Status:</u></p>	3
6	Ahnna Nanoski	<p><b>CD-BZA-2025-00166 - 3525 Askew Ave</b> - A request to appeal a zoning violation related to the maximum percentage of pavement allowed for the front yard at the subject site on about .1 acres generally located at 3525 Askew Ave.</p> <p><u>Owner:</u> Avalos Nadia M Castro  <u>Applicant:</u> Nadia Castro  <u>Representation Status:</u> Owner Present</p>	3
7	Ahnna Nanoski	<p><b>CD-BZA-2025-00172 - 4531 Troost Ave</b> - A request to appeal a zoning violation related to an abandoned pole sign at the subject site on about 1.2 acres generally located at 4531 Troost Ave.</p> <p><u>Owner:</u> SCP 2006 C23 223 LLC  <u>Applicant:</u> JOSHUA KIM - THE BEAUTY SPOT  <u>Representation Status:</u></p>	3
8	Justin Smith	<p><b>CD-SUP-2025-00031 - 3951 Broadway Blvd</b> - 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.</p> <p><u>Owner:</u> 40 Broadway LLC  <u>Applicant:</u> Martin Arling - Kaw Valley Engineering, Inc.  <u>Representation Status:</u> Representative with Consent Affidavit  <b>CPC Recommendation:</b> Scheduled on Oct 15, 2025  <b>Continued From:</b> November 12, 2025  <b>Previous BZA Hearings:</b> 11/12/25</p>	4
9	Connor Tomlin	<p><b>CD-BZA-2025-00139 - 401 Lawn Ave</b> - A request to approve a variance to setback requirements for an addition completed without permits, plus any additional variances on about 0.13 acres generally located at 401 Lawn Ave.</p> <p><u>Owner:</u> Cuellar Ana Maria  <u>Applicant:</u> Roger Avalos - raengineering  <u>Representation Status:</u> Owner Present</p>	4

Docket Item	Case Assignee	Case Information	Council District
<b>10</b>	Stephanie Saldari	<p><b>CD-BZA-2025-00156 - 418 Lawndale Ave</b> - A request to approve a variance to permit a parking spot in the front yard, plus any other needed variances in an R-2.5 zoning district on about 0.7 acres generally located at 418 Lawndale Avenue.</p> <p><u>Owner:</u> Campos Luis Fernando  <u>Applicant:</u> RICARDO CAMPOS  <u>Representation Status:</u> Owner Present</p>	4
<b>11</b>	Ahnna Nanoski	<p><b>CD-BZA-2025-00160 - 3939 State Line Rd</b> - A request to approve a spillover outdoor lighting variance, plus any other necessary variances, for a multi-unit residential building on about 2 acres generally located at 3939 State Line Rd.</p> <p><u>Owner:</u> Kansas City Area Transportation Auth  <u>Applicant:</u> Devon Coffey  <u>Representation Status:</u></p>	4
<b>12</b>	Alec Gustafson	<p><b>CD-BZA-2025-00161 - 3420 Central St</b> - A request to approve a special exception for the height of a fence in an R-1.5 zoning district on about 0.476 acres generally located at 3420 Central St.</p> <p><u>Owner:</u> Citizens of the World Charter Schools - Kansas City  <u>Applicant:</u> Nickolas Baumgarten  <u>Representation Status:</u></p>	4
<b>13</b>	Connor Tomlin	<p><b>CD-BZA-2025-00175 - 703 E 30th St</b> - A request to approve a variance to the location of an accessory structure, plus any additional variances on about 0.15 acres generally located at 703 E 30th Street.</p> <p><u>Owner:</u> Save Residential  <u>Applicant:</u> Jessica Ross - Save Inc  <u>Representation Status:</u> Owner Present</p> <p><b>Requested Board Action:</b> Continue to Jan. 14, 2026</p>	4
<b>14</b>	Connor Tomlin	<p><b>CD-BZA-2025-00149 - 4932 NE Chouteau Dr</b> - A request to approve a special exception to permit a fence in the front at a height greater than 4 feet, plus any additional variances on about 0.3 acres generally located at 4932 NE Chouteau Dr.</p> <p><u>Owner:</u> Singleton Madalyn Nicole &amp; Zachary Kyle  <u>Applicant:</u> Zachary Singleton  <u>Representation Status:</u> Owner Present</p>	4
<b>15</b>	Connor Tomlin	<p><b>CD-BZA-2025-00147 - 1221 Stratford Rd</b> - A request to approve a variance to the required setbacks to allow for an addition to a dwelling unit, plus any additional variances on about 0.32 acres generally located at 1221 Stratford Road.</p> <p><u>Owner:</u> Martens Marshall &amp; Griffin Ellen  <u>Applicant:</u> DWAYNE HODGES - HODGES GARAGES, INC.  <u>Representation Status:</u> Owner Present</p>	6

Docket Item	Case Assignee	Case Information	Council District
16	Stephanie Saldari	<p><b>CD-BZA-2025-00158 - 4603 Bell St</b> - A request to approve a variance to the infill lot and building standards to permit a smaller lot area on the subject site plus any other needed variances in an R-2.5 zoning district on about 0.15 acres generally located at the southwest corner of 46th Street and Bell Street.</p> <p><u>Owner:</u> Iliff Nathan &amp; Wolfe Johannah  <u>Applicant:</u> Erica Hartley - Defy Development  <u>Representation Status:</u> Owner Present</p>	6
17	Alec Gustafson	<p><b>CD-BZA-2025-00162 - 4212 E 104th St</b> - 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 &amp; Jennifer  <u>Applicant:</u> Joseph Beckham Jr - 145-58-2830  <u>Representation Status:</u> Owner Present</p>	6
18	Stephanie Saldari	<p><b>CD-BZA-2025-00165 - 704 W 44th Ter</b> - A request to approve a variance to permit a balcony and front stairs to encroach on the front setback, plus any other needed variances in an R-6 zoning district on about 0.07 acres generally located at 704 W 44th Terrace.</p> <p><u>Owner:</u> Wilson Michael T  <u>Applicant:</u> Michael Wilson  <u>Representation Status:</u> Owner Present</p>	6
19	Connor Tomlin	<p><b>CD-BZA-2025-00174 - 10 Morningside Dr</b> - A request to approve a variance to required setbacks to allow for a garage expansion on the subject site, plus any additional variances on about 0.30 acres generally located at 10 Morningside Drive.</p> <p><u>Owner:</u> Derek M Low &amp; Kelsey M Low Living Trust Dated 08/08/2023  <u>Applicant:</u> Christopher Castrop - Castrop Design Group, LLC  <u>Representation Status:</u> Owner Present</p> <p><b>Requested Board Action:</b> Continue to Jan. 14, 2026</p>	6
20	Alec Gustafson	<p><b>CD-BZA-2025-00129 - 5945 Ward Pkwy</b> - A request to approve a special exception for the height of a fence in the front and side yard of the subject site in an R-6 zoning district on about 0.768 acres generally located at 5945 Ward Pkwy.</p> <p><u>Owner:</u> Zwillenberg Julie J &amp; Joseph  <u>Applicant:</u> Cristian Hernandez - Come Back Fencing  <u>Representation Status:</u> Owner Present</p>	6
21	Stephanie Saldari	<p><b>CD-BZA-2024-00176 - 4933 N Chelsea Ave</b> - A request to approve a variance to the distance requirements for an accessory structure plus any other needed variances in an R-6 zoning district on about 0.26 acres generally located at 4933 N Chelsea Avenue.</p> <p><u>Owner:</u> Alvarez Maria E  <u>Applicant:</u> Maria Alvarez  <u>Representation Status:</u> Owner Present</p>	2
22	Connor Tomlin	<p><b>CD-BZA-2025-00091 - 5106 N Brighton Pl</b> - A request to approve multiple variances to accessory structures and gravel standards in an R-6 zoning district, plus any additional variances on about 0.36 acres generally located at 5106 N Brighton Place.</p>	2

Docket Item	Case Assignee	Case Information	Council District
23	Connor Tomlin	<u>Owner:</u> Jones Jason M & Misty R <u>Applicant:</u> Jason Jones <u>Representation Status:</u> Owner Present <b>Continued From:</b> September 10, 2025 <b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Mixdorf, Otto, Wright - Sep 10, 2025 <b>Previous BZA Hearings:</b> 9/10/25, 8/13/25	2
		<b>CD-BZA-2025-00152 - 25 NW 90th PI</b> - 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 <b>Continued From:</b> November 12, 2025 <b>Previous BZA Hearings:</b> 11/12/25	
24	Ahnna Nanoski	<b>CD-BZA-2025-00103 - 7730 N Oak Trfy</b> - 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. <u>Owner:</u> Cummins Magda L Trust <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing <b>Continued From:</b> October 22, 2025 <b>Previous BZA Hearings:</b> 10/22/25, 9/10/25	2
		<b>Requested Board Action:</b> Continue with fee to Mar. 11, 2026	
25	Stephanie Saldari	<b>CD-BZA-2025-00157 - 9002 Lee's Summit Rd</b> - A request to approve a variance to the location of an accessory structure on a residential property, plus any additional variances on about 5.42 acres generally located at 9002 Lee's Summit Rd. <u>Owner:</u> Butler Bryce <u>Applicant:</u> Devon Durbin - Midwest Electric & Solar LLC <u>Representation Status:</u> Owner Present	5