



## Board of Zoning Adjustment Minutes

Hearing Date: June 12, 2024, cases not heard readjourned on June 14, 2024

414 E 12th Street, 10th Floor, Council Committee Room  
Kansas City, Missouri 64106  
[kcmo.org/planning](http://kcmo.org/planning)

**Docket Item:** 1

**CD-SUP-2024-00009** A request to approve a special use permit to allow a hotel adjacent to a designated parkway in district B3-5 on about 1 acre generally located at the southeast corner of Ward Parkway and Wornall Road.

**Applicant:** James McClure of Polsinelli, P.C.

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Genevieve Kohn presented the case. Jim McClure, with Polsinelli Law Firm, presented a slide show exhibit 10. Applicant and owner, Lighthouse Properties II LLC, appeared and spoke about his requests. No one else appeared for testimony. Board members discussed merits of the case and approved it with conditions.

**Motion:** Approved with Conditions

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2024-00019** A request to approve variances to the boulevard and parkway setbacks, vehicular use area, parking garage, transparency, and fencing standards, as well as the lot and building standards required setbacks and short-term bicycle parking requirements in district B3-5 on about 1 acre generally located at 321-325 Ward Parkway, plus any other necessary variances.

**Applicant:** James McClure of Polsinelli, P.C.

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

**Motion:** Approved with Conditions

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 4

**CD-BZA-2024-00051** A request to approve a variance to permit an accessory structure in the front yard plus any other needed variances on about 0.39 acres generally located at 1400 W 50th Street.

**Applicant:** David Graves

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and 3 members of the public. Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. Applicant appeared and spoke about their requests. Richard Farnan at 4801 Wyoming; Linda Dewer at 1406 W 50th St and Margaret Smith with Westwood Park Home Association from the public spoke. Board members discussed merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Wright  
**Seconded by:** Hays  
**Voting Aye:** Moran; Gorenc; Hays; Wright  
**Voting Nay:** Ebbitts  
**Abstaining:** None

**Docket Item:** 5

**CD-BZA-2024-00050** A request to approve a variance to the interior side setback plus any other needed variances in an R-6 zoning district on about 0.24 acres generally located at 806 W 60th Terrace.

**Applicant:** Michael Blackledge of Piper-Wind Architects, Inc

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. Michael Blackledge in person and John Wind online, both with Piperwind Architects, appeared and spoke about the owners requests. Board members discussed merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Moran  
**Seconded by:** Wright  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 6

**CD-BZA-2024-00053** A request to approve a special exception to permit a fence greater than 6 feet on a corner residential lot, plus any additional variances on about 1.52 acres generally located at 5921 Ward Parkway.

**Applicant:** Luke Boyer of Boyer fencing llc

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Mixdorf; Wright  
**Commissioners Absent:**  
**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. Luke Boyer presented for the applicant and spoke about the applicants requests. Board members discussed merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Moran  
**Seconded by:** Gorenc  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 7

**CD-BZA-2024-00044** A request to approve a special exception to permit a fence to be greater than 4 feet in height in the front yard of a residential lot, plus any additional variances on about 0.18 acres generally located at 601 E 81st Terrace.

**Applicant:** Eunice Ermovick

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** 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. 10 exhibits were admitted. Applicants appeared and spoke about their requests. Gerald Brussel made public comment. Board members discussed merits of the case and approved it.

**Motion:** Approved with Conditions  
**Motioned by:** Moran  
**Seconded by:** Hays  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays  
**Voting Nay:** Wright  
**Abstaining:** None

**Docket Item:** 8

**CD-BZA-2024-00047** A request to rehear appeal case CD-BZA-2023-00143 on about 5.6 acres generally located at 12800 Holmes Rd.

**Applicant:** John Roe of The Roe Law Firm LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Ahnna Nanoski introduced the case and how this is a request for a hearing to determine if Board will re-hear original case. The Quorum: Ebbitts, Moran, Hays, Wright and Meier. John Roe, the attorney and owner, Limeview Development LLC spoke about the merits of re-opening the case. they came back, they discussed the merits of the case and approved to continue the case

**Motion:** Denial  
**Motioned by:** Hays  
**Seconded by:** Moran  
**Voting Aye:** Moran; Ebbitts; Hays; Meier; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 9

**CD-SUP-2024-00012** A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th Street.

**Applicant:** David Waters of Spencer Fane LLP

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Meier  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant, Jason Swords, and those providing testimony, members of the public, Luke Ranker with Long Range Planning and Baily Waters from Parks Works. The board admitted 10 exhibits. Ahnna Nanoski introduced and Andrew Clarke presented the case. Applicant/owner Ross Right, and property manager Angel Brown, appeared and spoke about their requests. Mark Moberly, from Sunflower Development and neighbor, Josh Boehn, neighbor and representative from the Downtown Neighborhood Association, Matt Staub, a neighbor, Peter Carnesciali, President of the Downtown Neighborhood Association appeared for testimony. Board members discussed merits of the case and suggested a continuance.

**Motion:** Continued  
**Motioned by:** Moran  
**Seconded by:** Gorenc  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 10

**CD-SUP-2024-00016** A request to approve a special use permit for an event venue serving as a community center in district R-6 on about 0.28 acres generally located at the southwest corner of West 26th Street and Bellevue Avenue.

**Applicant:** Barrett Kroll of Urban Prairie Architectural Collaborative

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Larisa Chambi presented the case. The architect and applicant, Barrett Kroll appeared and spoke about his requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved with Conditions  
**Motioned by:** Hays

**Seconded by:** Wright  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 11.1

**CD-BZA-2023-00168** A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.1 acres generally located at 812 E Linwood Boulevard.

**Applicant:** David Bell of Wyrsh Hobbs

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested a later date to be present. Board members approved to continue the case to 8/14/24 without a fee.

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 11.2

**CD-BZA-2023-00169** A request to approve a special exception to permit a 6-foot fence on the subject site plus any other needed special exceptions on about 0.11 acres generally located at 814 E Linwood Boulevard.

**Applicant:** David Bell of Wyrsh Hobbs

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested more time allowing them to attend hearing. Board members approved to continue the case to 8/14/24 without a fee.

**Motion:** To be Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 12

**CD-BZA-2024-00042** A request to approve a variance of approximately 13.76 feet to the rear yard setback abutting a residential district, plus any additional variances on about .248 acres generally located at 1729 West Pennway.

**Applicant:** Ashley Foland of A3G Architects

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Alec Gustafson presented the case. He noted the variance request is for approx. 13.76 feet to the rear setback. Owners Justin Tanner appeared in person and Ashley Foland appeared in online; both spoke about the case. Amy Grey- online- appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Moran  
**Seconded by:** Wright  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** Mixdorf  
**Abstaining:** None

**Docket Item:** 13

**CD-BZA-2024-00060** A request to approve multiple variances to the Boulevard and Parkway Standards (88-323) to allow for the construction of a mixed use building in district MPD (Master Planned Development) on about 2.12 acres generally located at E. Riverfront Road and Berkley Parkway.

**Applicant:** Kelsey Morgan of NorthPoint Development

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 10 exhibits. Ahnna Nanoski introduced Andrew Clarke presented the case. He noted on the staff report and multiple variances due to shape and condition of the lot and boulevard. Joe Barry from Port Authority presented his support. The applicant appeared and spoke about his requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Moran

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 14

**CD-BZA-2024-00045** A request to approve a special exception for a fence to be greater than 4 feet in height on a vacant lot, plus any additional variances on about 0.12 acres generally located at 4432 Troost Avenue.

**Applicant:** ERNEST WEDOFF

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Connor Tomlin presented the case. He noted on the staff report and the Troost Overlay variance to the fence. The applicant appeared and spoke about his requests. Butch Rigby, business owner, and Chris Kotch, Hyde Park HOA president, appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Continued

**Motioned by:** Hays

**Seconded by:** Gorenc

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 15

**CD-BZA-2023-00137** A request to appeal zoning violations related to a prohibited use (Adult Business) on about .4 acres generally located at 208 Westport Rd.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

Continued without being heard to 9/11/24 so that applicant can be present.

**Motion:** Continued

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 16

**CD-SUP-2024-00006** A request to approve the renewal of a special use permit (SUP) to allow for gasoline and fuel sales in district B3-2 on about 1.1 acres generally located at E. 27th Street and Prospect Avenue.

**Applicant:** RIAD BAGHDADI of RB ARCHITECTURE ENGINEERING CONST. LLC

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 17

**CD-SUP-2024-00014** A request to approve the renewal of a special use permit (SUP) in district B4-2 on about 1.2 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 18

**CD-BZA-2024-00031** A request to appeal zoning violations related to a gravel parking area on about 2.3 acres generally located at 5631 E US 40 Hwy.

**Applicant:** Mark Meyer of Law Offices of Mark E. Meyer LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 10 exhibits. Ahnna Nanoski introduced and presented the case. It was noted a variance was docketed for July. The applicant, Alan, Bloodworth, appeared and spoke about his case. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Continued  
**Motioned by:** Hays  
**Seconded by:** Wright  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 19

**CD-BZA-2024-00041** A request to approve a special exception to permit a fence to be greater than 4 feet in height on a vacant residential lot, plus any additional variances on about 0.16 acres generally located at 1310 Paseo.

**Applicant:** JP Fransaw

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

**Motion:** Scheduled  
**Motioned by:**

**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 20

**CD-BZA-2024-00020** A request to approve a variance to the maximum width of a driveway, plus any additional variances on about 0.305 acres generally located at 7707 N Wabash Ave.

**Applicant:** Steven Sohl

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 21

**CD-BZA-2024-00048** A request to approve a variance to the maximum size of an accessory dwelling unit to permit an accessory dwelling unit to be larger than code requirements, plus any additional variances on about 1.53 acres generally located at 2308 NW 53rd Terrace.

**Applicant:** Larissa McClard of Onyx Investments KC LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 22

**CD-SUP-2021-00072** A request to approve an extension to the special use permit approval due to lack of vesting per section 88-525-12 in district B1-1 on about 1.3 acres generally located at the southeast corner of Raytown Road and E Bannister Road.

**Applicant:** John Roe of The Roe Law Firm LLC

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 23

**CD-BZA-2024-00054** A request to approve a variance to the interior side setback plus any other needed variances in an R-7.5 zoning district on about 0.44 acres generally located at 11601 Orchard Road.

**Applicant:** Sharla Riead of EnergySmart Institute

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued                      Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 24  
**CD-BZA-2024-00021** A request to approve a variance to allow a gravel driveway plus any other needed variances in an R-7.5 zoning district on about 3.5 acres generally located at 9350 Olmstead Road.

**Applicant:** Andrew Madasz of EAST WING CONSTRUCTION LLC

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued                      Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 25  
**CD-SUP-2024-00010** A request to approve a special use permit for the expansion of a vehicular use area for an elementary school in district R-7.5 on about 14.6 acres generally located at NW 87th Terrace and N. Platte Purchase Drive.

**Applicant:** Braden Taylor of MKEC Engineering, Inc.

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** Meier

Chair Ebbitts sworn in staff and applicant. appr. Ahnna Nanoski introduced the case. Board members admitted 10 exhibits. Larisa Chambi presented the case. Applicant Branden Taylor with MKCEC Engineering appeared and spoke about his requests. No one else appeared for public testimony. Board members discussed merits of the case and approved it with conditions.

**Motion:** Approved with Conditions  
**Motioned by:** Moran  
**Seconded by:** Gorenc  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** Meier

**Docket Item:** 27  
**CD-BZA-2024-00057** A request to approve a variance to permit an accessory structure in the front yard plus any other needed variances in an AG-R zoning district on about 29.24 acres generally located at 10900 NW Old Tiffany Springs Road.

**Applicant:** John Johnson



**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 28

**CD-BZA-2024-00029** A request to approve a variance to a driveway width plus any other needed variances in an R-7.5 zoning district on about 0.52 acres generally located at 8301 NE 89th Street.

**Applicant:** Vincent Bonadonna

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Testimony: No

Automatically continued to overflow date of 6/14/24.

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 29

**CD-BZA-2024-00014** A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .1 acres generally located at 1208 W 39th St.

**Applicant:** Megan Duma of MD KC, LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Scheduled Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 30

**CD-BZA-2024-00062** A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .67 generally located at 208 Westport Rd.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the Applicant wanted attend in person for the case. Board members approved to continue the case to 9/11/24 without a fee.

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 31

**CD-BZA-2024-00052** A request to appeal determinations related to a denied Temporary Use Permit on about 2.29 acres generally located at 5005 N Brighton Ave.

**Applicant:** Randall Brack of Trinity Christian Center

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 32

**CD-BZA-2024-00066** A request to approve a variance to the infill residential standards to allow for a driveway in the front yard plus any other needed variances on about 0.23 acres located at 4114 Scarritt Avenue

**Applicant:** Lindell Sconce

**Commissioners Present:**  
**Commissioners Absent:**  
**Commissioners Recusing:** None

Testimony: No

Continued without being heard to overflow date of 6/14/24

**Motion:** Continued Fee: NO  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 33

**CD-BZA-2024-00065** A request to approve a variance to the lot and building standards to expand the front setback plus any other needed variances on about 0.15 acres located on 6645 Edgevale Road.

**Applicant:** Laura Bauers of Lo Design

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright  
**Commissioners Absent:** Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the Applicant requested more time to post the required sign. Board members approved to continue the case to 7/10/24 without a fee.

**Motion:** Continued  
**Motioned by:**  
**Seconded by:**  
**Voting Aye:** None  
**Voting Nay:** None  
**Abstaining:** None



## Board of Zoning Adjustment Minutes

Hearing Date: June 14, 2024

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

**Docket Item:** 9

**CD-SUP-2024-00012** A request to approve a special use permit to allow for drive-through facility for an eating and drinking establishment in district DC-15 on about .8 acres generally located at Grand Boulevard and E. 12th Street.

**Applicant:** David Waters of Spencer Fane LLP

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Continued without being heard to 7/10/24

**Motion:** Continued Fee: NO

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 16

**CD-SUP-2024-00006** A request to approve the renewal of a special use permit (SUP) to allow for gasoline and fuel sales in district B3-2 on about 1.1 acres generally located at E. 27th Street and Prospect Avenue.

**Applicant:** RIAD BAGHDADI of RB ARCHITECTURE ENGINEERING CONST. LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Andrew Clarke presented the case. 9 exhibits were admitted. Applicant, Riad Baghdadi, appeared and spoke about their requests. Board members discussed merits of the case and approved it with conditions per staff recommendations.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Moran

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 17

**CD-SUP-2024-00014** A request to approve the renewal of a special use permit (SUP) in district B4-2 on about 1.2 acres generally located at Van Brunt Boulevard and E. Linwood Boulevard.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Meier; Wright

**Commissioners Absent:** Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced the case. Andrew Clarke presented the case. 10 exhibits were admitted. On behalf of the applicant appeared Patricia Jenson with Rouse Frets White Goss Gentile Rhodes, P.C.

No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved with Conditions  
**Motioned by:** Wright  
**Seconded by:** Gorenc  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 19

**CD-BZA-2024-00041** A request to approve a special exception to permit a fence to be greater than 4 feet in height on a vacant residential lot, plus any additional variances on about 0.16 acres generally located at 1310 Paseo.

**Applicant:** JP Fransaw

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Commissioners Absent:** 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. 10 exhibits were admitted. The applicant appeared and spoke about their requests. Board members discussed the merits of the case and approved it.

**Motion:** Approved with Conditions  
**Motioned by:** Wright  
**Seconded by:** Moran  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 20

**CD-BZA-2024-00020** A request to approve a variance to the maximum width of a driveway, plus any additional variances on about 0.305 acres generally located at 7707 N Wabash Ave.

**Applicant:** Steven Sohl

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Commissioners Absent:** Meier; Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff. Ahnna Nanoski presented the case and Alec Gustafson presented the case. Alec added a satellite view of the parcel which was added as exhibit 10. The Owner, Elizabeth Sohl discussed case with the Board. No one appeared for testimony. Board members approved the driveway.

**Motion:** Approved  
**Motioned by:** Moran  
**Seconded by:** Gorenc  
**Voting Aye:** Moran; Gorenc; Hays; Wright  
**Voting Nay:** Ebbitts  
**Abstaining:** None

**Docket Item:** 21

**CD-BZA-2024-00048** A request to approve a variance to the maximum size of an accessory dwelling unit to permit an accessory dwelling unit to be larger than code requirements, plus any additional variances on about 1.53 acres generally located at 2308 NW 53rd Terrace.

**Applicant:** Larissa McClard of Onyx Investments KC LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Commissioners Absent:** Meier; Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Board members admitted 9 exhibits. Connor Tomlin presented the case. He noted the variance would be 102ft and the existing building being in the front yard. The applicants, Larissa and Travis McClard, appeared and spoke about his requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Gorenc

**Seconded by:** Moran  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 22

**CD-SUP-2021-00072** A request to approve an extension to the special use permit approval due to lack of vesting per section 88-525-12 in district B1-1 on about 1.3 acres generally located at the southeast corner of Raytown Road and E Bannister Road.

**Applicant:** John Roe of The Roe Law Firm LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Commissioners Absent:** Meier; Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board members admitted 10 exhibits. A letter from Hickman Mills United Neighborhoods provided an opposition letter which is admitted as exhibit #11. Ahnna Nanoski introduced the case. Genevieve Kohn presented the case. Applicant Sajid Hafiz and John Roe, law representation, appeared and spoke about their requests for extension of special use permit. Roe submits has issue with the wording on exhibits 4,5,7. Board Members went into closed session with Eluard Algre, City Attorney, for clarification. Board members voted on the case, 3-2 concluding in a denial for the extension of the SUP.

**Motion:** Denial  
**Motioned by:** Moran  
**Seconded by:** Wright  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 23

**CD-BZA-2024-00054** A request to approve a variance to the interior side setback plus any other needed variances in an R-7.5 zoning district on about 0.44 acres generally located at 11601 Orchard Road.

**Applicant:** Sharla Riead of EnergySmart Institute

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Commissioners Absent:** Meier; Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, while Stephanie Saldari presented. Applicant/owner Sharla Riead presented, and architect Roy Browne, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved  
**Motioned by:** Hays  
**Seconded by:** Moran  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** Meier; Mixdorf  
**Abstaining:** None

**Docket Item:** 24

**CD-BZA-2024-00021** A request to approve a variance to allow a gravel driveway plus any other needed variances in an R-7.5 zoning district on about 3.5 acres generally located at 9350 Olmstead Road.

**Applicant:** Andrew Madasz of EAST WING CONSTRUCTION LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Commissioners Absent:** Meier; Mixdorf  
**Commissioners Recusing:** None

Testimony: No

Continued to 7/10/24 so applicant can be present.

**Motion:** Continued Fee: NO  
**Motioned by:** Moran  
**Seconded by:** Wright  
**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright  
**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 26

**CD-BZA-2024-00025** A request to approve a variance to the monument sign setback standards, plus any other needed variances in an B2-2 zoning district on about 0.9 acres generally located at 8430 N Indiana Avenue.

**Applicant:** Zach Steele of Hilton Displays

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright

**Commissioners Absent:** Meier; Mixdorf

**Commissioners Recusing:** None

Testimony: No

Continued without being heard to the next meeting on 7/10/24 by applicants team, Chris Grubbs, requesting the 5 member quorum instead of 4 members on this date. Required Quorum: Ebbitts, Gorenc, Hays, Meier, Wright.

**Motion:** Continued Fee: NO

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 27

**CD-BZA-2024-00057** A request to approve a variance to permit an accessory structure in the front yard plus any other needed variances in an AG-R zoning district on about 29.24 acres generally located at 10900 NW Old Tiffany Springs Road.

**Applicant:** John Johnson

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright

**Commissioners Absent:** Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board members admitted 9 exhibits. Ahnna Nanoski introduced the case and Stephanie Saldari presented the case. Applicant and owner, John Johnson, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 28

**CD-BZA-2024-00029** A request to approve a variance to a driveway width plus any other needed variances in an R-7.5 zoning district on about 0.52 acres generally located at 8301 NE 89th Street.

**Applicant:** Vincent Bonadonna

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright

**Commissioners Absent:** Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski introduced the case, and Stephanie Saldari presented. Applicant/owner appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Gorenc

**Voting Aye:** Moran; Ebbitts; Gorenc; Wright

**Voting Nay:** Hays

**Abstaining:** None

**Docket Item:** 29

**CD-BZA-2024-00014** A request to appeal a denial of a Certificate of Legal Nonconforming Use on about .1 acres generally located at 1208 W 39th St.

**Applicant:** Megan Duma of MD KC, LLC

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright

**Commissioners Absent:** Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 12 exhibits. Ahnna Nanoski presented the case. Applicant and Attorney, Megan Duma, presented the request and owner Lucas Taylor appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Moran; Ebbitts; Gorenc; Wright

**Voting Nay:** Hays

**Abstaining:** None

**Docket Item:** 31

**CD-BZA-2024-00052** A request to appeal determinations related to a denied Temporary Use Permit on about 2.29 acres generally located at 5005 N Brighton Ave.

**Applicant:** Randall Brack of Trinity Christian Center

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

Continued without being heard to 7/10/24

**Motion:** Continued Fee: NO

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 32

**CD-BZA-2024-00066** A request to approve a variance to the infill residential standards to allow for a driveway in the front yard plus any other needed variances on about 0.23 acres located at 4114 Scarritt Avenue

**Applicant:** Lindell Sconce

**Commissioners Present:** Moran; Ebbitts; Gorenc; Hays; Wright

**Commissioners Absent:** Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. The board admitted 9 exhibits. Ahnna Nanoski presented the case. Applicant/owner appeared and spoke about their requests. No one else appeared for testimony. Board members discussed merits of the case and approved it.

**Motion:** Approved

**Motioned by:** Wright

**Seconded by:** Moran

**Voting Aye:** Moran; Ebbitts; Gorenc; Hays; Wright

**Voting Nay:** None

**Abstaining:** None