



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Aug 12, 2026

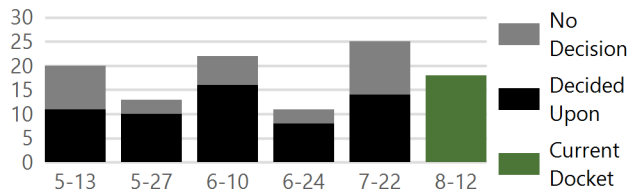
LOCATION

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>.

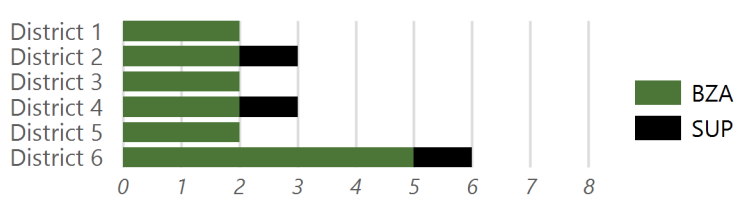
OTHER MATTERS

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.

DOCKET COMPARISON



CASES PER DISTRICT



BOARD OF ZONING ADJUSTMENT ITEMS

Docket Item	Case Assignee	Case Information	Council District
1	Genevieve Kohn-Smith	CD-SUP-2026-00035 - 2 E 75th St - A request to approve a special use permit for the expansion of a religious assembly use in district R-5, R-1.5, and R-2.5 on about 3.8 acres generally located at the northeast and northwest corners Main Street, W 75th Street, and E 75th Street. <u>Owner:</u> Catholic Diocese of KC & St Joe <u>Applicant:</u> Brian dostal - aci boland <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Aug 5, 2026	6
2	Connor Tomlin	CD-BZA-2026-00095 - 5421 Wornall Rd - A request to approve a variance in a R-10 district to the height of a detached accessory garage, plus any additional variances on about 0.31 acres generally located at 5421 Wornall Road. <u>Owner:</u> Teel Edward G & Cynthia S <u>Applicant:</u> Cynthia Teel <u>Representation Status:</u> Owner Present	6
3	Liz Collins	CD-BZA-2026-00111 - 4500 Main St - A request to approve a variance to the Main Street Overlay to permit wall signage on the subject site, plus any additional variances, on about 1.66 acres generally located at 4500 Main St. <u>Owner:</u> Twentieth Century Realty Inc <u>Applicant:</u> Megan Arndt - AMERICAN CENTURY INVESTMENTS <u>Representation Status:</u> Representative with Consent Affidavit	6

Docket Item	Case Assignee	Case Information	Council District
4	Stephanie Saldari	CD-BZA-2026-00112 - 5428 Rockhill Rd - A request to approve a variance to the amount of pavement in the front yard, plus any other needed variances in an R-6 zoning district on about 0.2 acres generally located at 5428 Rockhill Road. <u>Owner:</u> The Curators of the University of Missouri <u>Applicant:</u> Jennifer Jurado <u>Representation Status:</u> Owner Present Requested Board Action: Continue off-docket	6
5	Larisa Chambi	CD-BZA-2026-00077 - 9435 Holmes Rd - A request to appeal a Notice of Violation regarding improper screening of outdoor storage on about 4.38 acres located at 9435 Holmes Road. <u>Owner:</u> Monroe Parker International LLC <u>Applicant:</u> John Roe - The Roe Law Firm LLC <u>Representation Status:</u> Attorney Representing Continued From: June 10, 2026 Previous BZA Hearings: 6/10/26	6
6	Connor Tomlin	CD-BZA-2026-00019 - 5 E 70th Ter - A request to approve a special exception to the maximum height of a fence on a residential corner lot, plus any additional variances on about 0.15 acres generally located at 5 E 70th Ter. <u>Owner:</u> Hickam Katrina Lynne <u>Applicant:</u> Nicholas Hawk <u>Representation Status:</u> Owner Present Continued From: July 22, 2026 Quorum: Ebbitts, Gorenc, Mixdorf, Ventura III, Wright - Apr 22, 2026 Previous BZA Hearings: 7/22/26, 6/24/26, 5/27/26, 4/22/26, 4/8/26, 3/25/26 Requested Board Action: Dismiss	6
7	Justin Smith	CD-SUP-2026-00029 - 5245 N Lister Ave - A request to approve a special use permit in District R-6 to allow for a temporary laydown yard on about 3 acres generally located approximately 300 feet from the northeast corner of North Lister Avenue and Northeast Vivion Road. <u>Owner:</u> MBW Construction Inc <u>Applicant:</u> DeAnna Brantley - Spire Missouri <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Jul 15, 2026 Continued From: July 22, 2026 Previous BZA Hearings: 7/22/26 Requested Board Action: Continue to Aug. 26, 2026	2
8	Stephanie Saldari	CD-BZA-2026-00048 - 5218 N Randolph Rd - A request to approve a variance to the residential accessory structures to permit a carport in the front yard, plus any other needed variances in an R-6 zoning district on about 0.54 acres generally located at 5218 N Randolph Road. <u>Owner:</u> Knudson Don L & Robin G <u>Applicant:</u> Brandon Kinney <u>Representation Status:</u> Attorney Representing	2

Docket Item	Case Assignee	Case Information	Council District
9	Connor Tomlin	Continued From: June 24, 2026 Quorum: Ebbitts, Gorenc, Meier, Ventura III, Wright - Apr 22, 2026 Previous BZA Hearings: 6/24/26, 6/10/26, 5/27/26, 4/22/26 CD-BZA-2026-00109 - 4718 NE Vivion Rd - A request to approve a variance in a B3 -2 district to the setback of a drive-through facility from a residential district on about 0.33 acres generally located at 4718 NE Vivion Road. <u>Owner:</u> Carol's Tri-Property LLC 50% Int <u>Applicant:</u> Jacob Dobbs - Kaw Valley Engineering <u>Representation Status:</u> Representative with Consent Affidavit	2
10	Alec Gustafson	CD-SUP-2026-00020 - 840 N Montgall Ave - A request to approve a Special Use Permit for a Gasoline and Fuel Sales establishment in an M1-5 zoning district on about 0.314 acres generally located at 840 N Montgall Avenue. <u>Owner:</u> Nmk2 Corporation <u>Applicant:</u> DANA BLAY - DBL ARCHITECTURE + INC <u>Representation Status:</u> Representative with Consent Affidavit CPC Recommendation: Approval with Conditions on Aug 5, 2026	4
11	Stephanie Saldari	CD-BZA-2026-00088 - 1829 McGee St - A request to approve a variance to the sign standards to permit a larger sign, plus any other needed variances in an B4-5 zoning district on about 0.13 generally located at 1829 McGee Street. <u>Owner:</u> Icg Realty Holdings LLC <u>Applicant:</u> Infinity Signs LLC <u>Representation Status:</u> Representative with Consent Affidavit Continued From: July 22, 2026 Quorum: Ebbitts, Gorenc, Hays, Meier, Wright - Jul 22, 2026 Previous BZA Hearings: 7/22/26 Requested Board Action: Continue to Aug. 26, 2026	4
12	Stephanie Saldari	CD-BZA-2026-00102 - 3350 N Holmes St - A request to approve a variance to the sign standards to permit a larger sign, plus any other needed variances in an R-0.75 zoning district on about 16.7 acres generally located at 3350 N Holmes Street. <u>Owner:</u> Kansas City Area Transportation Authority <u>Applicant:</u> Gabe Vogl - Rosemann & Associates, P.C. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: July 22, 2026 Previous BZA Hearings: 7/22/26	4
13	Genevieve Kohn-Smith	CD-BZA-2026-00079 - 12220 NW Skyview Ave - A request to approve a variance to allow gravel in a proposed B4-1 district, and any other necessary variances, on about 23 acres generally located at 12220 NW Skyview Avenue. <u>Owner:</u> Longview Ventures LLC <u>Applicant:</u> Sam Malinowsky - SM Engineering <u>Representation Status:</u> Owner Present Continued From: July 22, 2026 Previous BZA Hearings: 7/22/26, 6/24/26 Requested Board Action: Continue to Sep. 9, 2026	1

Docket Item	Case Assignee	Case Information	Council District
14	Justin Smith	CD-BZA-2026-00103 - 9050 NW Prairie View Rd - A request to approve a variance to the maximum allowed floor area (25,000 square feet) of an industrial use in a B4 district on about 6.8 acres generally located at 9050 Northwest Prairie View Road. <u>Owner:</u> Amerco Real Estate Company / U Haul <u>Applicant:</u> Lance Scott - Cook, Flatt & Strobel Engineers, P.A. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: July 22, 2026 Previous BZA Hearings: 7/22/26 Requested Board Action: Continue to Aug. 26, 2026	1
15	Liz Collins	CD-BZA-2026-00089 - 3501 Jackson Ave - A request to approve a variance to the required rear setback in a B1-1 zoning district, plus any additional variances, on about 0.35 acres generally located at 3501 Jackson Ave. <u>Owner:</u> 3501 Jackson LLC <u>Applicant:</u> Daniel Finn - Phelps Engineering, Inc. <u>Representation Status:</u> Representative with Consent Affidavit Continued From: July 22, 2026 Previous BZA Hearings: 7/22/26	3
16	Liz Collins	CD-BZA-2026-00110 - 1302 E 26th St - A request to approve variances to the infill residential development standards to permit a new single-family dwelling in a UR district, plus any additional variances, on about 0.09 acres generally located at 1302 E 26th St. <u>Owner:</u> Bright Michael F & Christi L <u>Applicant:</u> Joseph Rathermel - JWR Architecture <u>Representation Status:</u> Representative with Consent Affidavit	3
17	Connor Tomlin	CD-BZA-2026-00096 - 14501 Kelley Rd - A request to approve a variance to the setback of a building for an animal service use in an R-80 district, plus any additional variances on about 13 acres generally located at 14501 Kelley Road. <u>Owner:</u> Wurth Aaron <u>Applicant:</u> Kevin Sterrett - Hg Consult, Inc. <u>Representation Status:</u> Owner Present Requested Board Action: Continue to Aug. 26, 2026	5
18	Connor Tomlin	CD-BZA-2026-00106 - 9550 Blue Ridge Blvd - A request to approve a variance in a B2-2 district to the setback of a monument sign from property lines, plus any additional variances on about 5.39 acres generally located at 9550 Blue Ridge Boulevard. <u>Owner:</u> Rediscover <u>Applicant:</u> Andrea Shadrach - GASTINGER WALKER <u>Representation Status:</u> Owner Present	5