



# Board of Zoning Adjustment Minutes

Hearing Date: January 8, 2025

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

**Docket Item:** 1

**CD-BZA-2024-00118** A request to approve a variance to the infill lot and building standards to permit a shorter rear setback, plus any other needed variances on about 0.14 acres generally located at 7 E 65th Terrace.

**Applicant:** Laura Bauers of Lo Design

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and requested the case be Continued Off-Docket with fee. Ashley Scanlon, with Armour Hills HOA, appeared for testimony, stating the plans have not been approved with the HOA. Board members approved to Continue the case.

**Motion:** Continued - Off Docket                      Fee: YES  
**Motioned by:** Moran  
**Seconded by:** Mixdorf  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2024-00167** A request to approve a variance to the height of a detached garage, plus any other needed variances in an R-6 zoning district on about 0.16 acres generally located at 5424 Main Street.

**Applicant:** Scott Murphy of Classic Building Sales

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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. The applicant and owners, Denise and Patrick Reavey and Scott Murphy, appeared to discuss their request. Gordon Gilges, a neighbor, appeared online for questions and testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

**Motion:** Approved  
**Motioned by:** Mixdorf  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 3

**CD-BZA-2024-00193** A request to approve a variance to the maximum size of incidental wayfinding signage in a UR district, plus any additional variances on about 1.9 acres generally located at 4814 Roanoke Parkway.

**Applicant:** TOM SKRAM of REACHING SOLUTIONS LLC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran

**Commissioners Absent:** 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 applicant and owners, Mike Long and Tom Skram, appeared to discuss their requests. They shared the support of their neighbors for better signage for the parking lot. No one else appeared for testimony. Board members discussed the merits of the case and approved the 3 variances in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Hays; Mixdorf; Moran

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 4

**CD-BZA-2024-00134** A request to approve a special exception to permit a fence greater than 4 feet in the street side yard and front yard in an R-7.5 zoning district, plus any additional variances on about 0.48 acres generally located at 10435 Wornall Road.

**Applicant:** Bria Clemmons of Wyldehaus

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated that that the applicant and staff requested this item to be continued off docket with fee, while the applicants worked with a surveyor. Kevin Barthol appeared for testimony online. Board members approved to Continue the case off docket, with fee.

**Motion:** Continued - Off Docket Fee: YES

**Motioned by:** Moran

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 5

**CD-BZA-2024-00181** A request to approve a variance to the side setback requirement for a dwelling unit in an R-7.5 district to permit an addition, plus any additional variances on about 0.28 acres generally located at 4509 NE 63rd Terrace.

**Applicant:** of T-MAC Construction, LLC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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, Patrick Ryan, appeared to discuss their request. He shared the support of their neighbors. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 6

**CD-BZA-2024-00184** A request to approve variances to the height and size of an accessory structure in a R-5 district, plus any additional variances on about 0.97 acres generally located at 7618 N Spruce Avenue.

**Applicant:** Mark Allen of Allen Family Enterprise, LLC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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 and owner, Mark Allen, appeared to discuss the request. Joel Morales appeared to share the support of the neighbors. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Moran; Wright

**Voting Nay:** Mixdorf

**Abstaining:** None

---

**Docket Item:** 7

**CD-BZA-2024-00190** A request to approve a variance to the location of a detached garage plus any other needed variances in an R-6 zoning district on about 26.6 acres generally located at 6307 NW Waukomis Drive.

**Applicant:** Scott Gann of Scott Gann Construction

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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 applicant and owners, Bert Heath and Scott Gann, appeared to discuss their request. They shared the support of their neighbors. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 8

**CD-SUP-2024-00047** A request to approve a Special Use Permit to expand a parking lot on about 1.6 acres generally located at 3620 E 39th St.

**Applicant:** Cameron McCormick

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nonoski presented the case. 10 exhibits were admitted. Ron Hardee appeared on behalf of the applicant. He stated no one had discussed opposition to the plan. No one else appeared for testimony. Board members discussed the merits of the case and approved to grant the applicants request in accordance with the site plan, staff report and conditions therein.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Moran

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 9

**CD-BZA-2024-00175** A request to approve a variance to the Boulevard and Parkway Standards specifically 88-323-02-A(1) on about .5 acres generally located at Benton Boulevard and East 31st Street.

**Applicant:** Justin Kaden of HOK

**Commissioners Present:** Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Andrew Clarke presented the case. 10 exhibits were admitted. The applicant and owners, Justin Kaden and Damion Daniel, appeared to discuss their request of a variance on the standard entrance to a boulevard for privacy and safety reasons. Laura Mullins appeared for testimony in opposition to the project plan. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

**Motion:** Approved  
**Motioned by:** Wright  
**Seconded by:** Mixdorf  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

---

**Docket Item:** 10

**CD-BZA-2024-00191** A request to approve a special exception in a R-6 district to permit a fence taller than code permits, plus any additional variances on about 0.17 acres generally located at 3515 Forest Avenue.

**Applicant:** yoli sanchez of Preserving Property LLC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright  
**Commissioners Absent:**  
**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 applicant appeared and spoke about their request for a special exception in the front yard, specifically a fence variance of two feet. Board members discussed the merits of the case and denied the request of a variance of a 6ft fence.

**Motion:** Denied  
**Motioned by:** Mixdorf  
**Seconded by:** Moran  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

---

**Docket Item:** 11

**CD-SUP-2024-00042** A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.

**Applicant:** Nick Kratz of HOK

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated that that the applicant requested for this item to be continued without fee. No one appeared for testimony. Board members approved to continue the case.

**Motion:** Continued                      Fee: NO  
**Motioned by:** Moran  
**Seconded by:** Mixdorf  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

---

**Docket Item:** 12

**CD-BZA-2024-00194** A request to approve a variance to the setback of an institutional structure within a R-0.5 district to permit new stairs, plus any additional variances. on about 0.62 acres generally located at 900 E Linwood Boulevard.

**Applicant:** Claire Ashbrook of STRATA Architecture

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran

**Commissioners Absent:**

**Commissioners Recusing:** Wright

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 and owners, Claire Ashbrooke and Lisa Hardwick, appeared to discuss their requests for new stairs. Chris Koch, Hyde Park HOA Board President appeared to share support from the HOA. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Hays; Mixdorf; Moran

**Voting Nay:** None

**Abstaining:** Wright

---

**Docket Item:** 13

**CD-BZA-2024-00045** A request to approve a special exception for a fence to be greater than 4 feet in height on a vacant lot, plus any additional variances on about 0.12 acres generally located at 4432 Troost Avenue.

**Applicant:** ERNEST WEDOFF

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Moran

**Commissioners Absent:** Wright

**Commissioners Recusing:** Mixdorf

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 12 exhibits were admitted. The applicant, Ernest Wedoff, appeared and spoke about their updates to the fence and variance requests. Chris Koch, Hyde Park HOA, appeared to discuss the HOA's approval of the new iron fence. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance A for height and dismissed variance B because the iron is transparent.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Gorenc; Hays; Meier; Moran

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 14

**CD-BZA-2024-00187** A request to approve a variance to the nonresidential accessory structure siting requirements on about 1.47 acres generally located at 8825 Troost Ave, plus any additional variances.

**Applicant:** Kimball Hales of Finkle + Williams Architecture

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nonoski presented the case. 11 exhibits were admitted, including the front rendering and street view. Kimball Hales appeared and spoke on behalf of the applicant, as well as Chris Admire with the Veterans Community Project. He stated no one had discussed opposition to the plan. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance and to grant the applicants request in accordance with the site plan and staff report.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Moran

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 15

**CD-BZA-2023-00049** A request to appeal city staff's determination related to zoning violations issued for the subject site on about 13 acres generally located at 5500 Bennington Ave.

**Applicant:** Daniel Heryer of Urbavore Urban Farm

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Moran

**Commissioners Absent:** Wright

**Commissioners Recusing:** Mixdorf

Testimony: Yes

Board chair Ebbitts swore in staff, applicants and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 34 exhibits were admitted. The applicant, Kristen Johnson, and owners, Danie Heryer and Brooke Salvaggio, appeared to discuss their requests. Stan Slaughter, Michael Jacobs, Dan Morales and Jennifer Schrader spoke in support from neighbors, while Deborah Neighbors and Correna Multry spoke to their opposition. Board members discussed the merits of the case and reversed the decision of NOV #1 to grant the appeal, while holding NOV #2,3,4 off docket with a fee.

**Motion:** Decision Reversed Fee: YES

**Motioned by:** Hays

**Seconded by:** Moran

**Voting Aye:** Hays; Moran

**Voting Nay:** Ebbitts; Gorenc; Meier

**Abstaining:** None

---

**Docket Item:** 16

**CD-BZA-2024-00138** A request to appeal city staff's determination on the revocation of an approved alternative compliance parking plan on about 0.138 acres generally located at the southwest corner of East 69th Street and Prospect Avenue.

**Applicant:** John Roe of The Roe Law Firm LLC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

**Motion:** Dismissed

**Motioned by:** Ebbitts; Moran

**Seconded by:** Mixdorf

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

---