



Board of Adjustment

**February 20, 2025 6:30 PM,
Council Chambers - 111 E. Maple Ave.**

CALL TO ORDER

ROLL CALL

PUBLIC HEARING(S)

1. **Case 25-999-01 – 1001 W. US Highway 24** – Variances to the building and parking lot setbacks.

APPROVAL OF MINUTES

1. January 16, 2025

ADJOURNMENT

MEETING DATE: February 20, 2025

STAFF: Brian L. Harker, Senior Planner

PROJECT NAME: Karam Properties Rezoning

CASE NUMBER: 25-999-01 – 1001 W. US 24 Highway – Variances to the building and parking lot setbacks for the property at 1001 W. US 24 Highway

APPLICANT: RB Architecture Engineer and Construction

OWNER: Karam Properties, LLC

PROPERTY ADDRESS: 1001 W. US 24 Highway

SURROUNDING ZONING/LAND USE:

North: C-2 (General Commercial)...restaurant and shopping center

South: R-6 (Single-Family Residential)...single-family home

East: C-2...(General Commercial) and R-6 (Single-Family Residential)...restaurant and single-family home

West: C-2 (General Commercial) and R-6 (Single-Family Residential)...retail store and vacant land

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on February 4, 2025.
- Legal notification published in the Independence Examiner on February 1, 2025.

VARIANCE REQUEST

CITY CODE REQUIREMENTS/VARIANCE:

SECTION 14-301-04 indicates that the Minimum Exterior Setback for C-2 districts abutting a residential district are as stated, “When an O- or C-zoned lot abuts an R-zoned lot with frontage on the same street, the setback on the O- or C-zoned lot must match the actual exterior setback that exists on the abutting R-zoned lot, or if no building exists on the abutting R-zoned lot, the O- or C-zoned lot must provide the minimum exterior setback that applies to the abutting R-zoned lot.”

SECTION 14-501-10-B Setbacks and Parking Surfaces...2. Commercial and Industrial Districts. In O, C, BP/PUD and I districts, parking is prohibited in required setback areas and in required landscape areas.

BACKGROUND:

On June 20, 2019, the applicant requested a variance to the exterior setback requirements in order to construct a proposed convenience store/gas station on this existing gas station

property. The presence of a sewer easement and sewer line on the southwestern portion of the property made placing the proposed structure in conformance with the UDO difficult. The UDO requires an exterior yard setback for the C-2 zoned lot to equal the exterior setback for the home on the residential lot to the south. In short, the adjoining house to the south sets approximately 15.7 feet from the River Boulevard right-of-way so the proposed convenience store would have had to set no closer as well. The applicant proposed to place the building 5 feet from N. River Boulevard thus, a variance of 11 feet was needed.

The request was approved by the Board of Adjustment, but permitting never occurred. The convenience store/gas station was never constructed. Now the applicant wishes to restart the project so the expired variance will need to be revisited by the Board. Therefore, a variance of 11 feet from the 15.7-foot residential contextual setback is requested so the proposed building can set just 5 feet from the right-of-way of N. River Boulevard.

Secondly, the existing paved parking area (that may continue to have the same coverage to the west and northwest when the property is redeveloped) will not setback the necessary 10 feet from the western property line and 15 feet from the US 24 right-of-way. Thus, 10-foot and 7-foot variances will be required. Separate from the requested variances, the project will need to follow the building permit process and be subject to all current city codes and design standards.

ANALYSIS

Comprehensive Plan Guiding Land Use Principles:

The City's Comprehensive Plan designates Mixed Uses for this property. The applicable Guiding Land Use Principle is, "Promote growth, innovation, investment and opportunity."

REVIEW CRITERIA

Recommendations made by staff and decisions of the Board of Adjustment must be based on consideration of all the following criteria. All six criteria **MUST** be met for variance to be granted.

1. The requested variance arise from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action. *Yes, this is true for both. There is a sewer easement and sewer line in the location where the building might normally be placed. Further, the existing paved parking lot extends to the west property line and encroaches into the northern exterior setback already;*
2. The requested variance will not adversely affect the rights of adjacent property owners or residents. *Yes, this is true for both. The buildings in the area do not have deep setbacks, so this should not be that noticeable. The parking lot already abuts the west property line and encroaches into the northern exterior setback;*
3. Requiring strict compliance with the subject zoning regulation will constitute a practical difficulty for the subject property owner. *Yes, this is true for both. The planned structure will have to be much smaller or configured differently given the location of the sewer easement and sewer line. Removing that existing parking would eliminate needed parking spaces;*

4. The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. *Yes, this is true for both. The change in setback is across the street from a restaurant parking lot and convenience store/gas station parking lot already exists;*
5. The alleged hardship has not been created by any person presently having an interest in the property. *Yes, this is true for both. The applicant is not responsible for the location of the existing sewer easement and sewer line and the existing configuration of the western and northwestern edges of the parking lot;*
6. The variance, if granted, will not alter the essential character of the neighborhood. *Yes, this is true for both properties. Again, the buildings in the area do not have deep setbacks, so this should not be that noticeable. Further, the parking lot encroachments to the west and north already exist.*

The requests meet all six of the above stated hardships or facts for the variances as listed in the City Code for consideration.

EXHIBITS

1. Narrative
2. Code Section
3. Application
4. Applicants Variance Criteria
5. Notification letter
6. Notification addresses
7. Notification area map
8. Mailing affidavit
9. Elevations and Site Plan

Subject: Variance Application 25-999-01
 1001 W 24 Hwy

Location of the existing public sewer line in the Southwest area of the property prevents moving the proposed building West to allow for 15' setback along River Blvd. The setback will be 5'-0" minimum to the South side of the building and about 10' on the North Side of the building. This will allow for approximately 4,400 S.F. Building. The reduced setback area will be planted with shrubs and trees.

Special efforts spent to produce an attractive and pleasant building. The proposed development will improve site circulation, provide new landscaping, provide new parking and provide new site lighting. We are looking forward to develop this area and upgrade the whole site to make it more safe and more pleasant.

14-301-04 - Lot and building standards



All residential and nonresidential development in O and C districts must comply with the lot and building standards of Table 301-2, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 301-2 and applicable exceptions to the standards can be found in Article [14-202](#)

EXPAND

Table 301-2 Lot and Building Standards (O & C Districts)					
	O-1	O-2	C-1	C-2	C-3
Lot Size					
Min. lot area (square feet)	None	None	None	None	None
Min. lot area per unit (square feet)	1,000	NA	1,000	1,000	NA
Min. lot width (feet)	None	None	None	None	None
Min. Exterior Setback [1]					
Abutting residential district	[1]	[1]	[1]	[1]	[1]
Not abutting R district	15	15	None	15	15
Min. Interior Setback	[2]	[2]	[2]	[2]	[2]
Maximum Height	40	45[3]	40	45[3]	45[3]

Notes to Table 301-2:

- [1] When an O- or C-zoned lot abuts an R-zoned lot with frontage on the same street, the setback on the O- or C-zoned lot must match the actual exterior setback that exists on the abutting R-zoned lot, or if no building exists on the abutting R-zoned lot, the O- or C-zoned lot must provide the minimum exterior setback that applies to the abutting R-zoned lot.

14-501-10-B. Setbacks and Parking Surfaces.

1. **Residential Districts.** The following standards apply in all R districts:
 - (a) Parking spaces and maneuvering aisles are prohibited in required exterior setbacks, except as otherwise expressly stated. Access driveways may traverse required exterior setbacks.
 - (b) Parking spaces for detached houses, zero lot line houses, attached houses, and two-unit houses may be located on an approved driveway and adjoining asphalt/concrete pads, or other designated, approved parking areas. Parking on other than asphalt, concrete, paver stones, brick, or other hard durable surface, as determined by the Community Development Director, is expressly prohibited. Paver stones, bricks, and related materials must be designed and manufactured to withstand the weight of a motor vehicle. Driveways composed of gravel or other aggregate that lawfully existed before July 20, 2004 may continue to be used for off-street parking areas but may not be expanded or enlarged. In order to retain the use of these nonconforming gravel parking and drive areas, the areas must be maintained at all times and kept free from grass, dirt, and other debris.
 - (c) No more than 40 percent of the front yard area in an R district may be paved or used for vehicle use. On corner lots, not more than 20 percent of the exterior side yard area may be paved or used for vehicle use.
 - (d) In R-A districts, on lots of five acres or more, aggregate may be used for driveways provided that the driveway approaches are constructed with the approval of the Municipal Services Department, and an asphalt/concrete parking pad for at least two vehicles is provided adjacent to the residential structure.
2. **Commercial and Industrial Districts.** In O, C, BP/PUD and I districts, parking is prohibited in required setback areas and in required landscape areas. All parking and storage of vehicles must be on a paved, all-weather surface.

Board of Adjustment

City of Independence, Missouri

Subject Address 1001 W US 24 HWY

Legal Description (Provide electronic copy if description is metes and bounds):

SHELTON'S ANNEX LOT 6 (EX W 40.2' THOF)

Property Zoning: C-2

Existing Use: Gas Station

Is a change of use proposed? YES ☒ NO ☐ If YES, list new use:

Request (Cite the specific section and subsection of the Unified Development Ordinance from which variance is sought): Side Setback - Reduced from 15' to 5'-0" min.

APPLICANT (DEVELOPER):

Name RB Architectur Engineering Const

Address 11661 College Blvd, Ste 104

City Overland Park State KS Zip 66210

Phone (913) 375-7659 Cell

E-Mail riad.baghdadi@yahoo.com Fax

PROPERTY OWNER:

Name Karam Properties LLC

Address 1001 W US 24 HWY

City Independence State MO Zip

Phone (917) 856 Cell

E-Mail lakhvinder6200@gmail.com Fax

I hereby certify that all the above statements and the statement contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Riad Baghdadi

Applicant's Signature

Owner

Fee: \$400.00

Date Filed 01-22-25

VARIANCE CRITERIA

The Board of Adjustment must make a determination on each criteria listed below. Please explain how the requested variance meets the following criteria. Attach additional sheets if necessary.

1. The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.

☒ Yes ☐ No

Explain: Location of existing public Sewer Line prevents moving the proposed bldg. West to allow for 15' Setback along River Blvd. This Variance was approved # 19-999-14

2. The requested variance will not adversely affect the rights of adjacent property owners or residents.

☐ Yes ☒ No

Explain: Requested variance is along public street.

3. Requiring strict compliance with the subject zoning regulation will constitute a practical difficulty for the subject property owner.

☒ Yes ☐ No

Explain: Existing public sewer does not allow proper setback. In addition, foundation of the bldg. is already constructed based on previous approval.

4. The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

☐ Yes ☒ No

Explain: Proposed development will enhance the site

5. The alleged hardship has not been created by any person presently having an interest in the property.

☐ Yes ☒ No

Explain: The public sewer line on the property is
the cause of the hardship.

6. The variance, if granted, will not alter the essential character of the neighborhood.

☐ Yes ☒ No

Explain: _____

Property Owner Notification Letter

City of Independence, Missouri

Date: February 03, 2025

Case No. 25-999-01

Dear Property Owner:

This letter is to notify you that an application has been submitted for consideration of a variance. The Board of Adjustment will consider the case on the property, date and time identified below.

Proposed project description: _____

Applicant: _____

Location of Property: _____

Board of Adjustment Meeting Date: _____, 20____, at 6:30 p.m.

Location of public hearings: City Council Chambers, City Hall
111 E Maple Ave, Independence, Missouri, 64050

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.



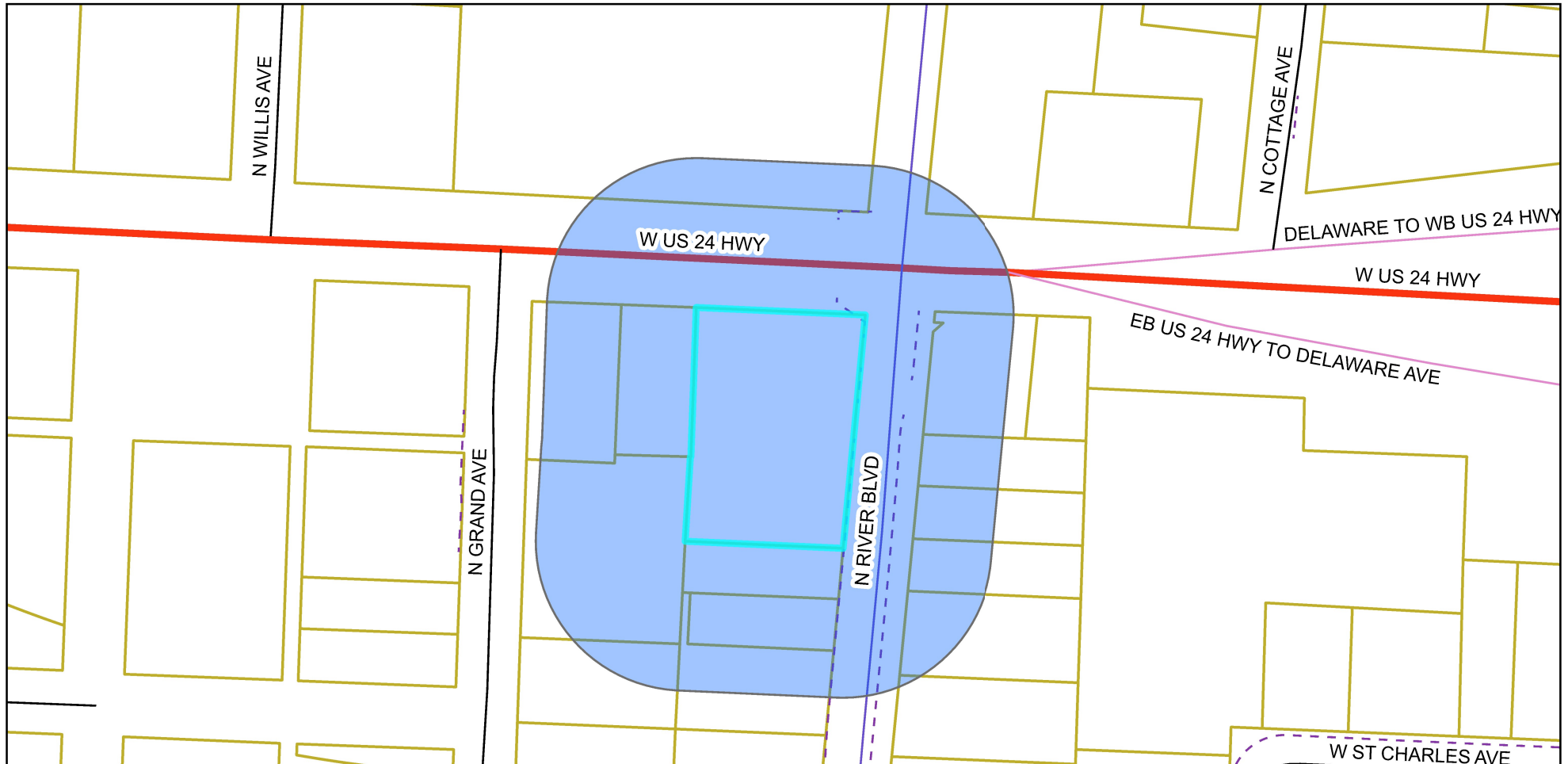
Applicant (or Owner/Agent)

For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
1000 W US 24 HWY	HWY 24 INVESTMENTS LLC	829 S SAN PEDRO ST	LOS ANGELES	CA	90014
1001 W US 24 HWY	TRUMAN MART LLC	8301 E TRUMAN RD	KANSAS CITY	MO	64126
1011 W US 24 HWY	WIGGINS ROBERT E & BETTY SUE	1011 W 24 HIGHWAY	INDEPENDENCE	MO	64050
1013 W US 24 HWY	BAUER FABIAN & KAREN E	1101 W US 24 HWY	INDEPENDENCE	MO	64050
1015 N RIVER BLVD	COMER LARRY D & CHERYL L TRUSTEE	1308 NE BRANDYWINE RD	LEES SUMMIT	MO	64064
901 N GRAND AVE	DEVALL APRIL	901 N GRAND AVE	INDEPENDENCE	MO	64050
901 N RIVER BLVD	SCHLUCKEBIER CYNTHIA	901 N RIVER BLVD	INDEPENDENCE	MO	64050
904 N RIVER BLVD	HAMMER CHASE	904 N RIVER BLVD	INDEPENDENCE	MO	64050
905 N RIVER BLVD	MORENO LIZETTE MACEDO	905 N RIVER AVE	KANSAS CITY	MO	64050
906 N RIVER BLVD	STOUGH ROBERT J	906 N RIVER BLVD	INDEPENDENCE	MO	64050
907 N RIVER BLVD	TRAN LE	7007 N WYANDOTTE ST	GLADSTONE	MO	64118
908 N RIVER BLVD	PARKER SAMMY WILSON JR	932 N STRODE ST	INDEPENDENCE	MO	64050
911 W US 24 HWY	WENDYS PROPERTIES LLC	ONE DAVE THOMAS BLVD	DUBLIN	OH	43017
925 W US 24 HWY	WENDYS PROPERTIES LLC	ONE DAVE THOMAS BLVD	DUBLIN	OH	43017
NO ADDRESS ASSIG	BAUER FABIAN & KAREN E	1101 W US 24 HWY	INDEPENDENCE	MO	64050

Notification Area

1001 W US 24 Hwy, Independence, Mo 64050



Legend

 Notification Area

Streets

 Highway

 Local

 Minor Arterial

 Ramp

0 125 250 500 Feet

Prepared For: Case #25-999-01
Community Development Department
Meeting Date: February 20, 2025



Property Owner Notification Affidavit

STATE OF MISSOURI

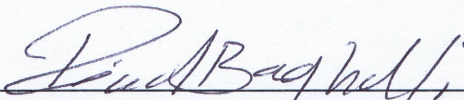
COUNTY OF JACKSON

Case No. 25-999-01

I, Riad Baghdadi, of lawful age being first duly sworn upon oath, state:

That I am the (agent, owner, attorney) for the property for which the application was filed and did, not later than fifteen (15) days prior to the date of the public hearing scheduled before the Board of Adjustment, mail notices to all persons owning property within 185 feet of the subject property. **The list of property owners to whom notice has been mailed is attached.**

These notices were mailed on the 02 day of 03, 2025.



Signature of Agent, Owner or Attorney

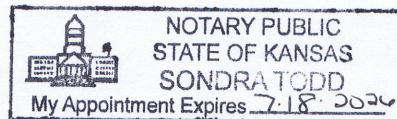
Subscribed and sworn to before me this 7th day of February, 2025.



Notary Public

7.18.2024

Commission Expiration Date



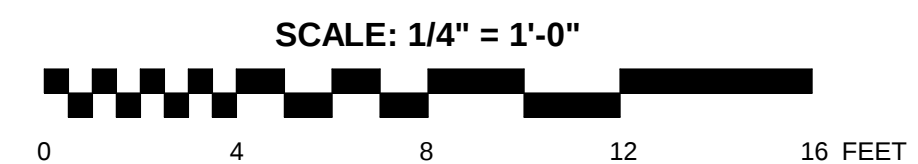
KEYNOTES LEGEND	
VALUE	KEYNOTE
1	ALUMINUM STOREFRONT W/ TEMPERED GLASS
2	COMPOSITE WOOD SIDING
3	PRE-FABRICATED MOLDING
4	STONE VENEER ON CMU
5	SOLID BRICK VENEER ON CMU
6	CEMENT STUCCO FINISH ON #15 FELT & METAL LATH (TYPICAL)
7	WALL MOUNTED LIGHT FIXTURE (TYPICAL)



01 EAST ELEVATION
1-A6 1/4" = 1'-0"



02 SOUTH ELEVATION
1- A6 1/4" = 1'-0"



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RB

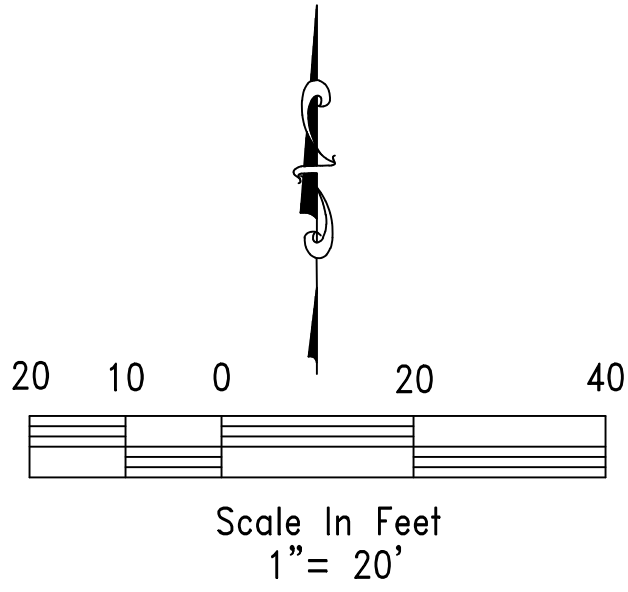
ARCHITECTURE ENGINEERING CONSTRUCTION

10107 W.105 STREET, OVERLAND PARK, KANSAS 66212
TEL: (913) 375-7659 EMAIL: riad.baghdadi@yahoo.com

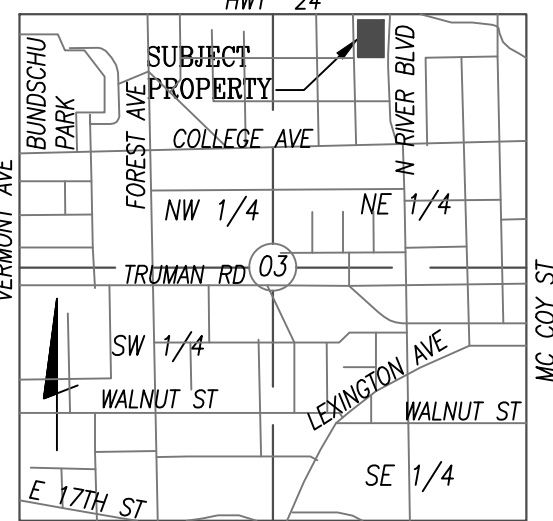
STATE OF MISSOURI
 ROAD
 BACHDAD
 12/3/2025 04:55
 A-7107
 REGISTERED ARCHIT

[illegible]

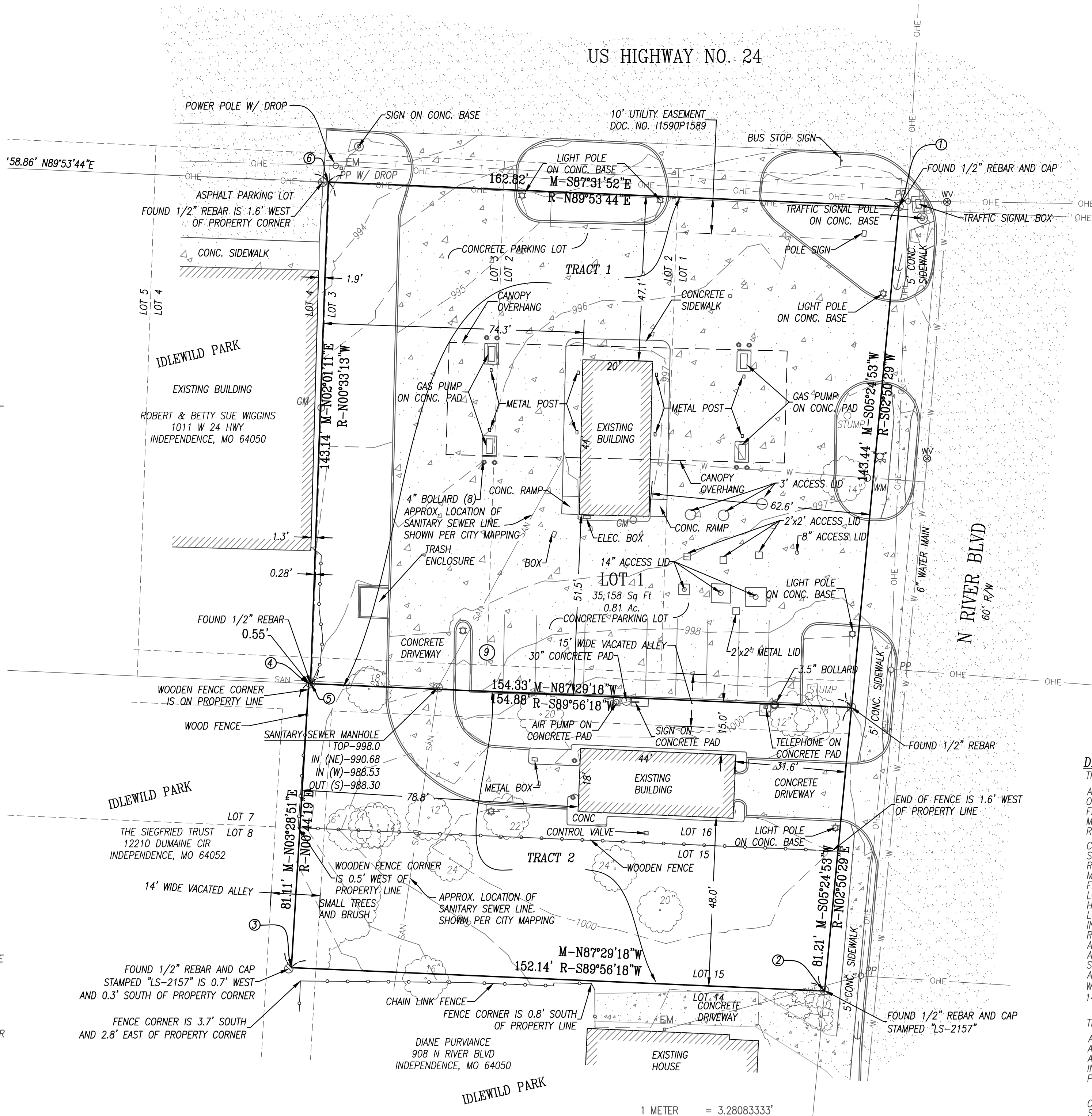
STOP & SHOP 1001 W US 24 HWY INDEPENDENCE MISSOURI	
ELEVATIONS	
Project number	Project Number
Date	
Drawn by	Author
Checked by	Checker
1- A6	
GROUP	SHEET NO.



- SYMBOL LEGEND**
- SET 1/2" REBAR AND CAP RLS-2134, MO. RLS-1069, K.S.
 - FOUND MONUMENT (AS NOTED)
 - CENTERLINE
 - LOT LINE
 - PROPERTY LINE
 - R/W — RIGHT OF WAY
 - P — PLATTED DISTANCE
 - M — MEASURED DISTANCE
 - EM — ELECTRIC METER
 - MB — MAIL BOX
 - SIGN
 - CO — CLEAN OUT SEWER
 - EB — ELECTRIC BOX
 - TP — TELEPHONE PEDISTAL
 - AC — AIR CONDITIONER UNIT
 - TV — CABLE BOX
 - GM — GAS METER
 - WV — WATER VALVE
 - WM — FIRE HYDRANT
 - WM — WATER METER
 - CP — GUY WIRE
 - CP — POWER POLE
 - ☆ — LIGHT POLE
 - CLP — CLOTHES LINE POST
 - SM — SEWER MANHOLE
 - TSM — SPRINKLER CONTROL VALVE
 - TSP — TRAFFIC SIGNAL MANHOLE
 - BOLLARD
 - FENCE
 - W — WATER LINE
 - SAN — SANITARY SEWER LINE
 - STM — STORM SEWER LINE
 - E — UNDERGROUND ELECTRIC LINE
 - FO — UNDERGROUND FIBER OPTIC LINE
 - T — UNDERGROUND TELEPHONE LINE
 - G — GAS LINE
 - OHE — OVERHEAD ELECTRIC LINE
 - OHT — OVERHEAD TELEPHONE LINE
 - TREE LINE
 - 24" CONCRETE CURB & GUTTER
 - TREE AND SIZE
 - BUSH
 - CONCRETE
 - ASPHALT



LOCATION MAP
SCALE=1"=2000'
SECTION 03 TOWNSHIP 49 RANGE 32



1 METER = 3.28083333'

ALL COORDINATES AND ALL BEARINGS AS SHOWN IN THE TRAVERSE TABLE ARE BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" "INDEPENDENCE AZ MK 3" USING A COMBINED GRID FACTOR OF 0.99994167

① — STATE PLANE POINT NUMBER

STATE PLANE COORDINATE TABLE		
	(METERS)	
	NORTHING	EASTING
INDEP AZ MK 3	325743.828	856338.584
①	325742.875	856273.980
②	325674.712	856267.519
③	325676.744	856221.194
④	325701.419	856222.695
⑤	325701.412	856222.862
⑥	325745.012	856224.400

SYMBOL LEGEND

- — SET 1/2" REBAR W/ CAP RLS-2134/LS-1069
- — FOUND MONUMENT
- R — RECORD INFORMATION
- M — MEASURED
- R/W — RIGHT OF WAY
- FENCE
- W — WATER LINE
- G — GAS LINE
- CP — POWER POLE
- WM — WATER METER
- TP — TELEPHONE PEDISTAL

CERTIFICATION:

I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR: ROGER A. BACKUES, PLS-2134

**MINOR SUBDIVISION
KARAM**

A REPLAT OF LOTS 1-3, EAST 0.28' OF LOT 4
AND LOTS 15-16, BLOCK 1, IDLEWILD PARK
A SUBDIVISION IN
INDEPENDENCE, JACKSON COUNTY, MISSOURI
A PART OF THE N.W. 1/4 OF
SEC. 19, TWP. 50, RG. 30

GENERAL NOTES:

1. THE SUBJECT PROPERTY CONTAINS 0.81 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA W. US 24 HWY & RIVER BLVD.
3. PARENT TRACT AS TAKEN FROM DOC. NO. 2018E0084283.
4. UTILITIES LOCATED BY WATER AND SEWER MAPS FROM THE CITY AND MISSOURI ONE CALL TICKET NO. 181131531. THERE WERE NO UNDERGROUND UTILITY LINES MARKED INSIDE THE BOUNDARIES OF THIS PROPERTY
5. CLASS OF PROPERTY IS URBAN.

BASIS OF BEARING:

BASIS OF BEARINGS IS GRID BEARINGS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "KARAM".

EASEMENTS:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF INDEPENDENCE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAIN- TENANCE OF CONDUITS, WATER, GAS, SEWER PIPES, CABLE TELEVISION, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS OUTLINED ON THIS PLAT AND DESIGNATED BY THE WORDS "UTILITIES EASEMENTS" OR "U.E." OR AS OTHERWISE SPECIFICALLY DESIGNATED. EASEMENT LEGEND S.S.E.= SANITARY SEWER EASEMENT S.E.= STORM SEWER EASEMENT U.E.= UTILITY EASEMENT W.E.= WATER EASEMENT D.E.= DRAINAGE EASEMENT

SURVEY REFERENCE:

NO TITLE WORK WAS FURNISHED, MAY BE EASEMENTS OR OTHER RECORDS NOT SHOWN HEREON.

FLOOD STATEMENT:

THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 2909SC0281G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2017.

ACKNOWLEDGEMENT:

IN TESTIMONY WHEREOF:
KARAM PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2019 .

KEWAL SINGH, MEMBER

STATE OF MISSOURI) SS
COUNTY OF JACKSON)

ON THIS _____ DAY OF _____, 2019, BEFORE ME APPEARED KEWAL SINGH, A MEMBER OF KARAM PROPERTIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND THAT SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED OF SAID PERSON AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS THEREOF:

I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL IN MY OFFICE THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

CITY OF INDEPENDENCE APPROVALS:

THIS CERTIFIES THAT THE WITHIN PLAT OF "KARAM" WAS SUBMITTED AND APPROVED BY THE CITY COUNCIL AND MAYOR OF THE CITY OF INDEPENDENCE, MISSOURI PURSUANT TO ORDINANCE NO. 17339.

APPROVED BY:

JACKSON COUNTY ASSESSOR'S OFFICE APPROVAL:

TOM SCANNELL, DIRECTOR OF PLANNING

DATE:

JACKSON COUNTY ASSESSOR'S OFFICE

DATE: _____

SARAH CARNES-LEMP, CITY CLERK

DATE:

TIM GRAMLING, P.E., DIRECTOR OF PUBLIC WORKS

DATE:

MINOR SUBDIVISION

LOTS 1-3 & 15-16, BLOCK 1, IDLEWILD PARK,
A SUBDIVISION IN INDEPENDENCE, MO.

**BOUNDARY & CONSTRUCTION
SURVEYING, INC.**

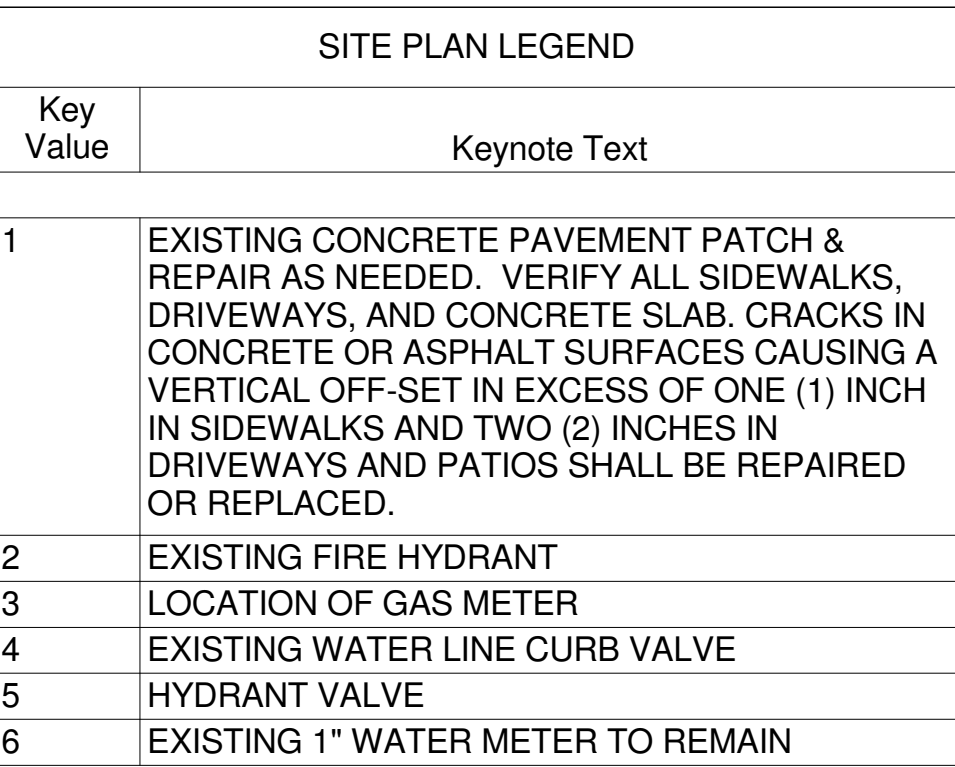
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH.# 816/554-9798, FAX # 816/554-0337

PROJECT NO. 18-172 SHEET 1 OF 1
1001 W. US 24 HWY, INDEPENDENCE, MO.

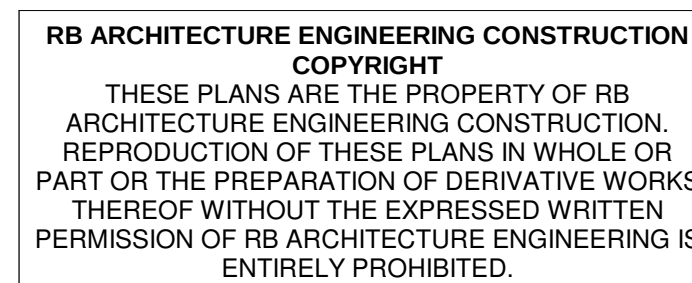
DATE: APRIL 17, 2019

CLIENT:

RB ARCHITECTURE ENGINEERING CONSTRUCTION
RAD BAGHDADI
10107 W. 105TH STREET
OVERLAND PARK, KS. 66212



1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL PROVISIONS OF REGULATION AND ORDINANCES OF THE CITY OF GRANDVIEW MISSOURI.
2. MAXIMUM SLOPES FOR SOIL SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE DIRECTED.
3. FILLS ARE TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM SOIL COMPACTION TEST D1557-70. FILL LAYERS NOT TO EXCEED 6" EACH.
4. NO FILLS SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED.
5. NO ROCK OR LUMPS WITH GREATER THAN 6" DIAMETER SHALL BE PLACED IN THE FILL.
6. IMPORTED MATERIALS SHALL BE INSPECTED FOR APPROPRIATE USE PRIOR TO PLACEMENT.
7. EXCESS SOIL SHALL BE DISPOSED OF OFF-SITE AS SOON AS POSSIBLE.
8. DUST SHALL BE CONTROLLED BY WATERING.
9. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING AND SITE WORK.
10. AN EROSION CONTROL MEASURES SHALL BE MAINTAINED DURING THE WORK AS REQUIRED.
11. A PERMIT FROM THE CITY MUST BE OBTAINED BY THE CONTRACTOR BEFORE STARTING ANY WORK.
12. THE CONTRACTOR SHALL CALL IN A LOCATE REQUEST FOR UNDERGROUND SERVICES. NO WORK SHALL START BEFORE LOCATING SERVICES HAS COMPLETED THEIR SURVEY OF ALL UNDERGROUND UTILITY IN THE AREA.
13. TOP LAYER SHALL CONSIST OF 6" TOP SOIL MINIMUM.
14. ALL DISTURBED EXPOSED SOIL AREAS SHALL BE FERTILIZED & SEEDDED WITH A TURF-TYPE-TALL FESCUE SEED BLEND.
15. SEE LANDSCAPE PLANS FOR ADDITIONAL LANDSCAPE INFORMATION.



STATE OF MISSOURI
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NUMBER
A-7167
REG. NO. 1
1/23/2025 6:38:23
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STOP & SHOP 1001 W US 24 HWY INDEPENDENCE, MISSOURI	
SITE PLAN	
Project number	111
Date	
Drawn by	Author
Checked by	Checker
	C1
GROUP	SHEET NO.

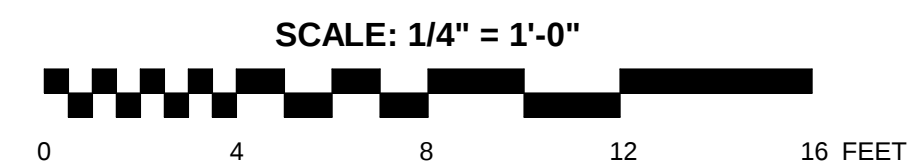
KEYNOTES LEGEND	
VALUE	KEYNOTE
1	ALUMINUM STOREFRONT W/ TEMPERED GLASS
2	COMPOSITE WOOD SIDING
3	PRE-FABRICATED MOLDING
4	STONE VENEER ON CMU
5	SOLID BRICK VENEER ON CMU
6	CEMENT STUCCO FINISH ON #15 FELT & METAL LATH (TYPICAL)
7	WALL MOUNTED LIGHT FIXTURE (TYPICAL)



01 EAST ELEVATION
1-A6 1/4" = 1'-0"



02 SOUTH ELEVATION
1- A6 1/4" = 1'-0"



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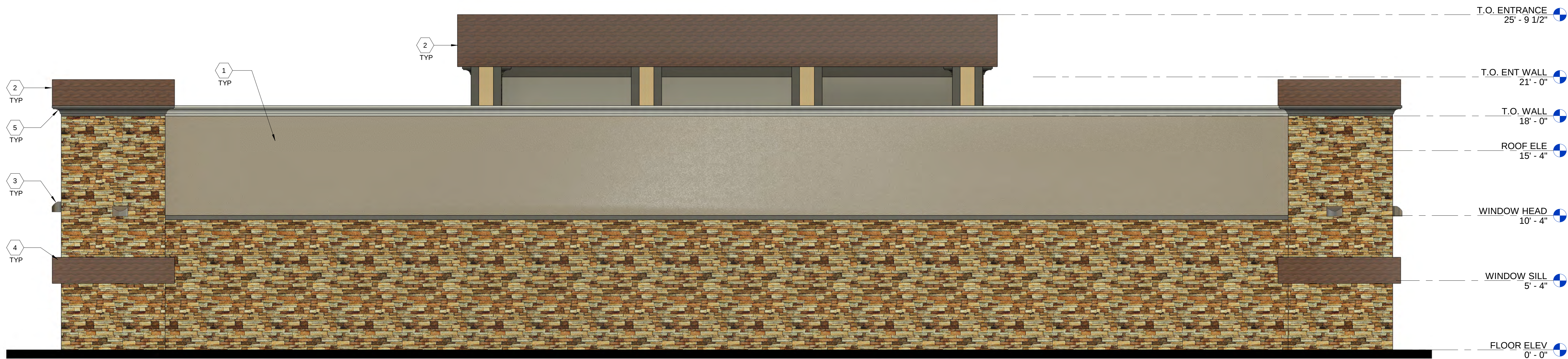
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STOP & SHOP
1001 W US 24 HWH
INDEPENDENCE MISSOURI

ELEVATIONS

Project number	Project Number
Date	
Drawn by	Author
Checked by	Checker
1- A6	
GROUP	SHEET NO.

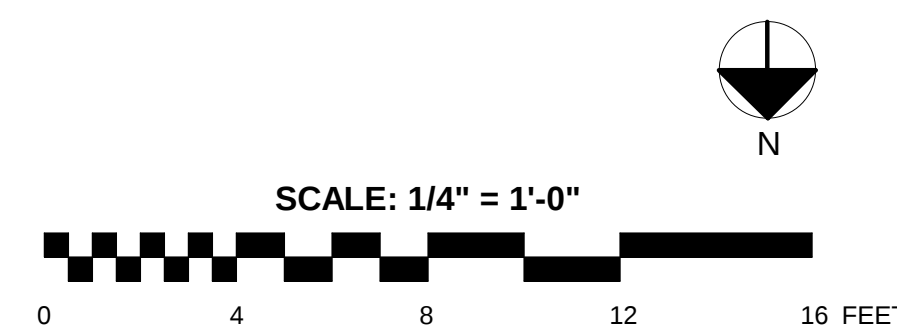
KEYNOTES LEGEND	
VALUE	KEYNOTE
1	CEMENT STUCCO FINISH ON #15 FELT & METAL LATH (TYPICAL)
2	COMPOSITE WOOD SIDING
3	WALL MOUNTED LIGHT FIXTURE (TYPICAL)
4	SOLDIR BRICK VENEER ON CMU
5	PRE-FARICATED MOLDING



1	WEST ELEVATION
1-A7	1/4" = 1'-0"



3 NORTH ELEVATION
1-A7 $1/4" = 1'-0"$



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STATE OF MISSOURI
Riad Baghdad
1/23/2025
A-7107
REGISTERED ARCHITECT

[illegible]

STOP & SHOP
1001 W US 24 HWH
INDEPENDENCE MISSOURI

ELEVATIONS

Project number	Project Number
Date	
Drawn by	Author
Checked by	Checker
1- A7	
GROUP	SHEET NO.



Board of Adjustment Minutes

January 16, 2025 6:30 PM

Council Chambers - 111 E. Maple Ave.

CALL TO ORDER

A meeting of the Board of Adjustment was held at 6:49 PM on 1/16/2025, in the 111 E Maple Avenue, 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 - 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.

Motion

Sarah Wimberley made a motion to continue the case to the March 20, 2025, meeting. Dr. Dennis Hart seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

APPROVAL OF MINUTES

1. December 19, 2024

Motion

John Davies made a motion to approve the December 19, 2024, minutes. Sarah Wimberley seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

ADJOURNMENT

The meeting was adjourned at 6:49 p.m.

