



Board of Adjustment

July 16, 2026 6:30 PM

20201 E Jackson Dr, Independence, MO 64057

CALL TO ORDER

ROLL CALL

PUBLIC HEARINGS

1. Case #26-999-07 – 9612 & 9614 E. 9th Street S. – Variance to lot standards.

APPROVAL OF MEETING MINUTES

1. June 18, 2026

ADJOURNMENT

MEETING DATE: July 16, 2026

STAFF: Brian Harker, Planner

PROJECT NAME: William Estates Lots 1A & 2A

CASE NUMBER: Case 26-999-07 – 9612 and 9614 E. 9th Street S. - Variances to Lot Standards

APPLICANT/OWNER: Lowell B. Williams

PROPERTY ADDRESS: 9612 and 9614 E. 9th Street S.

SURROUNDING ZONING/LAND USE:

North: R-12 (Two-Family Residential)...single-family residences

South: R-12 (Two-Family Residential)...single family residences

East: R-12 (Two-Family Residential)...railroad right-of-way

West: R-12 (Two-Family Residential)...single-family residence

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on July 1, 2026.
- Legal notice was published in the Independence Examiner on June 27, 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-12 (Two-Family Residential) must be a minimum of 60 feet in width and 7,000-square feet in area.

BACKGROUND:

The legals for the parcels to be replatted are Lot 13 and the east 40 feet of Lot 14 and the south 35 feet of Lot 15 of Block 2, Evanston Park. The addition was platted on December 14, 1885. The more than a century old addition is characterized by lots as wide as 120 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 two parcels to shift the property line between them to create a larger western lot (9612 E. 9th Street S.) with sufficient space for a driveway. The lot currently does not have any off-street parking. Further, the existing accessory building at the rear of 9614 E. 9th Street S. will be removed.

In short, variances for the proposed lot line shift (which will create a western lot still too narrow and covering too little area) are needed. A variance of 12 feet for the new 48-foot of frontage and another for 520-square feet for the new 6,480-square foot of coverage are needed.

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 variances 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. Most of the properties along the street (which are not double lots) are 40 to 50 feet wide;*
2. The requested variances will not adversely affect the rights of adjacent property owners or residents. *Yes, this is true. The new western lot created will be of a similar width and area as many in 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. This is the only way to create the needed off-street parking;*
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 variances, 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 these lots' 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 variances, the proposed lot size of the western lot will 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. Proposed Plat

June 18th

June 1, 2026

Board of Planning and Zoning
Community Development
111 E. Maple Avenue
Independence, MO 64050
(816) 325-7421
cdplanning@indepmo.org

Regarding: Minor Subdivision Variance Cover Letter

Dear Board of Planning and Zoning,

Here is the Minor Subdivision Variance for a lot line adjustment. This request is to provide a driveway for 9612 E 9th Street. 9612 is the only property without a driveway in this Subdivision and parking is along the road for one vehicle. This adjustment would allow a driveway to be created for safe parking.

The neighbor at 9614 is willing to sell the west 8 feet of their property. This would not adversely affect the Subdivision and would benefit it by having less vehicles on the street. I understand that this lot does not meet the minimum standards under Section 14-300-05 and we will need a variance to add this 8 feet. The Board of Adjustments has the authority to waive lot and building standards, in accordance with Section 14-706-02 of the city code.

I am attaching the Minor Subdivision Variance along with this Cover Letter to go along with the previous application form and survey for this plan. I would appreciate your consideration in this matter.

Sincerely yours,

Lowell B. Williams

Lowell B. Williams



(Ord. No. 17534)

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
Max. lot depth to	4/1	NA	NA	NA	NA	NA	NA	NA

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	☐ Admin. Adjustment ☒ Variance ☐ Street Name Change ☐ Special Sign Permit

Project Information and Location

WILLIAMS ESTATES LOTS #1A & 2A

Project Name

9612 and 9614 East 9th Street, Independence, MO. 64053

Project Address/Location

Approximately 750	40 feet x 135 feet	2	no
Sq. Ft. of Building	Acreage	Number of Lots/Tracts	Stream Buffer (Yes or No)
single family housing	line lot adjustment	2	driveway
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	☐ One 24" x 36" set of plans for Land Sub. & Site Dev. ☒ One PDF copy of a plat map or site plan ☒ Legal Description of the property in question
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Contact Information

Applicant

Lowell B. Williams

Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Architect/Engineer/Surveyor/Other: surveyor

Region Land Survey Co.

Name	Company
[Redacted]	
Address	
[Redacted]	
Phone	Email

Owner

Same

Name	Company
Address	
[Redacted]	
Phone	Email

Architect/Engineer/Surveyor/Other:

Same

Name	Company
Address	
[Redacted]	
Phone	Email

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

Lowell B. Williams 6/1/2026
Applicant's Signature Date

Lowell Williams 6/1/2026
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:

There is no driveway for this house.

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

☒ Yes ☐ No

Explain:

There will be no other property's affected.

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

☒ Yes ☐ No

Explain:

The size of the lot is not sufficient for today's codes.

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

☒ Yes ☐ No

Explain:

It will essentially have no effect on the neighbors.

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

☒ Yes ☐ No

Explain:

The lot size has been the same since the early 1900's.

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

☒ Yes ☐ No

Explain:

The neighborhood would not be adversely affected.

Property Owner Notification Letter

City of Independence, Missouri

Date: 6-30-2026

Case No. 26-999-07

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: Property LOT LINE ADJUSTMENT

Applicant: LOWELL + CAMELIA WILLIAMS

Location of Property: 9612 + 9614 East 9th ST. S

Board of Adjustment Meeting Date: JULY 16th, 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.



Applicant (or Owner/Agent)

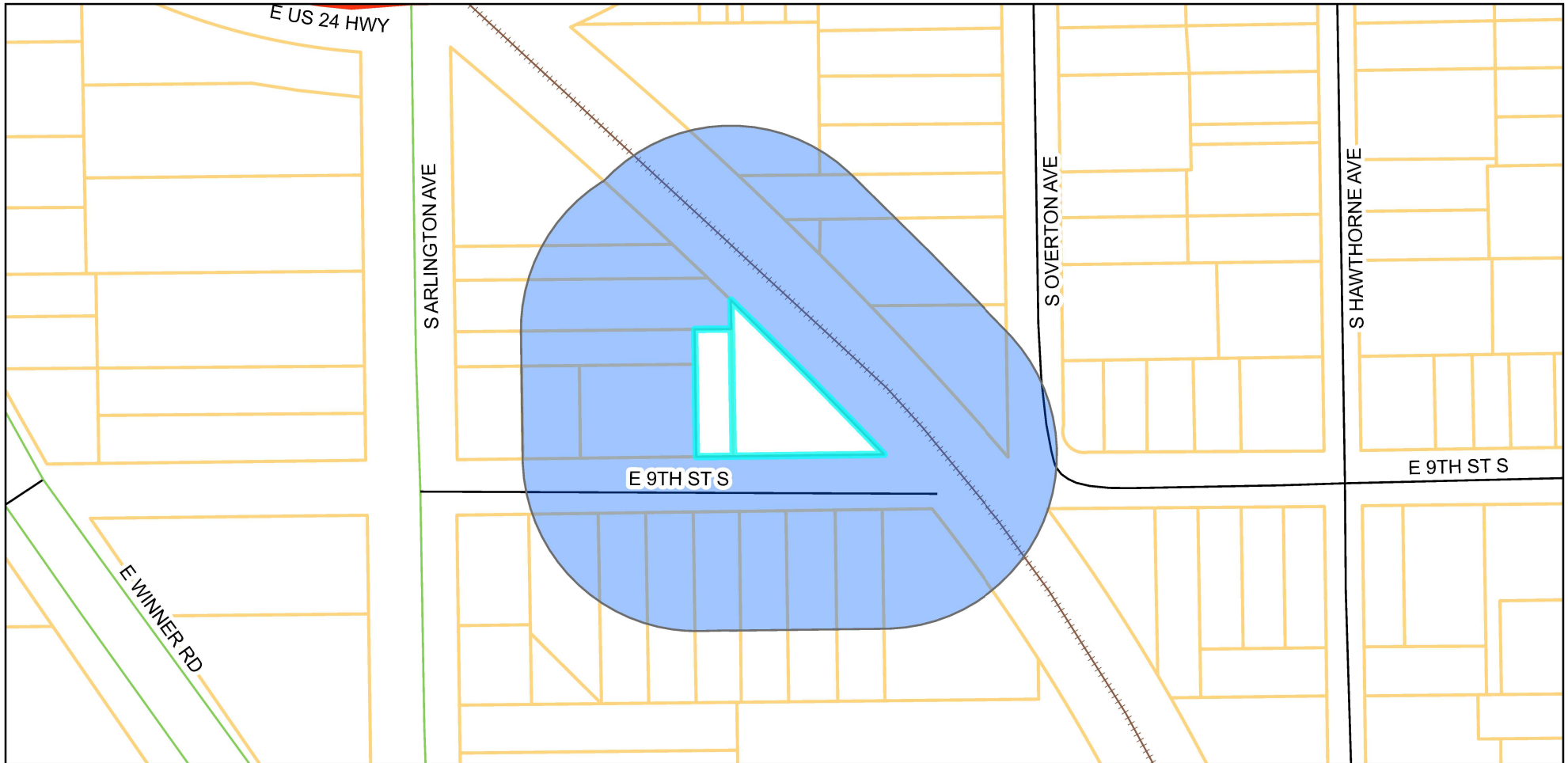
For more information, contact the Community Development Department at 816-325-7421.

Properties	Property Owner Names	USE THE ADDRESSES DIRECTLY BELOW FOR THE MAILINGS <i>Mailing Addresses</i>
9607 E. US 24 Highway	Valley 23 Investments, LLC	618 NE 114th Terrace, Kansas City, MO 64155
808 S. Overton Avenue	Michael Thomas Scott	808 S. Overton Avenue, Independence, MO 64053
812 S. Overton Avenue	Michael Thomas Scott	
816 S. Overton Avenue	Cynthia Ramos	815 S. Overton Avenue, Independence, MO 64053
816 S. Overton Avenue	Cynthia Ramos	
824 S. Overton Avenue	FS Modern Homes, Inc.	804 S. Overton Avenue, Independence, MO 64053
9639 1/2 E. 9th Street S.	Deborah Campbell	9639 1/2 E. 9th Street S., Independence, MO 64053
9935 E. 9th Street S.	Deborah Campbell	
9631 E. 9th Street S.	Donald Bledsoe	9627 E. 9th Street S., Independence, MO 64053
9627 E. 9th Street S.	Donald Bledsoe	
9623 E. 9th Street S.	9623 E. 9th Street S., LLC	1413 E. Angline Avenue, San Tan Valley, AZ 85140
9619 E. 9th Street S.	David A. Collier	9619 E. 9th Street S., Independence, MO 64053
9615 E. 9th Street S.	CSL Housing Solutions, LLC	404 N. Noland Road, Independence, MO 64050
9613 E. 9th Street S.	Norma J. Phillips	9613 E. 9th Street S., Independence, MO 64053
9608 E. 9th Street S.	Mary C. Barlow	9608 E. 9th Street S., Independence, MO 64053
9604 E. 9th Street S.	Catherine R. & David G. Tatman	9604 E. 9th Street S., Independence, MO 64053
9600 E. 9th Street S.	Crown Light II, LLC	3731 Sweatwater Road, Bonita, CA 91902
817 S. Arlington Avenue	Gregory & Tracie Schanlemann	4447 Sandalwood Drive Pleasanton, CA 94588
815 S. Arlington Avenue	Ivan Arturo Sandoval Damin & Fierro Renteriaaraceli	815 S. Arlington Avenue, Independence, MO 64053
813 S. Arlington Avenue	Midland Estates, LLC	9308 W. 117th Street, Overland Park, KS 66210
807 S. Arlington Avenue	Briget Louise Mumphy	807 S. Arlington Avenue, Independence, MO 64053

Notification Area Map

9612-9614 E 9th St S

Case #26-999-07



 Notification Area
 Parcels

0 75 150 300 US Feet


Prepared For: Board of Adjustment
Meeting Date: July 16, 2026



Property Owner Notification Affidavit

STATE OF MISSOURI

COUNTY OF JACKSON

Case No. 26-999-07

I, LOWELL WILLIAMS, 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.**

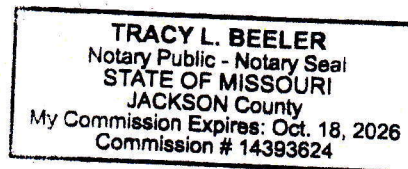
These notices were mailed on the 1st day of July, 2026.

Lowell Williams
Signature of Agent, Owner or Attorney

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

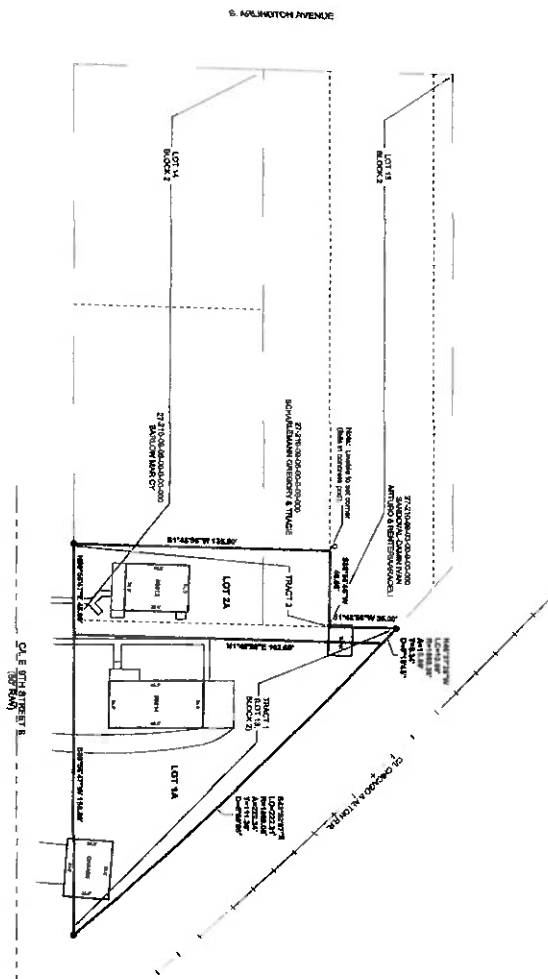
Nancy A. Buhl
Notary Public

14393624
Commission Expiration Date



Shades. Never let darkness be so set after final approval from City and County.

A RESURVEY OF LOT 9, BLOCK 2, AND THE EAST 40 FEET OF THE SOUTH 35 FEET OF LOT 15, BLOCK 2, AND THE EAST 40 FEET OF LOT 14, BLOCK 2, EVANSTON PARK, A SUBDIVISION IN INDEPENDENCE, JACKSON COUNTY, MISSOURI.



I hereby certify that this Certificate of Survey is based on an actual survey performed on April 28, 2020. This survey was done by me or under my direct supervision and meets or exceeds the current Massachusetts Minimum Standards for Property Boundary Surveys, to the best of my professional knowledge, information and belief.

Victor R. Jodis M.D., Ph.D., 2519

Region Land Survey Company
202 NW 12th Street
Blue Springs, MO. 64015
816.966.1191 (office)
816.986.1441 (fax)
Date: 05/04/2026
Job #2026-

LETTERING

☒ SET 1/2" BAR IN CAP
STAMPED AND PLS. 2019

☐ FENCE POST





Board of Adjustment Minutes

June 18, 2026 6:30 PM

20201 E Jackson Dr, Independence, MO 64057

CALL TO ORDER

A meeting of the Board of Adjustment was held on 6/18/2026 at 6:30 PM at 20201 E Jackson Drive, Independence, MO 64057. The meeting was called to order.

ROLL CALL

Upon roll call, the following members were present — Roy Browne, Dr. Dennis Hart, Cindy McClain, Caleb Holder. Absent - John Davies, Anthony Sommer.

PUBLIC HEARING(S)

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

Brian Harker gave the staff report.

Motion

Commissioner Caleb Holder made a motion to approve the variance. Commissioner Dr. Dennis Hart seconded the motion. The motion was approved Yes 4, No 0, Abstained 0.

APPROVAL OF MEETING MINUTES

1. May 21, 2026

Commissioner Cindy McClain 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 6:42 p.m.