



# Board of Zoning Adjustment Minutes

Hearing Date: January 22, 2025

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

**Docket Item:** 1

**CD-SUP-2024-00037** A request to approve a Special Use Permit for Motor Vehicle Repairs (General) in a B3-2 zoning district on about .367 acres generally located at 6228 E Truman Rd.

**Applicant:** Bryan Ruoff of 3F30 ARCHITECTS INC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:** Moran

**Commissioners Recusing:** Gorenc

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. Bryan Ruoff appeared for owner testimony. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

**Motion:** Approved

**Motioned by:**

**Seconded by:**

**Voting Aye:** None

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 2

**CD-SUP-2024-00038** A request to approve a Special Use Permit for Light Equipment Sales/Rental (Outdoor) in a B3-2 zoning district on about 1.194 acres generally located at 6226 E Truman Rd.

**Applicant:** Bryan Ruoff of 3F30 ARCHITECTS INC

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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. Bryan Ruoff appeared to represent the owner and provide testimony. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP for light equipment sales and repair in accordance with the site plan, staff report and 25 conditions of the City Plan Commission.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 3

**CD-SUP-2024-00042** A request to approve a Special Use Permit for Group Living on about .5 acres generally located at 1520 Cherry St.

**Applicant:** Nick Kratz of HOK

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO  
**Motioned by:** Mixdorf  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 4

**CD-BZA-2024-00182** A request to approve a variance to the parking and loading standards to decrease the parking ratio requirements on the subject site, plus any other needed variances in an M1-5 zoning district on about .54 acres generally located at 215 Southwest Blvd.

**Applicant:** of SquareOne Collaborative, Inc.

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO  
**Motioned by:** Mixdorf  
**Seconded by:** Wright  
**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2024-00192** A request to approve a variance to the lot and building standards to permit a larger floor area ratio, plus any other needed variances in an B1-1 zoning district on about 0.07 acres generally located at 1700 Jefferson Street.

**Applicant:** Ryan Breitenbach of BREITENBACH GROUP INC.

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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 with an 11th added with 5 notarized support letters from the neighbors. The applicant and owners, Ryan and Janet Breitenbach, appeared to discuss their request. They shared the support of their neighbors. No one else appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance to the site plan and staff report.

**Motion:** Approved  
**Motioned by:** Mixdorf  
**Seconded by:** Moran  
**Voting Aye:** Ebbitts; Gorenc; Hays; Meier; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 6

**CD-BZA-2024-00202** A request to approve a variance to the residential vehicular standards to permit a parking pad in the front yard, plus any other needed variances in an R-5 zoning district on about 0.10 acres generally located at 4132 Harrison Street.

**Applicant:** James Sullivan of Sullivan Palmer Architects

**Commissioners Present:** Ebbitts; Gorenc; Hays; Mixdorf; Moran; Wright

**Commissioners Absent:** Meier

**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; with the addition of an opposition letter and street view from Google Maps. The applicant and owners, Diane Bosilevac and James Sullivan, appeared to discuss their request for 4 variances. No one else appeared for testimony. Board members discussed the merits of the case for a front parking spot and a parking garage in the back. Board members voted to deny variance a & b, while granting c & d on the condition of receiving HPC approval in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 7

**CD-BZA-2024-00180** A request to appeal a zoning determination related to a window sign(s) on about .2 acres generally located at 500 Delaware St.

**Applicant:** Odai ALOMARI of The hub smoke shop

**Commissioners Present:**

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

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

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Hays; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 8

**CD-BZA-2024-00196** A request to appeal a zoning determination related to required parking on about .6 acres generally located at 2730 Holmes St.

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

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Testimony: No

**Motion:** Continued Fee: NO

**Motioned by:** Mixdorf

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**CD-BZA-2024-00198** A request to approve a variance in an R-2.5 zoning district to permit gravel on a residential lot, plus any additional variances on about 0.18 acres generally located at 2315 College Avenue.

**Applicant:** James Swift

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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, with the addition of a photo of the site and a view from Google Maps. The applicant and owners, James Swift and Debra Smith, appeared to discuss their request. They shared the support of their neighbors. No one else appeared for testimony. Board members discussed the merits of the case and approved the request College grant request with the removal of 20 ft of gravel pad south of proposed garage based on Exhibit 12 in accordance to the site plan and staff report.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Wright

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-BZA-2024-00199** A request to approve a variance to the setback of a wireless communication tower in a M1-5 zoning district, plus any additional variances on about 0.05 acres generally located at 4923 Lawn Avenue.

**Applicant:** Jake Sprague

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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, Jake Sprague, appeared to discuss their request. No one else appeared for testimony. Board members discussed the merits of the case, requested more information on the enclave lot and continued the case to 2/12/25.

**Motion:** Continued Fee: NO

**Motioned by:** Mixdorf

**Seconded by:** Moran

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 11

**CD-BZA-2024-00201** A request to approve a variance to the lot and building standards to permit a smaller side yard setback, plus any other needed variances in an R-0.5 zoning district on about 0.14 acres generally located at 3401 Paseo.

**Applicant:** Ava Amirahmadi of International Architects Atelier

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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. The applicant, Ava Amirahmadi, and Autumn Olson and Ingrid Bunn, appeared to discuss their requests. No one else appeared to provide testimony. The applicants discussed their objective to expand the fire station and provide a gender neutral facility. Board members discussed the merits of the case and approved the variance in accordance with the site plan and staff reports.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Moran

**Voting Aye:** Ebbitts; Gorenc; Hays; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 12

**CD-BZA-2024-00178** A request to approve a special exception to allow a 6 ft fence in an R-1.5 zoning district, plus any additional variances or special exceptions on about 0.543 acres generally located at 2312 E 6th St.

**Applicant:** Jacob Torres of Perfect Fence

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Moran; Wright

**Commissioners Absent:** 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 and owners, Jon Schaffhausen, Jason Kentral, and Tiffany Kennedy appeared and spoke about their requests. Kathryn Snow, neighbor and member of Wornall Homestead, appeared to share HOA's opposition to the current plans and requested more communication. Board members approved to continue to 2-12-25.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Moran

**Voting Aye:** Ebbitts; Gorenc; Hays; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 13

**CD-BZA-2024-00189** A request to approve a variance in a R-6/WHO-1 zoning district to permit an addition to a primary structure be located closer to an accessory structure, plus any additional variances on about 0.16 acres generally located at 121 W 61st Terrace.

**Applicant:** Alyssa Hagen of Hagen Co.

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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. Alyssa Hagen, the applicant, and Breanna Conn, the owner appeared to discuss the requests for a variance. No one else appeared for testimony and Mrs. Conn stated the neighbors on either side were in favor of the project. Board members discussed the merits of the case and approved to grant the applicants request in accordance with the site plan and staff report.

**Motion:** Approved

**Motioned by:** Moran

**Seconded by:** Gorenc

**Voting Aye:** Ebbitts; Gorenc; Mixdorf; Moran; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 14

**CD-BZA-2024-00200** A request to approve multiple variances in an R-6/WHO-6 zoning district to permit additions onto an existing single family dwelling, plus any additional variances on about 0.3 acres generally located at 5900 Brookside Boulevard.

**Applicant:** Jon Schaffhausen of Civium Architecture & Planning

**Commissioners Present:** Ebbitts; Gorenc; Hays; Meier; Mixdorf; Moran; Wright

**Commissioners Absent:**

**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; with the addition of a street view (10) and a notarized letter from the HOA in opposition of all variance requests (11). Applicant, Jon Schaffhausen, and homeowners, Jason Kentral and Tiffany Kennedy, discussed their requests for variances on an addition and attached garage. Kathryn Snow, a neighbor and member of the Wornal Homestead, spoke to the HOA's disapproval of any of the requests. Board members discussed the merits of the case and suggested a continuance to 2/12/25 allowing the homeowners time to meet with the HOA.

**Motion:** Continued                      Fee: NO  
**Motioned by:** Hays  
**Seconded by:** Moran  
**Voting Aye:** Ebbitts; Gorenc; Hays; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

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**Docket Item:** 15

**CD-BZA-2024-00203** A request to approve a variance to the side setback in an infill residential lot, plus any additional variances on about 0.142 generally located at 6311 Main St.

**Applicant:** Grant Christensen

**Commissioners Present:** Ebbitts; Gorenc; Hays; Moran; Wright

**Commissioners Absent:**

**Commissioners Recusing:** None

Board chair Ebbitts swore in staff and applicant. Sara Copeland introduced the case. Stephanie Saldari presented the case. 9 exhibits were admitted. Grant Christensen, applicant and owner, appeared to discuss his request to wall in an old storm door. He stated no one had discussed opposition to the plan. No one else appeared for testimony. Board members discussed the merits of the case and approved to grant the applicants request in accordance with the site plan, staff report and conditions therein.

**Motion:** Approved  
**Motioned by:** Hays  
**Seconded by:** Moran  
**Voting Aye:** Ebbitts; Gorenc; Hays; Moran; Wright  
**Voting Nay:** None  
**Abstaining:** None

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