



Board of Adjustment

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

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

1. **Case 24-999-12 – 790 & 800 N. Bly Rd.** – Variances to lot standards.

APPROVAL OF MINUTES

1. February 20, 2025

ADJOURNMENT

MEETING DATE: March 20, 2025

STAFF: Gabe Glaser, Planner

PROJECT NAME: C & J Estates

CASE NUMBER: 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

APPLICANT: Benjamin Crandall & Dillon James

OWNER: Benjamin Crandall & Dillon James

PROPERTY ADDRESS: 790 & 800 N. Bly Road, Independence, Mo 64056

SURROUNDING ZONING/LAND USE:

North: R-A (Residential Agricultural)/Church; and Single-Family Residence

South: R-A (Residential Agricultural)/Single Family Residence

East: R-6 (Single-Family Residential)/Vacant, unimproved land

West: R-A (Residential Agricultural)/Single-Family Residential

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on February 12, 2025.
- Legal notice was published in the Independence Examiner on November 30, 2024.

VARIANCE REQUEST

CITY CODE REQUIREMENTS/VARIANCE:

SECTION 14-300-05 requires properties located in R-A (Residential Agricultural) zoning districts to have with 240 feet of frontage. Lot 1 is proposed to have with 60 feet of frontage. Lot 2 is proposed to have with 135.92.

SECTION 14-300-05 requires properties located in R-A (Residential Agricultural) zoning districts to have a minimum lot depth to width ratio in the amount of 4:1. Lot 1 has a proposed lot depth to width ratio in the amount of $\pm 16:1$. Lot 2 has a proposed lot depth to width ratio in the amount of $\pm 9:1$.

SECTION 14-300-06-E prohibits flag lots to be created in any residential zoning district, whereas flag lots are defined by SECTION 14-201 as, “A lot having the required width at the building line but having access to a dedicated street only by means of a corridor of less width.” Both proposed lots fall under the City’s definition of a flag lot.

BACKGROUND:

The property owners submitted an application for a Minor Subdivision (Case #24-330-17), on September 13, 2024, to reconfigure their properties. Upon review of the application, staff

determined the proposed plat did not meet the Lot and Building Standards of City Code 14-300-05. The application for a Minor Subdivision was denied and a letter was provided to the applicant on November 11, 2024.

ANALYSIS

Comprehensive Plan Guiding Land Use Principles:

The City's Comprehensive Plan designates Residential Uses for this property. Imagine Independence Comprehensive Plan 2040 provides a policy to, "Encourage reinvestment in our existing neighborhoods"

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 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 and No. The existing property boundaries are unique since they are already legally non-conforming, however this variance request is due to the owners action;*
2. The requested variance will not adversely affect the rights of adjacent property owners or residents. *Yes, this is true for both. Both property owners involved in the application have come to an agreement. Additionally, all development will be contained within the property boundaries and will comply with the Lot and Building Standards of the Unified Development ordinance;*
3. Requiring strict compliance with the subject zoning regulation will constitute a practical difficulty for the subject property owner. *No, the planned structure could be smaller or configured differently given current property boundaries;*
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 the property boundaries will not adversely affect neighboring properties;*
5. The alleged hardship has not been created by any person presently having an interest in the property. *No, the applicant is requesting the variance due to the desire to add an accessory structure.*
6. The variance, if granted, will not alter the essential character of the neighborhood. *Yes, this is true. The variance, if granted, will not alter the essential character of the neighborhood.*

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. Minor Subdivision



GARD - HORIZON, LLC

LAND SURVEYING ~ HOUSE PLAN & BUILDING PERMIT SERVICES

1212 SW LUTTRELL, SUITE C ~ BLUE SPRINGS, MISSOURI 64015 ~ PHONE: 816-295-5951 ~ EMAIL: erwin@gardhorizon.com

November 5, 2024

City of Independence BOA

RE: Variance request

This request for a variance to the staff denial of a Minor Subdivision application, Case Number #24-330-17 0, has been filed for the following reasons.

1. The subject property was annexed by the City of Independence in March 1974.
2. The subject property was surveyed and divided into its current configuration sometime around February 1975 and building permits issued a short time thereafter.
3. At the time of the land division and home construction, it was not a violation of any known existing city regulations at that time.
4. Mr. & Mrs. Crandall purchased their property in December 2023 and Mr. & Mrs. James purchased their property in March 2024.
5. Mr. & Mrs. Crandall and Mr. & Mrs. James now wish to reconfigure the property lines in the vicinity of their respective homes to allow more flexibility in the use of the land near their homes.
6. The proposed Minor Subdivision creates an adjustment to the property lines near each home to provide additional land area near each home for this flexible use.
7. While staff's denial of the Minor Subdivision application is based on the non-conforming nature of the subject property in relationship to current subdivision regulations as stated in staff's denial letter (copy attached) as follows.
 - A. No flag lots
 - B. Minimum lot frontage and/or area
 - C. Lot depth to width ratio. Depth cannot be more than 4 time the width.
 - D. Minimum interior side yard setback of 35'
8. The Minor Subdivision plat application did NOT create these non-conforming use as these conditions have existed since 1975 and did not become non-conforming until recent subdivision regulations changes.
9. The denial of this variance application will cause both parties considerable hardship as they will be severally restricted in their use of the land surrounding their respective homes.

10. The approval of this variance application will not have any adverse physical or visual impact on any neighbor or the general public at large.

We respectfully request approval of this variance application.

Sincerely

A handwritten signature in black ink, appearing to read 'Erwin W. Gard', written over a circular stamp or seal.

Erwin W. Gard, PLS, CET
Owner / Manager



Board of Adjustment #24-999-12 - City Code Sections

14-300-05 - Lot and building standards

14-300-05-A. General

1. This section establishes basic lot and building standards for all development in R districts. The standards that apply vary on the basis of zoning, building type and development type.
2. All residential and nonresidential development in R districts must comply with the lot and building standards of Table 300-2, except as otherwise expressly provided in this ordinance.
3. Rules for measuring compliance with the lot and building standards established in Table 300-2 and applicable exceptions to the standards can be found in Article 14-202.

Table 300-2 Lot and Building Standards	
	R-A
Lot Size	
Min. lot area (square feet)	3 Ac
Min. lot area per unit (square feet)	3 Ac
Min. lot frontage (feet)	240
Max. lot depth to width ratio	4/1
Min. Exterior Setback (feet)	
Arterial streets	50
Collector/minor arterial	50
All other streets	50
Min. Interior Rear Setback (feet)	50
Min. Interior Side Setback (feet)	35
Maximum Height (feet)	None



14-300-06 - Other applicable regulations

Uses and development in R districts are subject to other standards including the following:

14-300-06-A. Parking, Loading and Vehicle/Equipment Storage. (See Article 14-501).

14-300-06-B. Landscaping and Screening. (See Article 14-503).

14-300-06-C. Signs. (See Article 14-504).

14-300-06-D. Accessory Uses and Structures (including Fences). (See Article 14-400).

14-300-06-E. Flag Lots. No flag lots may be created in any residential zoning districts. No building permit may be issued for a building on a flag lot in an R-1, R-2, R-4, R-6 or R-12 district, only R-A zoned lots.

14-300-06-F. Sidewalks

14-300-06-G. Building Separation. The minimum separation between principal buildings on a single lot is 10 feet.

Planning & Zoning Application Form

Staff Use Only	
Case Number:	
PC/BOA Meeting:	
City Council Dates:	

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
☐ Rezoning ☐ PUD Rezoning	☐ Preliminary Plat ☐ Final Plat ☐ Minor Subdivision	☐ Final Site Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan (PUD)	☐ Special Use ☐ Homebased Business ☐ Short-Term Rental	☐ Admin. Adjustment ☒ Variance ☐ Street Name Change

Project Information and Location

C & J ESTATES

Project Name

790 & 800 North Bly Road

Project Address/Location

2620 & 2217	14.04	2	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-A	R-A	Residential	Residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

☒ Completed & Signed Application Form ☒ Application Fee ☒ Cover Letter Describing Details of Project	☒ Plat Map, Development Plan, or Other Map (24" x 36" & 8.5" x 11" hard copy, and electronic copy) ☒ Legal Description of the property in question
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Contact Information

Applicant

Name: Benjamin Crandall & Dillon James

Company:

Address: 790 & 800 N. Bly Road, Independence, MO

Phone:

E-mail: benjamjncrandall@gmail.com

Owner

Name: Same

Company:

Address:

Phone:

E-mail:

~~Architect/Engineer/Surveyor/Other:~~ Surveyor

Name: Erwin W. Gard, PLS,CET

Company: Gard Horizon, LLC

Address: 1212 SW Luttrell, Suite C, Blue Springs, MO

Phone: 816-295-5951

E-mail: erwin@gardhorizon.com

Architect/Engineer/Surveyor/Other: _____

Name: N/A

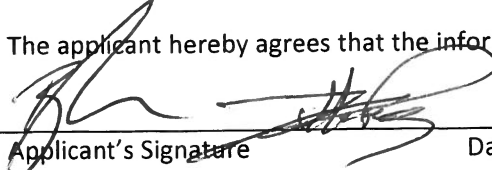
Company:

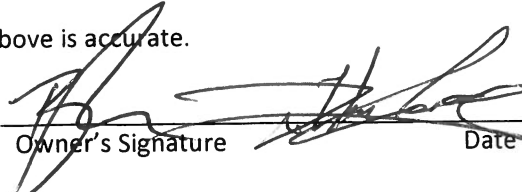
Address:

Phone:

E-mail:

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

 Date 11/7/29

 Date 11/7/29

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: Property configuration was created in early 1975 before current zoning regulations. Current owners bought property in 2023 & 2024 without knowledge of non-conforming use conflict.

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

☒ Yes ☐ No

Explain: All proposed property line adjustments are internal and do not affect any adjacent owner.

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

☒ Yes ☐ No

Explain: Due to the location of the existing homes with respect to existing property lines causes a hardship on the use of their property near each respective home.

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

☒ Yes ☐ No

Explain: Since all property line adjustments are internal and between the two applicants, there will not be any negative impact on the public or adjacent neighbors.

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

☒ Yes ☐ No

Explain: As stated in No 1 above, the current configuration was created in early 1975; however, the applicants did not purchase their respective property until 2023 and 2024.

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

☒ Yes ☐ No

Explain: The granting of the requested variance will not change or negatively affect the character of the neighborhood. In fact it will not even be noticeable from the public street or adjacent properties.

Property Owner Notification Letter

City of Independence, Missouri

Date: 2/12/2025

Case No. 24-999-12

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: Extend Crandall property by 50' on S, 88' on W, & 20'
on N sides of current property lines from James' property. James' will receive a 336'
x 40' section of land on the north east side of the Crandall's property. James'
own all land around Crandall property. All external property lines remain unchanged.

Applicant: Ben & Joy Crandall & Dillon & Aimee James

Location of Property: 790 & 800 N Bly Rd

Board of Adjustment Meeting Date: March 20, 2025, at 6:30 p.m.

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

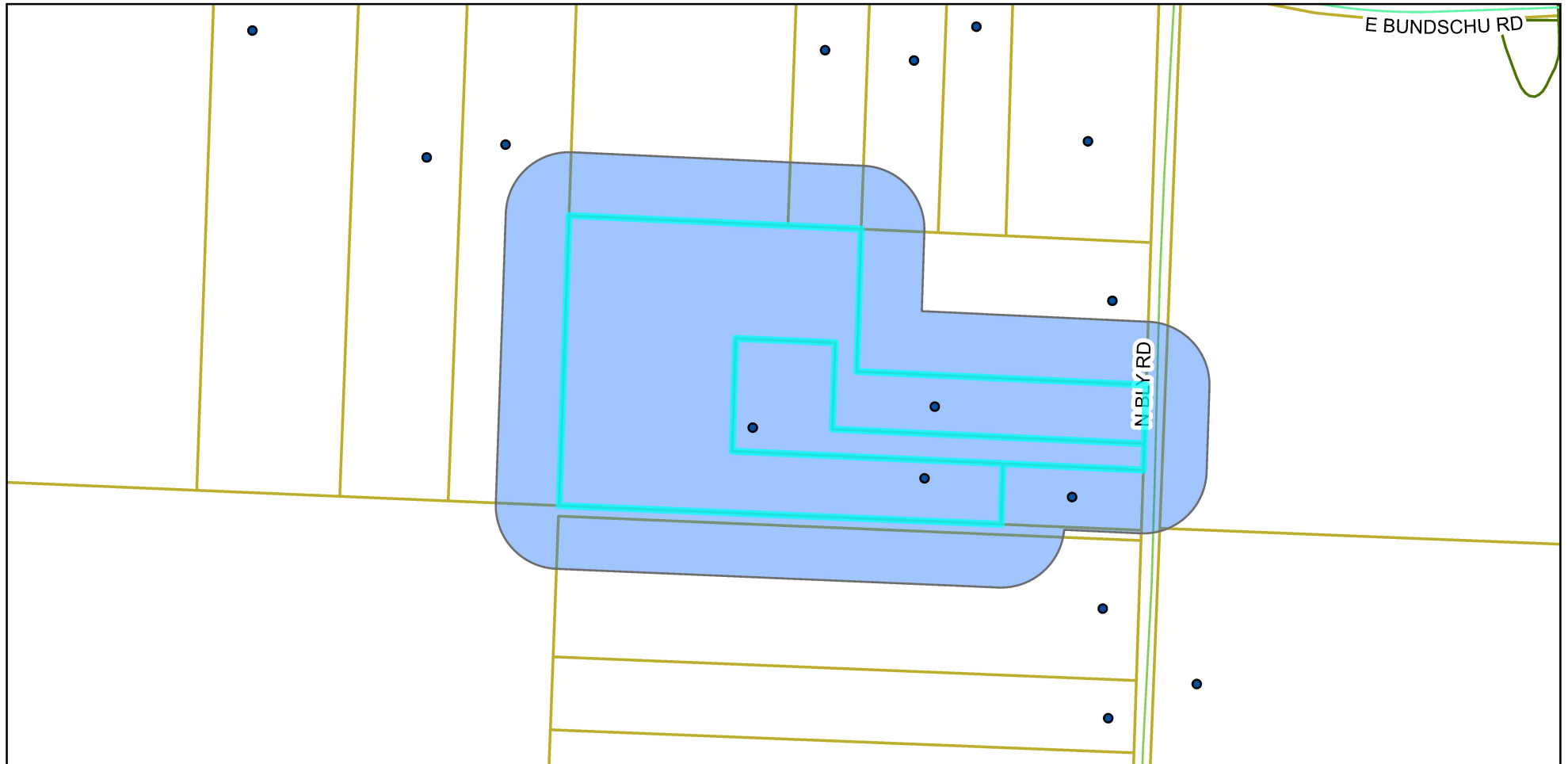
All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Ben & Joy Crandall & Dillon & Aimee James
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
23001 E BUNDSCHU RD	CITY OF INDEPENDENCE	111 E MAPLE	AVEINDEPENDENCE	MO	64050
701 N BLY RD	VOGT MEGAN & LEAKEY BRIAN & LEAKEY SCOTT	18300 E HIDDEN VALLEY RD	INDEPENDENCE	MO	64057
22331 E BUNDSCHU RD	GUHSE MICHAEL	22331 E BUNDSCHU RD	INDEPENDENCE	MO	64056
22401 E BUNDSCHU RD	ENGLE JAMES & MONICA	22401 E BUNDSCHU RD	INDEPENDENCE	MO	64056
22515 E BUNDSCHU RD	HANNEMAN CASEY & JENNIFER	22515 E BUNDSCHU RD	INDEPENDENCE	MO	64056
22525 E BUNDSCHU RD	SMITH DENNIS PATRICK & PAMELA JANE	22525 E BUNDSCHU RD	INDEPENDENCE	MO	64056
720 N BLY RD	GAMBLE ROGER L & CYNTHIA L	720 BLY RD	INDEPENDENCE	MO	64056
740 N BLY RD	ZIONS CAMP INC	760 N BLY RD	INDEPENDENCE	MO	64056
790 N BLY RD	CRANDALL BENJAMIN & JOY	790 N BLY RD	INDEPENDENCE	MO	64056
750 N BLY RD	VAN NOY WARREN CRAIG	800 N BLY RD	INDEPENDENCE	MO	64056
800 N BLY RD	JAMES DILLON PARKER & AIMEE DIANA	800 N BLY RD	INDEPENDENCE	MO	64056
900 N BLY RD	GRACE BIBLE CHURCH OF KANSAS CITY	900 N BLY RD	INDEPENDENCE	MO	64056

Notification Area



Legend

● Site Address Point

■ Notification Area

Streets

— Collector

— Major Arterial

0 250 500 1,000 Feet

Prepared For: Case #24-999-12
Community Development Department
Meeting Date: 03/20/2025



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 24-999-12

I, Benjamin J. Crandall, 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 13th day of February, 2025.



Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 14th day of February, 2025.



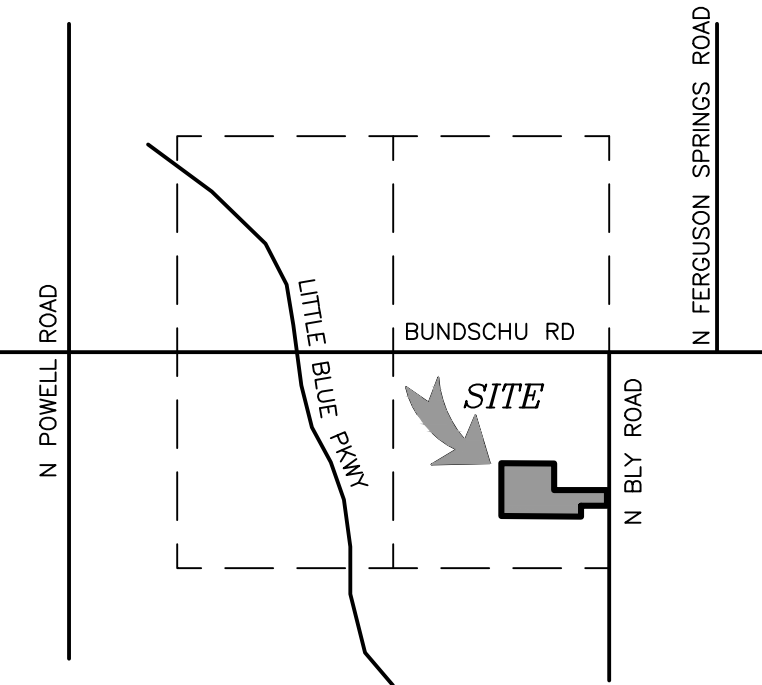
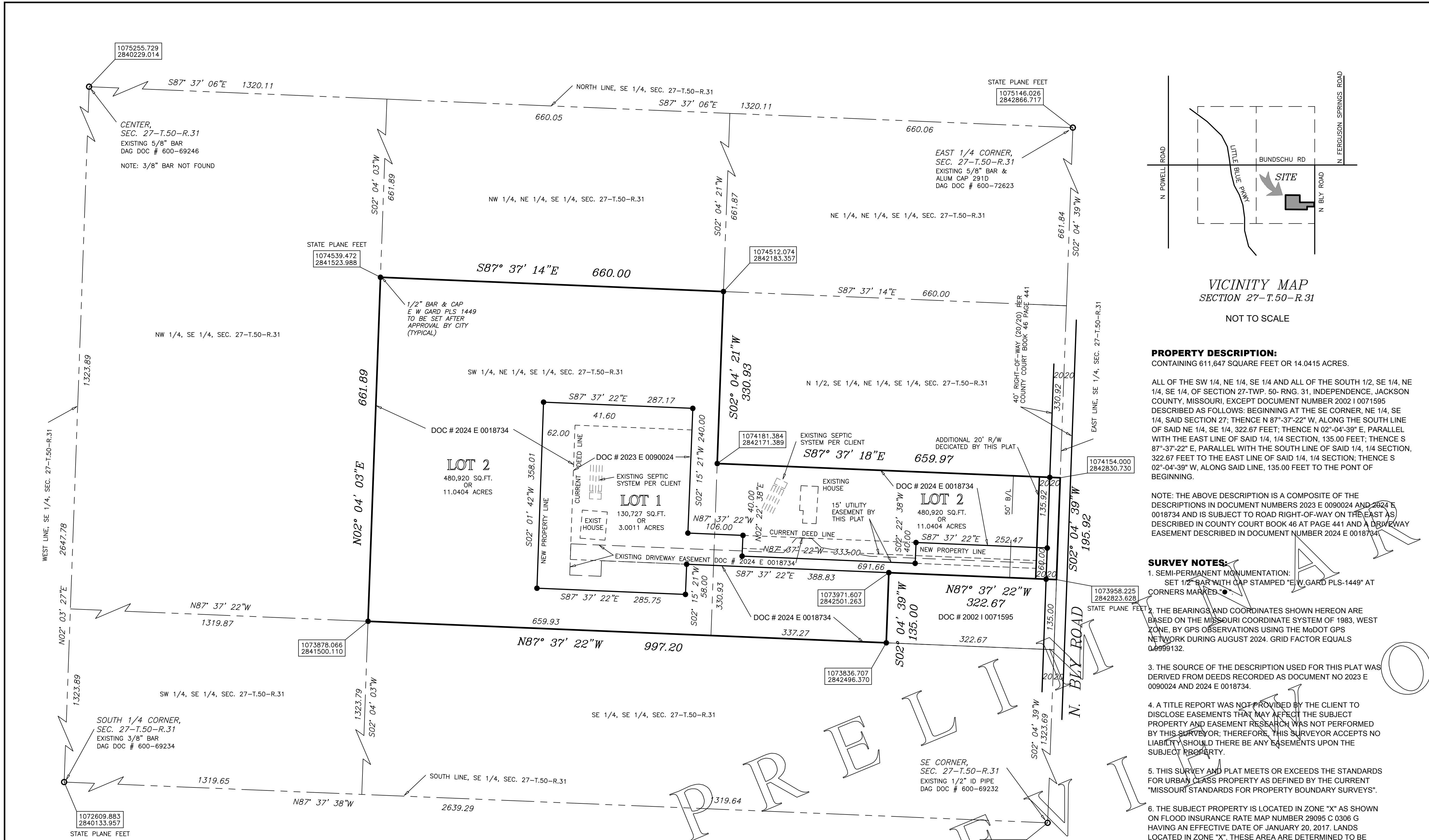
Notary Public

03/07/2028

Commission Expiration Date

GABRIEL C GLASER Notary Public - Notary Seal State of Missouri Commissioned for Jackson County My Commission Expires: March 07, 2028 Commission Number: 24193930

Z:\CADD Drawings\from here comp\CAD Drawings\SECTION Book\311\00052027-00-31 MASTER.dwg, 2/16/2025 10:21:36 AM, DWG To PDF



VICINITY MAP
SECTION 27-T.50-R.31
NOT TO SCALE

PROPERTY DESCRIPTION:
CONTAINING 611,647 SQUARE FEET OR 14.0415 ACRES.

ALL OF THE SW 1/4, NE 1/4, SE 1/4 AND ALL OF THE SOUTH 1/2, SE 1/4, NE 1/4, SE 1/4, OF SECTION 27-TWP. 50- R. 31, INDEPENDENCE, JACKSON COUNTY, MISSOURI, EXCEPT DOCUMENT NUMBER 2002 I 0071595 DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER, NE 1/4, SE 1/4, SAID SECTION 27; THENCE N 87°-37'-22" W, ALONG THE SOUTH LINE OF SAID NE 1/4, SE 1/4, 322.67 FEET; THENCE N 02°-04'-39" E, PARALLEL WITH THE EAST LINE OF SAID 1/4, 1/4 SECTION, 135.00 FEET; THENCE S 87°-37'-22" E, PARALLEL WITH THE SOUTH LINE OF SAID 1/4, 1/4 SECTION, 322.67 FEET TO THE EAST LINE OF SAID 1/4, 1/4 SECTION; THENCE S 02°-04'-39" W, ALONG SAID LINE, 135.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE DESCRIPTION IS A COMPOSITE OF THE DESCRIPTIONS IN DOCUMENT NUMBERS 2023 E 0090024 AND 2024 E 0018734 AND IS SUBJECT TO ROAD RIGHT-OF-WAY ON THE EAST AS DESCRIBED IN COUNTY COURT BOOK 46 AT PAGE 441 AND A DRIVEWAY EASEMENT DESCRIBED IN DOCUMENT NUMBER 2024 E 0018734.

SURVEY NOTES:
1. SEMI-PERMANENT MONUMENTATION:
SET 1/2" BAR WITH CAP STAMPED "E.W. GARD PLS-1449" AT CORNERS MARKED.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, BY GPS OBSERVATIONS USING THE Mdot GPS NETWORK DURING AUGUST 2024. GRID FACTOR EQUALS 0.9999132.

3. THE SOURCE OF THE DESCRIPTION USED FOR THIS PLAT WAS DERIVED FROM DEEDS RECORDED AS DOCUMENT NO 2023 E 0090024 AND 2024 E 0018734.

4. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY AND EASEMENT RESEARCH WAS NOT PERFORMED BY THIS SURVEYOR; THEREFORE, THIS SURVEYOR ACCEPTS NO LIABILITY SHOULD THERE BE ANY EASEMENTS UPON THE SUBJECT PROPERTY.

5. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE STANDARDS FOR URBAN CLASS PROPERTY AS DEFINED BY THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 29095 C 0306 G HAVING AN EFFECTIVE DATE OF JANUARY 20, 2017. LANDS LOCATED IN ZONE "X". THESE AREA ARE DETERMINED TO BE SUBJECT TO A MINIMAL CHANCE OF FLOODING.

7. THE "CERTIFICATION" STATEMENT USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL BELIEF REGARDING THE DATA SHOWN ON THIS PLAT AND DOES NOT REPRESENT A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, WE PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREIN AND PREPARED THIS DRAWING IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS JOINTLY ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, LAND SURVEY PROGRAM.

ERWIN W. GARD, PLS-1449
AUGUST 31, 2024
DATE

FINAL PLAT

C & J ESTATES

THIS IS A SUBDIVISION IN THE SE 1/4 OF
SECTION 27 - TOWNSHIP 50 - RANGE 31
INDEPENDENCE, JACKSON COUNTY, MISSOURI

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED IN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON WHICH SHALL HEREAFTER BE KNOW AS:

C & J ESTATES

STREETS: ALL THOROUGHFARES SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

EASEMENTS: AN EASEMENT OR LICENSE IS HEREBY GRANTED TO INDEPENDENCE, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE OF POLES, WIRES, CONDUITS AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, ELECTRICITY, TELEPHONE, CABLE T.V. OR ANY OTHER PUBLIC SERVICE OR UTILITY, ANY OR ALL OF THEM UPON, OVER OR UNDER THOSE AREAS OUTLINED AND DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENT" (U.E), "DRAINAGE EASEMENT" (D.E.), "WATER EASEMENT" (W.E.), OR "SEWER EASEMENT" (S.E.) AND WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. WHERE AN EASEMENT IS DEDICATED TO A SPECIFIC USE, THE USE THEREOF SHALL BE RESTRICTED TO SAID USE. ALL EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ALL BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS, AND FENCES) WHICH WOULD INTERFERE WITH ; A) THE PROPER, SAFE, AND CONTINUOUS USE AND MAINTENANCE OR RECONSTRUCTION OF THE FACILITIES LOCATED WITHIN SAID EASEMENT, AND; B) THE AGENTS AND EMPLOYEES OF INDEPENDENCE, MISSOURI AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT IN THE EXERCISING OF THE RIGHTS GRANTED BY SAID EASEMENT.

STREAM BUFFER: A STREAM BUFFER AND/OR CONSERVATION EASEMENT IS NOT REQUIRED FOR THIS PLAT.

BUILDING SET BACK LINE: BUILDING LINE(S) OR SET BACK LINE(S) ARE HEREBY ESTABLISHED AS SHOWN AND DESIGNATED ON THIS PLAT AS "B/L". NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY LINE.

IN TESTIMONY WHEREOF: JOY CRANDALL AND BENJAMIN CRANDALL, HUSBAND AND WIFE, AND DILLON PARKER JAMES AND AIMEE DIANA JAMES, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____

JOY CRANDALL
BENJAMIN CRANDALL
DILLON PARKER JAMES
AIMEE DIANA JAMES

NOTARY CERTIFICATION:
STATE OF MISSOURI)
COUNTY OF JACKSON)
ON THIS _____ DAY OF _____, 20____,
BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOY CRANDALL, BENJAMIN CRANDALL, DILLON PARKER JAMES, AND AIMEE DIANA JAMES BEING KNOWN BY ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND BEING DULY SWORN BY ME DID ACKNOWLEDGE THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED.

IN TESTIMONY THEREOF:
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR LAST WRITTEN ABOVE.

_____, NOTARY PUBLIC
MY COMMISSION EXPIRES _____
(NOTARY SEAL)

REVISED - ADDED EXIST SEPTIC SYSTEM PER CLIENT 02/13/25 - E. GARD 02/18/25
REVISED - EXPAND LOT 1 TO 3.0 ACRES PER CLIENT 01/17/25 - E. GARD 01/20/25

GARD HORIZON LLC
LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS
1212 SW Luttrell, Suite C
Blue Springs, Missouri 64015
Professional Surveyor - Realtor
Phone: 816-295-5951
Web: gardhorizon.com
Cell: 816-853-4559
Email: erwin@gardhorizon.com

JOY & BENJAMIN CRANDALL
DILLON & AIMEE JAMES

790 N. BLY ROAD
INDEPENDENCE, MISSOURI 64056

JOB NO.: 137-2401	FIELD BK--PG GPS	MASTER FOLDER: CAD Drawings\Sections	SHEET	OF
DRAWN BY: E. GARD	FILE FOLDER: R31-T50-S27	FILE NAME: R31-T50-S27 MASTER.dwg	1	1

JACKSON COUNTY APPROVALS:

ASSESSOR'S OFFICE _____ DATE _____
GIS _____ DATE _____

CITY OF INDEPENDENCE APPROVALS:

MIKE WINCKLER _____ DATE _____
MUNICIPAL SERVICES DIRECTOR - DESIGNEE

TOM SCANNELL _____ DATE _____
DIRECTOR OF COMMUNITY DEVELOPMENT

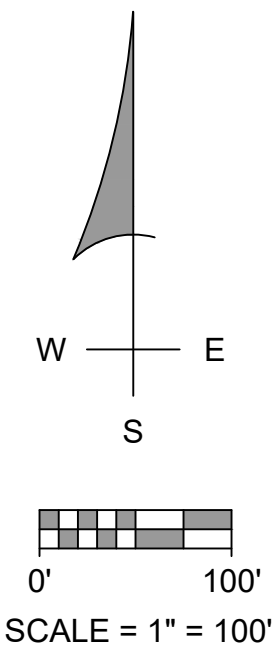
APPROVED BY THE CITY COUNCIL AND MAYOR OF THE
CITY OF INDEPENDENCE, MISSOURI, PURSUANT TO
ORDINANCE NO. 17339.

REBECCA K. BEHRENS _____ DATE _____
CITY CLERK

DRAWINGS OF A PRELIMINARY
NATURE ARE NOT REQUIRED
TO BE SIGNED OR SEALED
PER RSMO 327.411(4)

SIGNATURE & SEAL WILL BE
ADDED TO FINAL PRINTS

(SURVEYOR SEAL)





Board of Adjustment Minutes

February 20, 2025 6:30 PM

Council Chambers - 111 E. Maple Ave., Independence, MO 64050

CALL TO ORDER

A meeting of the Board of Adjustment was held at 6:30 PM on 2/20/2025, at 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, Cody Atkinson, Cindy McClain. Absent - .

*Board Member John Davies entered the meeting at 6:45p.m.

PUBLIC HEARING(S)

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

Motion

Cody Atkinson made a motion to approve the case. Cindy McClain seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

APPROVAL OF MINUTES

1. January 16, 2025

Motion

Cody Atkinson made a motion to approve the case. Roy Browne seconded the motion. The motion was approved Yes 5, No 0, Abstained 0.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

