



BOARD OF ZONING ADJUSTMENT DOCKET

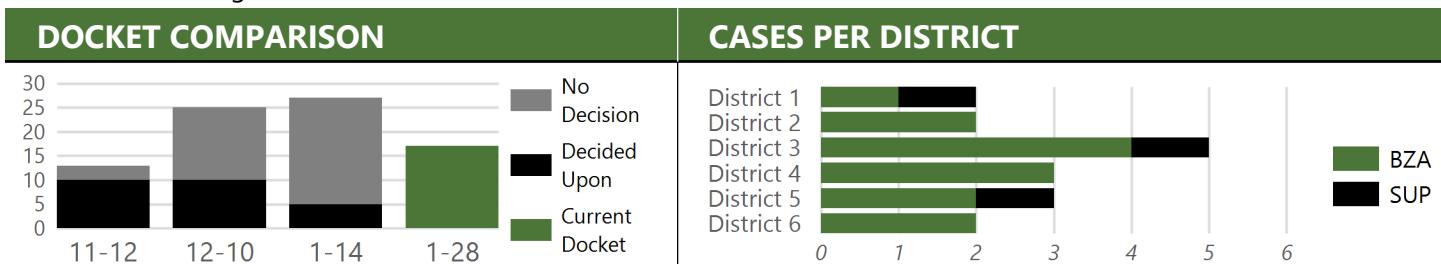
9:00AM - Wed, Jan 28, 2026

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.



BOARD OF ZONING ADJUSTMENT ITEMS

Docket Item	Case Assignee	Case Information	Council District
1	Larisa Chambi	CD-SUP-2026-00001 - 7300 E US 40 Hwy - A request to approve a special use permit for outdoor storage, warehousing, freight movement on about 13 acres generally located at the southeast corner of Manchester Trafficway and US Highway 40. <u>Owner:</u> Isf Holdings LLC Series II <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing CPC Recommendation: Scheduled on Jan 26, 2026	3
2	Alec Gustafson	CD-BZA-2025-00199 - 5301 Brighton Ave - A request to approve variances for an accessory structure in an M3-5 zoning district on about 0.65 acres generally located at 5301 Brighton Ave. <u>Owner:</u> Totta Property Holdings LLC <u>Applicant:</u> Logan Green - Kimley-Horn and Associates, Inc. <u>Representation Status:</u> Owner Present	3
3	Connor Tomlin	CD-BZA-2025-00196 - 2333 Quincy Ave - A request to approve a special exception to permit a fence greater than permitted on the subject site, plus any additional variances on about 0.11 acres generally located at 2333 Quincy Avenue. <u>Owner:</u> Casasola Tereso De Jesus Buezo <u>Applicant:</u> Tereso Buezo Casasola <u>Representation Status:</u> Owner Present Continued From: January 14, 2026 Previous BZA Hearings: 1/14/26	3

Docket Item	Case Assignee	Case Information	Council District
4	Connor Tomlin	<p>CD-BZA-2025-00203 - 9714 E 50th St - A request to approve a special exception to permit a fence greater than 6 feet tall in the side and rear yard on the subject site, plus any additional variances on about 0.22 acres generally located at 9714 E 50th Street.</p> <p><u>Owner:</u> Isherwood Matthew & Kyriandra <u>Applicant:</u> Matthew Isherwood <u>Representation Status:</u> Owner Present</p>	3
5	Ahnna Nanoski	<p>CD-BZA-2025-00150 - 4840 E 12th St - A request to appeal city staff's determination to require a Special Use Permit for the establishment of indoor warehousing on about 5.2 acres generally located at 4840 E 12th St</p> <p><u>Owner:</u> Blount Inc <u>Applicant:</u> John Roe - The Roe Law Firm LLC <u>Representation Status:</u> Attorney Representing <u>Continued From:</u> January 14, 2026 <u>Quorum:</u> Ebbitts, Hays, Mixdorf, Ventura III, Wright - Dec 10, 2025 <u>Previous BZA Hearings:</u> 1/14/26, 12/10/25, 11/12/25</p>	3
6	Liz Collins	<p>CD-BZA-2025-00214 - 3721 N Olive St - A request to approve a variance to the required setbacks to permit a duplex on the subject site, plus any other necessary variances, on about 0.37 acres generally located at 3721 N Olive Street.</p> <p><u>Owner:</u> Blessie Kenneth J II & Shelby L <u>Applicant:</u> Kenneth Blessie <u>Representation Status:</u> Attorney Representing</p>	4
7	Genevieve Kohn-Smith	<p>CD-BZA-2025-00215 - 32 E 46th St - A request to approve variances to the Main Corridor Overlay for building height and transparency, and any other needed variances on about 1.3 acres generally located at 32 E 46th Street.</p> <p><u>Owner:</u> 46 Walnut LLC <u>Applicant:</u> Will Dubois - Davidson AE <u>Representation Status:</u> Representative with Consent Affidavit</p>	4
8	Ahnna Nanoski	<p>CD-BZA-2025-00182 - 2104 Jarboe St - A request to appeal a notice of violation related to an accessory structure on the subject site on about .152 acres generally located at 2104 Jarboe St.</p> <p><u>Owner:</u> Nivens Jason & Alexandra <u>Applicant:</u> Jason Nivens <u>Representation Status:</u> Owner Present</p>	4
9	Larisa Chambi	<p>CD-SUP-2025-00022 - 3901 E 78th St - A request to approve a special use permit for outdoor warehousing storage for commercial vehicle, equipment parking, and material storage in districts M1-5 and M3-5 on about 4.17 acres generally located at the terminus of E 78th Street west of the Union Pacific Railroad, specifically located at 3901 E 78th Street.</p> <p><u>Owner:</u> All Storage Truck And Trailer LLC <u>Applicant:</u> Brian Terry <u>Representation Status:</u> CPC Recommendation: Approval with Conditions on Dec 17, 2025</p>	5

Docket Item	Case Assignee	Case Information	Council District
10	Stephanie Saldari	<p>CD-BZA-2025-00209 - 6819 E 66th St - A request to approve a variance to the accessory structure standards to permit a larger storage shed, plus any other needed variances on about 0.68 acres generally located at 6819 E 66th Street.</p> <p><u>Owner:</u> Culton Scott W & Michelle E <u>Applicant:</u> Scott Culton <u>Representation Status:</u> Owner Present</p>	5
11	Ahnna Nanoski	<p>CD-BZA-2023-00049 - 5500 Bennington Ave - A request to appeal city staff's determination related to zoning violations issued for the subject site on about 13 acres generally located at 5500 Bennington Ave.</p> <p><u>Owner:</u> Heryer Daniel & Salvaggio Brooke <u>Applicant:</u> Kristen Johnson <u>Representation Status:</u> Previous BZA Hearings: 1/8/25, 12/11/24, 11/13/24, 10/9/24, 9/11/24, 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23</p> <p>Requested Board Action: Continue to Feb. 25, 2026</p>	5
12	Matthew Barnes	<p>CD-SUP-2025-00046 - 515 NE 106th St - A request to approve a Special Use Permit in District R-7.5 (Residential) on about 57 acres generally located at the southeast corner of North Oak Trafficway and Northeast 106th Street allowing for the addition of a gymnasium facility and accessory parking.</p> <p><u>Owner:</u> School District 74 <u>Applicant:</u> Braden Taylor - MKEC Engineering, Inc. <u>Representation Status:</u> Owner Present</p> <p>CPC Recommendation: Approval with Conditions on Jan 21, 2026</p>	1
13	Ahnna Nanoski	<p>CD-BZA-2025-00179 - 10115 N Kansas Ct - A request to appeal a zoning determination related to a setback for a detached dwelling unit on the subject site, zoned R-6, on about .46 acres generally located at 10115 N Kansas Ct.</p> <p><u>Owner:</u> Guastello Carl J & Marah J <u>Applicant:</u> duane bartsch <u>Representation Status:</u> Continued From: January 14, 2026 Previous BZA Hearings: 1/14/26</p>	1
14	Stephanie Saldari	<p>CD-BZA-2024-00176 - 4933 N Chelsea Ave - A request to approve a variance to the distance requirements for an accessory structure plus any other needed variances in an R-6 zoning district on about 0.26 acres generally located at 4933 N Chelsea Avenue.</p> <p><u>Owner:</u> Alvarez Maria E <u>Applicant:</u> Maria Alvarez <u>Representation Status:</u> Owner Present</p> <p>Continued From: January 14, 2026 Previous BZA Hearings: 1/14/26, 12/10/25</p> <p>Requested Board Action: Continue to Mar. 11, 2026</p>	2

Docket Item	Case Assignee	Case Information	Council District
15	Connor Tomlin	<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> <p><u>Owner:</u> Jones Jason M & Misty R <u>Applicant:</u> Jason Jones <u>Representation Status:</u> Owner Present Continued From: December 10, 2025 Quorum: Ebbitts, Gorenc, Hays, Meier, Mixdorf, Otto, Wright - Sep 10, 2025 Previous BZA Hearings: 12/10/25, 9/10/25, 8/13/25</p>	2
16	Connor Tomlin	<p>CD-BZA-2025-00213 - 5735 Ward Pkwy - A request to approve a variance to the infill lot and building standards to permit an addition to encroach within the rear setback, plus any additional variances on about 0.73 acres generally located at 5735 Ward Parkway.</p> <p><u>Owner:</u> Henry Patricia A-Trustee <u>Applicant:</u> Michael Blackledge - Piper-Wind Architects, Inc <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
17	Connor Tomlin	<p>CD-BZA-2025-00216 - 800 W 61st St - A request to approve a variance to the infill vehicular use standards to permit an attached garage visible from the street in an infill area, plus any additional variances on about 0.33 acres generally located at 800 W 61st Street.</p> <p><u>Owner:</u> H2h Investments LLC <u>Applicant:</u> Bruce Wendlandt - Wendlandt & Stallbaumer <u>Representation Status:</u> Owner Present</p>	6