



## Board of Zoning Adjustment Minutes

Hearing Date: October 22, 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-2025-00131** 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.

**Applicant:** Sara Ladd of Elevate Design + Build

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

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Stephanie Saldari presented the case. 13 exhibits were admitted. The applicant team, Sean Flandermeyer and Sara Ladd, appeared and spoke about their requests. Montika Alexander, a neighboring homeowner, appeared for public testimony. This case was presented with the companion case CD-BZA-2025-00132 as well. Both cases requested approval to a variance for wider driveways for each lot. The applicant and neighbor discussed a new project plan compromise creating more green space between the two lots. After the applicant was given a recess to create a new project plan, the Board members discussed the merits of the case and approved the requested variance for a 45.7% off of the front yard coverage in accordance to the revised plan with the condition it will be provided to staff within 7days.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-BZA-2025-00132** 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.

**Applicant:** Sara Ladd of Elevate Design + Build

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

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Stephanie Saldari presented the case. 13 exhibits were admitted. The applicant team, Sean Flandermeyer and Sara Ladd, appeared and spoke about their requests. Montika Alexander, a neighboring homeowner, appeared for public testimony. This case was presented with the companion case CD-BZA-2025-00131 as well. Both cases requested approval to a variance for wider driveways for each lot. The applicant and neighbor discussed a new project plan compromise creating more green space between the two lots. After the applicant was given a recess to create a new project plan, the Board members discussed the merits of the case and approved the requested variance for a 49.7% off of the front yard coverage in accordance to the revised plan with the condition it will be provided to staff within 7days.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 3

**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; Gorenc; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Mixdorf

**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 12/10/25 with fee. No one appeared for testimony. Board members approved to continue the case to 12/10/25 with fee.

**Motion:** Continued - With Fee Fee: YES

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2025-00027** 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.

**Applicant:** Jacob Dobbs of Kaw Valley Engineering

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

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Matthew Barnes presented the case. 9 exhibits were admitted. No one else appeared for testimony. The applicant team, Chuck Cuda and Jacob Dobbs, appeared and spoke about the requests. Board members discussed the merits of the case and approved the rezoning and SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved with Conditions

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** Otto

**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2025-00141** 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.

**Applicant:** Stephen Smetana

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

**Commissioners Absent:** Mixdorf

**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, Stephen Smetana, appeared and spoke about the requests for a shorter setback for the addition of a swimming pool. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**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; Gorenc; Hays; Meier; Otto; Ventura III; Wright

**Commissioners Absent:** Mixdorf

**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. No one appeared for public testimony. The applicant and Interpreter, Jesus Barcenas and Miguel Riquerne, appeared and spoke about the 3 variances for an accessory structure in rear yard. Board members discussed the merits of the case and suggested the applicant take some more time to work with codes department. The board approved to continue the case to December 10, 2025.

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

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**Docket Item:** 7

**CD-BZA-2025-00109** 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.

**Applicant:** Noor Mohammad

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

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case. Ahnna Nanoski stated that there is no longer a need for the zoning appeal and requested the case to be dismissed. Applicant, Mohammad Noor and Attorney Michael Kinder, agreed that there was no longer a need for the appeal. Jim Duddy confirmed it was no longer necessary. Board members approved to dismiss the case.

**Motion:** Dismissed  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 8

**CD-SUP-2025-00033** 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.

**Applicant:** Adam DeGonia of McClure

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

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 10 exhibits were admitted. No one else appeared for testimony. The applicant team, Adam Zorm, Matt, and Paul Osborne, appeared and spoke about their requests. Board members discussed the merits of the case and approved the SUP subject to conditions in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved with Conditions  
**Motioned by:** Otto  
**Seconded by:** Hays  
**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 9

**CD-BZA-2025-00140** 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.

**Applicant:** Nickolas Baumgarten

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

**Commissioners Absent:** Mixdorf

**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 applicant, Nick Baumgartner, appeared and spoke about the 4 variances needed for a fence on the boulevard and parkway. No one appeared for testimony. Board members discussed the merits of the case and approved the variances for a fence in accordance to the site plan and staff report.

**Motion:** Scheduled

**Motioned by:** Otto

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-SUP-2025-00018** 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.

**Applicant:** Keith Mueller of Keith Mueller Architecture

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

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Matthew Barnes presented the case. 9 exhibits were admitted. The applicant, Robert Pendleton, appeared and spoke about the requests. No one appeared for public testimony. Board members discussed the merits of the case and approved the SUP and variances in accordance with site plan and staff report.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Hays; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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