



Board of Zoning Adjustment Minutes

Hearing Date: August 13, 2025

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

Docket Item: 1

CD-BZA-2025-00096 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.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 10 exhibits were admitted. The applicants, James McClure & Roxin Koch and Owner, David Hyatt, appeared to discuss their requests to move a Nonconforming Sign 60-70 ft off of 1-70 due to expanding the highway. Along with the request, the owner wants to remove 8 signs completely. No one else appeared for testimony. Board members discussed the merits of the case and approved the request.

Motion: Approved

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-BZA-2025-00048 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.

Applicant: Rosalie Buergler

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicants and those providing testimony. Sara Copeland introduced the case. 10 exhibits were admitted, with one added for the street view from Google Maps, making 11 exhibits. Quorum was reestablished with Ebbitts, Hays, Meier, with Gorenc and Mixdorf confirming their reviewing of the previous hearings. The applicant, Rosalie Buergler, appeared and spoke about the changes to the fence. No one else appeared. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2025-00087 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.

Applicant: Lee Mendenhall of Kansas City Sign Company, Inc.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland presented the case. Ahnna Nanoski presented the case. The applicant team, Lee Mendenhall, Josh Hustad, Patrick Thompson and sandy Cochran appeared and spoke about their request for a rehearing with new information. Board members discussed the merits of the case and denied the request for an appeal.

Motion: Denied

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2025-00094 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.

Applicant: Scott Genter

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

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 team, Scott Genter and Craig Shaw, appeared and spoke about their request for a 0 parking variance on their property. No one else appeared for testimony. Board members discussed the merits of the case and approved it.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2025-00100 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.

Applicant: Austin Panko of JE Dunn

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

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 applicants, Austin Panko and Lee Moore, appeared to speak about their request for a sign variance. No one appeared for public testimony. Board members discussed the merits of the case and suggested the applicants continue the case providing a few different options.

Motion: Continued

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2025-00089 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.

Applicant: Kevin Sadler of UrbanLux Living KC, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case; Stephanie Saldari presented the case. 10 exhibits were admitted. The applicants, Jason Sadler, appeared to speak about the request. Chris Koch appeared for public testimony, voicing concerns about transparency and height on the fence. Board members discussed merits of the case and denied the variance to the height and transparency of the fence in the front.

Motion: Denied

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Gorenc; Hays; Meier; Mixdorf

Voting Nay: Ebbitts

Abstaining: None

Docket Item: 7

CD-BZA-2025-00097 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.

Applicant: Shelby Sumner

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicants, Shelby and Celia Sumner, appeared to discuss their request for two variances concerning a structure in the front yard. Lauren Haskil and Britney Spears appeared for public testimony. No one else appeared for testimony. Board members discussed the merits of the case and denied the variances.

Motion: Denied

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00102 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.

Applicant: Jacob Hodson of Olsson

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2025-00095 A request to approve 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.

Applicant: Michele Dawson

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

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, Michele Dawson appeared to discuss the requests for 2 variances on standard setbacks. One was in consideration of the odd shaped lot; and the other addressed the driveway being on a round angled direction. No one else appeared for testimony. Board members discussed the merits of the case and approved the variances.

Motion: Approved

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2025-00099 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.

Applicant: Michael McIntire of AECOM

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant team, Michael McIntire and Christina Lewis, appeared and spoke about their requests. No one else appeared for testimony. Fiber regeneration huts will put on this parcel, which will sit on the clean gravel. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2025-00098 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.

Applicant: Timothy Homburg of NSPJ Architects, P.A.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Connor Tomlin introduced and presented the case. The applicant team, Justin Thompson and Katie Martinovik, appeared to speak about their request for a fence variance. The Board went into a closed session to discuss the the owner not having signed the waiver for others to represent him. The Board came back after discussing the rules & regulations and voted to allow the applicant to go ahead. Teresa Edens, representing the Southern Communities and Hickman Mills neighborhoods to oppose the project. The Board voted to approve the variance of a iron fence, as long as the owner signs and returns the consent affidavit.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Hays

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2025-00101 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.

Applicant: Mitchell Hucke

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Commissioners Absent: Otto; Ventura III; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. The applicant, Mitchell Hucke, appeared and spoke about their requests. No one appeared to expressed their concerns about visibility due to the fence. Board members discussed the merits of the case and approved it in accordance to the revised plan to include the 5 ft. sideyard visibility fence, instead of the 6 ft and in accordance to the staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Meier

Voting Aye: Ebbitts; Gorenc; Hays; Meier; Mixdorf

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2025-00091 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.

Applicant: Jason Jones

Commissioners Present:

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Motion: Continued

Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None
