



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Mar 25, 2026

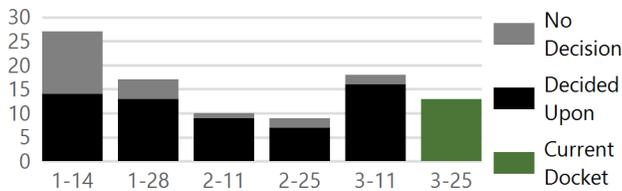
## LOCATION

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>.

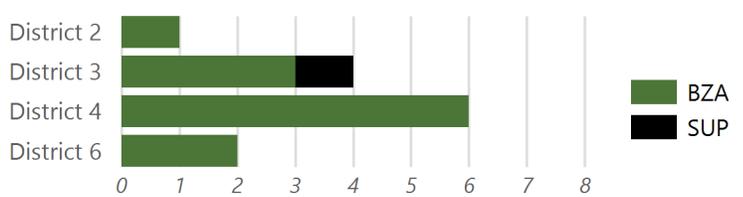
## OTHER MATTERS

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	Stephanie Saldari	<p><b>CD-BZA-2025-00169 - 101 E 36th St</b> - 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 &amp; Kristina  <u>Applicant:</u> Mike Schumacher - RDM Architecture  <u>Representation Status:</u> Representative with Consent Affidavit  <b>Continued From:</b> March 11, 2026  <b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Ventura III - Jan 14, 2026  <b>Previous BZA Hearings:</b> 3/11/26, 1/14/26  <b>Requested Board Action:</b> Continue to Apr. 8, 2026</p>	4
2	Ahnna Nanoski	<p><b>CD-BZA-2025-00204 - 2926 Belleview Ave</b> - A request to appeal a zoning violation related to dumpster screening on the subject site on about .355 acres generally located at 2926 Belleview Ave.</p> <p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Requested Board Action:</b> Continue to May. 13, 2026</p>	4

Docket Item	Case Assignee	Case Information	Council District
3	Ahna Nanoski	<p><b>CD-BZA-2025-00205 - 2926 Belleview Ave</b> - A request to appeal a zoning violation related to the outdoor storage of commercial vehicles on the subject site in an R-2.5 (Residential) zoned district on about .355 acres generally located at 2926 Belleview Ave.</p> <p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing</p> <p><b>Requested Board Action:</b> Continue to May. 13, 2026</p>	4
4	Ahna Nanoski	<p><b>CD-BZA-2025-00206 - 2926 Belleview Ave</b> - A request to appeal a zoning violation related to the outdoor storage of construction equipment and demolition debris on the subject site in an R-2.5 (Residential) zoned district on about .355 acres generally located at 2926 Belleview Ave.</p> <p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing</p> <p><b>Requested Board Action:</b> Continue to May. 13, 2026</p>	4
5	Ahna Nanoski	<p><b>CD-BZA-2025-00207 - 2938 Belleview Ave</b> - A request to appeal a zoning violation related to the outdoor storage of commercial vehicles on the subject site in an R-2.5 (Residential) zoned district on about .499 acres generally located at 2938 Belleview Ave.</p> <p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing</p> <p><b>Requested Board Action:</b> Continue to May. 13, 2026</p>	4
6	Ahna Nanoski	<p><b>CD-BZA-2026-00014 - 2911 Belleview Ave</b> - A request to appeal a zoning violation related to dumpster screening requirements on about .9 acres generally located at 2911 Belleview Ave.</p> <p><u>Owner:</u> Northtown Center LLC  <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing</p> <p><b>Requested Board Action:</b> Continue to May. 13, 2026</p>	4
7	Larisa Chambi	<p><b>CD-SUP-2026-00003 - 6611 E US 40 Hwy</b> - A request to approve a Special Use Permit for a transfer station in M3-1 (Manufacturing 3-1) on about 7.8 acres generally located at 6611 E US 40 Highway.</p> <p><u>Owner:</u> WM Mark II Holdings LLC  <u>Applicant:</u> Rachele Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing</p> <p><b>CPC Recommendation:</b> Approval with Conditions on Mar 18, 2026</p>	3
8	Stephanie Saldari	<p><b>CD-BZA-2025-00137 - 2446 Lawn Ave</b> - A request to approve a variance to permit a larger accessory structure in the rear yard, plus any other needed variances in an R-2.5 zoning district on about 0.11 acres generally located at 2446 Lawn Avenue.</p> <p><u>Owner:</u> Mascorro Jesus Antonio Barcenas  <u>Applicant:</u> Jesus Barcenas</p>	3

Docket Item	Case Assignee	Case Information	Council District
9	Stephanie Saldari	<p><u>Representation Status:</u> Owner Present  <b>Continued From:</b> December 10, 2025  <b>Quorum:</b> Ebbitts, Gorenc, Hays, Meier, Otto, Ventura III, Wright - Oct 22, 2025  <b>Previous BZA Hearings:</b> 12/10/25, 10/22/25  <b>Requested Board Action:</b> Continue off-docket</p> <p><b>CD-BZA-2026-00027 - 2540 Chelsea Ave</b> - A request to approve a variance to permit a fully paved front yard and a special exception to the height of a fence in the front yard, plus any other needed variances in an R-2.5 zoning district on about 0.09 acres generally located at 2540 Chelsea Avenue.</p> <p><u>Owner:</u> Perez Jorge &amp; Hernandez Sandra  <u>Applicant:</u> Sandra Hernandez  <u>Representation Status:</u> Owner Present</p>	3
10	Connor Tomlin	<p><b>CD-BZA-2026-00023 - 2540 Topping Ave</b> - 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> Owner Present  <b>Requested Board Action:</b> Continue to Apr. 8, 2026</p>	3
11	Liz Collins	<p><b>CD-BZA-2026-00025 - 13500 Holmes Rd</b> - A request to approve a variance to the non-residential sign standards to permit a monument sign in a M1-5 zoning district, plus any additional variances, on about 9.24 acres generally located at 13500 Holmes Road.</p> <p><u>Owner:</u> 13500 Holmes Road LLC  <u>Applicant:</u> Robert Merritt - Cable Dahmer Autogroup  <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
12	Connor Tomlin	<p><b>CD-BZA-2026-00019 - 5 E 70th Ter</b> - 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>  <b>Requested Board Action:</b> Continue to Apr. 8, 2026</p>	6
13	Larisa Chambi	<p><b>CD-BZA-2026-00026 - 5415 N Antioch Rd</b> - A request to approve multiple variances to the Boulevard and Parkway section of the zoning and development code and any other necessary variances on about 1.47 acres generally located at the southeast corner of N Antioch Road and N Chouteau Trafficway.</p> <p><u>Owner:</u> Extra Space Properties Two LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Requested Board Action:</b> Continue to Apr. 8, 2026</p>	2