

# NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: April 15th, 2021

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

**Application#:** PL2021104 **Description of Proposal:** Rear Yard Setback

**Location of the Property (Street Address):** 1523 SW BLACKSTONE PL LEES SUMMIT, MO 64082

(location map must also be attached)

**Applicant:** ENGINEERING SOLUTIONS

**Meeting of:** **Board of Zoning Adjustments**

**Date and time of Hearing:** May 20, 2021 at 06:00 PM

**Location of public hearing (check the line that applies):**

- ☒ City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri
- ☒ Other: Due to Covid 19, there will be limited capacity in chambers. The meeting will also be held on Zoom. see enclosed instructions from the city of Lee's Summit on how to attend.

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

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

\*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

**To Applicant:** An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.



# LEE'S SUMMIT

## MISSOURI

---

April 15, 2021

Subject: May 20th Board of zoning adjustments meeting for PL2021104, Proposed zoning adjustment-Remote testimony instructions due to Covid-19

To Whom it May Concern:

Notice is hereby given that the Board of zoning adjustment of the City of Lee's Summit will meet in regular session on Thursday, May 20th, 2021 at 6:00 pm via **videoconference** as provided by Section 610.015 of the Revised Statutes of the State of Missouri.

Those wanting to give public testimony may do so through the following methods:

Zoom is the software platform that the City is using for videoconference meetings, which can be accessed at Zoom.com. Live participation by Zoom meeting may be accomplished with the following steps:

1. Contact the City Clerk prior to 5pm on May 19th, 2021 at [clerk@cityofls.net](mailto:clerk@cityofls.net) or 816-969-1005.
2. You will receive an access code and password to participate in the Zoom meeting as a speaker during the public hearing. Video conference procedures for swearing in and meeting etiquette will be provided with the access code.
3. You must use your actual name in the Zoom room, and cannot participate anonymously. *Anyone who attempts to participate anonymously will be dismissed from the Zoom room by the host.*

Written testimony may be provided prior to 5pm on May 19th, 2021 by

1. E-mailing the City Clerk at [clerk@cityofls.net](mailto:clerk@cityofls.net)
2. Leaving a voicemail at 816-969-1005
3. Placing written printed comments in the utility payments drop boxes located in the alley behind City Hall or inside the foyer at the north end of City Hall, both located at 220 SE Green Street, Lee's Summit, MO 64063.

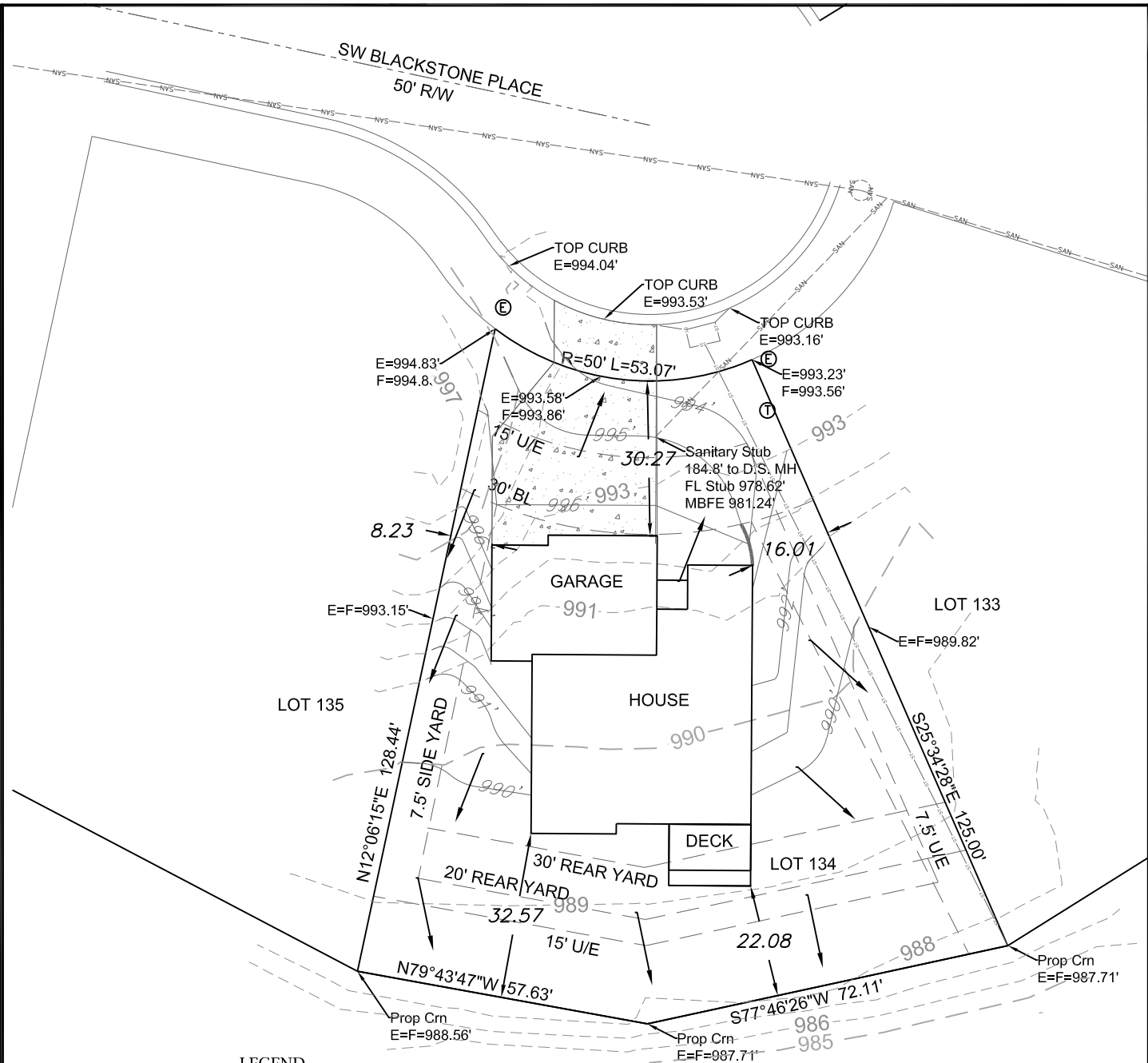
If there are any questions, please contact me.

Sincerely,

Hector Soto

PH# 816-969-1238

Email: [Hector.Soto@cityofls.net](mailto:Hector.Soto@cityofls.net)



LEGEND

- Gas Meter
- Telephone or Fiber-Optic Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Light Pole
- Mailbox
- Fire Hydrant
- Water Valve

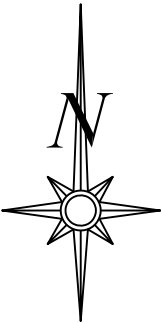
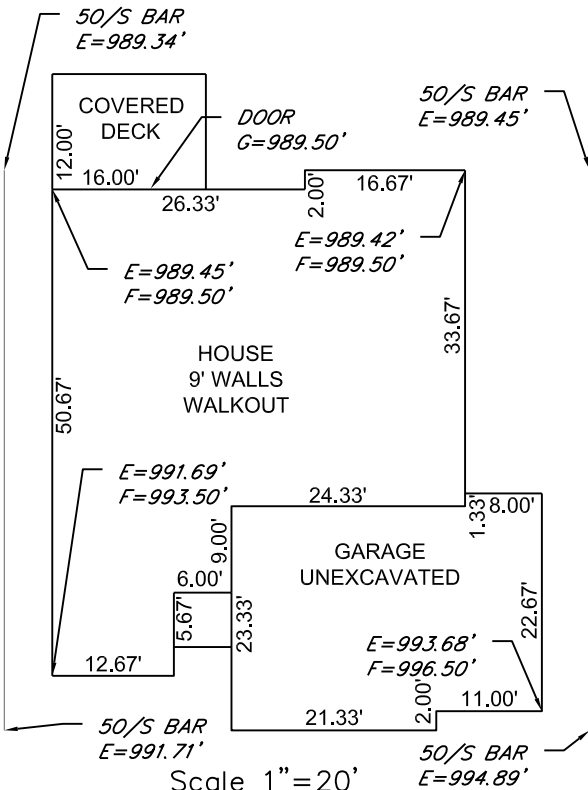
PROPOSED HOUSE

TOP FOUNDATION = 998.50  
GARAGE FLOOR = 996.50  
TOP FOOTING = 989.50  
BASEMENT FLOOR = 989.83  
DRIVE SLOPE = 8.31%

E = EXISTING ELEVATION  
F = PROPOSED FINAL ELEVATION  
G = ADJACENT GRADE AT EGRESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
S/Y/S = SIDE YARD SETBACK  
R/Y/S = REAR YARD SETBACK

NOTES

1. BUILDER TO VERIFY ALL BUILDING ELEVATIONS AND DIMENSIONS.
2. THIS PLOT PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. THE EASEMENTS SHOWN ON THIS PLOT PLAN ARE TAKEN FROM THE FINAL PLAT. OTHER EASEMENTS MAY EXIST.



Scale 1"=30'

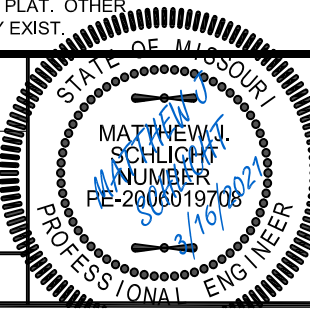
LOT INFORMATION

11,206.7 SQ. FT.  
MBOE = 989.49'  
ADDRESS  
1523 SW BLACKSTONE PLACE

LEGAL DESCRIPTION

LOT 134, NAPA VALLEY 3RD PLAT,  
A SUBDIVISION AS RECORDED IN  
LEE'S SUMMIT, JACKSON  
COUNTY, MISSOURI.

**ENGINEERING SOLUTIONS**  
ENGINEERING & SURVEYING  
50 SE 30TH STREET  
LEE'S SUMMIT, MO 64082  
P:(816) 623-9888 F:(816) 623-9849  
WWW.ENGINEERINGSOLUTIONKCC.COM



PLOT PLAN - LOT 134

NAPA VALLEY 3RD PLAT  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

KEVIN HIGDON CONSTRUCTION  
P.O. BOX 847  
LEE'S SUMMIT, MO 64063

THIS DRAWING IS NOT VALID UNLESS THE SIGNATURE, DATE AND SEAL OF THE ENGINEER WHO SUPERVISED THE PREPARATION OF THIS DRAWING HAS BEEN AFFIXED HERETO.

PROJECT NO.	FILE NAME	DATE	SHEET	OF
1	LOT 134, NAPA VALLEY	12/8/20	1	1