



Board of Zoning Adjustment Minutes

Hearing Date: February 25, 2026

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

Docket Item: 1

CD-BZA-2025-00199 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.

Applicant: Logan Green of Kimley-Horn and Associates, Inc.

Commissioners Present: Hays; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Meier; Wright

Commissioners Recusing: None

Co-chair Otto swore in staff. Sara Copeland introduced the case and stated that there is no longer need for variance and requested the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Hays

Seconded by: Ventura III

Voting Aye: Hays; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-BZA-2026-00008 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.

Applicant: Daniel Heryer of Urbavore Urban Farm

Commissioners Present: Hays; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Meier; Wright

Commissioners Recusing: None

Testimony: No

Vice-chair Otto swore in staff. Sara Copeland introduced the case. The applicant, Daniel Heryer, appear to discuss the continuance of the variances case, which could not be heard because the applicant didn't post the sign in time to be heard. Bernard Norwood and Deborah Nabors spoke to their disapproval of the continuance. Board members approved to continue the case with fee to the March 11th, 2026 meeting.

Motion: Continued - With Fee Fee: YES

Motioned by: Hays

Seconded by: Ventura III

Voting Aye: Hays; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 3

CD-BZA-2023-00049 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.

Applicant: Daniel Heryer of Urbavore Urban Farm

Commissioners Present: Hays; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Meier; Wright

Commissioners Recusing: None

Vice-chair Otto swore in staff. Sara Copeland introduced the case. The applicant, Danie Heryer, appear to request not dismissing the appeal case, but to continue it. Leah Suttington, Bernie Norwood and Deborah Nabors, appeared to request the case be dismissed and violations stand. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Hays

Seconded by: Ventura III

Voting Aye: Hays; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-SUP-2025-00041 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.

Applicant: Jacob Cronenwett of SK DESIGN GROUP INC

Commissioners Present: Hays; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Wright

Commissioners Recusing: Ventura III

Vice-chair Otto swore in staff, applicant and those providing testimony. Vice-chair Otto disclosed that only four members were available at the time and the applicant agreed to continue. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 9 exhibits were admitted. The applicants, Shannon Jacks and Shelli Ulmer, appeared and spoke about their requests for school signage. Diane Hershberger from the Marlborough Community Coalition appeared in support. Board members discussed the merits of the case and approved the approval of variance B for a 80sq ft sign and variance C 40 sq ft sign SUP in accordance with the site plan, staff report and conditions of the City Plan Commission.

Motion: Approved

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Hays; Meier; Mixdorf; Otto

Voting Nay: None

Abstaining: Ventura III

Docket Item: 5

CD-SUP-2025-00047 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.

Applicant: jason higgs of ABCars LLC

Commissioners Present: Hays; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Wright

Commissioners Recusing: None

Vice-chair Otto swore in staff. Sara Copeland introduced the case. Alec Gustafson presented the case. 5 exhibits were admitted. The applicant, Jason Higgs, appeared and spoke about the request for the SUP. He currently has his business at another location and with the approval of the SUP he will purchase this property and move his used car lot business here. Diane Hershberger, Marlborough Community Coalition, appeared for testimony to discuss opposition of the used car lot based on other car lots in the area and the previous owners violations. Board members discussed the merits of the case and approved the SUP in accordance with the site plan, staff report and 26 conditions of the City Plan Commission.

Motion: Approved

Motioned by: Ventura III

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-BZA-2026-00012 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.

Applicant: Emilyann Ramirez

Commissioners Present: Hays; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Meier; Wright

Commissioners Recusing: None

Testimony: No

Vice-chair Otto swore in staff. Sara Copeland introduced the case. No one appeared for testimony. Board members approved to continue the case to 3/11/26 without fee.

Motion: Continued Fee: NO

Motioned by: Hays

Seconded by: Ventura III

Voting Aye: Hays; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 7

CD-BZA-2026-00013 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.

Applicant: Melissa Shields

Commissioners Present: Hays; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent:

Commissioners Recusing: None

Vice-chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 9 exhibits were admitted. The applicant, Melissa Shields, appeared and spoke about the variance request to the setback of a parking pad in the front of the house. No one appeared for public 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: Ventura III

Voting Aye: Hays; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00214 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.

Applicant: Kenneth Blessie

Commissioners Present: Hays; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Wright

Commissioners Recusing: None

Vice-chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Liz Collins presented the case. 10 exhibits were admitted. The applicant team, Clayton Cowl and Kenneth Blessie, appeared and spoke about the requests. The variances A&B needed to be presented again because Notices didn't go out properly. The special exception C was for a 6 ft fence. No one appeared for public testimony. Board members discussed the merits of the case and denied the special exception, but approved variances A&B in accordance with site plan and staff report.

Motion: Approved

Motioned by: Ventura III

Seconded by: Hays

Voting Aye: Hays; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None

Docket Item: 9

CD-BZA-2026-00015 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.

Applicant: Christine Brewood

Commissioners Present: Hays; Meier; Mixdorf; Otto; Ventura III

Commissioners Absent: Ebbitts; Gorenc; Wright

Commissioners Recusing: None

Vice-chair Otto swore in staff, applicant and those providing testimony. Stephanie Saldari presented the case. 11 exhibits were admitted. The applicant team, Christine Brewood and Stephen Elken, appeared to speak about the request for a front setback to allow stairs to the parking garage for a second access for safety, as well as a fence which is a gate to the stairwell at the bottom of the stairs.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Meier

Voting Aye: Hays; Meier; Mixdorf; Otto; Ventura III

Voting Nay: None

Abstaining: None
