



Board of Zoning Adjustment Minutes

Hearing Date: April 8, 2026

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

Docket Item: 1

CD-SUP-2025-00044 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.

Applicant: Sarah Knight of MKEC Engineering

Commissioners Present: Ebbitts; Meier; Mixdorf; Ventura III

Commissioners Absent: Gorenc; Hays; Otto; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Board chair Ebbitts disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Larisa Chambi presented the case. 12 exhibits were admitted. The applicants, Alicia Katarba, Brian Hill and Harriet Grundel, appeared and spoke about their requests for the school expansion and parking lot. Chris Koch -Hyde Park HOA, Margo Shephard, Stacey Eubanks, and Shaina Boatright spoke in support. Julie Towner -HOA, Amelia McDaniel, Courtney Koger, Lezlee Koger, and Keith Towner spoke in opposition. Board members discussed the merits of the case and approved the SUP with conditions in accordance with site plan and staff report.

Motion: Approved with Conditions

Motioned by: Ventura III

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Mixdorf; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2026-00012 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.

Applicant: Choudhry Sheeraz of Sheeraz LLC

Commissioners Present: Ebbitts; Meier; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2025-00169 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.

Applicant: Mike Schumacher of RDM Architecture

Commissioners Present: Ebbitts; Meier; Mixdorf; Ventura III

Commissioners Absent: Gorenc; Hays; Otto; Wright

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and requested the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Ventura III

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Mixdorf; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2026-00029 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.

Applicant: Ut Pham

Commissioners Present: Ebbitts; Meier; Mixdorf; Ventura III

Commissioners Absent: Gorenc; Hays; Otto; Wright

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 5/13/26. No one appeared for testimony. Board members approved to continue the case to 5/13/26 without fee.

Motion: Continued Fee: NO

Motioned by: Ventura III

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Mixdorf; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2026-00036 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.

Applicant: Annie Rouse

Commissioners Present: Ebbitts; Mixdorf; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2026-00038 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.

Applicant: Devin Barnes of Pence Design Drafting

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-SUP-2026-00004 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.

Applicant: Ryan Walters of Hollis + Miller Architects

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2026-00032 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.

Applicant: Nick Fast of AAA FAST CONSTRUCTION LLC

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2025-00103 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.

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

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Member continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-SUP-2025-00040 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.

Applicant: Adam Bendrick of Kimley-Horn

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2026-00031 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.

Applicant: SHEONI GIVENS of NEW REFLECTIONS TECHNICAL INSTITUTE

Commissioners Present: Ebbitts; Meier; Mixdorf; Ventura III

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2026-00019 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.

Applicant: Nicholas Hawk

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2026-00024 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.

Applicant: Dianna Johnson of The Five Js Real Property

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Scheduled Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-BZA-2026-00023 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.

Applicant: Stacy Sapho

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 15

CD-BZA-2026-00028 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.

Applicant: Steve Salzer of Helix Architecture + Design

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-BZA-2026-00037 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.

Applicant: Stephen Shipp

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None

Docket Item: 17

CD-BZA-2026-00033 A request to approve a variance to monument signage code requirements on about 8.06 acres generally located at 4800 NW 88th St.

Applicant: Claire Ashbrook of STRATA Architecture

Commissioners Present: Ebbitts; Meier; Ventura III

Commissioners Absent: Gorenc; Hays; Mixdorf; Otto; Wright

Commissioners Recusing: None

Testimony: No

Case was not introduced due to lack of quorum. Board Members continued the case to April 22, 2026.

Motion: Continued Fee: NO

Motioned by:

Seconded by:

Voting Aye: None

Voting Nay: None

Abstaining: None
