



# Board of Zoning Adjustment Minutes

Hearing Date: February 11, 2026

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

**Docket Item:** 1

**CD-BZA-2025-00154** 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.

**Applicant:** Tara Stevens

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**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 applicants, Jeff & Tara Stevens, appeared and spoke about the variance requests related to a gravel drive and carport. 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:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 2

**CD-BZA-2026-00005** 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.

**Applicant:** Ryan Mueller

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Vice- chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 11 exhibits were admitted. The applicants, Ryan & Steven Mueller, appeared and spoke about their variance requests related to a gravel drive and carport in the front of the house. No one appeared for testimony. The applicants were requesting a variance for a wider driveway. Board members discussed the merits of the case and approved the variances in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Wright

**Voting Aye:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

**Docket Item:** 3

**CD-BZA-2026-00007** 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.

**Applicant:** of T-MAC Construction, LLC

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

**Commissioners Absent:** Gorenc; Ventura III

**Commissioners Recusing:** None

Vice- chair Otto 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 applicant, Patrick Ryan, appeared and spoke about the request for a 1 ft 6in side setback for a second story addition. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Mixdorf

**Voting Aye:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 4

**CD-BZA-2025-00176** 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.

**Applicant:** Tony Van Trece of Van Trece Law, PLLC

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Vice-chair Otto swore in staff. Sara Copeland introduced the case. The applicant did not appear to discuss the appeal case. Board members approved to the dismiss the case.

**Motion:** Dismissed

**Motioned by:** Hays

**Seconded by:** Wright

**Voting Aye:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 5

**CD-BZA-2025-00177** 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.

**Applicant:** SHEONI GIVENS of NEW REFLECTIONS TECHNICAL INSTITUTE

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Vice-chair Otto swore in staff. Sara Copeland introduced the case. The applicant did not appear to discuss the appeal case. Board members approved to dismiss the case.

**Motion:** Dismissed

**Motioned by:** Hays

**Seconded by:** Gorenc

**Voting Aye:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 6

**CD-BZA-2025-00164** 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.

**Applicant:** Bill Drummond

**Commissioners Present:** Gorenc; Hays; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Wright

**Commissioners Recusing:** None

Vice-chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Alec Gustafson presented the case. 11 exhibits were admitted. The applicant, Bill Drummond, appeared and spoke about their requests for a variance to the accessory structure standards of a detached garage. The following appeared for public testimony in support: Jack Rece; Doug Schaffer; Ryan Holt and Kaley Holt. The following appeared for public testimony in opposition: Robbie Bondie; Carly Mitchel; Curtis Wright; Diane Charity; Jose Zayas and Sherita Williams. Board members discussed the merits of the case and voted to deny and it failed. The Board discussed clarified some items, the applicant agreed to tear down the existing structure and build a new one, so the Board voted to deny the original request.

**Motion:** Denied

**Motioned by:** Hays

**Seconded by:** Mixdorf

**Voting Aye:** Hays; Mixdorf

**Voting Nay:** Gorenc; Mixdorf; Wright

**Abstaining:** None

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**Docket Item:** 7

**CD-BZA-2025-00196** 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.

**Applicant:** Tereso Buezo Casasola

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Vice- chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Connor Tomlin presented the case. 10 exhibits were admitted. The applicant, Tereso Buezo Casasola, and interpreter, Marcelo Lacour, appeared to speak about the request for an iron 6 ft fence for security. No one appeared for testimony. Board members discussed the merits of the case and denied the special exception for the fence.

**Motion:** Denied

**Motioned by:** Wright

**Seconded by:** Gorenc

**Voting Aye:** Gorenc; Hays; Wright

**Voting Nay:** Mixdorf; Otto

**Abstaining:** None

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**Docket Item:** 8

**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:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Testimony: Yes

Vice-chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. Genevieve Kohn-Smith presented the case. 9 exhibits were admitted. The applicant team, Shannon Jacks and Shelly Ohmer, appeared and spoke about their requests. Marlborough Community Coalition director, Diane Hershberger, spoke in support of the case. The Applicants decided to continue the case to allow them to come back with 2 smaller options for a signage variance. Board members discussed the merits of the case and approved the continuance.

**Motion:** Continued Fee: NO

**Motioned by:** Hays

**Seconded by:** Mixdorf

**Voting Aye:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 9

**CD-BZA-2026-00006** 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.

**Applicant:** JASON HANSEN of Momentum A+D

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Vice- chair Otto 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 applicant, Jason Hansen, appeared and spoke about the variances of a and b requests. The sideyard setback and rear deck are what required the request. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Hays

**Seconded by:** Gorenc

**Voting Aye:** Gorenc; Hays; Mixdorf; Otto; Wright

**Voting Nay:** None

**Abstaining:** None

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**Docket Item:** 10

**CD-BZA-2025-00139** 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.

**Applicant:** Roger Avalos of raengineering

**Commissioners Present:** Gorenc; Hays; Meier; Mixdorf; Otto; Wright

**Commissioners Absent:** Ebbitts; Ventura III

**Commissioners Recusing:** None

Vice- chair Otto swore in staff, applicant and those providing testimony. Sara Copeland introduced the case. The quorum was reestablished with Otto and Gorenc. Connor Tomlin presented the case. 10 exhibits were admitted. No one appeared for public testimony. The applicant team, Cuellar Ana Maria and Interpreter Marcelo Lacour, appeared and spoke about their requests. A setback was needed for an addition, plus minimizing the impervious surface. The applicant had worked on adding more green space since the first hearing date. Mr. Tomlin stepped aside and recalculated the amount of variance needed. Board members discussed the merits of the case and approved it in accordance with site plan and staff report.

**Motion:** Approved

**Motioned by:** Mixdorf

**Seconded by:** Wright

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

**Voting Nay:** Gorenc

**Abstaining:** None

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