



# Board of Zoning Adjustment Minutes

Hearing Date: June 24, 2026

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

**Docket Item:** 1

**CD-SUP-2026-00025** A request to approve an extension to a previously approved special use permit for a parking lot expansion (CD-SUP-2024-00015) for St. Teresa's Academy on about 17.01 acres generally located at the NW corner of Main Street and West 57th Street.

**Applicant:** Babette Macy of Macy Consulting Services, Inc.

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

**Commissioners Absent:** Hays; Mixdorf; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case, noting condition #2 should be removed and condition #3 requested from KC Water needs a BMP easement filed. 10 exhibits were admitted. No one appeared for public testimony. Board members discussed the merits of the case and approved the extension to a previously approved 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; Meier; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2026-00080** A request to approve a variance in an R-7.5 district to the footprint of a detached accessory structure, plus any additional variances on about 1.2 acres generally located at 1201 E 108th Ter.

**Applicant:** Brian Rooney

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

**Commissioners Absent:** Hays; 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 applicant, Brian Rooney, appeared and spoke about their requests for a variance concerning an accessory structure's footprint size and height. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Meier

**Seconded by:** Wright

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 3

**CD-BZA-2026-00082** A request to approve variances to the infill residential development standards and parking & loading standards to permit an addition to a single-family dwelling on the subject property, plus any additional variances, on about 0.16 acres generally located at 600 E 71st Ter.

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

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 10 exhibits were admitted. No one appeared for public testimony. The applicants, Brooke and Matt Mullens and Doug Schaffer, appeared and spoke about their requests for variance for 5ft and 3in to the infill standards. Side setbacks need to be adjusted to meet the average sized car width for a 2 car garage, plus to add a second story for a bedroom. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

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

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**Docket Item:** 4

**CD-BZA-2026-00019** 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.

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

Testimony: No

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

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**Docket Item:** 5

**CD-SUP-2026-00022** A request to approve a special use permit to permit outdoor used vehicle sales in an B3-2 zoning district on about 1.35 acres generally located at 7730 N Oak trafficway.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.  
**Commissioners Present:** Ebbitts; Gorenc; Meier; Ventura III; Wright  
**Commissioners Absent:** Hays; 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. 5 exhibits were admitted. The applicant, Adam Carlson, appeared and spoke about the request for outdoor vehicle sales. No one else 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:** Meier  
**Seconded by:** Gorenc  
**Voting Aye:** Ebbitts; Gorenc; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 6

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

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is ready to present the case. Brandon Kinney appeared to request a continuance due to homeowners inability to attend. No one appeared for testimony. Board members approved to continue the case to 8/12/26 with fee.

**Motion:** Continued - With Fee Fee: YES  
**Motioned by:** Wright  
**Seconded by:** Gorenc  
**Voting Aye:** Ebbitts; Gorenc; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 7

**CD-BZA-2026-00078** A request to approve a variance in a R-1.5 district to permit a 2-story detached dwelling on an infill lot, plus any additional variances on about 0.11 acres generally located at 2317 Park Ave.

**Applicant:** Jontell Jones  
**Commissioners Present:** Ebbitts; Gorenc; Meier; Ventura III; Wright  
**Commissioners Absent:** Hays; 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 applicant, Jontell Jones, appeared and spoke about the request to rebuild the home that had caught fire. The infill standards require variances for the 2 stories for the new structure to be built. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

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

**Docket Item:** 8

**CD-BZA-2026-00086** A request to approve a special exception to permit a taller fence in the front yard, plus any other needed special exceptions in an R-1.5 zoning district on about 0.08 acres generally located at 2000 E 27th Street.

**Applicant:** Annette Bell  
**Commissioners Present:** Ebbitts; Gorenc; Meier; Ventura III; Wright  
**Commissioners Absent:** Hays; 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 applicants, Annette and Darryl Bell, appeared and spoke about the request for a 8 ft fence. Due to the change in grade between houses, the fence will only be 4ft on the neighbors side and not obstruct views. 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:** Meier  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Gorenc; Meier; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 9

**CD-BZA-2026-00079** A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue.

**Applicant:** Sam Malinowsky of SM Engineering

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

**Commissioners Absent:** Hays; Mixdorf; Otto

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 8/12/26. Lamar Eby appeared for testimony, requesting to be put on the 7/22/26 docket. Board members approved to continue the case to 7/22/26 without fee.

**Motion:** Continued Fee: NO

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 10

**CD-SUP-2026-00027** A request to approve a special use permit in District DC-15 (Downtown Core) for the reuse of an officially designated historic landmark as a hotel on about 0.3 acres generally located at the northwest corner of Grand Boulevard and East 9th Street.

**Applicant:** Brian Crawford of Hoefer Welker

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

**Commissioners Absent:** Hays; Mixdorf; Otto

**Commissioners Recusing:** Meier

Board chair Ebbitts swore in staff, applicant and those providing testimony. Mike Meier recused himself from the case. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Justin Smith presented the case. 9 exhibits were admitted. The applicants, Brian Crawford and Travis Torres, appeared and spoke about their request for the reuse of a historic landmark into a hotel. No one appeared for public 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:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 11

**CD-SUP-2026-00030** A request to approve a special use permit for a building expansion in district R-2.5 on about 235.82 acres generally located at 6800 Zoo Drive.

**Applicant:** Andy Short of INTERNATIONAL ARCHITECTS ATELIER INC

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

**Commissioners Absent:** Hays; Mixdorf; Otto

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case. 9 exhibits were admitted. The applicants, Andy Short and Linda Falk, appeared and spoke about their requests for the Zoo building expansion. The plans are for a new 2 story education building. No one else appeared for testimony. Board members discussed the merits of the case, including removing condition # 3 as it has been met, and approved the SUP with conditions in accordance with site plan and staff report.

**Motion:** Approved with Conditions

**Motioned by:** Meier

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None