



Board of Zoning Adjustment Minutes

Hearing Date: May 13, 2026

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

Docket Item: 1

CD-SUP-2026-00019 A request to approve a Special Use Permit to allow an Outdoor Entertainment Venue in a UR zoning district on about 0.396 acres generally located at 1105 Hickory St.

Applicant: Jason Eubanks of Nomada
Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright
Commissioners Absent: Gorenc; Hays; Mixdorf
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. The applicant, Jason Eubanks, appeared to discuss the request for a SUP for the outdoor venue. No one else appeared for testimony. Board members discussed the merits of the case and approved the major amendment to the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions
Motioned by: Otto
Seconded by: Meier
Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright
Voting Nay: None
Abstaining: None

Docket Item: 2

CD-SUP-2026-00021 A request to approve an outdoor venue (Entertainment Venue & Spectator Sports) for the Roy Blunt Luminary Park on about 6.82 acres generally located over I-670, between Wyandotte Street and Grand Boulevard.

Applicant: Stacey Lowe of HNTB
Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright
Commissioners Absent: Gorenc; Hays; Mixdorf
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Andrew Clarke presented the case. 11 exhibits were admitted. The applicant team, Jeff Martin and Mark Neebling, appeared and spoke about the requests for approval of an outdoor venue for Roy Blunt Luminary Park. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP and 8 variances in accordance with site plan and staff report and conditions of the City Plan Commission.

Motion: Approved with Conditions
Motioned by: Otto
Seconded by: Wright
Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright
Voting Nay: None
Abstaining: None

Docket Item: 3

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; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

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 applicants, Pham Ut Thi and Phuong Davis (translator), appeared and spoke about the request for variances A, B and C concerning the maximum percentage of pavement in the front yard, setbacks and a fence. No one appeared for testimony. Board members discussed the merits of the case and approved variance A & B and denied C in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Ventura III

Voting Aye: Meier; Otto; Ventura III; Wright

Voting Nay: Ebbitts

Abstaining: None

Docket Item: 4

CD-BZA-2026-00042 A request to approve a variance to the size of a wall sign in a residential zoning district, plus any other needed variances in an R-6 zoning district on about 29.3 acres generally located at 2 NE 32nd Street.

Applicant: Mike Dinkins of Finkle Williams

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

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, Mike Dinkins and Connor Hanlon, appeared and spoke about their wall sign variance a & b requests. No one appeared for testimony. Board members discussed the merits of the case and approved variance A for a smaller size and denied B, in accordance with site plan and staff report.

Motion: Approved

Motioned by: Wright

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2026-00051 A request to approve a variance to the maximum size of a wall sign in a residential district, plus any additional variances on about 5.37 acres generally located at 3200 Broadway Boulevard.

Applicant: Gail Greble of Metropolitan Community College

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

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, Gail Grebel, appeared and spoke about the sign variance requests for a painted sign on MCC's parking garage. No one appeared for testimony. Board members discussed the merits of the case and approved a continuance to allow the applicant to provide additional options.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2026-00053 A request to approve a variance to the parking and loading standards to permit a parking pad on the subject site, plus any additional variances, on about 0.35 acres generally located at 4307 Warwick Blvd.

Applicant: WAYLON Arndt
Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright
Commissioners Absent: Gorenc; Hays; Mixdorf
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 10 exhibits were admitted, #10 was the new plan showing less concrete. The applicants, Andrew Battmer and Waylon Arndt, appeared and spoke about the request for variance to permit a parking pad in the front yard. No one appeared for testimony. Board members discussed the merits of the case and approved in accordance to the site plan and staff report.

Motion: Approved
Motioned by: Otto
Seconded by: Meier
Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright
Voting Nay: None
Abstaining: None

Docket Item: 7

CD-BZA-2026-00054 A request to approve a variance to the required side setback in an infill residential district to permit a greenhouse on the subject site, plus any additional variances, on about 0.09 acres generally located at 1657 Madison Ave.

Applicant: Kathy Marchant
Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright
Commissioners Absent: Gorenc; Hays; Mixdorf
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 10 exhibits were admitted. The applicant, Kathy Marchant, appeared and spoke about their request for a greenhouse to close to a side setback. Public testimony from: Jody Kimball, Ky Anderson and Debra Smith were all in support. Side setbacks and additional variances were needed. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved
Motioned by: Otto
Seconded by: Ventura III
Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright
Voting Nay: None
Abstaining: None

Docket Item: 8

CD-BZA-2026-00057 A request to approve a variance to the required street-side yard setback to allow for a front porch on the subject site, plus any additional variances, on about 0.14 acres generally located at 4105 Sunrise Dr.

Applicant: Patricia Westley
Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright
Commissioners Absent: Gorenc; Hays; Mixdorf
Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 9 exhibits were admitted. The applicant, Patricia Westley, appeared and spoke about the request for a variance to the street-side yard setback needed for the replacement of a front porch. No one appeared for testimony. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved
Motioned by: Wright
Seconded by: Ventura III
Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright
Voting Nay: None
Abstaining: None

Docket Item: 9

CD-BZA-2026-00058 A request to approve a variance to the Main Street Overlay requirements to permit a fence taller than permitted and of non-permitted material, plus any additional variances on about 0.79 acres generally located at 3921 Baltimore Avenue.

Applicant: Harison Pitchford of Mustard Seed Design

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; 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. 10 exhibits were admitted. The applicants, Chris Stewart and Harrison Pitchford, appeared and spoke about the request for a 8 ft fence in the parking lot of the Calvary Baptist Church and St. Augustine Academy to create a playground. No one appeared for testimony. Board members discussed the merits of the case and approved the special exception for the fence and non-permitted material in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Meier

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2025-00204 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.

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

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2025-00205 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.

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

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2025-00206 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.

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

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-BZA-2025-00207 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.

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

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-BZA-2026-00014 A request to appeal a zoning violation related to dumpster screening requirements on about .9 acres generally located at 2911 Belleview Ave.

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

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 15

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; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; 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. 12 exhibits were admitted. The applicants, Nathaniel Johnson, appeared and spoke about the request for variance to the maximum percentage of pavement in the front yard. No one appeared for testimony. Board members discussed the merits of the case and approved the variance based on exhibit 12's configurations, with a stipulation the applicant have up to 6 months to remove the uncompliant asphalt, and variance of 330 sqft to allow the carport to stay, in accordance to the site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 16

CD-BZA-2026-00059 A request to approve a variance to the pedestrian standards, plus any other needed variances in an M1-5 zoning district on about 9.7 acres generally located at 5019 Raytown Road.

Applicant: James Ratley of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

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. No one appeared for public testimony. The applicants, Brandon Taylor and Vitali Yarkov, appeared and spoke about their request for a variance concerning the sidewalk requirement. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

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; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Unable to meet Quorum from 4/22/26; continued to 5/27/26 without fee

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 18

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

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated Chris Maddox requested the case be continued to the 7/22/26 hearing date because the applicant applied for a SUP, which is currently going through CPC, etc. Staff requested this be continued with a fee because they are ready to present the case. Board members approved to continue the case to 7/22/26 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 19

CD-BZA-2026-00034 A request to appeal a zoning determination related to a nonconforming pole sign on about 3.95 acres generally located at 11611 Hickman Mills Drive.

Applicant: Loc Van Nguyen of LDN LLC

Commissioners Present: Ebbitts; Meier; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Hays; Mixdorf

Commissioners Recusing: None

Testimony: No

Motion: Continued - With Fee Fee: YES

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None

Docket Item: 20

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; Otto; Ventura III; Wright

Commissioners Absent: Gorenc; Meier; Mixdorf

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case. The applicant did not appear to discuss the appeal case. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Wright

Seconded by: Ventura III

Voting Aye: Ebbitts; Meier; Otto; Ventura III; Wright

Voting Nay: None

Abstaining: None
