

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Board of Zoning Adjustment of the City of Excelsior Springs Regular Meeting at **6:00 PM, June 10, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

Board of Zoning Adjustment City of Excelsior Springs

AGENDA



Board of Zoning Adjustment Meeting
6:00 PM
Wednesday, June 10, 2026
City Council Chambers
201 E. Broadway
Excelsior Springs, MO

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Meeting Summary for April 21, 2026
 4. PUBLIC HEARINGS
 - A. BZA-26-003 - An application by Shem Ringenberg and Jessica Schrock-Ringenburg for a variance from Section 400.080(B), concerning the number of required covered parking spaces for the property located at 114 Kathy Lane.
 5. DISCUSSION
 6. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: June 2, 2026 11:00AM

Board of Zoning Adjustment
Meeting Summary

April 21, 2026, 6:00 p.m.

Item 1. Call to Order

Chairman Dr. Nick Houk called the meeting to order at 6:00 p.m.

Item 2. Roll Call

PRESENT: Dr. Nick Houk, Robert McLaughlin and Jody Pasalich, Dr. Kent Powell, Cindy Spellman

STAFF PRESENT: Joshua Garrett, City Planner; Julia Goldstein, Administrative Assistant.

ABSENT: John Clark, Tray Harkins, Brent McElwee

VISITORS: Connie and Jim Davis, Jake and Melissa Simmons

Item3, Approval of Meeting Summary – November 12, 2025

Dr. Powell made a motion to approve the November 12, 2025 meeting summary.
Commissioner Pasalich seconded the motion. Motion carried.

Vote: Motion passed 5-0-0

Yes: Board Members: Houk, McLaughlin, Pasalich, Powell and Spellman

No: None

Item 4. Public Hearings

- A. BZA-26-001** – An application by Gualtieri Holdings, LLC for a variance from Section 400.080(B), concerning setbacks and lot area and from Section 400.280(F)14 concerning driveways and parking, for the property located at 101 W Excelsior Street.

The Public Hearing was opened at 6:10pm and closed at 6:11pm.

The staff report was given by Joshua Garrett.

Dr Powell moved to approve BZA-26-001
Board Member Spellman seconded the motion.

Vote: Motion passed 5-0

Yes: Board Members: Houk, McLaughlin, Pasalich, Powell, and Spellman

No: None

B. BZA-26-002 --An application by Jeremy and Shelley Simmons for a variance from Section 400.280(F)14 concerning driveways and parking, for the property located at 1413 Ann Circle.

The Public Hearing was opened at 6:12pm and closed at 6:39pm.

The staff report was given by Joshua Garrett.

Jake Simmons spoke on behalf of the homeowner. This request for variance isn't for a personal preference, but for the physical characteristics of the property. The narrowing lot size in the cul-de-sac, house placement necessitates the encroachment on the property lines in order to have a drive for the homeowner to get a trailer and lawn equipment into the back yard.

Next door neighbors Connie and Jim Davis both spoke in favor of allowing the variance.

Dr. Powell motioned to approve BZA-26-02
Board Member Pasalich seconded the motion.

Vote: Motion passed 5-0

Yes: Board Members: Houk, McLaughlin, Pasalich Powell, and Spellman

No: None

Item 5. Comment from Public

No additional comments.

Item 6. COMMENTS OF BOARD MEMBERS

No additional comments.

Item 7. STAFF COMMENTS

No additional comments.

Item 8. ADJOURN

Motion to adjourn the meeting by Dr. Powell.

Seconded by Board member Pasalich.

Meeting was adjourned at 7:40 p.m.

Vote: Motion passed 5-0

Yes: Board Members: Houk, McLaughlin, Pasalic, Powell and Spellman

The next meeting of the Board will be called when needed to review future applications.

Meeting Summary prepared by Julia Goldstein, Community Development Administrative Assistant.

Community Development Department Planning & Zoning



June 10, 2026

To: Board of Zoning Adjustment

Re: Staff Report for Case No. BZA-26-003

Proposal Summary:

An application by Shem Ringenberg and Jessica Schrock-Ringenburg for a variance from Section 400.080(B), concerning the number of required covered parking spaces for the property located at 114 Kathy Lane.

General Information:

Applicant/Owner: SCHROCK-RINGENBERG LLC
Address: 114-116 Kathy Lane
Current Zoning: R-1 (Single-Family Residential)
Current Land Use: Vacant

Surrounding Zoning & Land Use: R-1/Single-Family Residential

Proposed Variance:

Lot Standard Type	Standard	Proposed	Variance
Required Covered Parking Spaces	1/unit	0	1/unit

Background:

The building located at 114 Kathy Lane is a duplex built in the 1970s. The property contains several non-conformities with regard to the City's current zoning regulations. These non-conformities are permitted because they were legally established in accordance with the City's regulations at the time of construction. The amount of living space in each unit is relatively small at approximately 400 square feet. Each unit has an attached garage, both of which are 312 square feet.

The applicant would like to take the space occupied by the garage and add additional living space for each unit. This would significantly increase the amount of living space

available per unit. However, the City's regulations for R-1 zoning districts require at least one covered parking space per unit. Further, while the property is generally non-conforming in several ways, the parking spaces provided conform to the existing requirements. The code does not permit one to go from a state of compliance to a state of non-compliance. As such, the property owners are requesting a variance to the code regarding the required number of covered parking spaces.

Review Criteria:

The Board of Adjustment may vary the provisions of this Chapter as authorized in 400.080 of the Code of Ordinances, but only when it shall have made findings based upon evidence presented to it in the following specific cases:

- a. That the plight of the applicant is due to unique circumstances of the property or circumstance;**

Yes, the situation is generally unique. Most homes in this area are single-family homes and do not have such restrictive square footage of living space.

- b. That the variance, if granted, will not alter the essential character of the surrounding properties.**

Granting this variance will not alter the character of the surrounding properties.

For the purpose of supplementing the above standards, the Board of Adjustment shall also, in making a determination of whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- a. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;**

The hardship is not caused by a physical condition of the property.

- b. That the conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;**

Since at least 1988, the City has had a minimum square footage for buildings in R-1 Zoning Districts. As such, units this small would not be permitted.

- c. That the alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this ordinance;**

The alleged hardship was not created by the current property owner or anyone having an interest in the property.

- d. That the granting of the variance will not be detrimental to the public welfare in the neighborhood in which the property is located;**

Generally, no. Granting the variance will not be detrimental to the public welfare. Parking will be in the driveway of the property, which is already permitted by right.

- e. That the proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

No, none of the proposed variances will have any impact regarding these matters.

Staff Analysis:

The situation is unique and is not typical of other buildings or structures in R-1 districts. The current amount of living space per unit is remarkably small and generally unmarketable in today's rental market. The removal of the covered parking spaces will not have a negative impact on the surrounding properties.

Staff Recommendation:

City staff recommends approval of the requested variance.

Respectfully submitted,



Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – Application

Exhibit B – Applicant Narrative

Exhibit C – Drawings



Planning and Zoning Application Form

Community Development
201 E. Broadway Avenue
Excelsior Springs, MO 64024

FOR OFFICE USE ONLY	
Fee: \$250.00	Code: PP
Date Received:	
PZ Date:	
CC Date:	
Action:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> Planned Rezoning <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Land Use Permit	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Lot Split <input type="checkbox"/> Lot Combination	<input type="checkbox"/> Major Site Plan <input type="checkbox"/> Standard Site Plan <input type="checkbox"/> Development Plan	<input type="checkbox"/> Certificate of Appropriateness <input checked="" type="checkbox"/> Variance <input type="checkbox"/> ROW Vacation

Project Information and Location

Project Name: Schrock Ringenberg LLC Duplex Renovation

Project Address/Location: 114 Kathy - 116 Kathy Ln

Sq. Ft. of Building: RI Acreage: 8.276 sq/ft Number of Lots/Tracts: _____ Flood Hazard: _____

Existing Zoning: _____ Proposed Zoning: _____ Existing Land Use: _____ Proposed Land Use: _____

Basic Application Requirements

- Completed and signed application
- Application fee
- Cover letter describing details of project
- One 24"x34" set of plans for Land Sub. & Site Dev.
- One PDF copy of plat map or site plan
- Legal description of property

Contact Information

Applicant

Name: Shem Ringenberg Company: _____

Address: _____

Phone: _____ Email: _____

Surveyor/Engineer/Other:

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

The applicant hereby agrees that the information provided above is accurate.

Applicant's Signature: [Signature] Date: _____

Owner

Name: Jessica & Shem Ringenberg Company: Schrock-Ringenberg LLC

Address: _____

Phone: _____ Email: _____

Surveyor/Engineer/Other:

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

Owner's Signature: [Signature] Date: 4/24/24



Supplemental Variance Form

Application Form

Community Development
201 E. Broadway Avenue
Excelsior Springs, MO 64024



Project Information and Location

Project Name Schrock-Ringenberg Duplex Renovation

Project Address/Location 114 Kathy Ln - 116 Kathy Ln

The Board of Adjustment may vary the provisions of the Zoning Code, but only when it shall have made findings based upon evidence presented to it in the following specific cases: (Check all that apply.)

- That the plight of the applicant is due to unique circumstances of the property or circumstance.
- That the variance, if granted, will not alter the essential character of the surrounding properties.

For the purpose of supplementing the above standards, the Board of Adjustment shall also, in making a determination of whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence.

Please explain the extent to which the following facts are applicable to your request. If not applicable, please leave blank or write "N/A."

1. That the particular physical surroundings, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.

The current living space is inadequate to living standards today and will make it nearly impossible to rent.

2. That the conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;

N/A

3. That the alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this ordinance;

n/a

4. That the granting of the variance will not be detrimental to the public welfare in the neighborhood in which the property is located;

n/a

5. That the proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

n/a

**Shem Ringenberg
Jessica Schrock-Ringenberg
Schrock-Ringenberg LLC
Kearney, MO 64060**

May 4, 2026

City of Excelsior Springs
Community Development
201 E Broadway Avenue
Excelsior Springs, MO 64024

Dear Community Development Board,

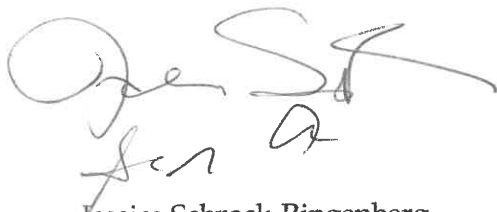
We recently purchased a vacant duplex property 114-116 Kathy Lane, which is on the dead end of Kathy Lane. The property is next door to four other properties we own on Kathy Lane, specifically 112, 110, 108 and 106 Kathy Lane.

We purchased the property because it had been abandoned for many years and is currently infested with animals, and according to the previous owner, occasional squatters. The property was both an eye sore and a nuisance.

The current living space of each separate duplex is somewhere below 400 square feet, with an attached garage of 312 square feet. This creates a hardship to be able to rent the units, due to the unit space being less than the average studio apartment.

We would like to turn the garage space into living space, and reduce the required covered parking to zero and the street parking to one car per unit. This would increase the living space to approximately 712 square feet, which is closer to the code's minimum living space. The changes to the property in order to increase the living space will not affect the rest of the neighborhood.

Thank you for consideration,



Jessica Schrock-Ringenberg
Shem Ringenberg

Total space

707

395

Living
space

15

71.25

80.75

123.5

104.5

312

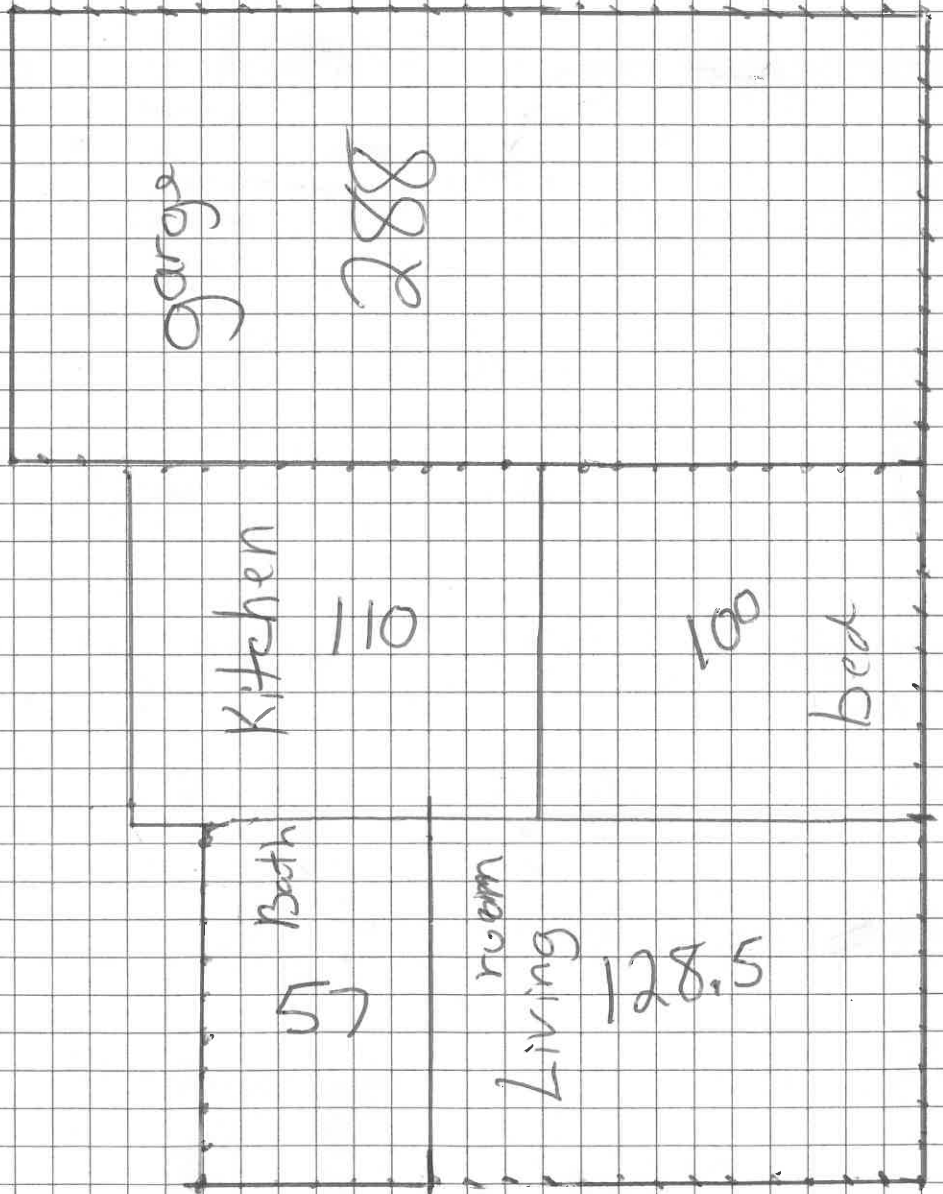
~~XXXXXXXXXXXXXXXXXXXX~~
- Mo Kathy

Shem Ringenberg
Schrock-Ringenberg LLC
816-848-2655

683 Total

395

114 Kathy



Garage

288

Kitchen

110

Bath

57

Living room

128.5

100

bed