



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Jun 25, 2025

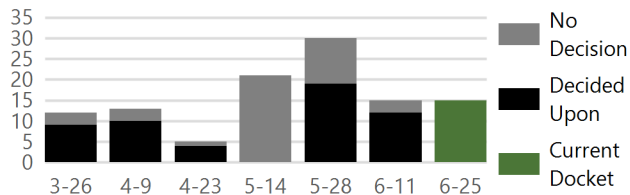
LOCATION

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>.

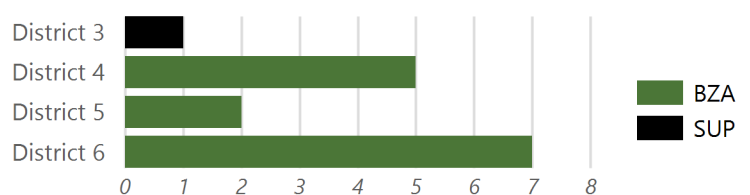
OTHER MATTERS

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

- A** Election of BZA Chair & Vice Chair.
- B** Discussion of scheduling and attendance at upcoming hearings.

Docket Item	Case Assignee	Case Information	Council District
1	Alec Gustafson	CD-BZA-2025-00063 - 4612 Mercier St - A request to approve a variance to the maximum height requirement in an infill residential context area, plus any additional variances in R-2.5 zoning district on about 0.105 acres generally located at 4612 Mercier St. <u>Owner:</u> Soigne Properties LLC <u>Applicant:</u> Nick Christopher <u>Representation Status:</u> Representative with Consent Affidavit	6
2	Connor Tomlin	CD-BZA-2025-00066 - 9201 Ward Pkwy - A request to approve a variance to the maximum size of a wall sign in a R-1.5 zoning district, plus any additional variances on about 2.11 acres generally located at 9201 Ward Parkway. <u>Owner:</u> Bsbre LLC <u>Applicant:</u> Dennis Baughman - Midtown Signs <u>Representation Status:</u> Representative with Consent Affidavit	6
3	Stephanie Saldari	CD-BZA-2025-00071 - 12311 Oak St - A request to approve a variance to permit a shorter rear setback for a deck, plus any other needed variances in a R-6 zoning district on about 0.2 acres generally located at 12311 Oak Street. <u>Owner:</u> Holt Ronald & Sharon <u>Applicant:</u> Brian Casper <u>Representation Status:</u> Representative with Consent Affidavit	6

Docket Item	Case Assignee	Case Information	Council District
4	Stephanie Saldari	<p>CD-BZA-2025-00072 - 6737 Kenwood Ave - A request to approve a variance to the lot and building standards to permit a smaller rear setback plus any other needed variances in an R-6 zoning district on about 0.13 acres generally located at 6737 Kenwood Avenue.</p> <p><u>Owner:</u> Hunter Robert P <u>Applicant:</u> Jack North - Hermanos Design <u>Representation Status:</u> Owner Present</p>	6
5	Alec Gustafson	<p>CD-BZA-2025-00074 - 4608 Mercier St - A request to approve a variance to the maximum height requirement in an infill residential context area, plus any additional variances in R-2.5 zoning district on about 0.105 acres generally located at 4608 Mercier St.</p> <p><u>Owner:</u> Soigne Properties LLC <u>Applicant:</u> Nick Christopher <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
6	Alec Gustafson	<p>CD-BZA-2025-00075 - 4614 Mercier St - A request to approve a variance to the maximum height requirement in an infill residential context area, plus any additional variances in R-2.5 zoning district on about 0.105 acres generally located at 4614 Mercier St.</p> <p><u>Owner:</u> Soigne Properties LLC <u>Applicant:</u> Nick Christopher <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
7	Stephanie Saldari	<p>CD-BZA-2025-00078 - 246 E 73rd St - A request to approve a special exception to permit a 6 foot fence on a residential corner lot in an R-5 zoning district, plus any additional variances on about 0.17 acres generally located at 246 E 73rd Street.</p> <p><u>Owner:</u> Schirmer Nickolas Allen & Halsey Nicholas Glen <u>Applicant:</u> Nick Schirmer <u>Representation Status:</u> Owner Present</p>	6
8	Stephanie Saldari	<p>CD-BZA-2025-00044 - 4111 McGee St - A request to approve a variance to the number of units permitted per lot area to permit a two-unit house on the subject site, plus any other needed variances in an R-2.5 zoning district on about 0.10 acres generally located at 4111 McGee Street.</p> <p><u>Owner:</u> 4111 Mcgee LLC <u>Applicant:</u> Brian Driscoll <u>Representation Status:</u> Owner Present Continued From: May 28, 2025 Previous BZA Hearings: 5/28/25, 5/14/25</p>	4

Docket Item	Case Assignee	Case Information	Council District
9	Connor Tomlin	<p>CD-BZA-2025-00060 - 516 W 39th Ter - A request to approve a variance to the minimum lot area to permit an additional unit in an existing residential structure on about 0.074 generally located at 516 W 39th Ter.</p> <p><u>Owner:</u> Knaack Jerry R Trustee <u>Applicant:</u> SquareOne Collaborative, Inc. <u>Representation Status:</u> Owner Present Continued From: June 11, 2025 Previous BZA Hearings: 6/11/25</p>	4
10	Connor Tomlin	<p>CD-BZA-2025-00069 - 520 W 39th Ter - A request to approve a variance to the minimum lot area to permit an additional unit in an existing residential structure on about 0.078 acres generally located at 520 W 39th Ter.</p> <p><u>Owner:</u> Knaack Jerry R Trustee <u>Applicant:</u> SquareOne Collaborative, Inc. <u>Representation Status:</u> Owner Present</p>	4
11	Connor Tomlin	<p>CD-BZA-2025-00070 - 526 W 39th Ter - A request to approve a variance to the minimum lot area to permit an additional unit in an existing residential structure on about 0.078 acres generally located at 526 W 39th Ter.</p> <p><u>Owner:</u> Knaack Jerry R Trustee <u>Applicant:</u> SquareOne Collaborative, Inc. <u>Representation Status:</u> Owner Present</p>	4
12	Alec Gustafson	<p>CD-BZA-2025-00076 - 1533 NE 51st Ter - A request to approve a variance to the front setback in an infill residential context area, plus any other additional variances in an R-6 zoning district on about 0.227 acres generally located at 1533 NE 51st Ter.</p> <p><u>Owner:</u> Frank Barbara & Hugh Charles <u>Applicant:</u> Igor Kondenko <u>Representation Status:</u></p> <p>Requested Board Action: Continue with fee to Jul. 9, 2025</p>	4
13	Connor Tomlin	<p>CD-BZA-2025-00073 - 7411 Montgall Ave - A request to approve a variance to the minimum lot area requirements in an R-5 zoning district to permit an additional unit be added to a structure, plus any additional variances on about 0.12 acres generally located at 7411 Montgall Avenue.</p> <p><u>Owner:</u> Garrison Vern <u>Applicant:</u> Adam Ash <u>Representation Status:</u> Owner Present Requested Board Action: Dismiss</p>	5

Docket Item	Case Assignee	Case Information	Council District
14	Alec Gustafson	<p>CD-SUP-2025-00013 - 5900 Dr. Martin Luther King Jr. Blvd - A request to approve a Special Use Permit to allow for the construction of a Gasoline and Fuel Sales establishment in districts B3-2 and R-7.5 on about 1 acre generally located at Dr. Martin Luther King Jr. Boulevard and Bellaire Avenue.</p> <p><u>Owner:</u> Reliance Commerical Properties LLC <u>Applicant:</u> KHALID BANDAY - KAM DESIGN GROUP LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Jul 16, 2025 Requested Board Action: Continue to Jul. 23, 2025</p>	3
15	Stephanie Saldari	<p>CD-BZA-2025-00059 - 8308 E 67th St - A request to approve a variance to the accessory building standards to permit a detached garage on a through lot, plus any other needed variances in an R-7.5 zoning district on about 2.2 acres generally located at 8380 E 67th Street.</p> <p><u>Owner:</u> Burns Gregory <u>Applicant:</u> Gregory Burns <u>Representation Status:</u> Owner Present Continued From: June 11, 2025 Previous BZA Hearings: 6/11/25</p>	5