



# BOARD OF ZONING ADJUSTMENT DOCKET

9:00AM - Wed, May 27, 2026

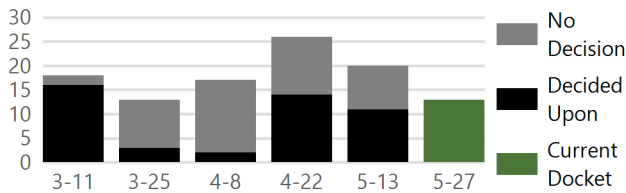
## LOCATION

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>.

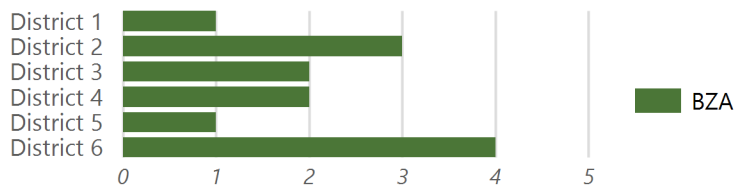
## OTHER MATTERS

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	Connor Tomlin	<p><b>CD-BZA-2026-00067 - 5934 Oak St</b> - A request to approve a variance to the maximum height of a detached accessory garage, plus any additional variances on about 0.18 acres generally located at 5934 Oak Street.</p> <p><u>Owner:</u> Little Maria A  <u>Applicant:</u> Greg Campbell - Teknow Quill Drafting &amp; Design  <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
2	Connor Tomlin	<p><b>CD-BZA-2026-00019 - 5 E 70th Ter</b> - A request to approve a special exception to the maximum height of a fence on a residential corner lot, plus any additional variances on about 0.15 acres generally located at 5 E 70th Ter.</p> <p><u>Owner:</u> Hickam Katrina Lynne  <u>Applicant:</u> Nicholas Hawk  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> April 22, 2026  <b>Quorum:</b> Ebbitts, Gorenc, Mixdorf, Ventura III, Wright - Apr 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 4/8/26, 3/25/26  <b>Requested Board Action:</b> Continue with fee to Jun. 24, 2026</p>	6
3	Liz Collins	<p><b>CD-BZA-2026-00035 - 11233 Walrond Ave</b> - A request to approve a special exception to the maximum height of a fence on a residential corner lot, plus any additional variances, on about 0.23 acres generally located at 11233 Walrond Ave.</p> <p><u>Owner:</u> Goltz Christopher  <u>Applicant:</u> Christopher Goltz  <u>Representation Status:</u> Owner Present</p>	6

Docket Item	Case Assignee	Case Information	Council District
<b>4</b>	Stephanie Saldari	<p><b>CD-BZA-2026-00069 - 8200 Locust St</b> - A request to approve a special exception to permit a 6-foot fence in the front and street side yard, plus any other needed special exceptions in an R-6 zoning district on about 0.19 acres generally located at 8200 Locust Street.</p> <p><u>Owner:</u> Johnson Andrew D  <u>Applicant:</u> Andrew Johnson  <u>Representation Status:</u> Owner Present</p>	6
<b>5</b>	Larisa Chambi	<p><b>CD-BZA-2026-00026 - 5415 N Antioch Rd</b> - A request to approve multiple variances to the Boulevard and Parkway section of the zoning and development code and any other necessary variances on about 1.47 acres generally located at the southeast corner of N Antioch Road and N Chouteau Trafficway.</p> <p><u>Owner:</u> Extra Space Properties Two LLC  <u>Applicant:</u> Rachelle Biondo - Rouse Frets White Goss Gentile Rhodes, P.C.  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> April 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 3/25/26</p>	2
<b>6</b>	Liz Collins	<p><b>CD-BZA-2026-00032 - 7010 NE 52nd St</b> - A request to approve a variance to the accessory use standards to permit a carport in the front yard on the subject site, plus any additional variances, on about 0.98 acres generally located at 7010 NE 52nd St.</p> <p><u>Owner:</u> Crawford Candace Lynn  <u>Applicant:</u> Nick Fast - AAA FAST CONSTRUCTION LLC  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> April 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 4/8/26</p>	2
<b>7</b>	Stephanie Saldari	<p><b>CD-BZA-2026-00048 - 5218 N Randolph Rd</b> - A request to approve a variance to the residential accessory structures to permit a carport in the front yard, plus any other needed variances in an R-6 zoning district on about 0.54 acres generally located at 5218 N Randolph Road.</p> <p><u>Owner:</u> Knudson Don L &amp; Robin G  <u>Applicant:</u> Brandon Kinney  <u>Representation Status:</u> Attorney Representing  <b>Continued From:</b> April 22, 2026  <b>Quorum:</b> Ebbitts, Gorenc, Meier, Ventura III, Wright - Apr 22, 2026  <b>Previous BZA Hearings:</b> 4/22/26</p>	2

Docket Item	Case Assignee	Case Information	Council District
8	Stephanie Saldari	<p><b>CD-BZA-2026-00027 - 2540 Chelsea Ave</b> - A request to approve a variance to permit a fully paved front yard and a special exception to the height of a fence in the front yard, plus any other needed variances in an R-2.5 zoning district on about 0.09 acres generally located at 2540 Chelsea Avenue.</p> <p><u>Owner:</u> Perez Jorge &amp; Hernandez Sandra  <u>Applicant:</u> Sandra Hernandez  <u>Representation Status:</u> Owner Present  <b>Continued From:</b> April 22, 2026  <b>Quorum:</b> Ebbitts, Meier, Mixdorf, Otto, Ventura III - Mar 25, 2026  <b>Previous BZA Hearings:</b> 4/22/26, 3/25/26</p>	3
9	Liz Collins	<p><b>CD-BZA-2026-00065 - 2122 Pendleton Ave</b> - A request to approve a variance to the accessory use standards to permit an ADU in an R-6 zoning district, plus any other needed variances, on about 0.4 acres generally located at 2122 Pendleton Ave.</p> <p><u>Owner:</u> Ard Gilbert A  <u>Applicant:</u> Jessee Witt  <u>Representation Status:</u> Owner Present</p>	3
10	Stephanie Saldari	<p><b>CD-BZA-2026-00064 - 2104 Jarboe St</b> - A request to approve a variance to the setback of an existing deck, plus any other needed variances on about 0.15 acres generally located at 2104 Jarboe Street.</p> <p><u>Owner:</u> Nivens Jason &amp; Alexandra  <u>Applicant:</u> Jason Nivens  <u>Representation Status:</u> Owner Present</p>	4
11	Stephanie Saldari	<p><b>CD-BZA-2026-00066 - 827 Valentine Rd</b> - A request to approve a special exception for the height of a fence in the street side yard, plus any other needed special exceptions on about 0.31 acres generally located at 827 Valentine Rd.</p> <p><u>Owner:</u> Bailey Bobbie Rae &amp; Tatiana  <u>Applicant:</u> Bobbie Bailey - Leader Berkon Colao &amp; Silverstein LLP  <u>Representation Status:</u> Owner Present  <b>Requested Board Action:</b> Dismiss</p>	4
12	Connor Tomlin	<p><b>CD-BZA-2026-00033 - 4800 NW 88th St</b> - A request to approve a variance to monument signage code requirements on about 8.06 acres generally located at 4800 NW 88th St.</p> <p><u>Owner:</u> Hope Church of Kansas City  <u>Applicant:</u> Nic Allen  <u>Representation Status:</u> Representative with Consent Affidavit  <b>Continued From:</b> May 13, 2026  <b>Quorum:</b> Ebbitts, Gorenc, Meier, Ventura III, Wright - Apr 22, 2026  <b>Previous BZA Hearings:</b> 5/13/26, 4/22/26, 4/8/26</p>	1

Docket Item	Case Assignee	Case Information	Council District
<b>13</b>	Larisa Chambi	<p><b>CD-BZA-2026-00063 - 5811 Colorado Ave</b> - A request to appeal a Notice of Violation related to a junk/salvage yard on on about 0.65 acres generally located at the southeast corner of Colorado Avenue and E 58th Street, specifically located at 5811 Colorado Avenue.</p> <p><u>Owner:</u> Danaher Frank M &amp; Sharon D  <u>Applicant:</u> Frank Danaher  <u>Representation Status:</u> Owner Present</p>	5