



Board of Zoning Adjustment Minutes

Hearing Date: March 26, 2025

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

Docket Item: 1

CD-SUP-2024-00055 A request to approve a special use permit for motor vehicle repair, general and light equipment sales/rentals outdoor, in District B3-2 on about .6 acres generally located at the northeast corner of E. Truman Road and White Avenue.

Applicant: Jimmy JIMMY CASTANON of JMEB GROUP LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Andrew Clarke presented the case. 3 exhibits were admitted. The applicant, Jimmy Castanon and owner representative, David Conroe, appeared to discuss the request for a 10 yr SUP's. The well-established auto repair and sales business will be adding greenery; replacing a chain link fence with an iron one and resurfacing one of the side lots. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-SUP-2025-00006 A request to renew a previously approved special use permit for an existing for an existing halfway house and detention facility in an M1-5 zoning district on about 0.13 acres generally located at 1534 Campbell Street.

Applicant: Alex Reed of Lathrop GPM LLP

Commissioners Present: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case. 3 exhibits were admitted. The applicant, Alex Reed and Kyle Mead appeared to request an approval for the SUP. They discussed the addition of Titan Security since the last renewal. Per state code, halfway houses require the SUP's to be reviewed and renewed every two years. No one else appeared for testimony. Board members discussed the merits of the case and approved the renewal SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2025-00016 A request to approve a variance to the setback of an accessory structure in relation to the primary structure in an R-6 zoning district, plus any additional variances on about 0.15 acres generally located at 1114 NE 43rd Street.

Applicant: Jonathan Chaussee

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

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, Jonathan Chaussee, appeared and spoke about the request. No one appeared for testimony, but neighbors inquired and didn't oppose or formally support the addition. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2025-00019 A request to approve a variance to permit a deck to encroach on the side setback, plus any other needed variances on about 0.074 acres generally located at 2323 Jarboe Street.

Applicant: Batsheba Castro Martinez

Commissioners Present: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Commissioners Absent:

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, Batsheba Castro Martinez, appeared and spoke about the request for a setback for the deck. No one appeared for testimony. Board members discussed the merits of the case and approved the variance in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Wright

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2025-00013 A request to appeal the denial of a Certificate of Legal Nonconforming Use (CLNU) for a Short-Term Rental at the subject location on about .1 acres generally located at 321 Southwest Blvd.

Applicant: Megan Duma of MD KC, LLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance with fee to May 14, 2025. No one appeared for testimony. Commissioners approved to continue the case to May 14, 2025 with fee.

Motion: Continued - With Fee Fee: YES

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2025-00018 A request to approve a variance to permit a deck to encroach on the street side yard and a large shed, plus any other needed variances in an R-2.5 zoning district on about 0.30 acres generally located at 3940 Elmwood Avenue.

Applicant: Fidel Calderon

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

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, Alicia Gonzales, appeared and spoke about the requests. The corner lot setback and front setback was the concern for one side. The shed is double the size permitted, so it could be tore down and two built in its place. No one appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Gorenc; Hays; Mixdorf; Wright

Voting Nay: Ebbitts

Abstaining: None

Docket Item: 7

CD-BZA-2024-00146 A request to appeal a zoning violation related to an unpermitted use (vehicle services) on the subject site on about .1 acres generally located at 2118 Olive St.

Applicant: Luis Barnoya of Luis Miguel

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case. Ahnna Nanowski presented the case and an Interpreter was provided. The violation was for conducting business on a residential property, which has since ceased. The homeowner is also working to bring the garage up to coed with proper permits. Board members discussed and moved to dismiss the case.

Motion: Dismissed

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Gorenc; Hays; Meier; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00011 A request to appeal zoning violations related to unapproved parking surfaces on the subject property on about 6 acres generally located at 7780 E US 40 Hwy.

Applicant: Andrew Fischer of Fischer Weiler Industrial

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Sara Copeland introduced the case and stated staff is recommending continuance without fee to April 9, 2025. No one appeared for testimony. Board Members approved to continue the case to April 9, 2025 without fee.

Motion: Continued Fee: NO

Motioned by: Wright

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2025-00012 A request to approve a variance to non-residential signage requirements to permit a monument sign in a B4-5 zoning district, plus any additional variances on about 2.27 acres generally located at 4900 Main Street.

Applicant: Infinity SignsLLC

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

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, Renae Spires, appeared and spoke about the variance requests to add the tenants business names to the 18 yr existing monument sign. No one appeared for testimony. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Wright

Voting Aye: Ebbitts; Gorenc; Hays; Moran; Wright

Voting Nay: None

Abstaining: None

Docket Item: 10

CD-BZA-2025-00017 A request to approve a variance to the maximum height of a detached garage in an O-2 zoning district, plus any additional variances on about 4.95 acres generally located at 11200 Grandview Road.

Applicant: Alison Lessley

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Moran; Wright

Commissioners Absent:

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sarah Copeland introduced the case. Connor Tomlin presented the case. The applicant, Clay Lessley, appeared and requested the board continue the case, allowing them to finalize the changed plans. Merits of the case were not discussed. Board members approved to continue the case to 4/9/25.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Gorenc

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2025-00020 A request to approve a special exception to allow for an 8ft tall fence on about 14.6 acres generally located at the southern end of Pathfinder Elementary School, between NW Old Stagecoach Road and N Platte Purchase Drive, south of NW 87th Terrace.

Applicant: Braden Taylor of MKEC Engineering, Inc.

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case for Larisa Chambi. 10 exhibits were admitted. The applicants, Dr. Devin Doll, David Contag and Braden Taylor appeared and spoke about their request for a chain link fence special exception for the playground. Board members discussed the merits of the case and approved it in accordance to the revised plan to include the wrought iron metal visibility fence.

Motion: Approved

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2025-00021 A request to approve a variance to the parking and loading standards, to decrease the required amount of parking for a business, plus any other needed variances on a B3-2 zoning district on about 1.28 acres generally located at the southwest corner of NW Barry Road and NW Prairie View Road.

Applicant: David von Edeskuty of Wilkus Architects

Commissioners Present: Ebbitts; Gorenc; Hays; Meier; Mixdorf; Wright

Commissioners Absent:

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, David von Edeskuty, appeared and spoke about the request for a parking variance. The business doesn't have the required spots required, but the applicant discussed the Wingstop has a large takeout business. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Hays

Voting Aye: Ebbitts; Gorenc; Hays; Mixdorf; Wright

Voting Nay: None

Abstaining: None
