



## Board of Zoning Adjustment Minutes

Hearing Date: April 23, 2025

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

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**Docket Item:** 1

**CD-SUP-2024-00048** A request to approve a Special Use Permit for Motor Vehicle Repair on the subject site on about .5 acres generally located at 3840 Warwick Blvd.

**Applicant:** Jose Cordova of Royal Auto Trim

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

**Commissioners Absent:** Gorenc

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 10 exhibits were admitted. Applicant, Jose Cordova, and Owner, Tom Keegan and Representative, Jacob Hodson, spoke to the request for two curb cuts off of 39th St for the Royal Auto Trim business. No one else appeared for testimony. Board members discussed the merits of the case and approved the 3 year SUP in accordance with staff report and conditions of the City Plan Commission.

**Motion:** Approved

**Motioned by:** Otto

**Seconded by:** Wright

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 2

**CD-BZA-2025-00038** A request to approve a variance to the number of permitted units per lot area plus any other needed variances in an R-1.5 zoning district on about 0.15 acres generally located at 4007 Harrison Street.

**Applicant:** Steven Woods of WGN & ASSOCIATES, LLC

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

**Commissioners Absent:** Gorenc

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 10 exhibits were admitted. The applicant, Chris Woods and Owner, Jaron Rainey, appeared to discuss their request for a 8 unit apartment building to replace the previous 6 unit that burned down. Chris Koch, Hyde Park HOA Board President, appeared to share full support from neighbors with a mention of project keeping the style and ascetics of surrounding apartments. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Mixdorf

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 3

**CD-SUP-2022-00002** A request to approve an extension to the expiration date of an approved Special Use Permit for a gas station on about .32 acres generally located at 11511 Blue Ridge Boulevard.

**Applicant:** KHALID BANDAY of KAM DESIGN GROUP LLC

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

**Commissioners Absent:** Gorenc

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 12 exhibits were admitted. The applicant, Steve Nuhn and Owners, Hasan Murick, Tariq Mahmoud and Muzam Shafiq, appeared to discuss their requests for an extension of the SUP with a minor amendment for the gas station with attached convenience store. The minor amendment is for additional parking for EV Station. No one appeared for testimony, but there is one public comment on in opposition as exhibit 13. 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:** Wright

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-SUP-2025-00010** A request to approve a Special Use Permit to expand warehousing and distribution uses on about 21.4 acres generally located at 4001 E 149th St.

**Applicant:** Kate Lynch of Atlantic AE

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

**Commissioners Absent:** Gorenc

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 9 exhibits were admitted. The applicant, Patrick Gaither, appeared and spoke about their requests for a SUP for Amazon's addition of Prime Air drone service. No one appeared for public testimony. Board members discussed the merits of the case and approved the SUP in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Hays

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

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2025-00037** A request to rehear case CD-BZA-2025-00007, regarding an unpermitted deck on the subject site, on about .23 acres generally located at 25 NW 90th Pl.

**Applicant:** Candace Ostdiek

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

**Commissioners Absent:** Gorenc; Meier

**Commissioners Recusing:** None

Testimony: No

Continued to May 14th, 2025 because unable to make quorum.

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Mixdorf; Wright

**Voting Aye:** Hays; Mixdorf; Wright

**Voting Nay:** None

**Abstaining:** None

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