



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Oct 22, 2025

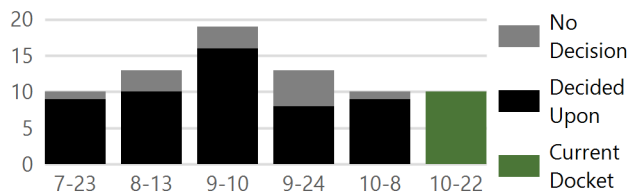
LOCATION

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>.

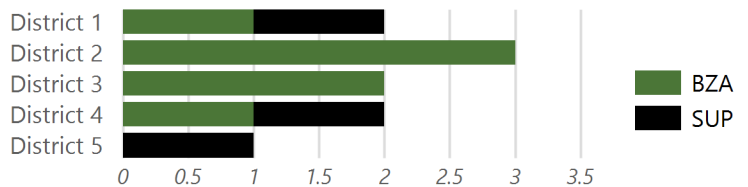
OTHER MATTERS

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	CD-BZA-2025-00131 - 4226 NW 77th Ter - A request to approve a variance to permit a driveway that covers over 40% of the front yard, plus any other needed variances in an R-7.5 zoning district on about 0.75 acres generally located at 4226 NW 77th Terrace. <u>Owner:</u> Quality Land Holdings LLC <u>Applicant:</u> Sara Ladd - Elevate Design + Build <u>Representation Status:</u> Owner Present	2
2	Stephanie Saldari	CD-BZA-2025-00132 - 4222 NW 77th Ter - A request to approve a variance to permit a driveway that covers over 40% of the front yard, plus any other needed variances in an R-7.5 zoning district on about 0.39 acres generally located at 4222 NW 77th Terrace. <u>Owner:</u> Quality Land Holdings LLC <u>Applicant:</u> Sara Ladd - Elevate Design + Build <u>Representation Status:</u> Owner Present	2

Docket Item	Case Assignee	Case Information	Council District
3	Ahnna Nanoski	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. <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 Continued From: September 10, 2025 Previous BZA Hearings: 9/10/25 Requested Board Action: Continue with fee to Dec. 10, 2025	2
4	Matthew Barnes	CD-SUP-2025-00027 - City PIN: 220600 - A request to approve a Special Use Permits in proposed District R-80 (residential) on about 20 acres generally located on the south side of Northeast 108th Street appropriately 1000 feet east of Northeast Shoal Creek Parkway allowing for creation of a sports field. <u>Owner:</u> Cuda Holdings LLC <u>Applicant:</u> Jacob Dobbs - Kaw Valley Engineering <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Sep 3, 2025	1
5	Stephanie Saldari	CD-BZA-2025-00141 - 2721 NE 91st PI - A request to approve a variance to permit a shorter setback for a proposed swimming pool plus any other needed variances in an R-7.5 zoning district on about 0.22 acres generally located at 2721 NE 91st Place. <u>Owner:</u> Cambridge Homebuilders LLC <u>Applicant:</u> Stephen Smetana <u>Representation Status:</u> Owner Present	1
6	Stephanie Saldari	CD-BZA-2025-00137 - 2446 Lawn Ave - 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	3
7	Ahnna Nanoski	CD-BZA-2025-00109 - 1700 E Truman Rd - A request to appeal a zoning violation related to an abandoned nonconforming sign, within the B4-5 (Heavy Business) zoning district, on about .631 acres generally located at 1700 E Truman Rd. <u>Owner:</u> Noor Mohammad <u>Applicant:</u> Mohammad Noor <u>Representation Status:</u> Attorney Representing Continued From: September 24, 2025 Previous BZA Hearings: 9/24/25	3

Docket Item	Case Assignee	Case Information	Council District
8	Ahnna Nanoski	CD-SUP-2025-00033 - 414 E 22nd St - A request to approve a Special Use Permit, within a R-0.5 (residential) zoning district, in order to construct a parking garage (accessory parking) on the subject site on about 1.8 acres generally located at 414 E 22nd St. <u>Owner:</u> Children's Mercy Hospital <u>Applicant:</u> Paul Osborne - McClure <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: <i>Scheduled on Oct 15, 2025</i>	4
9	Alec Gustafson	CD-BZA-2025-00140 - 3435 Broadway Blvd - A request to approve a variance to the boulevard and parkway standards for the height of a fence in a B4-5 and R-1.5 zoning district on about 1.312 acres generally located at 3435 Broadway Blvd. <u>Owner:</u> Citizens of the World Charter Schools - Kansas City <u>Applicant:</u> Nickolas Baumgarten <u>Representation Status:</u> Owner Present	4
10	Matthew Barnes	CD-SUP-2025-00018 - 4843 Woodland Ave - A request to approve a Special Use Permit in District R-6 (Residential) on about 0.125 acres generally located at 4843 Woodland to allow for Neighborhood Serving Retail in an existing building. <u>Owner:</u> White Cat Holdings LLC <u>Applicant:</u> Robert Pendleton <u>Representation Status:</u> Owner Present CPC Recommendation: <i>Recommend Approval with Conditions on Oct 15, 2025</i>	5