



# BOARD OF ZONING ADJUSTMENT DOCKET

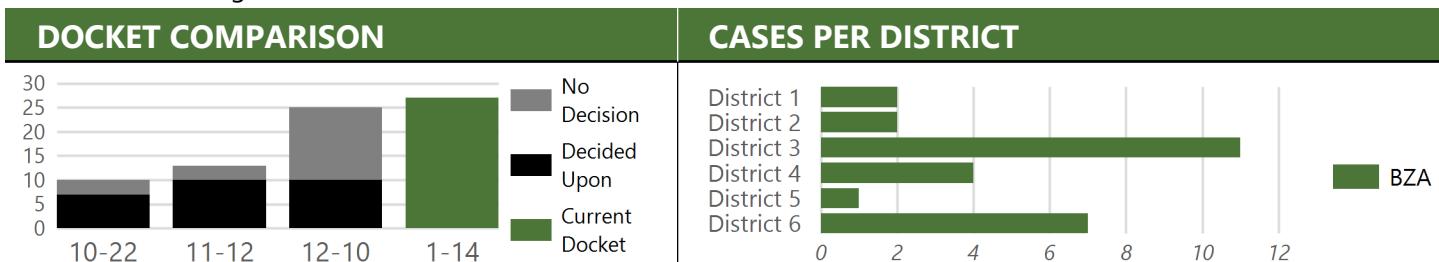
9:00AM - Wed, Jan 14, 2026

## 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.



## BOARD OF ZONING ADJUSTMENT ITEMS

Docket Item	Case Assignee	Case Information	Council District
1	Connor Tomlin	<b>CD-BZA-2025-00168 - 5616 E 27th St</b> - A request to approve a special exception to permit a fence greater than 4 feet on the subject site, plus any additional variances on about 0.2 acres generally located at 5616 E 27th Street.  <u>Owner:</u> Clarkson Yolanda K <u>Applicant:</u> Yolanda Clarkson <u>Representation Status:</u> Owner Present <u>Continued From:</u> December 10, 2025 <u>Previous BZA Hearings:</u> 12/10/25	3
2	Stephanie Saldari	<b>CD-BZA-2025-00193 - 3808 Wabash Ave</b> - A request to approve a variance and a special exception for the size of the lot and the height of a fence in the front yard, plus any other needed variances in an R-2.5 zoning district on about 0.21 acres generally located at generally located on the westside of Wabash Ave between E 38th Street and E 39th Street.  <u>Owner:</u> Taylor James L <u>Applicant:</u> James Taylor <u>Representation Status:</u> Owner Present	3

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p><b>CD-BZA-2025-00194 - 5120 E 23rd St</b> - A request to approve a variance to the accessory building standards to permit a smaller setback on the subject site, plus any other needed variances in an R-2.5 zoning district on about 0.11 acres generally located at 5120 E 23rd Street.</p> <p><u>Owner:</u> Flores Jose F  <u>Applicant:</u> Jose T  <u>Representation Status:</u> Owner Present</p>	3
4	Liz Collins	<p><b>CD-BZA-2025-00202 - 4138 Virginia Ave</b> - A request to approve a variance to the infill vehicular use standards to permit a driveway and a garage visible from the street, plus any other necessary variances, on about 0.1 acres generally located at 4138 Virginia Avenue.</p> <p><u>Owner:</u> Capital Bulders LLC  <u>Applicant:</u> Ryan Holt - Capital Builders  <u>Representation Status:</u> Owner Present</p>	3
5	Stephanie Saldari	<p><b>CD-BZA-2025-00173 - 3944 Askew Ave</b> - A request to approve a special exception to permit a fence at a height greater than 4 feet on the subject site, plus any additional variances on about 0.15 acres generally located at 3944 Askew Avenue.</p> <p><u>Owner:</u> Smith Teresa A  <u>Applicant:</u> Teresa Smith  <u>Representation Status:</u>  <b>Continued From:</b> December 10, 2025  <b>Previous BZA Hearings:</b> 12/10/25</p>	3
6	Connor Tomlin	<p><b>CD-BZA-2025-00196 - 2333 Quincy Ave</b> - A request to approve a special exception to permit a fence greater than permitted on the subject site, plus any additional variances on about 0.11 acres generally located at 2333 Quincy Avenue.</p> <p><u>Owner:</u> Casasola Tereso De Jesus Buezo  <u>Applicant:</u> Tereso Buezo Casasola  <u>Representation Status:</u> Owner Present</p>	3
7	Stephanie Saldari	<p><b>CD-BZA-2025-00198 - 2645 Colorado Ave</b> - A request to approve a special exception to permit a 6-foot fence in the front yard of the subject site, plus any other needed special exceptions in an R-1.5 zoning district on about 0.13 acres generally located at 2645 Colorado Street.</p> <p><u>Owner:</u> Soriano Julie  <u>Applicant:</u> Jacques Cukierkorn - DREAM HOMES LLC  <u>Representation Status:</u> Owner Present</p>	3

Docket Item	Case Assignee	Case Information	Council District
8	Ahnna Nanoski	<p><b>CD-BZA-2025-00150 - 4840 E 12th St</b> - A request to appeal city staff's determination to require a Special Use Permit for the establishment of indoor warehousing on about 5.2 acres generally located at 4840 E 12th St</p> <p><u>Owner:</u> Blount Inc  <u>Applicant:</u> John Roe - The Roe Law Firm LLC  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> December 10, 2025  <b>Quorum:</b> Ebbits, Hays, Mixdorf, Ventura III, Wright - Dec 10, 2025  <b>Previous BZA Hearings:</b> 12/10/25, 11/12/25</p>	3
9	Ahnna Nanoski	<p><b>CD-BZA-2025-00163 - 2323 Indiana Ave</b> - A request to appeal a zoning violation related to an unpermitted use (junk/salvage yard) at the subject site on about .5 acres generally located at 2323 Indiana Ave.</p> <p><u>Owner:</u> 2300 Indiana LLC  <u>Applicant:</u> Zachary Davis  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> December 10, 2025  <b>Previous BZA Hearings:</b> 12/10/25</p> <p><b>Requested Board Action:</b> Dismiss</p>	3
10	Ahnna Nanoski	<p><b>CD-BZA-2025-00172 - 4531 Troost Ave</b> - A request to appeal a zoning violation related to an abandoned pole sign at the subject site on about 1.2 acres generally located at 4531 Troost Ave.</p> <p><u>Owner:</u> SCP 2006 C23 223 LLC  <u>Applicant:</u> JOSHUA KIM - THE BEAUTY SPOT  <u>Representation Status:</u>  <b>Continued From:</b> December 10, 2025  <b>Previous BZA Hearings:</b> 12/10/25</p>	3
11	Ahnna Nanoski	<p><b>CD-BZA-2025-00189 - 2641 Van Brunt Blvd</b> - A request to appeal a zoning violation related to an abandoned pole sign on the subject site on about .49 acres generally located at 2641 Van Brunt Blvd.</p> <p><u>Owner:</u> Gino's Italian Foods LLC  <u>Applicant:</u> George &amp; Julie Disciacca - Ginos Italian Foods LLC  <u>Representation Status:</u> Owner Present</p>	3
12	Connor Tomlin	<p><b>CD-BZA-2025-00154 - 211 E 147th St</b> - A request to approve a variance to the location and design requirements of vehicular use areas in residential districts to permit gravel on the subject site on about 1.89 acres generally located at 211 E 147th Street.</p> <p><u>Owner:</u> Williams Tara B  <u>Applicant:</u> Tara Stevens  <u>Representation Status:</u>  <b>Requested Board Action:</b> Continue to Feb. 11, 2026</p>	6
13	Alec Gustafson	<p><b>CD-BZA-2025-00162 - 4212 E 104th St</b> - A request to approve a variance to the accessory structure standards within an R-7.5 (Residential) district, plus any other necessary variances, on about .2 acres generally located at 4212 E 104th St.</p>	6

Docket Item	Case Assignee	Case Information	Council District
14	Connor Tomlin	<p><u>Owner:</u> Beckham Joseph &amp; Jennifer</p> <p><u>Applicant:</u> Joseph Beckham Jr - 145-58-2830</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> December 10, 2025</p> <p><b>Previous BZA Hearings:</b> 12/10/25</p> <p><b>CD-BZA-2025-00174 - 10 Morningside Dr</b> - A request to approve a variance to required setbacks to allow for a garage expansion on the subject site, plus any additional variances on about 0.30 acres generally located at 10 Morningside Drive.</p> <p><u>Owner:</u> Derek M Low &amp; Kelsey M Low Living Trust Dated 08/08/2023</p> <p><u>Applicant:</u> Christopher Castrop - Castrop Design Group, LLC</p> <p><u>Representation Status:</u> Owner Present</p> <p><b>Continued From:</b> December 10, 2025</p> <p><b>Previous BZA Hearings:</b> 12/10/25</p>	6
15	Connor Tomlin	<p><b>CD-BZA-2025-00191 - 6017 McGee St</b> - A request to approve a variance to the platted front setback in an R-6 district to permit the reconstruction of a single-family dwelling, plus any additional variances on about 0.21 acres generally located at 6017 McGee Street.</p> <p><u>Owner:</u> Jenkins Timothy A &amp; Amy C</p> <p><u>Applicant:</u> Noblit Didier Development LLC</p> <p><u>Representation Status:</u> Owner Present</p>	6
16	Ahnna Nanoski	<p><b>CD-BZA-2025-00176 - 7616 Troost Ave</b> - A request to appeal several zoning violations related to an unpermitted use (general auto repair and commercial vehicle storage) at the subject property on about .4 acres generally located at 7616 Troost Ave.</p> <p><u>Owner:</u> Asira Mountains Realty LLC</p> <p><u>Applicant:</u> Ford Miller - Oppenheimer Law LLC</p> <p><u>Representation Status:</u> Attorney Representing</p>	6
17	Ahnna Nanoski	<p><b>CD-BZA-2025-00177 - 8510 Troost Ave</b> - A request to appeal a determination related to an unpermitted use (Warehousing, Wholesaling, Storage, and Freight Movement) at the subject site zoned R-1.5 (Residential), and how to address the zoning violation, on about 2.6 acres generally located at 8510 Troost Ave.</p> <p><u>Owner:</u> New Reflections Technical Institute Inc</p> <p><u>Applicant:</u> SHEONI GIVENS - NEW REFLECTIONS TECHNICAL INSTITUTE</p> <p><u>Representation Status:</u> Owner Present</p>	6
18	Ahnna Nanoski	<p><b>CD-BZA-2025-00181 - 634 E 63rd St</b> - 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</p> <p><u>Applicant:</u> VINCENT H RIGBY JR</p> <p><u>Representation Status:</u> Owner Present</p>	6
19	Stephanie Saldari	<p><b>CD-BZA-2025-00169 - 101 E 36th St</b> - 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

Docket Item	Case Assignee	Case Information	Council District
20	Connor Tomlin	<p><u>Owner:</u> Griffin Arthur Jr &amp; Kristina  <u>Applicant:</u> Mike Schumacher - RDM Architecture  <u>Representation Status:</u> Owner Present</p> <p><b>CD-BZA-2025-00175 - 703 E 30th St</b> - A request to approve a variance to the location of an accessory structure, plus any additional variances on about 0.15 acres generally located at 703 E 30th Street.</p> <p><u>Owner:</u> Save Residential  <u>Applicant:</u> Jessica Ross - Save Inc  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> December 10, 2025  <b>Previous BZA Hearings:</b> 12/10/25</p>	4
21	Stephanie Saldari	<p><b>CD-BZA-2025-00195 - 410 N Drury Ave</b> - 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> <p><u>Owner:</u> Holbrook Andy L  <u>Applicant:</u> Andy Holbrook - Aspen Products  <u>Representation Status:</u> Owner Present</p>	4
22	Ahnna Nanoski	<p><b>CD-BZA-2025-00170 - 2320 Summit St</b> - 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> <p><u>Owner:</u> 800 Southwest Boulevard Inc  <u>Applicant:</u> John Roe - The Roe Law Firm LLC  <u>Representation Status:</u> Attorney Representing</p>	4
23	Stephanie Saldari	<p><b>CD-BZA-2025-00192 - 11105 N Wabash Ave</b> - A request to approve a variance for a smaller setback of a swimming pool, plus any other needed variances in an R-6 zoning district on about 0.22 acres generally located at 11105 N Wabash Avenue.</p> <p><u>Owner:</u> Cutitta Scott &amp; Donnita  <u>Applicant:</u> Scott Cutitta - none  <u>Representation Status:</u> Owner Present</p>	1
24	Ahnna Nanoski	<p><b>CD-BZA-2025-00179 - 10115 N Kansas Ct</b> - A request to appeal a zoning determination related to a setback for a detached dwelling unit on the subject site, zoned R-6, on about .46 acres generally located at 10115 N Kansas Ct.</p> <p><u>Owner:</u> Guastello Carl J &amp; Marah J  <u>Applicant:</u> duane bartsch  <u>Representation Status:</u></p>	1
25	Stephanie Saldari	<p><b>CD-BZA-2024-00176 - 4933 N Chelsea Ave</b> - 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>  <b>Continued From:</b> December 10, 2025  <b>Previous BZA Hearings:</b> 12/10/25</p>	2

Docket Item	Case Assignee	Case Information	Council District
26	Connor Tomlin	<p><b>CD-BZA-2025-00184 - 5007 NE 47th Ter</b> - A request to approve a variance to the infill vehicular use standards to permit a garage visible from the street, plus any additional variances on about 0.15 acres generally located at 5007 NE 47th Ter.</p> <p><u>Owner:</u> Hoffman Ryan Michael  <u>Applicant:</u> Kelli Hoffman  <u>Representation Status:</u> Owner Present</p>	2
27	Alec Gustafson	<p><b>CD-BZA-2025-00201 - 6200 E 58th St</b> - A request to approve variances to the height of a fence and signage standards in an R-7.5 zoning district on about 9.916 acres generally located at 6200 E 58th St.</p> <p><u>Owner:</u> St Mary of Egypt Orthodox Church  <u>Applicant:</u> Christine Drechsler - St. Mary of Egypt Orthodox Church  <u>Representation Status:</u> Owner Present</p>	5