



Board of Adjustment

June 18, 2026 6:30 PM

20201 E Jackson Dr, Independence, MO 64057

CALL TO ORDER

ROLL CALL

PUBLIC HEARING(S)

1. Case 26-999-06 – 606 N Hocker Ave – Variance to lot standards.

APPROVAL OF MEETING MINUTES

1. May 21, 2026

ADJOURNMENT

MEETING DATE: June 18, 2026

STAFF: Brian Harker, Planner

PROJECT NAME: New Single-Family Residential Lots

CASE NUMBER: Case 26-999-06 – 606 N. Hocker Avenue - Variances to Lot Standards

APPLICANT: Donna Bradford- Community Services League

OWNER: CSL Housing Solutions, LLC

PROPERTY ADDRESS: 606 N. Hocker Avenue

SURROUNDING ZONING/LAND USE:

North: R-6 (Single Family Residential)...Single Family Residence

South: R-6 (Single Family Residential)...Single Family Residence

East: R-6 (Single Family Residential)...Single Family Residence

West: C-2/SUP (General Commercial/Special Use Permit)... Commercial Buildings

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on June 1, 2026.
- Legal notice was published in the Independence Examiner on May 30, 2026.

VARIANCE REQUEST

CITY CODE REQUIREMENTS/VARIANCE:

SECTION 14-300-05 (Table 300-2) Lots and Building Standards of the city code indicates that lots zoned R-6 (Single-Family Residential) must be a minimum of 60 feet in width and 7,000-square feet in area.

BACKGROUND:

The subject site, the North 84 feet of Lot 15, Johnson's 2nd Addition, has been vacant for decades. The subdivision was platted on September 6, 1867. The more than a century old addition is characterized by lots as wide as 90 feet and as narrow as 40 feet. The oldest structures are small bungalows and other narrow one-story residences.

The applicant intends to replat the lot into two properties and build a home on each. To create two lots from a 12,634-square foot lot that is 84 feet wide, variances of 18 feet are needed for each of the two 42-foot-wide frontages and 683 square feet for the two 6,317-square foot lots.

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 guiding principle to, "Preserve the integrity of 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, this is true. Most of the properties along the street are 40 to 50 feet wide. There are few as wide as 80 feet wide;*
2. The requested variance will not adversely affect the rights of adjacent property owners or residents. *Yes, this is true. The new properties will be of similar densities as the neighborhood;*
3. Requiring strict compliance with the subject zoning regulation will constitute a practical difficulty for the subject property owner. *Yes, this is true. Given the neighborhood's age, density and given the oversized lot, a lot split would make the most sense;*
4. The requested variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. *Yes, this is true. The proposed variance, if granted, will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare of the neighborhood;*
5. The alleged hardship has not been created by any person presently having an interest in the property. *Yes, this is true. The pattern of development and this lot's present property lines were created decades ago.*
6. The variance, if granted, will not alter the essential character of the neighborhood. *Yes, this is true. With the variance, the proposed development should fit in with the current development pattern.*

The request meets all six of the above-mentioned hardships or facts for the variances listed in the city code for consideration.

EXHIBITS

1. Cover Letter
2. Code Section
3. Application
4. Applicants' Variance Criteria
5. Notification letter
6. Notification addresses
7. Notification area map
8. Mailing affidavit
9. Floor Plan
10. Proposed Plat



Sharing Bess Truman's Legacy of Caring Since 1916

May 12, 2026

BOARD OF DIRECTORS

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Community Development Department
City of Independence, Missouri

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20201 E. Jackson Drive
Independence, MO 64057

Tyrel Dawson

Vice Treasurer

Re: 606 N. Hocker Ave - Variance & Minor Subdivision

Beth Silverstein

Secretary

Dear Community Development Department:

Background

Jeff Benson

Past Chair

For 110 years, Community Services League has made meaningful and lasting change in the lives of neighbors living in Eastern Jackson County and beyond by providing help today for those struggling to make ends meet and offering hope for tomorrow through connections to coaches who care and resources to build financial stability and self-sufficiency. The mission is to partner with neighbors by collaborating on strategies that foster community stability and individual wellbeing, envisioning communities where all people have voice and choice to meet their basic needs and the resources to pursue their brightest future.

Jason Bergman

Beth Carrick

Cindy Cavanah

Emily Cross

Kelle Gilmore

Chelesy Hanes

Zac Harmon-McLaughlin

Anita Jonas

Corey Long

Brandy Spearman

Michelle Sumstad

Jose "Pepe" Torres

Trevor Wescott

Ginger Williams

Each year CSL provides integrated, life-changing services for nearly 20,000 individuals, and connects thousands more to temporary assistance to get through tough economic times. This mission is built on Bess Truman's legacy of caring for neighbors in need and continues with passion as strong as ever. As part of CSL's affordable housing initiative, this application will enable the construction of the 5th and 6th affordable homes CSL has built in the community, continuing a proven model that helps qualified families achieve homeownership with significant subsidies and down payment assistance.

President & CEO

Doug Cowan

CORPORATE OFFICE

404 North Noland Road

Independence, MO 64050

cslcares.org



COMMUNITY SERVICES LEAGUE

Independence Community Development Department

May 12, 2026

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Sharing Bess Truman's Legacy of Caring Since 1916

BOARD OF DIRECTORS

Application

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CSL Housing Solutions, LLC ("CSL"), a Missouri limited liability company, is applying for a minor subdivision and variance affecting that certain real property legally described as Lot 15, Johnson's 2nd Addition, Independence, Jackson County, Missouri, and commonly known as 606 N. Hocker Avenue, Independence, Missouri 64050 (the "Property"). The Property is designated as R-6 Residential and is currently an undeveloped, vacant lot containing approximately 0.283 acres. The Property has a width of approximately 84 feet of road frontage on N. Hocker Avenue and a depth of approximately 150.90 feet running West from N. Hocker Avenue.

CSL requests a minor subdivision to split the Property into two separate lots, Lot 15A and Lot 15B. Further, CSL requests a variance from Independence Zoning Code (the "Code") Section 14-300-05-A, which requires all R-6 Residential lots to have at least 60 feet of road frontage, to allow the new Lots 15A and 15B to have a minimum road frontage of 42 feet along N. Hocker Avenue.

Approval of this minor subdivision and variance request will allow CSL to build affordable single-family homes on the Property. Each home will be 1,240 square feet, three bedrooms, and two baths. The homes are estimated to be appraised for \$235,000, but CSL will offer them to purchasers for \$185,000, and purchasers will earn the \$50,000 purchase price subsidy over 10 years at 10 percent per year.

CSL's minor subdivision and variance request is necessary due to unique conditions affecting the Property that do not uniformly affect similar properties in the same zoning district and are not the result of any actions of CSL. The Property's existing 84-foot frontage, when divided equally, yields two lots with 42 feet of frontage each. This is consistent with the established character of the surrounding block, where neighboring lots regularly possess approximately 42 feet frontages either through prior variances or as pre-existing nonconforming lots. Granting the variance still allows the proposed lots to align with the character of the neighborhood, and the need for relief arises solely from the inherited dimensions of the Property, not from any election or act of CSL.

CORPORATE OFFICE

404 North Noland Road
Independence, MO 64050

cslcares.org

Respectfully,

Donna Bradford, Director of
Affordable Housing at Community
Services League

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	R-1	R-2	R-4	R-6	R-12	R-18 PUD	R-30 PUD		
CONVENTIONAL DEVELOPMENT										
Lot Size										
Min. lot area (square feet)	3 Ac	40,000	20,000	10,000	7,000	7,000	3,500	3,500		
Min. lot area per unit (square feet)	3 Ac	40,000	20,000	10,000	7,000	3,500	2,400	1,450[1]		
Min. lot frontage (feet)	240	120	100	75	60	60	30	30		

Application Type (check all that apply)

Land Use	Land Subdivision	Site Development	Use Permit	Other
<input type="checkbox"/> Rezoning <input type="checkbox"/> PUD Rezoning	<input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Final Site Plan <input type="checkbox"/> Preliminary Dev Plan <input type="checkbox"/> Final Dev Plan (PUD)	<input type="checkbox"/> Special Use <input type="checkbox"/> Homebased Business <input type="checkbox"/> Short-Term Rental	<input type="checkbox"/> Admin. Adjustment <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Street Name Change <input type="checkbox"/> Special Sign Permit

Project Information and Location

Community Services League Housing Project

Project Name

606 N. Hocker Ave Independence, MO 64050



Project Address/Location

12,332 (Property)	0.2832	2 Lots	No
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
R-6	R-6	Residential	Residential
Existing Zoning	Proposed Zoning	Existing Land Use	Proposed Land Use

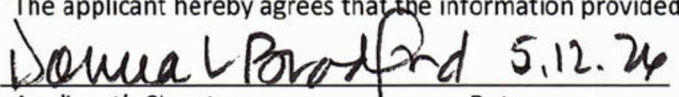
Basic Application Requirements (See the Planning & Zoning Application Guide for additional requirements)

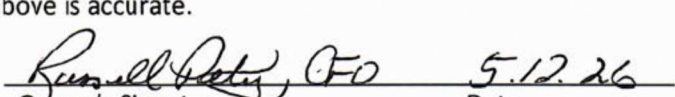
<input type="checkbox"/> Completed & Signed Application Form <input type="checkbox"/> Application Fee <input type="checkbox"/> Cover Letter Describing Details of Project	<input type="checkbox"/> One 24" x 36" set of plans for Land Sub. & Site Dev. <input type="checkbox"/> One PDF copy of a plat map or site plan <input type="checkbox"/> Legal Description of the property in question
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Contact Information

Applicant		Owner	
Donna Bradford	Comm. Services League	CSL Housing Solutions, LLC	
_____ Name	_____ Company	_____ Name	_____ Company
			
_____ Phone		_____ Phone	
_____ Email		_____ Email	
Architect/Engineer/Surveyor/Other: _____		Architect/Engineer/Surveyor/Other: _____	
_____ Name		_____ Name	
_____ Company		_____ Company	
_____ Address		_____ Address	
_____ Phone		_____ Phone	
_____ Email		_____ Email	

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


 _____ 5.12.26
 Applicant's Signature Date


 _____ 5.12.26
 Owner's Signature Date

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: The hardship arises from the Property's inherited 84-foot frontage, a condition unique to the Property that does not uniformly affect other lots in the zoning district and was not created by CSL. The variance resolves this condition by allowing 42-foot frontage consistent with the Property's dimensions and surrounding lots.

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

Yes No

Explain: The requested 42-foot frontage is consistent with surrounding lots, many of which have similar frontages through prior variances or as pre-existing nonconforming lots. The variance does not introduce a new or incompatible condition. Adjacent property owners will not be adversely affected.

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

Yes No

Explain: Strict compliance with the 60-foot frontage requirement would prevent reasonable use of the Property as intended. The existing frontage cannot accommodate two conforming lots. The variance is necessary to allow reasonable residential development.

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

Yes No

Explain: The reduced frontage does not create any impact on public health, safety, or general welfare. The variance maintains an orderly and consistent pattern of development.

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

Yes No

Explain: The need for the variance arises solely from the Property's inherited dimensions. CSL did not create or contribute to this condition.

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

Yes No

Explain: The variance will not alter the essential character of the neighborhood. Lots with approximately 42 feet of frontage already exist on the surrounding block. Granting the variance allows the Property to align with the established neighborhood character.

Property Owner Notification Letter

City of Independence, Missouri

Date: June 1, 2026

Case No. 26-999-06

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: Variance to allow Lot 15, Johnson's 2nd Addition,
Independence, Jackson County, Missouri, also known as 606 N Hocker Avenue,
Independence, MO 64050, to have a minimum road frontage of 42 feet along
N Hocker Avenue.

Applicant: CSL Housing Solutions, LLC

Location of Property: 606 N Hocker Avenue, Independence, MO

Board of Adjustment Meeting Date: June 18, 2026, at 6:30 p.m.

Location of public hearings: Room 149 - Santa Fe, Independence Municipal Commons
20201 E. Jackson Drive, Independence, Missouri, 64057

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

Ivana Easley - Attorney for CSL
Applicant (or Owner/Agent)

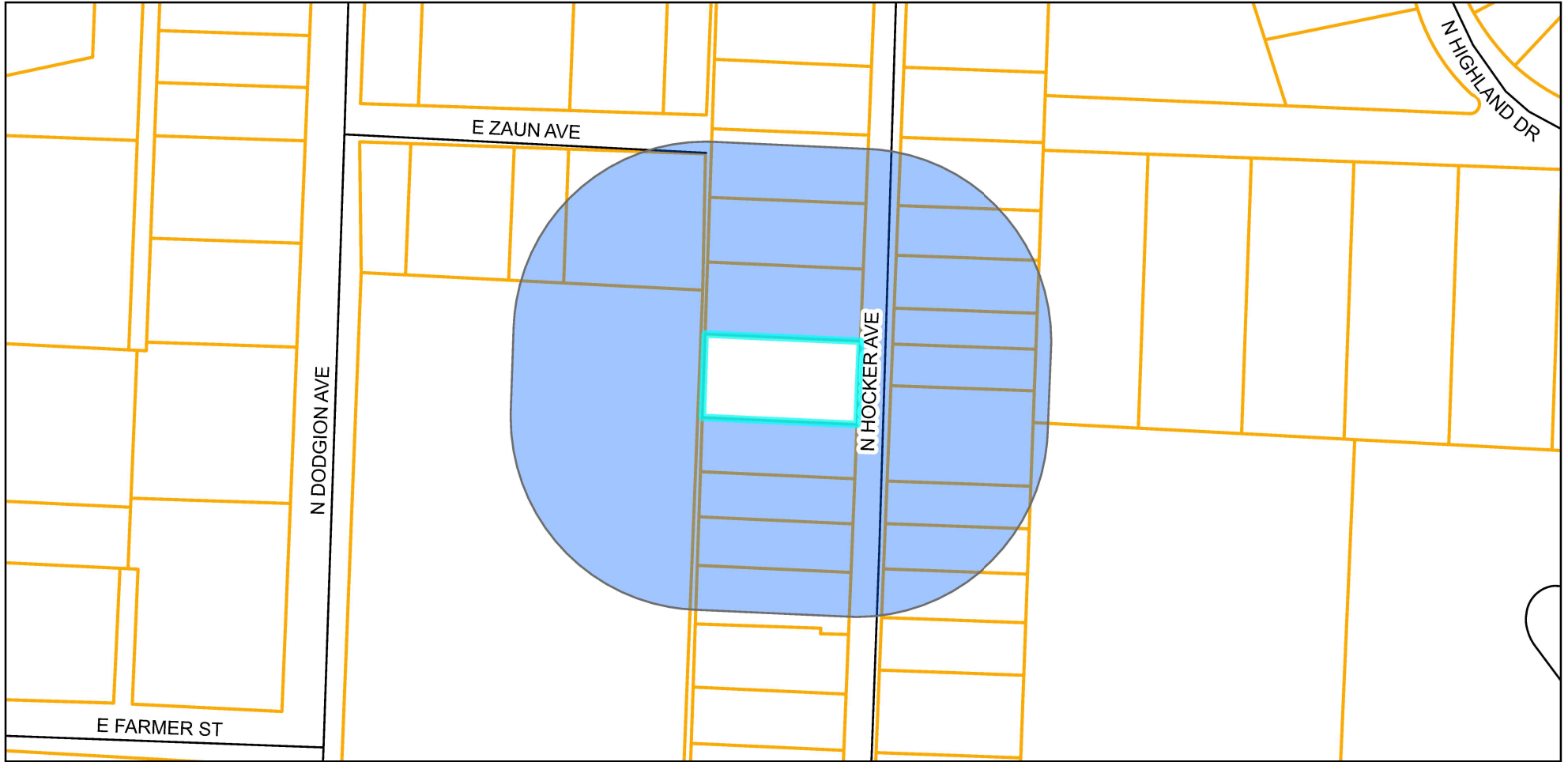
For more information, contact the Community Development Department at 816-325-7421.

Property Address	Property Owner	Owner Address	City	State	ZIP Code
605 N HOCKER AVE	KENDALL GLORIA	8729 HIRNING RD	LENEXA	KS	66220
517 N HOCKER AVE	MORELAND DONNA FAYE	517 N HOCKER ST	INDEPENDENCE	MO	64050
515 N HOCKER AVE	JONES STEVE SELESTER	PO BOX 194	INDEPENDENCE	MO	64051
610 N HOCKER AVE	LASLEY ELZY & PATRICIA	25404 E BLUE MILLS RD	INDEPENDENCE	MO	64058
621 N HOCKER AVE	KAKURIEV NICHOLAS DELANEY	621 N HOCKER AVE	INDEPENDENCE	MO	64050
607 N HOCKER AVE	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
614 N HOCKER AVE	NEW LIFE RENTALS LLC	2003 N PONCA DR	INDEPENDENCE	MO	64058
516 N HOCKER AVE	STRAKER CAROL ANN	PO BOX 194	INDEPENDENCE	MO	64051-0194
606 N HOCKER AVE	CSL HOUSING SOLUTIONS LLC	404 N NOLAND RD	INDEPENDENCE	MO	64050
611 N HOCKER AVE	WRAY MATHEW & ASHLEY	611 N HOCKER AVE	INDEPENDENCE	MO	64050
307 E ZAUN AVE	NOLAND MABEL ANN BOWEN	307 E ZAUN	INDEPENDENCE	MO	64050
519 N HOCKER AVE	KENDALL GLORIA	8729 HIRNING RD	LENEXA	KS	66220
518 N HOCKER AVE	ROBINSON LIONEL L	518 N HOCKER	INDEPENDENCE	MO	64050
520 N HOCKER AVE	CSL HOUSING SOLUTIONS LLC	404 N NOLAND RD	INDEPENDENCE	MO	64050
617 N HOCKER AVE	LANDERS RICHARD	1619 TOPPING AVE	KANSAS CITY	MO	64126
618 N HOCKER AVE	NEW LIFE RENTALS LLC	2003 N PONCA DR	INDEPENDENCE	MO	64058
535 E ZAUN AVE	KAKURIEV NICHOLAS DELANEY	535 E ZUAN AVE	INDEPENDENCE	MO	64050
419 N HOCKER AVE	GENERAL BAPTIST CONVENTION	5906 KENWOOD	KANSAS CITY	MO	64110
512 N HOCKER AVE	ARAYA MARIELA RUTH PONCE	10005 E 35TH ST S	INDEPENDENCE	MO	64052
609 N HOCKER AVE	ASPP ESTATES LLC	117 S LEXINGTON ST STE 100	HARRISONVILLE	MO	64701
505 N DODGION AVE	TRUMAN HERITAGE HABITAT FOR HUMANITY INC	505 N DODGION	INDEPENDENCE	MO	64050
309 E ZAUN AVE	SPIRIT OF FREEDOM TRUST DATED 08/09/2023	309 E ZAUN AVE	INDEPENDENCE	MO	64050



Notification Area Map

606 N Hocker Ave


Case #26-999-06



Legend

-  Notification Area
-  Parcels

0 125 250 500 US Feet



Prepared For: Board of Adjustment
Meeting Date: June 18, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-999-06

I, IVANA EASLEY, 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 1st day of June, 2026.

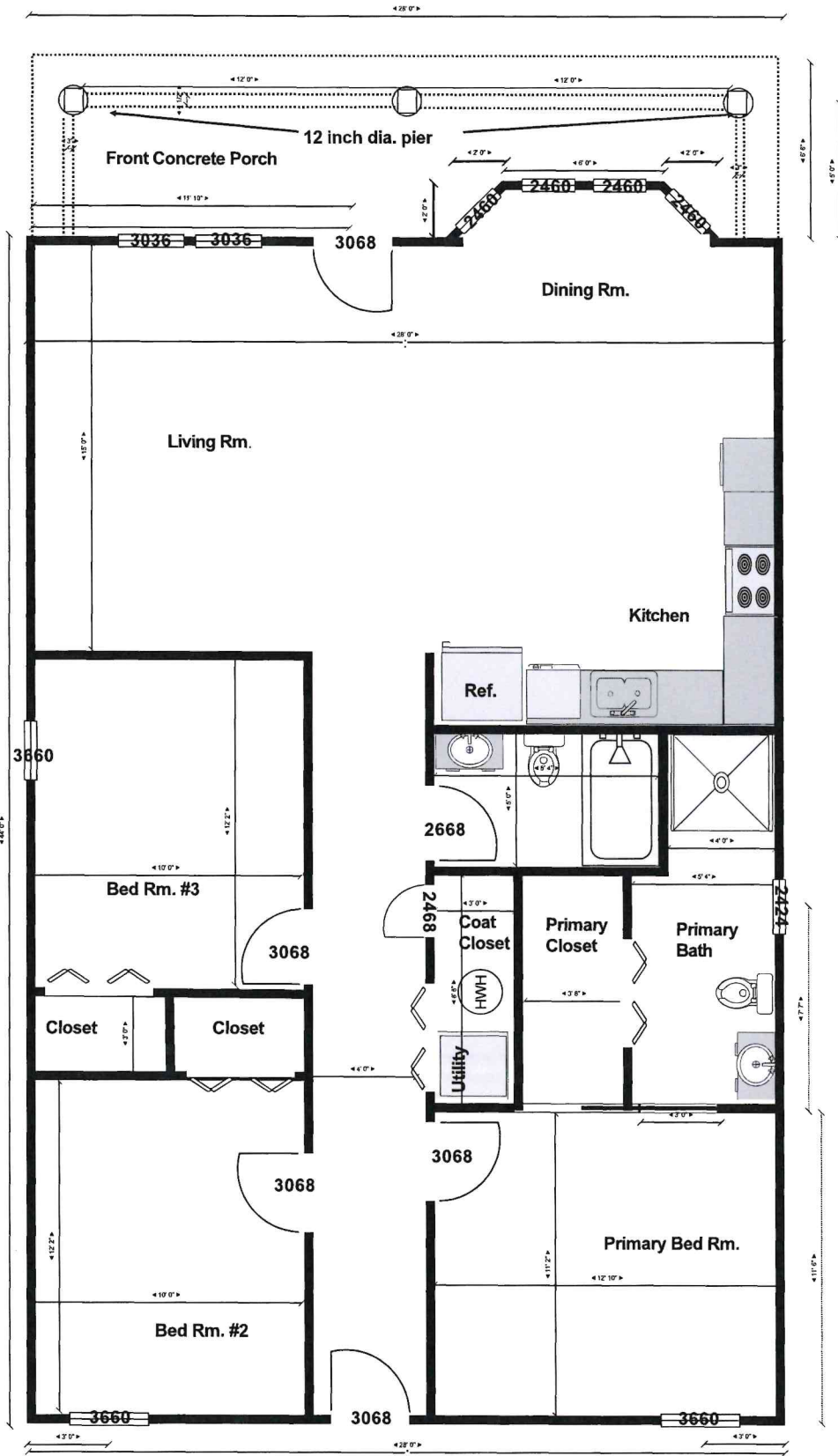
Ivana Easley
Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 1st day of June, 2026.

Crystal Dawn Manuel
Notary Public

CRYSTAL DAWN MANUEL
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: September 15, 2029
Commission #: 21449199

9-15-2026
Commission Expiration Date



502 Hecker Independence MD 64050	DEW:092 C01	Project: CBL Housing	Exam: Daniel F. Spivack 11/27/2015	Notes: Approved to replace D1 Floor Plan, shown on Architect Michael Moore & Piny, Inc. Community Services Letter	Exemptions: Spores Construction LLC 1820 Park Summit Blvd. Lee's Summit MO. 64064
Title: Original Plan Flipped with rear exit door	Scale: 1/4"=1'-0"	Date: 01/30/2017	Rev: A		



INDEPENDENCE ★ MISSOURI ★

A GREAT AMERICAN STORY

Board of Adjustment Minutes

May 21, 2026 6:30 PM

20201 E Jackson Drive, Independence, MO 64057

CALL TO ORDER

A meeting of the Board of Adjustment was held at 6:30 PM on 5/21/2026, in the 20201 E Jackson Drive Room 149 - Santa Fe Conference Room, Independence, MO 64057. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present - John Davies, Anthony Sommer, Caleb Holder, Stacey Carlson. Absent - Roy Browne, Cindy McClain.

PUBLIC HEARING(S)

1. **Case 26-999-02 – 17226 E 40th Ter S** – Variances to the fence requirements.

Gabe Glaser gave the staff report.

Motion

Commissioner Anthony Sommer made a motion to approve the case. Commissioner Caleb Holder seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

2. **Case 26-999-05 – 18901 E 33rd Ter Ct S** – Variances to setback requirements.

Gabe Glaser gave the staff report.

Motion

Commissioner Anthony Sommer made a motion to approve the case. Commissioner Caleb Holder seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

APPROVAL OF MINUTES

1. March 19, 2026

Motion

Commissioner Anthony Sommer made a motion to approve the minutes. Commissioner Caleb Holder seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.