



BOARD OF ZONING ADJUSTMENT DOCKET

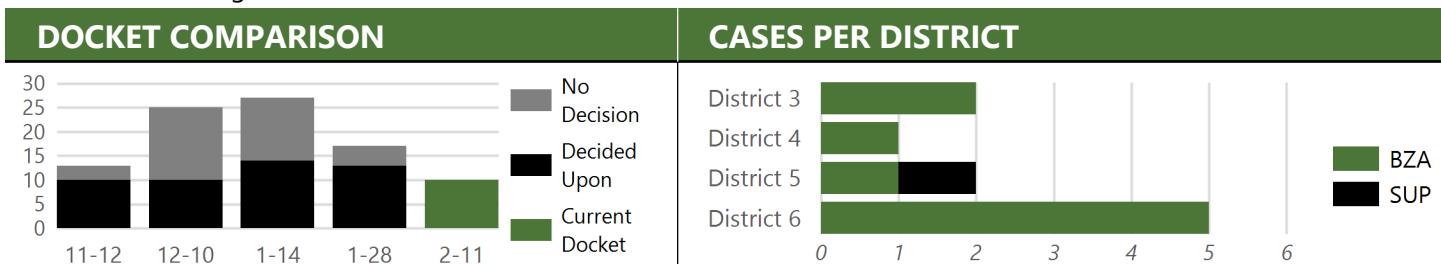
9:00AM - Wed, Feb 11, 2026

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.



BOARD OF ZONING ADJUSTMENT ITEMS

Docket Item	Case Assignee	Case Information	Council District
1	Connor Tomlin	<p>CD-BZA-2025-00154 - 211 E 147th St - A request to approve a variance to the location and design requirements of vehicular use areas in residential districts to permit gravel on the subject site on about 1.89 acres generally located at 211 E 147th Street.</p> <p><u>Owner:</u> Williams Tara B <u>Applicant:</u> Tara Stevens <u>Representation Status:</u> Owner Present <u>Continued From:</u> January 14, 2026 <u>Previous BZA Hearings:</u> 1/14/26</p>	6
2	Stephanie Saldari	<p>CD-BZA-2026-00005 - 9415 Jarboe St - A request to approve a variance to the residential vehicular standards to permit a wider driveway, plus any other needed variances in an R-7.5 zoning district on about 0.34 acres generally located at 9415 Jarboe Street.</p> <p><u>Owner:</u> Mueller Valerie S & Steven C & Ryan K <u>Applicant:</u> Ryan Mueller <u>Representation Status:</u> Owner Present</p>	6

Docket Item	Case Assignee	Case Information	Council District
3	Liz Collins	<p>CD-BZA-2026-00007 - 7744 Grand Ave - A request to approve a variance to the required side setbacks to allow for an addition to a single family dwelling on the subject site, plus any additional variances, on about 0.17 acres generally located at 7744 Grand Avenue.</p> <p><u>Owner:</u> S&T Company LLC <u>Applicant:</u> Patrick Ryan <u>Representation Status:</u> Representative with Consent Affidavit</p>	6
4	Ahnna Nanoski	<p>CD-BZA-2025-00176 - 7616 Troost Ave - A request to appeal several zoning violations related to an unpermitted use (general auto repair and commercial vehicle storage) at the subject property on about .4 acres generally located at 7616 Troost Ave.</p> <p><u>Owner:</u> Asira Mountains Realty LLC <u>Applicant:</u> Tony Van Trece - Van Trece Law, PLLC <u>Representation Status:</u> Attorney Representing <u>Continued From:</u> January 14, 2026 <u>Previous BZA Hearings:</u> 1/14/26</p>	6
5	Ahnna Nanoski	<p>CD-BZA-2025-00177 - 8510 Troost Ave - A request to appeal a determination related to an unpermitted use (Warehousing, Wholesaling, Storage, and Freight Movement) at the subject site zoned R-1.5 (Residential), and how to address the zoning violation, on about 2.6 acres generally located at 8510 Troost Ave.</p> <p><u>Owner:</u> New Reflections Technical Institute Inc <u>Applicant:</u> SHEONI GIVENS - NEW REFLECTIONS TECHNICAL INSTITUTE <u>Representation Status:</u> Attorney Representing <u>Continued From:</u> January 14, 2026 <u>Previous BZA Hearings:</u> 1/14/26</p>	6
6	Alec Gustafson	<p>CD-BZA-2025-00164 - 4145 Forest Ave - A request to approve a variance to the accessory structure standards in an R-1.5 zoning district on about 0.124 acres generally located at 4145 Forest Ave.</p> <p><u>Owner:</u> Drummond Bill <u>Applicant:</u> Bill Drummond <u>Representation Status:</u> Owner Present</p>	3
7	Connor Tomlin	<p>CD-BZA-2025-00196 - 2333 Quincy Ave - A request to approve a special exception to permit a fence greater than permitted on the subject site, plus any additional variances on about 0.11 acres generally located at 2333 Quincy Avenue.</p> <p><u>Owner:</u> Casasola Tereso De Jesus Buezo <u>Applicant:</u> Tereso Buezo Casasola <u>Representation Status:</u> Owner Present <u>Continued From:</u> January 28, 2026 <u>Previous BZA Hearings:</u> 1/28/26, 1/14/26</p>	3
8	Genevieve Kohn-Smith	<p>CD-SUP-2025-00041 - 3301 E 75th St - 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</p>	5

Docket Item	Case Assignee	Case Information	Council District
9	Liz Collins	<p><u>Applicant:</u> Jacob Cronenwett - SK DESIGN GROUP INC</p> <p><u>Representation Status:</u></p> <p>CPC Recommendation: Approval with Conditions on Feb 4, 2026</p> <p>CD-BZA-2026-00006 - 4200 E 61st St - A request to approve a variance to the required street-side yard setback to allow for a rear deck on the subject site, plus any additional variances, on about 0.3 acres generally located at 4200 E 61st Street.</p> <p><u>Owner:</u> Beatty Bruce B & Mccann Beatty Elisa Gail</p> <p><u>Applicant:</u> JASON HANSEN - Momentum A+D</p> <p><u>Representation Status:</u> Owner Present</p>	5
10	Connor Tomlin	<p>CD-BZA-2025-00139 - 401 Lawn Ave - A request to approve a variance to setback requirements for an addition completed without permits, plus any additional variances on about 0.13 acres generally located at 401 Lawn Ave.</p> <p><u>Owner:</u> Cuellar Ana Maria</p> <p><u>Applicant:</u> Roger Avalos - raengineering</p> <p><u>Representation Status:</u> Owner Present</p> <p>Continued From: December 10, 2025</p> <p>Quorum: Ebbitts, Hays, Mixdorf, Ventura III, Wright - Dec 10, 2025</p> <p>Previous BZA Hearings: 12/10/25</p>	4