



BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Apr 8, 2026

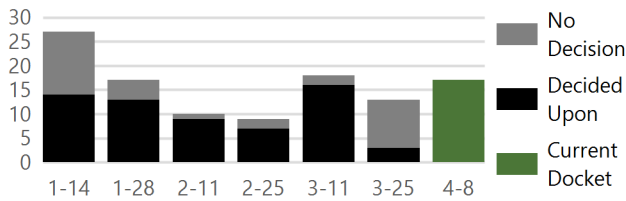
LOCATION

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>.

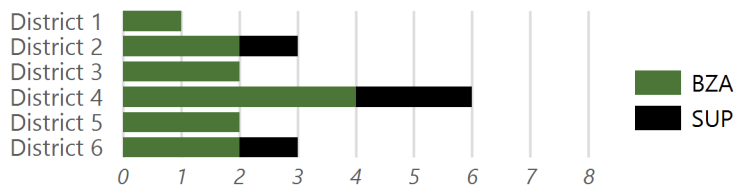
OTHER MATTERS

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	Larisa Chambi	<p>CD-SUP-2025-00044 - 3823 Locust St - A request to approve a major amendment to a special use permit for additional parking and building addition for a school on about 4.86 acres generally located at the northeast corner of Locust Street and Harrison Parkway.</p> <p><u>Owner:</u> Notre Dame De Sion School of KC <u>Applicant:</u> Sarah Knight - MKEC Engineering <u>Representation Status:</u> Owner Present CPC Recommendation: Approval with Conditions on Apr 1, 2026</p>	4
2	Stephanie Saldari	<p>CD-SUP-2026-00012 - 4250 St John Ave - A request to approve a special use permit to allow for a general motor vehicle repair use in a B3-1 zoning district on about 0.11 acres generally located at 4250 St. John Avenue.</p> <p><u>Owner:</u> Sheeraz LLC <u>Applicant:</u> Choudhry Sheeraz - Sheeraz LLC <u>Representation Status:</u> Owner Present CPC Recommendation: Approved on Apr 1, 2026</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Stephanie Saldari	<p>CD-BZA-2025-00169 - 101 E 36th St - A request to approve a variance to permit a shorter setback for a detached garage, plus any other needed variances in an R-6 zoning district on about 0.3 acres generally located at 101 E 36th Street.</p> <p><u>Owner:</u> Griffin Arthur Jr & Kristina <u>Applicant:</u> Mike Schumacher - RDM Architecture <u>Representation Status:</u> Representative with Consent Affidavit Continued From: March 25, 2026 Quorum: Ebbitts, Hays, Mixdorf, Otto, Wright - Mar 11, 2026 Previous BZA Hearings: 3/25/26, 3/11/26, 1/14/26 Requested Board Action: Dismiss</p>	4
4	Stephanie Saldari	<p>CD-BZA-2026-00029 - 420 Lawndale Ave - A request to approve a variance to permit excessive pavement in the front yard, plus any other needed variances on about 0.14 acres generally located at 420 Lawndale Avenue.</p> <p><u>Owner:</u> Pham Ut Thi <u>Applicant:</u> Ut Pham <u>Representation Status:</u> Owner Present</p>	4
5	Larisa Chambi	<p>CD-BZA-2026-00036 - 3244 Main St - A request to approve a variance to the Ground Floor Commercial Floor Size requirements of Section 88-120 of the Zoning and Development Code to allow for a smaller commercial space on about 0.44 acres generally located 140 feet south of W Linwood Boulevard on the west side of Main Street.</p> <p><u>Owner:</u> Exact Abc LLC <u>Applicant:</u> Tyler Asby - Exact Architects <u>Representation Status:</u></p>	4
6	Stephanie Saldari	<p>CD-BZA-2026-00038 - 313 NW Briarcliff Cir - A request to approve a variance to the residential infill standards to permit a front loading garage, plus any other needed variances in an R-6 zoning district on about 0.5 acres generally located at 313 NW Briarcliff Circle.</p> <p><u>Owner:</u> Hoffman Terry J & Beth L <u>Applicant:</u> Devin Barnes - Pence Design Drafting <u>Representation Status:</u> Representative with Consent Affidavit</p>	4
7	Genevieve Kohn-Smith	<p>CD-SUP-2026-00004 - 7701 NW Barry Rd MOD - A request to approve a renewal of a special use permit to allow the continued temporary use of two modular buildings in district R-6 and R-80 on about 94 acres generally located at the southwest corner of NW Barry Road and N Congress Avenue.</p> <p><u>Owner:</u> Park Hill R-5 School District <u>Applicant:</u> Ryan Walters - Hollis + Miller Architects <u>Representation Status:</u> CPC Recommendation: Approval with Conditions on Apr 1, 2026</p>	2
8	Liz Collins	<p>CD-BZA-2026-00032 - 7010 NE 52nd St - A request to approve a variance to the accessory use standards to permit a carport in the front yard on the subject site, plus any additional variances, on about 0.98 acres generally located at 7010 NE 52nd St.</p> <p><u>Owner:</u> Crawford Candace Lynn</p>	2

Docket Item	Case Assignee	Case Information	Council District
9	Ahna Nanoski	<p><u>Applicant:</u> Nick Fast - AAA FAST CONSTRUCTION LLC <u>Representation Status:</u> Owner Present Requested Board Action: Continue to Apr. 22, 2026</p> <p>CD-BZA-2025-00103 - 7730 N Oak Trfy - A request to appeal a Notice of Violation related to an outdoor vehicle sales use on about 1.4 acres generally located at 7730 N Oak Trfy.</p> <p><u>Owner:</u> Cummins Magda L Trust <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing Continued From: March 11, 2026 Quorum: Ebbitts, Hays, Mixdorf, Otto, Wright - Mar 11, 2026 Previous BZA Hearings: 3/11/26, 12/10/25, 10/22/25, 9/10/25 Requested Board Action: Dismiss</p>	2
10	Genevieve Kohn-Smith	<p>CD-SUP-2025-00040 - 7953 State Line Rd - A request to approve a special use permit for the expansion of a drive-through facility adjacent to an established parkway in proposed district B2-2 on about 1.3 acres generally located at 7953 State Line Road.</p> <p><u>Owner:</u> CS Devco LLC <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C. <u>Representation Status:</u> Attorney Representing CPC Recommendation: Approval with Conditions on Mar 18, 2026</p>	6
11	Ahna Nanoski	<p>CD-BZA-2026-00031 - 8510 Troost Ave - A request to approve a rehearing for case CD-BZA-2025-00177 (zoning violation related to an unpermitted use) on about 2.66 acres generally located at 8510 Troost Ave.</p> <p><u>Owner:</u> New Reflections Technical Institute Inc <u>Applicant:</u> SHEONI GIVENS - NEW REFLECTIONS TECHNICAL INSTITUTE <u>Representation Status:</u></p>	6
12	Connor Tomlin	<p>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.</p> <p><u>Owner:</u> Hickam Katrina Lynne <u>Applicant:</u> Nicholas Hawk <u>Representation Status:</u> Continued From: March 25, 2026 Previous BZA Hearings: 3/25/26</p>	6
13	Connor Tomlin	<p>CD-BZA-2026-00024 - 2524 Brighton Ave - A request to approve a variance to the maximum percentage of pavement in the front yard, plus any additional variances on about 0.11 acres generally located at 2524 Brighton Ave.</p> <p><u>Owner:</u> Johnson Nathaniel <u>Applicant:</u> Nathaniel Johnson <u>Representation Status:</u> Owner Present Requested Board Action: Continue to Apr. 22, 2026</p>	3

Docket Item	Case Assignee	Case Information	Council District
14	Connor Tomlin	<p>CD-BZA-2026-00023 - 2540 Topping Ave - A request to approve a special exception to permit a fence greater than 4 feet on a corner lot, plus any additional variances on about 0.3 acres generally located at 2540 Topping Ave.</p> <p><u>Owner:</u> Sapho Stacy <u>Applicant:</u> Stacy Sapho <u>Representation Status:</u> Continued From: March 25, 2026 Previous BZA Hearings: 3/25/26</p>	3
15	Genevieve Kohn-Smith	<p>CD-BZA-2026-00028 - 6655 Troost Ave - 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 2.5 acres generally located at 6655 Troost Avenue.</p> <p><u>Owner:</u> Mean Well USA Inc <u>Applicant:</u> Steve Salzer - Helix Architecture + Design <u>Representation Status:</u> Representative with Consent Affidavit</p>	5
16	Liz Collins	<p>CD-BZA-2026-00037 - 12516 Frost Rd - A request to approve a variance to the accessory use standards to allow for an accessory building in the front yard, plus any additional variances, in a R-80 zoning district on about 4.7 acres generally located at 12516 Frost Rd.</p> <p><u>Owner:</u> Shipp Stephen <u>Applicant:</u> Stephen Shipp <u>Representation Status:</u> Owner Present</p>	5
17	Connor Tomlin	<p>CD-BZA-2026-00033 - 4800 NW 88th St - A request to approve a variance to monument signage code requirements on about 8.06 acres generally located at 4800 NW 88th St.</p> <p><u>Owner:</u> Hope Church of Kansas City <u>Applicant:</u> Claire Ashbrook - STRATA Architecture <u>Representation Status:</u> Owner Present</p>	1