



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Mar 11, 2026

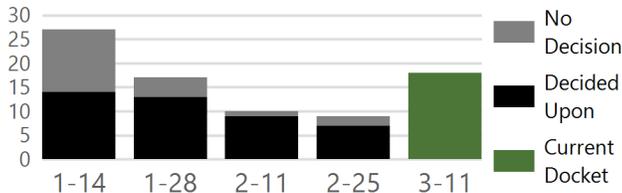
LOCATION

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>.

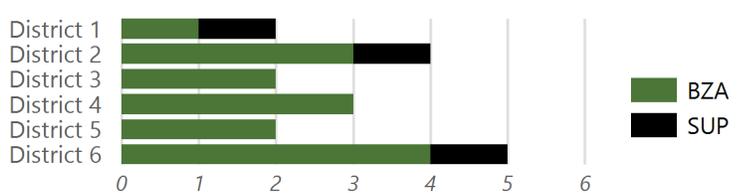
OTHER MATTERS

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	Genevieve Kohn-Smith	<p>CD-SUP-2025-00042 - 7302 Pennsylvania Ave - A request to approve a special use permit for expansion of a school use in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania.</p> <p><u>Owner:</u> The School District of K C MO <u>Applicant:</u> Andrew Egbert - SK Design Group <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Mar 4, 2026</p>	6
2	Liz Collins	<p>CD-BZA-2026-00009 - 906 E 79th Ter - A request to approve a variance to the accessory use standards to allow for an accessory dwelling unit on the subject site, plus any additional variances, on about 0.41 acres generally located at 906 E 79th Ter.</p> <p><u>Owner:</u> Cross Derek W <u>Applicant:</u> DWAYNE HODGES - HODGES GARAGES, INC. <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
3	Liz Collins	<p>CD-BZA-2026-00010 - 5825 State Line Rd - A request to approve a variance to the accessory use standards to allow for a detached garage on the subject site, plus any additional variances, on about 0.52 acres generally located at 5825 State Line Rd.</p> <p><u>Owner:</u> Schamberger Heidi Jo & Blake A <u>Applicant:</u> DWAYNE HODGES - HODGES GARAGES, INC. <u>Representation Status:</u> Representative with Consent Affidavit</p>	6

Docket Item	Case Assignee	Case Information	Council District
4	Liz Collins	<p>CD-BZA-2026-00011 - 101 W 54th St - A request to approve a variance to the accessory use standards to allow for a detached garage on the subject site, plus any additional variances, on about 0.29 acres generally located at 101 W 54th St.</p> <p><u>Owner:</u> Fowler Paige B & William C <u>Applicant:</u> DWAYNE HODGES - HODGES GARAGES, INC. <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
5	Ahna Nanoski	<p>CD-BZA-2025-00181 - 634 E 63rd St - A request to appeal a zoning determination related to an unregistered outdoor advertising sign on about .4 acres generally located at 634 E 63rd St.</p> <p><u>Owner:</u> Bb63 LLC <u>Applicant:</u> VINCENT H RIGBY JR <u>Representation Status:</u> Attorney Representing Continued From: January 14, 2026 Previous BZA Hearings: 1/14/26</p>	6
6	Genevieve Kohn-Smith	<p>CD-SUP-2026-00006 - 8721 N Summit St - A request to approve a special use permit to allow temporary outdoor storage in district UR on about 0.95 acres generally located at 8721 N Summit Street.</p> <p><u>Owner:</u> Metro North Crossing LLC <u>Applicant:</u> Jacob Hodson - Olsson <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Scheduled on Mar 4, 2026</p>	2
7	Stephanie Saldari	<p>CD-BZA-2024-00176 - 4933 N Chelsea Ave - A request to approve a variance to the distance requirements for an accessory structure plus any other needed variances in an R-6 zoning district on about 0.26 acres generally located at 4933 N Chelsea Avenue.</p> <p><u>Owner:</u> Alvarez Maria E <u>Applicant:</u> Maria Alvarez <u>Representation Status:</u> Owner Present Continued From: January 28, 2026 Quorum: Ebbitts, Gorenc, Hays, Meier, Ventura III - Jan 14, 2026 Previous BZA Hearings: 1/28/26, 1/14/26, 12/10/25 Requested Board Action: Dismiss</p>	2
8	Connor Tomlin	<p>CD-BZA-2025-00152 - 25 NW 90th Pl - A request to approve a variance to the features allowed to encroach in required setbacks in a R-7.5 zoning district, plus any additional variances on about 0.24 acres generally located at 25 NW 90th Place.</p> <p><u>Owner:</u> Ostdiek Candace Rene <u>Applicant:</u> Candace Ostdiek <u>Representation Status:</u> Owner Present Continued From: December 10, 2025 Quorum: Ebbitts, Hays, Meier, Ventura III, Wright - Dec 10, 2025 Previous BZA Hearings: 12/10/25, 11/12/25</p>	2
9	Ahna Nanoski	<p>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.</p>	2

Docket Item	Case Assignee	Case Information	Council District
10	Stephanie Saldari	<p><u>Owner:</u> Cummins Magda L Trust <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing Continued From: December 10, 2025 Previous BZA Hearings: 12/10/25, 10/22/25, 9/10/25</p> <p>CD-BZA-2025-00169 - 101 E 36th St - A request to approve a variance to permit a shorter setback for a detached garage, plus any other needed variances in an R-6 zoning district on about 0.3 acres generally located at 101 E 36th Street.</p>	4
11	Stephanie Saldari	<p><u>Owner:</u> Griffin Arthur Jr & Kristina <u>Applicant:</u> Mike Schumacher - RDM Architecture <u>Representation Status:</u> Owner Present Continued From: January 14, 2026 Quorum: Ebbitts, Gorenc, Hays, Meier, Ventura III - Jan 14, 2026 Previous BZA Hearings: 1/14/26</p> <p>CD-BZA-2025-00195 - 410 N Drury Ave - A request to approve a variance to the residential accessory building standards, plus any other needed variances in an R-2.5 zoning district on about 0.15 acres generally located at 410 N Drury Avenue.</p>	4
12	Ahna Nanoski	<p><u>Owner:</u> Holbrook Andy L <u>Applicant:</u> Andy Holbrook - Aspen Products <u>Representation Status:</u> Owner Present Continued From: January 14, 2026 Quorum: Ebbitts, Gorenc, Hays, Meier, Ventura III - Jan 14, 2026 Previous BZA Hearings: 1/14/26</p> <p>Requested Board Action: Dismiss</p> <p>CD-BZA-2025-00170 - 2320 Summit St - A request to appeal a zoning violation related to a surface gravel parking lot on the subject site on about .111 acres generally located at 2320 Summit St.</p>	4
13	Larisa Chambi	<p><u>Owner:</u> 800 Southwest Boulevard Inc <u>Applicant:</u> John Roe - The Roe Law Firm LLC <u>Representation Status:</u> Attorney Representing Continued From: January 14, 2026 Previous BZA Hearings: 1/14/26</p> <p>Requested Board Action: Dismiss</p> <p>CD-SUP-2026-00002 - 12181 N Woodland Ave - A request to approve a Special Use Permit acting as a Preliminary Plat for a religious assembly and community center in an R-80 zoning district on about 10.34 acres generally located at 12181 N Woodland Avenue.</p> <p><u>Owner:</u> Property Reserve Inc <u>Applicant:</u> Mark Henrichs - Continental Consulting Engineers <u>Representation Status:</u></p> <p>CPC Recommendation: Scheduled on Mar 4, 2026</p>	1

Docket Item	Case Assignee	Case Information	Council District
14	Connor Tomlin	<p>CD-BZA-2026-00020 - 7198 NW Barry Rd - A request to approve multiple variances in a B3 zoning district to two menu boards, including digital aspects on about 1.47 acres generally located at 7198 NW Barry Road.</p> <p><u>Owner:</u> Monarchs Sub LLC <u>Applicant:</u> Lora Martinson - Springfield Sign <u>Representation Status:</u> Representative with Consent Affidavit</p>	1
15	Ahna Nanoski	<p>CD-BZA-2026-00008 - 5500 Bennington Ave - A request to approve several variances related to gravel vehicular use areas, accessory structures in the front yard, and temporary portable storage containers on the subject site, plus any other necessary variances, within a R-80 (Residential) zoning district on about 13 acres generally located at 5500 Bennington Ave.</p> <p><u>Owner:</u> Heryer Daniel & Salvaggio Brooke <u>Applicant:</u> Daniel Heryer - Urbavore Urban Farm <u>Representation Status:</u> Owner Present Continued From: February 25, 2026 Previous BZA Hearings: 2/25/26</p>	3
16	Ahna Nanoski	<p>CD-BZA-2026-00004 - 1110 Myrtle Ave - A request to appeal a zoning determination related to a denied relief for a reasonable accommodation request for a 12-person group home on about .11 acres generally located at 1110 Myrtle Ave.</p> <p><u>Owner:</u> The Urban Farming Guys <u>Applicant:</u> Allison Cole - Unity House Inc. <u>Representation Status:</u></p>	3
17	Liz Collins	<p>CD-BZA-2026-00012 - 7006 E 86th St - A request to approve a variance to the required front setback to permit a covered porch on the subject site, plus any other necessary variances, on about 0.21 acres generally located at 7006 E 86th Street.</p> <p><u>Owner:</u> Ramirez Emilyann Nicole <u>Applicant:</u> Emilyann Ramirez <u>Representation Status:</u> Representative with Consent Affidavit Continued From: February 25, 2026 Previous BZA Hearings: 2/25/26</p>	5
18	Stephanie Saldari	<p>CD-BZA-2026-00017 - 6819 E 66th St - A request to approve a variance to the residential vehicular standards to permit a gravel driveway, plus any other needed variances in an R-7.5 zoning district on about 0.68 acres generally located at 6819 E 66th Street.</p> <p><u>Owner:</u> Culton Scott W & Michelle E <u>Applicant:</u> Scott Culton <u>Representation Status:</u> Owner Present</p>	5