



## Board of Zoning Adjustment Minutes

Hearing Date: January 28, 2026

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

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Docket Item: 1

**CD-SUP-2026-00001** 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.

**Applicant:** Rachelle Biondo of Rouse Frets White Goss Gentile Rhodes, P.C.

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

**Commissioners Absent:** Gorenc; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Larisa Chambi presented the case. 10 exhibits were admitted. The applicant team, Stevie Westhead and Patricia Jenson, appeared and spoke about their requests. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP and variance in accordance with the site plan, staff report and conditions of the City Plan Commission, including the condition #8 which adds the buffer requirements .

**Motion:** Approved with Conditions

**Motioned by:** Otto

**Seconded by:** Ventura III

**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 2

**CD-BZA-2025-00199** 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.

**Applicant:** Logan Green of Kimley-Horn and Associates, Inc.

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

**Commissioners Absent:** Gorenc; Meier; Mixdorf

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case. Alec Gustafson presented the case. The applicant team, Patrick Joyce, Mike Totta and Matt Hendrickson, appeared and requested a continuance to 2/25/26. No one appeared for testimony. Board members approved to continue the case to 2/25/26 with fee.

**Motion:** Continued - With Fee      **Fee:** YES

**Motioned by:** Otto

**Seconded by:** Ventura III

**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-BZA-2025-00196** 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.

**Applicant:** Tereso Buezo Casasola

**Commissioners Present:** Ebbits; Hays; Otto; Ventura III; Wright  
**Commissioners Absent:** Gorenc; Meier; Mixdorf  
**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued **Fee:** NO  
**Motioned by:** Otto  
**Seconded by:** Ventura III  
**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright  
**Voting Nay:** None  
**Abstaining:** None

**Docket Item:** 4

**CD-BZA-2025-00203** 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.

**Applicant:** Matthew Isherwood

**Commissioners Present:** Ebbits; Hays; Otto; Ventura III; Wright  
**Commissioners Absent:** Gorenc; Meier; 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. The applicant, Matthew Isherwood, appeared and spoke about the request for a 8 or 10 ft fence. No one appeared for testimony. Board members discussed the merits of the case and denied the special exception.

<b>Motion:</b>	Denied
<b>Motioned by:</b>	Hays
<b>Seconded by:</b>	Wright
<b>Voting Aye:</b>	Ebbitts; Hays; Otto; Ventura III; Wright
<b>Voting Nay:</b>	None
<b>Abstaining:</b>	None

**Docket Item:** 5

**CD-BZA-2025-00150** 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

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

**Commissioners Present:** Ebbits; Hays; Otto; Ventura III; Wright  
**Commissioners Absent:** Gorenc; Meier; Mixdorf  
**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 17 exhibits were admitted. The applicant team, John Roe and Sara Hanoon, appeared and spoke about their request for an appeal. Board members had asked staff to review the designation of E 12th St and the major street plan designation on parcel viewer. It was determined there was an error on parcel viewer pertaining to the boulevard standards. Board members discussed the merits of the case and approved the request for an appeal to the need for an SUP.

<b>Motion:</b>	Approved
<b>Motioned by:</b>	Otto
<b>Seconded by:</b>	Ventura III
<b>Voting Aye:</b>	Hays; Otto; Ventura III; Wright
<b>Voting Nay:</b>	Ebbitts
<b>Abstaining:</b>	None

Docket Item: 6

**CD-BZA-2025-00214** 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.

**Applicant:** Kenneth Blessie

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

**Commissioners Absent:** Gorenc; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 11 exhibits were admitted. The applicant team, Kenneth Blessie and Clayton, appeared and spoke about their requests. Front and rear setbacks needed adjusted due to an additional stairs. These variances, a-c, are needed due to the change in use moving from a single family to a duplex. 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:** Hays

**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 7

**CD-BZA-2025-00215** 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.

**Applicant:** Will Dubois of Davidson AE

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

**Commissioners Absent:** Gorenc; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 12 exhibits were admitted. The applicants, Will Dubois and John McGirke, appeared and spoke about their height and transparency variance requests. Justin Horton, Cindy Spaeth and Michelle McClain appeared for public testimony in opposition based on height and increased parking are the prevalent concerns. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Ebbitts; Hays; Otto; Ventura III; Wright

**Seconded by:** Gorenc; Meier; Mixdorf

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

**Voting Nay:** Ventura III

**Abstaining:** None

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Docket Item: 8

**CD-BZA-2025-00182** 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.

**Applicant:** Jason Nivens

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

**Commissioners Absent:** Gorenc; Meier; Mixdorf

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Ahnna Nanoski presented the case. 11 exhibits were admitted. The applicant, Jason Nivens, appeared and spoke about the request for an appeal of a violation. Board members discussed the merits of the case and denied the request for an appeal so the applicant can apply for variances as needed.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 9

**CD-SUP-2025-00022** 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.

**Applicant:** Brian Terry

**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. Larisa Chambi presented the case. 9 exhibits were admitted. The applicants, Brian Terry and Joshua Denny, appeared and spoke about their requests for the school expansion. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP with conditions in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Hays

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

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 10

**CD-BZA-2025-00209** 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.

**Applicant:** Scott Culton

**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. Stephanie Saldari presented the case. 9 exhibits were admitted. No one appeared for public testimony. The applicant, Scott Culton, appeared and spoke about the requests for a large accessory dwelling and gravel drive. Board members discussed the merits of the case and denied the project due to the size of the accessory dwelling.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Meier

**Voting Aye:** Ebbitts; Meier; Ventura III

**Voting Nay:** Hays; Wright

**Abstaining:** None

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Docket Item: 11

**CD-BZA-2023-00049** 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.

**Applicant:** Daniel Heryer of Urbavore Urban Farm

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

**Commissioners Absent:** Gorenc; Meier; Mixdorf

**Commissioners Recusing:** None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance to 2/25/26. Deborah Neighbors and Leah Sedington appeared to discuss their opposition to the case being continued. The applicants were not present. Board members approved to continue the case to 2/25/26 without fee.

**Motion:** Continued **Fee:** NO

**Motioned by:** Otto

**Seconded by:** Ventura III

**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

Docket Item: 12

**CD-SUP-2025-00046** 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.

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

**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. Matthew Barnes presented the case. 9 exhibits were admitted. The applicant team, Branden Taylor, Emily Scidodo and Jeff Vandila, appeared and spoke about their requests for the school expansion, including a new gym and additional parking. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP and variances there in, amending the the conditions to allow the N/M sign of 56.25 in accordance with site plan and staff report.

**Motion:** Approved with Conditions

**Motioned by:** Hays

**Seconded by:** Otto

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

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 13

**CD-BZA-2025-00179** 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.

**Applicant:** duane bartsch

**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 presented the case. 11 exhibits were admitted. The applicant, Duane Bartsch, appeared and spoke about the requests concerning the size and placement of a neighbor's home. Board members discussed the merits of the case and denied the request for an appeal to the appeal based on the information provided from the plat, mapping and codes.

**Motion:** Denied

**Motioned by:** Otto

**Seconded by:** Hays

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

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 14

**CD-BZA-2024-00176** 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.

**Applicant:** Maria Alvarez

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

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

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**Motion:** Continued Fee: NO

**Motioned by:** Otto

**Seconded by:** Ventura III

**Voting Aye:** Ebbitts; Hays; Otto; Ventura III; Wright

**Voting Nay:** None

**Abstaining:** None

Docket Item: 15

**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:** 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. 11 exhibits were admitted. The applicants, Jason & Misty Jones, appeared and spoke about their variance requests related to a gravel drive and carport in the front of the house. No one appeared for testimony. The applicants were requesting 10 ( A-J) variances, but worked on adjustments per previous hearing date. Board members discussed the merits of the case and approved variances C, D, E, H in accordance with site plan and staff report, but denied variances A, B, F, I, J.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Meier

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

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 16

**CD-BZA-2025-00213** 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.

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

**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. Stephanie Saldari presented the case. 9 exhibits were admitted. No one appeared for public testimony. The applicant, Michael Blackledge, appeared and spoke about their request to encroach on the rear setback, which is needed due to an addition of an addition on the second floor of the existing first floor. 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:** Hays

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

**Voting Nay:** None

**Abstaining:** None

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Docket Item: 17

**CD-BZA-2025-00216** 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.

**Applicant:** Bruce Wendlandt of Wendlandt & Stallbaumer

**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. The applicant, Bruce Wendlandt, appeared and spoke about their requests for an attached garage visible from the street in infill area on the new house being built. Roy Wall, Rob Beaumont, Michael Rhodes and Andrew Bracker appeared for public testimony against the front facing garage. Board members discussed the merits of the case and denied it.

**Motion:** Denied

**Motioned by:** Hays

**Seconded by:** Otto

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

**Voting Nay:** None

**Abstaining:** None