



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Oct 8, 2025

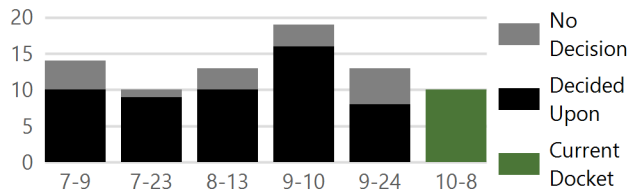
LOCATION

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>.

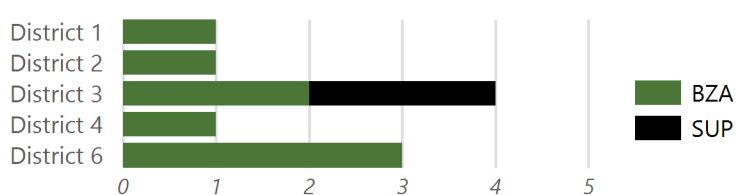
OTHER MATTERS

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 Additional Discussion - 2026 Calendar

Docket Item	Case Assignee	Case Information	Council District
1	Ahnna Nanoski	CD-SUP-2025-00023 - 511 Gladstone Blvd - A request to approve a Special Use Permit to reuse a historic structure as a lodging house (STR) and micro-event space on about .4 acres generally located at 511 Gladstone. <u>Owner:</u> Ozmd LLC <u>Applicant:</u> Megan Duma - MD KC, LLC <u>Representation Status:</u> Attorney Representing CPC Recommendation: Scheduled on Oct 1, 2025	3
2	Alec Gustafson	CD-SUP-2025-00029 - 6401 E US 40 Hwy - A request to approve a Special Use Permit for an Express Stop Gas Station, in an M1-5 zoning district on about 1.633 generally located at 6401 E US 40 Hwy. <u>Owner:</u> Chief Real Estate Holdings LLC <u>Applicant:</u> Mark Murdick - Sullivan Palmer Architects <u>Representation Status:</u> Owner Present CPC Recommendation: Scheduled on Oct 1, 2025	3

Docket Item	Case Assignee	Case Information	Council District
3	Ahnna Nanoski	<p>CD-BZA-2025-00128 - 3211 Troost Ave - A request to approve several variances to the Troost Corridor Overlay District, plus any other necessary variances, to construct a multi-unit building within a Master Planned Development (MPD) district on about .545 acres generally located at 3211 Troost Ave.</p> <p><u>Owner:</u> Planned Industrial Expansion Auth KC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing Continued From: September 24, 2025 Previous BZA Hearings: 9/24/25</p>	3
4	Ahnna Nanoski	<p>CD-BZA-2025-00130 - 3200 Forest Ave - A request to approve several variances to the Troost Corridor Overlay District, plus any other necessary variances, to construct a multi-unit building within a Master Planned Development (MPD) district on about .696 acres generally located at 3200 Forest Ave.</p> <p><u>Owner:</u> Troost Apartments LLC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing Continued From: September 24, 2025 Previous BZA Hearings: 9/24/25</p>	3
5	Stephanie Saldari	<p>CD-BZA-2025-00133 - 6014 Wyandotte St - A request to approve a variance to the height of a detached garage, plus any other needed variances in the R-6/Wornall Homestead Overlay zoning district on about 0.31 acres generally located at 6014 Wyandotte Street.</p> <p><u>Owner:</u> The David Revocable Trust Dated December 2, 2020 <u>Applicant:</u> Laura Bauers - Lo Design <u>Representation Status:</u> Owner Present</p>	6
6	Connor Tomlin	<p>CD-BZA-2025-00135 - 1201 E 108th Ter - A request to approve a variance to the accessory uses and structures standards in a R-7.5 district to permit a detached accessory garage, plus any additional variances on about 1.2 acres generally located at 1201 E 108th Terrace.</p> <p><u>Owner:</u> Rooney Brian & Mary Ann <u>Applicant:</u> Brian Rooney <u>Representation Status:</u> Owner Present</p>	6
7	Connor Tomlin	<p>CD-BZA-2025-00136 - 632 W 61st St - A request to approve a variance to the separation distance between a detached accessory structure and a primary structure, plus any additional variances on about 0.2 acres generally located at 632 W 61st Street.</p> <p><u>Owner:</u> Reardon Frank Joseph & Lucy Delaney-Trs <u>Applicant:</u> Mike Flynn <u>Representation Status:</u> Owner Present</p>	6

Docket Item	Case Assignee	Case Information	Council District
8	Connor Tomlin	<p>CD-BZA-2025-00134 - 11200 N Congress Ave - A request to approve a variance to the maximum size of incidental (wayfinding) signage in an M2-3 district, plus any additional variances on about 30.1 acres generally located at 11200 N Congress Avenue.</p> <p><u>Owner:</u> Amerisourcebergen Drug Corporation <u>Applicant:</u> Infinity SignsLLC <u>Representation Status:</u></p>	1
9	Alec Gustafson	<p>CD-BZA-2025-00123 - 3526 N College Ave - A request to approve a variance to the width of a driveway, plus any other variances, in an R-6 zoning district on about 0.241 acres generally located at 3526 N College Ave.</p> <p><u>Owner:</u> Hays Nicholas R & Ashley D <u>Applicant:</u> Nicholas Hays <u>Representation Status:</u> Owner Present Continued From: September 24, 2025 Quorum: Ebbitts, Gorenc, Otto, Ventura III, Wright - Sep 24, 2025 Previous BZA Hearings: 9/24/25</p>	2
10	Ahnna Nanoski	<p>CD-BZA-2025-00127 - 3200 Troost Ave - A request to approve several variances to the Troost Corridor Overlay District, plus any other necessary variances, to construct a multi-unit building within a Master Planned Development (MPD) district on about .788 acres generally located at 3200 Troost Ave.</p> <p><u>Owner:</u> Planned Industrial Expansion Auth of KC <u>Applicant:</u> James McClure - Polsinelli, P.C. <u>Representation Status:</u> Attorney Representing Continued From: September 24, 2025 Previous BZA Hearings: 9/24/25</p>	4