



## Board of Zoning Adjustment Minutes

Hearing Date: December 10, 2025

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

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**Docket Item:** 1

**CD-BZA-2025-00137** 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.

**Applicant:** Jesus Barcenas

**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued                      Fee: NO  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 2

**CD-BZA-2025-00168** 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.

**Applicant:** Yolanda Clarkson

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued                      Fee: NO  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 3

**CD-BZA-2025-00173** 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.

**Applicant:** Teresa Smith

**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**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; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 16 exhibits were admitted. The applicant team, John Roe and Sara Hanoon, appeared and spoke about their request to appeal the determination of the need for the special use permit. No one else appeared for public testimony. Board members went into closed session and returned to approve continuing the case to the 1/14/26 hearing date, allowing staff to look at the Railroad and 12th St. ownership from the County.

**Motion:** Continued Fee: NO

**Motioned by:** Meier

**Seconded by:** Ventura III

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2025-00163** 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.

**Applicant:** Zachary Davis

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-BZA-2025-00166** 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.

**Applicant:** Nadia Castro

**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 11 exhibits were admitted. The applicant team, Nadia Castro, Eileen Lagona, and OLA interpreter, Maria, appeared and spoke about their requests. Amy Kay, a neighbor, appeared to state she didn't mind the whole front yard being a driveway. Board members discussed the merits of the case and denied the request for an appeal, stating the best route is to work with City Staff and possibly apply for a variance rather than the appeal.

**Motion:** Denied

**Motioned by:** Mixdorf

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-BZA-2025-00172** 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.

**Applicant:** JOSHUA KIM of THE BEAUTY SPOT

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**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; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Justin Smith presented the case. 10 exhibits were admitted. The applicants, Martin Arling, Ryan Hunter, JC Ceris, appeared and spoke about their requests for the 1 year SUP and parking variance for 74 stalls versus 164 stalls determined by code. Neil Smith and Bill Nigro 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:** Wright

**Seconded by:** Ventura III

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9  
**CD-BZA-2025-00139** 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.

**Applicant:** Roger Avalos of raengineering  
**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright  
**Commissioners Absent:** Gorenc; Meier; Otto  
**Commissioners Recusing:** None

Testimony: Yes  
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, Ana Maria Cuella, and an interpreter, Maria from OLA, appeared and spoke about their requests. Board members discussed the merits of the case and suggested the applicant work with her contractor and planner to not have so much concrete along Smart Ave. Board members approved the continuance of the case to 2/11/26.

**Motion:** Continued Fee: NO  
**Motioned by:** Hays  
**Seconded by:** Ventura III  
**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 10  
**CD-BZA-2025-00156** 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.

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

Testimony: Yes  
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. The applicants, Ricardo Campos and Louis Fernando Campos, appeared and spoke about their requests. No one appeared for public testimony. The applicant was seeking three variances, a-c for a driveway in the front yard and not enough landscaping. The applicants described being confused by the process and having conflicting solutions from different city staff. The Board went into closed session and returned o grant variance b for the front driveway. The Board then directed the applicants to work with the Planner, Stephanie, to come up with a solution to variances a and c. The case was continued to July 8th, 2026 to give the applicants time to do so.

**Motion:** Continued Fee: NO  
**Motioned by:** Hays  
**Seconded by:** Meier  
**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 11

**CD-BZA-2025-00160** 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.

**Applicant:** Devon Coffey

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 9 exhibits were admitted. The applicant, Devon Coffey, appeared and spoke about the projects need for a spillover outdoor lighting variance. No one appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-BZA-2025-00161** 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.

**Applicant:** Nickolas Baumgarten

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 9 exhibits were admitted. The applicants, Nickolas Baumgarten, appeared and spoke about the request for a 8 ft fence for the playground for the charter school. No one appeared for testimony. Board members discussed the merits of the case and approved the special exception a/b for a fence in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Ventura III

**Voting Aye:** Meier; Ventura III; Wright

**Voting Nay:** Ebbitts; Hays

**Abstaining:** None

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**Docket Item:** 13

**CD-BZA-2025-00175** 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.

**Applicant:** Jessica Ross of Save Inc

**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14

**CD-BZA-2025-00149** 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.

**Applicant:** Zachary Singleton

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**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 applicant, Zachary Singleton, appeared and spoke about the request for a 6 ft fence. Norma Smith, with Sherwood Homes Association, appeared in support of the approval. The corner lot is a throughfare in the back and will not hinder the view of traffic. 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:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 15

**CD-BZA-2025-00147** 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.

**Applicant:** DWAYNE HODGES of HODGES GARAGES, INC.

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**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, Greg Shaw and Kent Simon, appeared and spoke about their requests. A variance of 26.5 feet is needed for rear setbacks for the replacement of an existing detached garage by making it an attached structure. 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:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 16

**CD-BZA-2025-00158** 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.

**Applicant:** Erica Hartley of Defy Development

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland presented the case. 11 exhibits were admitted. The applicant team, Erica Hartley and Nick Christopher, appeared and spoke about their requests for multiple variances (A-H) on one infill lot into three lots. Julie Jennings, on Board of Neighborhood Association (against), and Brandon Keller (for) appeared for testimony. Board members discussed the merits of the case and approved it in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Wright

**Voting Nay:** Ventura III

**Abstaining:** None

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**Docket Item:** 17

**CD-BZA-2025-00162** 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.

**Applicant:** Joseph Beckham Jr of 145-58-2830

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 18

**CD-BZA-2025-00165** 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.

**Applicant:** Michael Wilson

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**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, Michael Wilson, appeared and spoke about their requests. 27 homes in the neighborhood have already been approved for the balcony in the front yard and 6ft stairs in front yard variances. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 19

**CD-BZA-2025-00174** 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.

**Applicant:** Christopher Castrop of Castrop Design Group, LLC

**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 20  
**CD-BZA-2025-00129** 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.

**Applicant:** Cristian Hernandez of Come Back Fencing

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright  
**Commissioners Absent:** Gorenc; Mixdorf; Otto  
**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, Cristian and Boardy Hernandez, and the owner, Joe Zwillenberg, appeared and spoke about the request for a 6 ft fence. 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:** Ventura III  
**Seconded by:** Meier  
**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 21  
**CD-BZA-2024-00176** 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.

**Applicant:** Maria Alvarez

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

Testimony: No

**Motion:** Continued Fee: NO  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 22  
**CD-BZA-2025-00091** 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.

**Applicant:** Jason Jones

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Continued  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 23

**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; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**Commissioners Recusing:** None

Testimony: Yes

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, Candace and Andrew Ostdiek, and Christen Ostdiek, appeared and spoke about their requests. Rear setbacks are needed to allow the encroachment for a deck and pool. Board members discussed the merits of the case and approved Variance B for the pool setback and to continue Variance A, to 3/11/26, allowing the applicant to work with staff and a contractor to create a plan for a smaller setback request.

**Motion:** Continued Fee: NO

**Motioned by:** Ventura III

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 24

**CD-BZA-2025-00103** 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.

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

**Commissioners Present:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Commissioners Absent:** Gorenc; Meier; Otto

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: YES

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Mixdorf; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 25

**CD-BZA-2025-00157** 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.

**Applicant:** Devon Durbin of Midwest Electric & Solar LLC

**Commissioners Present:** Ebbitts; Hays; Meier; Ventura III; Wright

**Commissioners Absent:** Gorenc; Mixdorf; Otto

**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 applicants, Devon Durbin and Butler Bryce, appeared and spoke about their request. Front yard setbacks are needed for the accessory structure allowing for an array of solar panels. 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:** Meier

**Voting Aye:** Ebbitts; Hays; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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