



Board of Adjustment

**January 16, 2025 6:30 PM,
Council Chambers - 111 E. Maple Ave.**

CALL TO ORDER

ROLL CALL

CASE TO BE CONTINUED - THE APPLICANT REQUESTS THIS CASE BE CONTINUED TO THE MARCH 20, 2025 MEETING.

1. **Case 24-999-12 – 790 & 800 N. Bly Road** – Variance allowing a flag lot, and relief from minimum lot frontage and maximum lot depth to width ratios.

APPROVAL OF MINUTES

1. December 19, 2024

ADJOURNMENT



Board of Adjustment Minutes

December 19, 2024 6:30 PM

Council Chambers - 111 E. Maple Ave.

CALL TO ORDER

A meeting of the Board of Adjustment was held at 6:30 PM on 12/19/2024, in the 111 E Maple Ave, Independence, MO 64050. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - Roy Browne, John Davies, Sarah Wimberley, Dr. Dennis Hart. Absent - Cody Atkinson.

CASE TO BE CONTINUED - STAFF RECOMMENDS THIS CASE BE CONTINUED TO THE JANUARY 16, 2025, MEETING.

1. **Case 24-999-12 – 790 & 800 N. Bly Road** – Variance allowing a flag lot, and relief from minimum lot frontage and maximum lot depth to width ratios.

Motion

Commissioner John Davies made a motion to continue the case to the January 16th, 2025 meeting. Commissioner Dr. Dennis Hart seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

PUBLIC HEARING(S)

1. **Continued Case 24-999-09 – 2121 S. Sterling Avenue** – Variance to driveway requirements.

Motion

Commissioner John Davies made a motion to approve the case. Commissioner Sarah Wimberley seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

2. **Continued Case 24-999-10 – 18707 E 28th Street S** - Variance to setback requirements for a deck.

Motions

Commissioner John Davies made a motion to approve the side yard setback. Commissioner Sarah Wimberley seconded the motion. The motion failed: Yes 3, No 1, Abstained 0.

Commissioner John Davies made a motion to approve the rear yard setback. Commissioner Dennis Hart seconded the motion. The motion was approved: Yes 4, No 0, Abstained 0.

3. **Case 24-999-11 – 1301 S. Noland Road** – Variance to the residential fencing standards.

Motion

Commissioner Dr. Dennis Hart made a motion to approve the case. Commissioner Sarah Wimberley seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

4. **Case 24-999-13 – 3411 S. Noland Road** – Variance to the commercial fencing standards.

Motion

Commissioner John Davies made a motion to approve the case. Commissioner Sarah Wimberley seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

APPROVAL OF MINUTES

1. November 21, 2024

Motion

John Davies made a motion to approve the November 21, 2024, minutes. Dr. Dennis Hart seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.