



# Board of Zoning Adjustment Minutes

Hearing Date: June 25, 2025

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

**Docket Item:** 1

**CD-BZA-2025-00063** 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.

**Applicant:** Nick Christopher

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland presented the case and stated that there is 2 additional companion cases CD-BZA-2025-BZA-00074 and CD-BZA-2025-00075. 9 exhibits were admitted. The applicant, Nick Christopher, appeared and spoke about their requests. Joseph Burnett appeared for testimony in opposition of the project. Board members discussed the merits of the case and approved to continue all 3 cases to 7/9/25, allowing the design team to show the height in context of the surrounding structures.

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

**Docket Item:** 2

**CD-BZA-2025-00066** 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.

**Applicant:** Dennis Baughman of Midtown Signs

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Mason McGill, appeared to speak about their request. Board members discussed the merits of the case and continued it to 7/9/25 to allow the applicant to submit a redesign.

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

**Docket Item:** 3

**CD-BZA-2025-00071** 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.

**Applicant:** Brian Casper

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicant, Brian Casper, appeared and spoke about their request for a shorter rear setback. Board members discussed the merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 4

**CD-BZA-2025-00072** 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.

**Applicant:** Jack North of Hermanos Design

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. The applicants, Ryan and Robert Hunter and applicant, Jack North, appeared and spoke about their requests to add a primary bedroom to the back of the house. Board members discussed the merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 5

**CD-BZA-2025-00074** 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.

**Applicant:** Nick Christopher

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland presented the case and stated there is 2 additional companion cases CD-BZA-2025-BZA-00063 and CD-BZA-2025-00075. 9 exhibits were admitted. The applicant, Nick Christopher, appeared and spoke about their requests. Joseph Burnett appeared for testimony in opposition of the project. Board members discussed the merits of the case and approved to continue all 3 cases to 7/9/25, allowing the design team to show the height in context of the surrounding structures.

**Motion:** Continued Fee: NO

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 6

**CD-BZA-2025-00075** 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.

**Applicant:** Nick Christopher

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland presented the case and stated that there is 2 additional companion cases CD-BZA-2025-BZA-00074 and CD-BZA-2025-00063. 9 exhibits were admitted. The applicant, Nick Christopher, appeared and spoke about their requests. Joseph Burnett appeared for testimony in opposition of the project. Board members discussed the merits of the case and approved to continue all 3 cases to 7/9/25, allowing the design team to show the height in context of the surrounding structures.

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

---

**Docket Item:** 7

**CD-BZA-2025-00078** 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.

**Applicant:** Nick Schirmer

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

**Commissioners Absent:** Hays; Meier; Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicant, Nick Schirmer, appeared and spoke about their requests to have a 6ft street side yard. Board members discussed the merits of the case continued it to 7/23/25 to allow the applicant to submit revised plans.

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

---

**Docket Item:** 8

**CD-BZA-2025-00044** 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.

**Applicant:** Brian Driscoll

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

**Commissioners Absent:** Hays; Meier; Mixdorf

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued - With Fee Fee: YES  
**Motioned by:** Wright  
**Seconded by:** Gorenc  
**Voting Aye:** Ebbitts; Gorenc; Otto; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

---

**Docket Item:** 9

**CD-BZA-2025-00060** 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.

**Applicant:** of SquareOne Collaborative, Inc.

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

**Commissioners Absent:** Hays; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Tom Stiller, and owner, Juan Tobin, appeared and spoke about their requests to add an additional apartment to each building. Board members discussed the merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 10

**CD-BZA-2025-00069** 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.

**Applicant:** of SquareOne Collaborative, Inc.

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

**Commissioners Absent:** Hays; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Tom Stiller, and owner, Juan Tobin, appeared and spoke about their requests to add an additional apartment to each building. Board members discussed the merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 11

**CD-BZA-2025-00070** 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.

**Applicant:** of SquareOne Collaborative, Inc.

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

**Commissioners Absent:** Hays; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Tom Stiller, and owner, Juan Tobin, appeared and spoke about their requests to add an additional apartment to each building. Board members discussed the merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 12

**CD-BZA-2025-00076** 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.

**Applicant:** Igor Kondenko

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

Testimony: No

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

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 13

**CD-BZA-2025-00073** 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.

**Applicant:** Adam Ash

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

**Motion:** Dismissed

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 14

**CD-SUP-2025-00013** 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.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

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

**Commissioners Absent:** Hays; Mixdorf

**Commissioners Recusing:** None

**Motion:** Continued

**Motioned by:** Wright

**Seconded by:** Gorenc

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

**Voting Nay:** None

**Abstaining:** None

---

**Docket Item:** 15

**CD-BZA-2025-00059** 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.

**Applicant:** Gregory Burns

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

**Commissioners Absent:** Hays; Meier; 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. The applicant, Gregory Burns, appeared to speak about their requests for a freestanding garage for personal vehicles. Neighbors present in opposition include: John Christianson, Ron Roundtree, Emily Jones, Docking Soul and Rhonda Waggerman. Board members discussed the merits of the case and continued it to 7/23/25.

**Motion:** Continued

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

---