



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, Feb 25, 2026

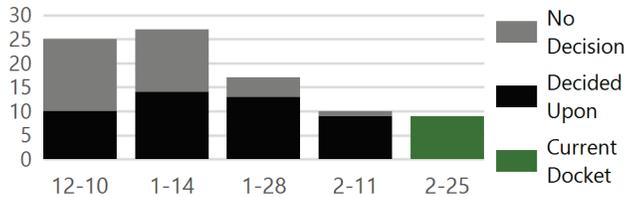
## LOCATION

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>.

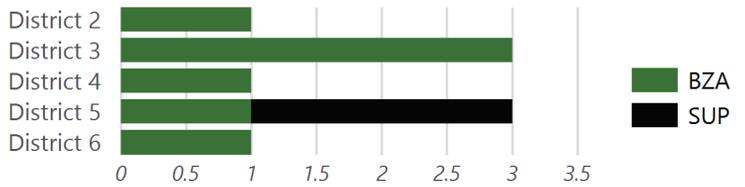
## OTHER MATTERS

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	Alec Gustafson	<p><b>CD-BZA-2025-00199 - 5301 Brighton Ave</b> - A request to approve variances for an accessory structure in an M3-5 zoning district on about 0.65 acres generally located at 5301 Brighton Ave.</p> <p><u>Owner:</u> Totta Property Holdings LLC  <u>Applicant:</u> Logan Green - Kimley-Horn and Associates, Inc.  <u>Representation Status:</u>  <b>Continued From:</b> January 28, 2026  <b>Previous BZA Hearings:</b> 1/28/26  <b>Requested Board Action:</b> Dismiss</p>	3
2	Ahnna Nanoski	<p><b>CD-BZA-2026-00008 - 5500 Bennington Ave</b> - A request to approve several variances related to gravel vehicular use areas, accessory structures in the front yard, and temporary portable storage containers on the subject site, plus any other necessary variances, within a R-80 (Residential) zoning district on about 13 acres generally located at 5500 Bennington Ave.</p> <p><u>Owner:</u> Heryer Daniel &amp; Salvaggio Brooke  <u>Applicant:</u> Daniel Heryer - Urbavore Urban Farm  <u>Representation Status:</u> Owner Present  <b>Requested Board Action:</b> Continue to Mar. 11, 2026</p>	3

Docket Item	Case Assignee	Case Information	Council District
3	Ahnna Nanoski	<p><b>CD-BZA-2023-00049 - 5500 Bennington Ave</b> - A request to appeal city staff's determination related to zoning violations issued for the subject site on about 13 acres generally located at 5500 Bennington Ave.</p> <p><u>Owner:</u> Heryer Daniel &amp; Salvaggio Brooke  <u>Applicant:</u> Kristen Johnson  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> January 28, 2026  <b>Previous BZA Hearings:</b> 1/28/26, 1/8/25, 12/11/24, 11/13/24, 10/9/24, 9/11/24, 7/10/24, 1/9/24, 12/12/23, 8/8/23, 6/13/23  <b>Requested Board Action:</b> Dismiss</p>	3
4	Genevieve Kohn-Smith	<p><b>CD-SUP-2025-00041 - 3301 E 75th St</b> - A request to approve a special use permit for the expansion of a school use in district R-5 and B1-1 on about 14 acres generally located at 3301 E 75th Street.</p> <p><u>Owner:</u> The School District of K C MO  <u>Applicant:</u> Jacob Cronenwett - SK DESIGN GROUP INC  <u>Representation Status:</u> Owner Present  <b>CPC Recommendation:</b> Approval with Conditions on Feb 4, 2026  <b>Continued From:</b> February 11, 2026  <b>Quorum:</b> Gorenc, Hays, Meier, Mixdorf, Otto, Wright - Feb 11, 2026  <b>Previous BZA Hearings:</b> 2/11/26</p>	5
5	Alec Gustafson	<p><b>CD-SUP-2025-00047 - 7345 Troost Ave</b> - A request to approve a special use permit to allow a used vehicle sales dealership in a B3-2 zoning district on about 0.271 acres generally located at 7345 Troost Ave.</p> <p><u>Owner:</u> Skulborstab Glenn  <u>Applicant:</u> jason higgs - ABCars LLC  <u>Representation Status:</u> Representative with Consent Affidavit  <b>CPC Recommendation:</b> Approval with Conditions on Feb 18, 2026</p>	5
6	Liz Collins	<p><b>CD-BZA-2026-00012 - 7006 E 86th St</b> - A request to approve a variance to the required front setback to permit a covered porch on the subject site, plus any other necessary variances, on about 0.21 acres generally located at 7006 E 86th Street.</p> <p><u>Owner:</u> Ramirez Emilyann Nicole  <u>Applicant:</u> Emilyann Ramirez  <u>Representation Status:</u> Representative with Consent Affidavit  <b>Requested Board Action:</b> Continue to Mar. 11, 2026</p>	5
7	Connor Tomlin	<p><b>CD-BZA-2026-00013 - 3514 NE 54th St</b> - A request to approve a variance to the setback of a parking space on a residential lot, plus any additional variances on about 0.24 acres generally located at 3514 NE 54th St.</p> <p><u>Owner:</u> Allen Melissa E  <u>Applicant:</u> Melissa Shields  <u>Representation Status:</u> Owner Present</p>	2

Docket Item	Case Assignee	Case Information	Council District
8	Liz Collins	<p><b>CD-BZA-2025-00214 - 3721 N Olive St</b> - A request to approve a variance to the required setbacks and a special exception to the fence height to permit a duplex on the subject site, plus any other necessary variances, on about 0.37 acres generally located at 3721 N Olive Street.</p> <p><u>Owner:</u> Blessie Kenneth J II &amp; Shelby L  <u>Applicant:</u> Kenneth Blessie  <u>Representation Status:</u> Attorney Representing  <b>Previous BZA Hearings:</b> 1/28/26</p>	4
9	Stephanie Saldari	<p><b>CD-BZA-2026-00015 - 235 Ward Pkwy</b> - A request to approve a variance to allow for stairs to encroach on the front setback, plus any other needed variances on about 0.72 acres generally located at 235 Ward Parkway.</p> <p><u>Owner:</u> Elken Family Partnership LLLP  <u>Applicant:</u> Christine Brewood  <u>Representation Status:</u> Owner Present</p>	6