



Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
816-847-6220
Fax: 816-847-6206
www.cityofgrainvalley.org

**CITY OF GRAIN VALLEY
BOARD OF ZONING ADJUSTMENT
Thursday, September 17, 2020
Grain Valley City Hall – Council Chambers - 711 Main St
7:00 P.M.**

AGENDA

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- November 13, 2019 Regular Meeting

IV. PUBLIC HEARINGS

The following item requires a Public Hearing and has been duly advertised for this meeting. Staff will present information on each item first, then input from the applicant and the public will be taken. The public hearing will then be closed, and the Board will discuss and vote on the item.

- 1) **V2020-01: Submitted by Grain Valley Hospitality LLC**, requesting an area variance of ten (10) foot to the required forty (40) foot maximum height (Section 400.300.C.5.c) for a detached (free-standing) pole sign to advertise the motel that will have an overall height of 50 feet. The land use is Americas Best Value Inn. The property is zoned Downtown Overlay – Transition Zone District and is lying in Section 26, Township 49, Range 30 in the City of Grain Valley, aka 105 Sunny Side Lane.

Exhibits:

1. Application and Attachments
2. Affidavit of Publication in Examiner
3. List of Property Owners within 185 ft.
4. Letter sent to Property Owners within 185 ft.
5. Staff Report

- 2) **V2020-02: Submitted by Jesse George**, requesting an area variance to Section 400.070 C.6 pertaining to the minimum lot area of 7,000 square feet and allow a structure to be built on a tract with 5,474 square feet. Said tract is generally located at the southeast corner of NW Hickory Ridge Drive and NW Nolan Drive and is legally described as Tract B in the Whitney Hill Third Plat lying in the northeast quarter of Section 27, Township 49, Range 30 in the City of Grain Valley, aka 511 NW Hickory Ridge Drive.

Exhibits:

1. Application and Attachments
2. Affidavit of Publication in Examiner
3. List of Property Owners within 185 ft.
4. Letter sent to Property Owners within 185 ft.



Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
816-847-6220
Fax: 816-847-6206
www.cityofgrainvalley.org

Page 2, Agenda, 9/17/2020

5. Staff Report
6. Whitney Hills Third Plat
7. Aerial Map

3) V2020-03: Submitted by Jesse George, requesting a use variance to Section 400.230 C to allow the construction of a detached garage (accessory use) on a tract of land that will not have a principal structure (single family residence). Said tract is generally located at the southeast corner of NW Hickory Ridge Drive and NW Nolan Drive and is legally described as Tract B in the Whitney Hill Third Plat lying in the northeast quarter of Section 27, Township 49, Range 30 in the City of Grain Valley, aka 511 NW Hickory Ridge Drive.

Exhibits:

1. Application and Attachments
2. Affidavit of Publication in Examiner
3. List of Property Owners within 185 ft.
4. Letter sent to Property Owners within 185 ft.
5. Staff Report
6. Whitney Hills Third Plat
7. Aerial Map

V. NEW BUSINESS

- Election of a Chairperson

VI. ADJOURNMENT

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6211 AT LEAST 48 HOURS BEFORE THE MEETING. THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS.

UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6221.