



Board of Zoning Adjustment Minutes

Hearing Date: April 9, 2025

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

Docket Item: 1

CD-SUP-2024-00052 A request to approve a special use permit to allow a rooftop tavern/nightclub use on an existing building in the Troost Corridor Overlay on about 1.8 acres generally located at the northeast corner of Troost Avenue and E 30th Street.

Applicant: Charles Peach of Wonp51 LLC DbA The Combine

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

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 9 exhibits were admitted. Alan Kneeland and Charles Peach appeared to discuss their project and request for a 3 yr SUP. The request is for a Tavern license for a rooftop restaurant and bar. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions

Motioned by: Mixdorf

Seconded by: Gorenc

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-BZA-2024-00199 A request to approve a variance to the setback of a wireless communication tower in a M1-5 zoning district, plus any additional variances on about 0.05 acres generally located at 4923 Lawn Avenue.

Applicant: Jake Sprague

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Motion: Continued - Off Docket Fee: YES

Motioned by: Hays

Seconded by: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 3
CD-BZA-2025-00022 A request to approve a variance to permit a smaller side and rear setback setback, plus any other needed variances on the subject site in an R-1.5 zoning district on about 0.43 acres generally located at 1307 Wabash Avenue.

Applicant: Jordan Schiele

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

Testimony: No

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

Docket Item: 4
CD-BZA-2025-00029 A request to approve a variance to the residential vehicular standards to permit two parking pads in the front yard plus any other needed variances in an R-1.5 zoning district on about 0.10 acres generally located at 4515 Forest Avenue.

Applicant: Sara Ladd of Elevate Design + Build

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; 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. 9 exhibits were admitted. The applicant, Sara Ladd, appeared to discuss their variance request for 2 parking pads for the new build townhomes. The board appreciated the driveway ribbons approach No one else appeared for testimony. Board members discussed the merits of the case and approved the variance.

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

Docket Item: 5
CD-BZA-2025-00011 A request to appeal zoning violations related to unapproved parking surfaces on the subject property on about 6 acres generally located at 7780 E US 40 Hwy.

Applicant: Andrew Fischer of Fischer Weiler Industrial

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

Motion: Continued - Off Docket
Motioned by: Hays
Seconded by: Mixdorf
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 6
CD-BZA-2025-00032 A request to appeal a zoning violation related to a gravel parking lot on the subject site on about 40 acres generally located at 8701 E US 40 Hwy.

Applicant: James McClure of Polsinelli, P.C.

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

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case for dismissal. Anna Nanoski and Jim Duddy spoke to the reason for the dismissal being the notice of violation had been retracted. No one appeared for testimony. Board members approved to dismiss the case.

Motion: Dismissed Fee: NO
Motioned by: Hays
Seconded by: Mixdorf
Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright
Voting Nay: None
Abstaining: None

Docket Item: 7
CD-SUP-2024-00048 A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd.

Applicant: Jose Cordova of Royal Auto Trim

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

Testimony: No

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

Docket Item: 8
CD-BZA-2024-00108 A request to approve a variance to the maximum floor space in the Accessory Dwelling Unit standards, plus any additional variances on about 0.14 acres generally located at 3419 Baltimore Avenue.

Applicant: Erich McGrew

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

Testimony: Yes

Board chair Ebbitts swore in staff, Sara Copeland introduced the case. The applicant, Erich McGrew, appeared online to request a continuance until 5/14/25. No one else appeared for testimony. Board members approved to continue the case to 5/14/25 without fee.

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

Docket Item: 9

CD-BZA-2025-00028 A request to approve a variance to the lot and building standards to permit a smaller side setback on the subject site, plus any other needed variances in an R-2.5 zoning district on about 0.15 acres generally located at 4028 McGee Street.

Applicant: Elijah Unruh of UNRUH, ELI

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; 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, Elijah Unruh, and home owner, Matthew Verschleden, appeared and spoke about the request for one set-back variance for a previous project on dormers. 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: Hays

Seconded by: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2025-00017 A request to approve a variance to the maximum height of a detached garage in an O-2 zoning district, plus any additional variances on about 4.95 acres generally located at 11200 Grandview Road.

Applicant: Alison Lessley

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

Commissioners Absent:

Commissioners Recusing: None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicants, Alison and Clay Lessley, appeared and spoke about the requests for a height and location variance of the detached garage. 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: Mixdorf

Seconded by: Gorenc

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

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2025-00024 A request to approve variances to the Lot and Building Standards in an Infill Residential Development site, plus any other variances on about 0.156 acres generally located at 4801 Holly St.

Applicant: James Hamilton of Jim Hamilton, Realtor

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

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case and Alec Gustafson presented. 9 exhibits were admitted. The applicant, James Hamilton, appeared and spoke about the requests for 3 variances based on a lot split. The reduction in both lot sizes was compared to the infill ordinance and context area. No one else appeared for testimony, but it was noted the West Plaza HOA submitted a letter of Non-Opposition. Board members discussed the merits of the case and denied the request for an appeal.

Motion: Denied

Motioned by: Mixdorf

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Mixdorf; Wright

Voting Nay: Gorenc

Abstaining: None

Docket Item: 12

CD-BZA-2025-00030 A request to approve a variance to the required distance between structures on one lot to permit a deck to be less than 10 feet away from an existing detached garage, plus any other needed variances in an R-5 zoning district on about 0.12 acres generally located at 7528 Grand Avenue.

Applicant: Christi Erickson

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; 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. 9 exhibits were admitted. The applicant, Christi Erickson, appeared and spoke about the request for a screened in porch encroaching 4ft away from the shared detached garage. 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: Mixdorf

Seconded by: Gorenc

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

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2025-00031 A request to approve a variance to the maximum height of a detached garage, plus any additional variances. on about 0.35 acres generally located at 1106 NE 115th Terrace.

Applicant: Jessup Bowman

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

Commissioners Absent:

Commissioners Recusing: None

Vice-chair Mixdorf swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant, Jessep Bowman, appeared and spoke about the request for a 6 inch variance on the height of a detached garage. Robert Conard, Joe Desalvo and Rachel Lawler appeared for testimony against the project. The Northland Neighbors HOA was notified via mailed notice. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Wright

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

Voting Nay: None

Abstaining: None
