



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Aug 13, 2025

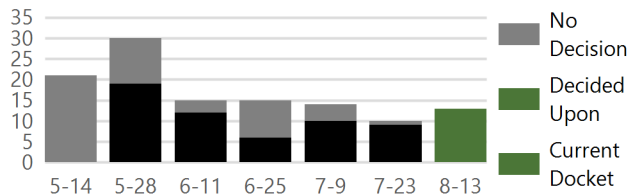
LOCATION

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>.

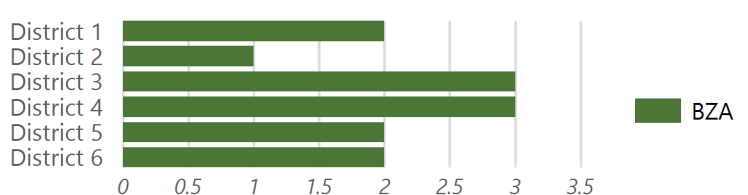
OTHER MATTERS

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

Docket Item	Case Assignee	Case Information	Council District
1	Ahnna Nanoski	CD-BZA-2025-00096 - City PIN: 11574 - A request to approve the relocation of a nonconforming sign per 88-445-15-C on about .1 acres generally located at City Pin 11574. <u>Owner:</u> Kansas City Terminal Ry <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing	3
2	Connor Tomlin	CD-BZA-2025-00048 - 3725 Tracy Ave - A request to approve a special exception to an existing fence in an R-5 zoning district to permit a fence to be greater than 4 feet in the front yard of the subject site, plus any additional variances on about 0.24 acres generally located at 3725 Tracy Avenue. <u>Owner:</u> Buergler Rosalie A <u>Applicant:</u> Rosalie Buergler <u>Representation Status:</u> Owner Present Continued From: May 28, 2025 Quorum: Ebbitts, Hays, Meier, Otto, Ventura III, Wright - May 28, 2025 Previous BZA Hearings: 5/28/25, 5/14/25	3
3	Ahnna Nanoski	CD-BZA-2025-00087 - 4900 Pittman Rd - A request to rehear case CD-BZA-2025-00058 (Variance C related to a mascot wall sign) on about 17.3 acres generally located at 4900 Pittman Rd. <u>Owner:</u> Consolidated School Dist No 2 <u>Applicant:</u> Lee Mendenhall - Kansas City Sign Company, Inc. <u>Representation Status:</u>	3

Docket Item	Case Assignee	Case Information	Council District
4	Connor Tomlin	<p>CD-BZA-2025-00094 - 258 W 3rd St - A request to approve a variance to the minimum required parking in an M1-5 district, plus any additional variances on about 0.23 acres generally located at 258 W 3rd Street.</p> <p><u>Owner:</u> Ep-258 W 3rd LLC</p> <p><u>Applicant:</u> Scott Genter</p> <p><u>Representation Status:</u></p>	4
5	Connor Tomlin	<p>CD-BZA-2025-00100 - 1001 Locust St - A request to approve a variance to the maximum size of a monument sign, plus any additional variances on about 1.3 acres generally located at 1001 Locust Street.</p> <p><u>Owner:</u> 1001 Locust LLC</p> <p><u>Applicant:</u> Austin Panko - JE Dunn</p> <p><u>Representation Status:</u></p>	4
6	Stephanie Saldari	<p>CD-BZA-2025-00089 - 817 E Linwood Blvd - A request to approve a special exception in a R-0.5 zoning district to permit a fence greater than 4 feet in the front yard of the subject site, plus any additional variances on about 0.11 acres generally located at 817 E Linwood Boulevard.</p> <p><u>Owner:</u> House2home KC LLC</p> <p><u>Applicant:</u> Kevin Sadler - UrbanLux Living KC, LLC</p> <p><u>Representation Status:</u> Owner Present</p>	4
7	Stephanie Saldari	<p>CD-BZA-2025-00097 - 8527 N Pomona Ave - A request to approve a variance to the residential accessory building standards to permit an accessory structure in the front yard, plus any other needed variances in an R-6 zoning district on about 0.22 acres generally located at 8527 N Pomona Avenue.</p> <p><u>Owner:</u> Sumner, Shelby S & Celia M</p> <p><u>Applicant:</u> Shelby Sumner</p> <p><u>Representation Status:</u> Owner Present</p>	1
8	Ahnna Nanoski	<p>CD-BZA-2025-00102 - 11029 N Euclid Ave - A request to approve a variance to the Boulevard and Parkway Standards related to setback requirements, plus any other needed variances, on about 28.9 acres generally located at 11029 N Euclid Ave.</p> <p><u>Owner:</u> Hunt Midwest Real Estate Development Inc</p> <p><u>Applicant:</u> Jacob Hodson - Olsson</p> <p><u>Representation Status:</u> Owner Present</p> <p>Requested Board Action: Continue to Sep. 10, 2025</p>	1
9	Stephanie Saldari	<p>CD-BZA-2025-00095 - 4911 Hocker Rd - A request to approve a a variance to the residential lot and building standards to permit a smaller rear setback, plus any other needed variances in an R-1.5 zoning district on about 0.21 acres generally located at 4911 Hocker Road.</p> <p><u>Owner:</u> Current Properties Investments LLC</p> <p><u>Applicant:</u> Michele Dawson</p> <p><u>Representation Status:</u> Owner Present</p>	5
10	Stephanie Saldari	<p>CD-BZA-2025-00099 - 3820 E 55th St - A request to approve a variance request to permit gravel on the subject site, plus any additional variances on about 2.51 acres generally located at 3820 E 55th Street.</p>	5

Docket Item	Case Assignee	Case Information	Council District
11	Connor Tomlin	<p><u>Owner:</u> Cleveland Summit LLC</p> <p><u>Applicant:</u> Michael McIntire - AECOM</p> <p><u>Representation Status:</u> Representative with Consent Affidavit</p> <p>CD-BZA-2025-00098 - 9700 Grandview Rd Gym - A request to approve a special exception to the maximum height of a fence, plus any additional variances on about 6.66 acres generally located at 9700 Grandview Road.</p>	6
12	Alec Gustafson	<p><u>Owner:</u></p> <p><u>Applicant:</u> Timothy Homburg - NSPJ Architects, P.A.</p> <p><u>Representation Status:</u> Owner Present</p> <p>CD-BZA-2025-00101 - 7201 Washington St - A request to approve a special exception of a 6' fence in an R-6 zoning district on about 0.101 acres generally located at 7201 Washington St.</p>	6
13	Connor Tomlin	<p><u>Owner:</u> Hucke Mitchell & Frazier Brittany</p> <p><u>Applicant:</u> Mitchell Hucke</p> <p><u>Representation Status:</u> Owner Present</p> <p>CD-BZA-2025-00091 - 5106 N Brighton Pl - A request to approve multiple variances to accessory structures and gravel standards in an R-6 zoning district, plus any additional variances on about 0.36 acres generally located at 5106 N Brighton Place.</p>	2
		<p><u>Owner:</u> Jones Jason M & Misty R</p> <p><u>Applicant:</u> Jason Jones</p> <p><u>Representation Status:</u> Owner Present</p>	