



Board of Zoning Adjustment Minutes

Hearing Date: March 11, 2026

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

Docket Item: 1

CD-SUP-2025-00042 A request to approve a special use permit for expansion of a school use in district R-6 on about 3.89 acres generally located at 7302 Pennsylvania.

Applicant: Andrew Egbert of SK Design Group

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Matthew Barnes presented the case. 10 exhibits were admitted. The applicants, Ishida Banerji and Shannon Jacks, appeared and spoke about their requests for parking and signage at the school expansion. Tiffany Moore appeared for testimony with both support and concerns. Board members discussed the merits of the case and approved the SUP with Variance A, but denied Variances B and C.

Motion: Approved with Conditions

Motioned by: Hays

Seconded by: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 2

CD-BZA-2026-00009 A request to approve a variance to the accessory use standards to allow for an accessory dwelling unit on the subject site, plus any additional variances, on about 0.41 acres generally located at 906 E 79th Ter.

Applicant: DWAYNE HODGES of HODGES GARAGES, INC.

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

Commissioners Absent: Gorenc; Meier; Ventura III

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. No one appeared for public testimony. The applicants, Dwayne Hodges & Kent Simon, appeared and spoke about their requests. Variance A- for the footprint of the building and Variance B- for the floor area were considered. Board Members discussed the merits of the case and approved Variance A, but denied B in accordance with site plan and staff report.

Motion: Approved

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Hays; Mixdorf; Otto; Wright

Voting Nay: Ebbitts

Abstaining: None

Docket Item: 3

CD-BZA-2026-00010 A request to approve a variance to the accessory use standards to allow for a detached garage on the subject site, plus any additional variances, on about 0.52 acres generally located at 5825 State Line Rd.

Applicant: DWAYNE HODGES of HODGES GARAGES, INC.

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

Commissioners Absent: Gorenc; Meier; Ventura III

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. No one appeared for public testimony. The applicants, Dwayne Hodges & Kent Simon, appeared and spoke about their requests for 2 variances concerning an accessory structure for a garage. 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: Hays

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

Voting Nay: None

Abstaining: None

Docket Item: 4

CD-BZA-2026-00011 A request to approve a variance to the accessory use standards to allow for a detached garage on the subject site, plus any additional variances, on about 0.29 acres generally located at 101 W 54th St.

Applicant: DWAYNE HODGES of HODGES GARAGES, INC.

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

Commissioners Absent: Gorenc; Meier; Ventura III

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. No one appeared for public testimony. The applicants, Dwayne Hodges & Kent Simon, appeared and spoke about their requests. Do to the location of the home on the lot and the existence of large trees, the applicant is looking for a variance to the 10ft separation requirement. Front and side yard setbacks needed adjusting due to a replacement of an existing detached garage. 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: Hays

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

Voting Nay: None

Abstaining: None

Docket Item: 5

CD-BZA-2025-00181 A request to appeal a zoning determination related to an unregistered outdoor advertising sign on about .4 acres generally located at 634 E 63rd St.

Applicant: VINCENT H RIGBY JR

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case. Ahnna Nanoski presented the request from the applicant for an appeal case for an unregistered pole sign. The applicant, Butch Rigby, discussed the need for appeal based on an earlier citation. Board members went into closed session and when they came back, voted to uphold the violation and deny the appeal.

Motion: Approved

Motioned by: Mixdorf

Seconded by: Hays

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

Voting Nay: None

Abstaining: None

Docket Item: 6

CD-SUP-2026-00006 A request to approve a special use permit to allow temporary outdoor storage in district UR on about 0.95 acres generally located at 8721 N Summit Street.

Applicant: Jacob Hodson of Olsson

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

Commissioners Absent:

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 9 exhibits were admitted. The applicants, Dan Horn and Jacob Hodson, appeared and spoke about their requests for the 5 yr special use permit and fencing variance. No one else appeared for testimony. Board members discussed the merits of the case and approved the SUP with conditions in accordance with site plan and staff report.

Motion: Approved with Conditions

Motioned by: Otto

Seconded by: Mixdorf

Voting Aye: Ebbitts; Mixdorf; Otto; Wright

Voting Nay: Hays

Abstaining: None

Docket Item: 7

CD-BZA-2024-00176 A request to approve a variance to the distance requirements for an accessory structure plus any other needed variances in an R-6 zoning district on about 0.26 acres generally located at 4933 N Chelsea Avenue.

Applicant: Maria Alvarez

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Testimony: No

Board chair Ebbitts swore in staff, Sara Copeland introduced the case and stated that staff is requesting a continuance off docket. No one appeared for testimony. Board members approved to continue the case off docket with fee.

Motion: Continued - Off Docket Fee: YES

Motioned by: Hays

Seconded by: Mixdorf

Voting Aye: Ebbitts; Mixdorf; Otto; Wright

Voting Nay: None

Abstaining: None

Docket Item: 8

CD-BZA-2025-00152 A request to approve a variance to the features allowed to encroach in required setbacks in a R-7.5 zoning district, plus any additional variances on about 0.24 acres generally located at 25 NW 90th Place.

Applicant: Candace Ostdiek

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case and noted the quorum will be reestablished with Board members Mixdorf and Otto. Connor Tomlin presented the case. 10 exhibits were admitted. The applicant team, Candace Ostdiek, Kristin Ostdiek and Andrew Ostdiek, appeared and spoke about their requests. They provided 3 options for consideration for the front and rear setbacks needed for the deck. Board members discussed the merits of the case and approved the second option and approved it in accordance with site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 9

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

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff. Sara Copeland introduced the case. Ahnna Nanoski presented the request from the applicant for an appeal case. No one else appeared for testimony. The applicant, Chris Maddox, requested another continuance so they can apply for an SUP and still continue to conduct business. Board members approved to continue the case to 4/8/26 without fee.

Motion: Continued Fee: NO

Motioned by: Otto

Seconded by: Wright

Voting Aye: Ebbitts; Mixdorf; Otto; Wright

Voting Nay: Hays

Abstaining: None

Docket Item: 10

CD-BZA-2025-00169 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.

Applicant: Mike Schumacher of RDM Architecture

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Testimony: Yes

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case and reestablished quorum with Mixdorf, Otto and Wright. Stephanie Saldari presented the case. 9 exhibits were admitted. No one appeared for public testimony. The applicant, Mike Schumacher, appeared and spoke about their request for variances for the attached staircase on the detached garage. Board members discussed the merits of the case and approved. Board members approved to continue the case to 3/25/26 without fee.

Motion: Continued Fee: NO

Motioned by: Mixdorf

Seconded by: Wright

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

Voting Nay: None

Abstaining: None

Docket Item: 11

CD-BZA-2025-00195 A request to approve a variance to the residential accessory building standards, plus any other needed variances in an R-2.5 zoning district on about 0.15 acres generally located at 410 N Drury Avenue.

Applicant: Andy Holbrook of Aspen Products

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts 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: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 12

CD-BZA-2025-00170 A request to appeal a zoning violation related to a surface gravel parking lot on the subject site on about .111 acres generally located at 2320 Summit St.

Applicant: John Roe of The Roe Law Firm LLC

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff. Sara Copeland introduced the case and stated that there is no longer need for the zoning appeal and requested the case to be dismissed. Board members approved to dismiss the case.

Motion: Dismissed

Motioned by: Hays

Seconded by: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 13

CD-SUP-2026-00002 A request to approve a Special Use Permit acting as a Preliminary Plat for a religious assembly and community center in an R-80 zoning district on about 10.34 acres generally located at 12181 N Woodland Avenue.

Applicant: Mark Henrichs of Continental Consulting Engineers

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Stephanie Saldari presented the case for Larisa Chambi. 11 exhibits were admitted. No one else appeared for testimony. The applicant team, David Trolling and Mark Hendricks, appeared and spoke about their requests for a religious assembly and 2 driveways. 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 with Conditions

Motioned by: Mixdorf

Seconded by: Otto

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

Voting Nay: None

Abstaining: None

Docket Item: 14

CD-BZA-2026-00020 A request to approve multiple variances in a B3 zoning district to two menu boards, including digital aspects on about 1.47 acres generally located at 7198 NW Barry Road.

Applicant: Lora Martinson of Springfield Sign

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

Commissioners Absent: Gorenc; Meier; Ventura III

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, Trey Watts with Springfield Sign, appeared and spoke about the 2 menu board/ digital sign variance requests. No one appeared for testimony. Board members discussed the merits of the case and approved variances a-b in accordance with site plan and staff report.

Motion: Approved

Motioned by: Otto

Seconded by: Wright

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

Voting Nay: Hays

Abstaining: None

Docket Item: 15

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: Ebbitts; Hays; Mixdorf; Otto; Wright

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 13 exhibits were admitted. The applicants, Daniel Heryer and Brooke Salvaggio, appeared and spoke about their requests for several variances in a residential zone R-80. Public Testimony in opposition included: Burnace Norwood and Debra Neighbors. Public Testimony in support include: Danial Morales, Destiny Miller, Ryan Darby, Leona and John Starky, Christian Ellis Johnson, and Jacklyn Palmer. The applicants were requesting 8 (A-H) variances, which included accessories in the front, shipping containers and gravel. Board members discussed the merits of the case and approved variances A, B, C, F, G, H in accordance with site plan and staff report, but denied variances D-E concerning the shipping containers. F, G, H are granted with the conditions that landscape screening be planted on the south side (within 6 months) of the property and Fremont St. no longer be used for access.

Motion: Approved

Motioned by: Otto

Seconded by: Hays

Voting Aye: Ebbitts; Hays; Mixdorf; Otto

Voting Nay: Wright

Abstaining: None

Docket Item: 16

CD-BZA-2026-00004 A request to appeal a zoning determination related to a denied relief for a reasonable accommodation request for a 12-person group home on about .11 acres generally located at 1110 Myrtle Ave.

Applicant: Allison Cole of Unity House Inc.

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

Commissioners Absent: Gorenc; Meier; Ventura III

Commissioners Recusing: None

Board chair Ebbitts swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Ahnna Nanoski presented the case. 14 exhibits were admitted. The applicant, Allison Cole, appeared and spoke about the request for an appeal. It was determined it was best to re-apply. Board members discussed the merits of the case and denied the request for an appeal.

Motion: Denied

Motioned by: Hays

Seconded by: Wright

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

Voting Nay: None

Abstaining: None

Docket Item: 17

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: Ebbitts; Hays; Mixdorf; Otto; Wright

Commissioners Absent: Gorenc; Meier; Ventura III

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 team Kendrick Johnson appeared and spoke about their requests. Front setbacks needed adjusted due to an addition of a covered front porch. 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: Mixdorf

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

Voting Nay: None

Abstaining: None

Docket Item: 18

CD-BZA-2026-00017 A request to approve a variance to the residential vehicular standards to permit a gravel driveway, plus any other needed variances in an R-7.5 zoning district on about 0.68 acres generally located at 6819 E 66th Street.

Applicant: Scott Culton

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

Commissioners Absent: Gorenc; Meier; Ventura III

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, Scott Culton, appeared and spoke about the variance request related to a gravel drive and detached garage. 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: Mixdorf

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

Voting Nay: None

Abstaining: None
