



Board of Zoning Adjustment Minutes

Hearing Date: October 8, 2025

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

Docket Item: 1

CD-SUP-2025-00023 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.

Applicant: Megan Duma of MD KC, LLC

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced and presented the case for the renewal of a SUP. 10 exhibits were admitted. No one appeared for public testimony. The applicant, Megan Duma, appeared and spoke about the requests. Board members discussed the merits of the case and approved the reuse of a designated historic structure, striking conditions 3, 4, 6, 8, and 12-17 for 5 yrs, in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Otto; Wright

Voting Nay: Hays

Abstaining: None

Docket Item: 2

CD-SUP-2025-00029 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.

Applicant: Mark Murdick of Sullivan Palmer Architects

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 9 exhibits were admitted. No one else appeared for testimony. The applicant, Mark Murdick, appeared and spoke about the requests. The applicant confirmed condition #5 - open hours will be 5:30am to midnight. 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: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2025-00128 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.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced and presented the 3 cases, including docket numbers 4 and 10. 9 exhibits were admitted; with the addition of 10 from the applicant's presentation. The applicant team, James McClure and Devin Coffee, appeared and spoke about their requests. Chris Koch, Hyde Park HOA President, appeared for public testimony, stating the HOA is in support of the overall project after meeting with the developers multiple times. Board members discussed the merits of the case and approved variances a-g in accordance to the updated site plans displayed in exhibit #10 from the applicant's presentation and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Mixdorf; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2025-00130 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 generally located at 3200 Forest Ave.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced and presented the 3 cases, including docket numbers 3 and 10. 9 exhibits were admitted; with the addition of 10 from the applicant's presentation. The applicant team, James McClure and Devin Coffee, appeared and spoke about their requests. Chris Koch, Hyde Park HOA President, appeared for public testimony, stating the HOA is in support of the overall project after meeting with the developers multiple times. Board members discussed the merits of the case and approved variances a-g in accordance to the updated site plans displayed in exhibit #10 from the applicant's presentation and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2025-00133 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.

Applicant: Laura Bauers of Lo Design

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; 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. 11 exhibits were admitted; plus the addition of notarized letters from neighbors in support as #12 exhibit. No one appeared for public testimony. The applicants, Dan David and Rebecca David, appeared and spoke about their request for a detached garage. A height variance of 26% for the detached garage is what is need for the project. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2025-00135 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.

Applicant: Brian Rooney

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. No one appeared for public testimony. The applicants, Brian and Mary Ann Rooney, appeared and spoke about their requests. Board members discussed the merits of the case and denied variance B with the condition the applicant remove the gravel within 2 years and granted variance A in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Wright

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-BZA-2025-00136 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.

Applicant: Mike Flynn

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

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. No one appeared for public testimony. The applicant team, Joseph Reardon, William Trakas and Mike Flynn, appeared and spoke about their requests for two variances for a detached garage. Separation and height needed adjusting for a detached garage. Board members discussed the merits of the case and denied variance B for the height, while approving variance A for the separation in accordance with site plan and staff report.

Motion: Approved

Motioned by: Wright

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00134 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.

Applicant: Infinity SignsLLC

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; 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, Renae Spears, appeared and spoke about their sign variance requests. No one appeared for testimony. Board members discussed the merits of the case and approved to continue the case until November 12th to allow the applicant to work on a new plan.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2025-00123 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.

Applicant: Nicholas Hays

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Ahnna Nanoski introduced the case and stated that the applicant requested dismissal since they are no longer requesting variances. No one appeared for testimony. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2025-00127 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.

Applicant: James McClure of Polsinelli, P.C.

Commissioners Present: Ebbitts; Hays; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski introduced and presented the 3 cases, including docket numbers 3 and 4. 9 exhibits were admitted; with the addition of 10 from the applicant's presentation. The applicant team, James McClure and Devin Coffee, appeared and spoke about their requests. Chris Koch, Hyde Park HOA President, appeared for public testimony, stating the HOA is in support of the overall project after meeting with the developers multiple times. Board members discussed the merits of the case and approved variances a-h in accordance to the updated site plans displayed in exhibit #10 from the applicant's presentation and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Hays; Meier; Otto; Wright

Voting Nay: None

Abstaining: None
