

RAYMORE BOARD OF ADJUSTMENT AGENDA

Tuesday, October 19, 2021 - 6:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
 - a. Approval of Minutes from August 17, 2021 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #21030 - Matt Meiron, 415 S. Adams Street - Side Yard setback variance (*public hearing*)
8. Staff Comments
9. Board Member Comment
10. Adjournment



Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 17, 2021** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: BEN BAILEY, JERRY MARTIN, TERRI WOODS (as acting Chairman), AND AARON HARRISON. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR. ABSENT WAS PAM HATCHER AND SUSAN DOOLEY.

1. Call to Order – Board Member Woods called the meeting to order at 6:00 p.m.

2. Roll Call – Roll was taken and Board Member Woods declared a quorum present to conduct business.

3. Pledge of Allegiance

4. Personal Appearances – None

5. Consent Agenda –

a. Approval of Minutes of July 20, 2021 meeting

Motion by Board Member Harrison, Seconded by Board Member Martin, to accept the minutes of the July 20, 2021 meeting.

Vote on Motion:

Board Member Martin	Aye
Board Member Bailey	Aye
Chairperson Woods	Aye
Board Member Harrison	Aye

Motion passed 4-0-0

6. Unfinished Business – None

7. New Business

a. Case #21025 - Pam Hatcher, 1403 N Madison Street - Lot Frontage Variance (public hearing)

Chairperson Woods opened the public hearing at 6:02pm.

Pam Hatcher, 1403 N Madison Street, Raymore MO 64083, came before the Board to request a variance to allow for two 3-acre plats to be created behind the existing home on the 32-acre property, along with an easement for a driveway to access those plats. Ms. Hatcher stated that the use of the new lots are intended for her children to build homes on, and will not be creating a subdivision on the property. The new lots will remain in the trust, and will not be sold off independently. There is a culvert on the south end of the property that was installed by the previous owner that will be the new driveway to the two lots, and the easement will go directly east along the southern property line for that driveway, and will turn north to go to the new lots.

Development Services Director Jim Cadoret gave the staff report. Mr. Cadoret stated

that the request is to subdivide the property. Every lot in the city is required to have road frontage to a public street. The 32-acre property has the required frontage, and the two lots meet the 220' lot width requirement for RE zoned properties. The two proposed lots do not have public street frontage, and under City Code, the applicant would have to construct a public roadway with a 50' right of way to be able to subdivide the property. The variance is being requested to deviate from the frontage requirement and access the two 3-acre lots using the easement. Mr. Cadoret entered 8 exhibits into the record. This property is a part of Stegmaier Acres which was approved in October 1985. The property was previously zoned "A" Agricultural and was rezoned to "RE" Rural Estate District by the city in 2009. The lot does have frontage, but is very deep. If the variance is approved, the next step is a replat of the property. A home on each of the new lots will be required to have City water service connections direct to the property if connected to City water, and will qualify for on-site sewage disposal systems. With the easement allowing access to the two properties, the homes would have North Madison Street addresses and must be posted at the street entrance for emergency personnel. Mr. Cadoret stated that the subdivision of the property can occur without any specific public hearing process if there were a public street and cul-de-sac access to those lots. The request is to have an easement access to get back to the lots instead of a public street. There is another example that was created by the Board in the Pegasus Park subdivision.

Board Member Bailey asked if the two lots are going to become separate lots from the property?

Mr. Cadoret responded that yes, they would be platted as separate lots.

Ron Hillerman, 304 Gore Road, Raymore MO 64083, came to the podium for comments. Mr. Hillerman stated that the Committees and Boards from 30 years ago adopted ordinances that have shaped Raymore into what it is today. In those ordinances, it is stated that all homes should have public road frontage and not be subdivided out like what is being proposed. All lots should be on public streets for the safety of homeowners, fire department, and emergency personnel. Mr. Hillerman is concerned that if this variance is approved, it could set a precedent for a lot of small acreage lots to put a small driveway in their property for a family member to be able to live on the property. Since Ms. Hatcher is the Chairperson for this Board, Mr. Hillerman asked the Board to vote as if they did not know her personally, and to vote for what is in the best interest of the City and the code.

Ms. Hatcher came to the podium to remind the Board that she does not have to have a variance if there were a public road constructed on the property. An entire subdivision could be built if there was a public road constructed. She is asking for the variance to be able to keep it private and keep the landscaping as it is.

Board Member Martin asked Ms. Hatcher who will the new lots be owned by.

Ms. Hatcher responded that the new lots will be owned by her. The new plats will be two 3-acre lots taken out of the 32 total acres. All three of these properties will be in the Hatcher Trust name and will be owned by Ms. Hatcher.

Pat Gore, 206 W Gore Road, Raymore MO 64083, came to the podium for comments. Ms. Gore asked why there is a 50' space between the two lots? It seems like a road that would allow access to the rear portion of the property.

Ms. Hatcher responded that the reason there is a space is twofold. The first reason is by having that space, both of the new lots are now exactly the same in size. The second reason is that the east side of the property would not be landlocked, which would make it inaccessible.

Erica Smith, 1403 N Madison Street, Raymore MO 64083, came to the podium for comments. Ms. Smith stated that she will be living on one of the new properties. As a soon to be divorced mother, it is beneficial to live close to the grandparents. Ms. Smith mentioned that her son loves his new school, and it will be great to get to stay where they are.

Mr. Hillerman came back up to the podium for comments. He asked if the culvert is not going to be moved? Would it be a gravel road?

City Attorney Jonathan Zerr reminded the Board that the variance is the requirement for the front entryway only. The proposed uses for the 3 acre lots or the uses of the back portion of the property are not what is being considered for the variance.

Mr. Cadoret stated that the 30' access way would be the legal access to get back to the two new properties. How the property owner allows individuals to drive back there does not matter in this case. The property owner can keep the culvert where it is and can use it if they'd like.

Chairwoman Woods closed the public hearing at 6:26pm.

Board Member Bailey asked Mr. Cadoret to clarify if the 30' easement is the legal access to get back to the two new properties for emergency personnel, if that would allow for a firetruck to get down there?

Mr. Cadoret responded that the culvert would need to be looked at as a permanent access point for the fire or emergency vehicle. Wherever the driveway will be is the point of access for those emergency vehicles.

Board Member Bailey asked if what the Board is reviewing is to allow a private driveway to access the two proposed lots, instead of having to create a public access road.

Mr. Cadoret confirmed this, and stated that the Code requires a public street, and Ms. Hatcher is requesting a private driveway access.

Motion by Board Member Martin, Seconded by Board Member Harrison, to accept staff proposed findings of fact on Case #21025 - Pam Hatcher, 1403 N Madison Street - Lot Frontage Variance and approve the case.

Vote on Motion:

Board Member Martin	Aye
Board Member Bailey	Aye
Chairperson Woods	Aye
Board Member Harrison	Aye

Motion passed 4-0-0

8. Staff Comments - Mr. Cadoret stated that there are no meetings coming up.

9. Board Member Comment – None

10. Adjournment

Motion by Board Member Harrison, Seconded by Board Member Martin to adjourn.

Vote on Motion:

Board Member Martin	Aye
Board Member Bailey	Aye
Chairperson Woods	Aye
Board Member Harrison	Aye

Motion passed 4-0-0

The Board of Adjustment meeting for August 17, 2021 adjourned at 6:30 p.m.

Respectfully submitted,

Emily Jordan



To: Board of Adjustment
From: City Staff
Date: October 19, 2021
Re: Case #21030: 415 S. Adams St. Side-Yard Setback and 8% lot coverage variance.

GENERAL INFORMATION

**Applicant/
Property Owner:** Matt Meiron
415 S. Adams St. Raymore, MO 64083

Requested Action: Variance to reduce side-yard setback(s) along north property line and to exceed 8% allowance for accessory structures in all districts except "RE" and "RR".

Property Location: 415 S. Adams St.- Town of Raymore Lots 1 and 2 Blk 18

2021 Aerial Photograph:



Site Photographs:



View looking East



View looking East from S. Adams Dr.



View Looking North from W. Elm St.





Existing Zoning: "R-1" Single Family and "OT" Original Town District

Existing Surrounding Uses: **North:** Residential
 South: Residential
 East: Residential
 West: Residential

Total Lot Size: 0.276 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low density residential development.

Major Street Plan: The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies S. Adams St, W. Elm St, and W. Plum St. as local roads

Advertisement: September 30, 2021 **Journal Newspaper**

Public Hearing: October 19, 2021 Board of Adjustment meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report

PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) *Section 420.050 Accessory Uses and Structures* to allow for the reduction of the minimum side-yard setback from five feet (5') to two feet (2'). The variance also exceeds the allowance for total gross area of all accessory structures in all districts except "RE" and "RR" shall not exceed 8% of the lot coverage. The lot size as mentioned above is 0.276 Acres which is 12,023 square feet. 8% would allow for 962 square feet for accessory structures. The existing accessory structure is 900 square feet and the applicant wants to construct an additional section measuring 10' x 29.8' or 298 square feet. With this requested variance 9.96% of the lot would be covered.

VARIANCE REQUIREMENTS AND STANDARDS

1. The following section of the Unified Development Code is applicable to this application:

Section 470.060 Zoning Variances

A. Authority and Applicability

The zoning variance procedures of this section authorize the Board of Adjustment to approve, in specific cases, variances from specific zoning standards of this Code that will not be contrary to public interest and where, owing to special conditions, a literal enforcement of zoning standards would result in unnecessary hardship. In approving variances where there are practical difficulties or unnecessary hardship, the Board may vary or modify the application of any provisions of such ordinance relating to construction or alteration of use of land if it determines the public safety and welfare will be secured and substantial justice will be done.

B. Prohibited Variances

The Board of Adjustment may grant variances from all requirements of this Code except:

1. Any provision in Chapter 435: Signs;
2. The requirements for public improvements contained within Chapter 445;
3. any provision in Chapter 460, Flood Protection; and
4. any provision in Chapter 455, Natural Resource Protection.

C. Applications

An application for a variance may be obtained from the Development Services Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Development Services Director so that a public hearing date can be established in accordance with Section 470.010E.

D. Procedure

1. Board of Adjustment Public Hearing

All proposed variance applications must be submitted to the Board of Adjustment. The Board of Adjustment will hold a public hearing on the application in accordance with Section 470.010E. The public hearing must be held at the next regular meeting of the Board of Adjustment for which the application may be scheduled given public notice deadlines, unless the applicant has consented to an extension of this time period. The Development Services Director or other appointed official as designated by the Planning and Zoning Commission must prepare a written summary of the proceedings, and give notice of the hearing as provided in Section 470.010E.

2. Board of Adjustment Action

Upon conclusion of the public hearing, the Board of Adjustment must approve, approve with conditions or disapprove the requested variance. A concurring vote of at least four members of the Board of Adjustment is required to approve any variance request.

E. Findings of Fact

A request for a variance may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the findings will be entered into the record.

1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or

district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.
3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.
5. Whether the requested variance is the minimum variance necessary to provide relief.
6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.
8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

A request for variance of use may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the finding will be entered into the record.

- i. The strict application of the provisions of the Unified Development Code would constitute an unnecessary hardship upon the applicant or landowner.
- ii. Relief is necessary because of the unique character of the property.
- iii. The variance will not destroy the preservation of the Growth Management Plan.
- iv. Granting the variance will result in substantial justice for all.

F. Conditions of Approval

1. In making any decision varying or modifying any provisions of the Unified Development Code, the Board may impose such conditions, restrictions, terms, time limitations, landscaping, screening and other appropriate safeguards as needed to protect adjoining property.
2. The Board may require a performance bond to guarantee the installation of improvements such as parking lot surfacing, landscaping, etc. The amount of the bond will be based on a general estimate of cost for the improvements as determined by the Board and will be enforceable by, or payable to, the City Council in the sum equal to the cost of constructing the required improvements.

3. In lieu of the performance bond requirement, the Board may specify a time limit for the completion of such required improvements and in the event the improvements are not completed within the specified time, the Board may declare the granting of the application null and void after reconsideration.
4. Gutters must be installed to direct storm water in a manner that will not cause a nuisance to the property or to any adjoining property owners.
5. Height of the addition cannot exceed the primary structure height.

G. Appeal of Board's Decision

Any person or persons jointly or severally aggrieved by any decision of the Board, any neighborhood organization as defined in Section 32.105, RSMo. representing such person or persons, or any officer, department, board or bureau of the municipality may present to the Circuit Court of the County a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented to the Court within 30 days after the filing of the decision in the office of the Board.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. The house was built around 1937.
2. The detached garage was built in 2003.

STAFF COMMENTS

1. Notices of the request were mailed to 16 adjoining property owners. No objections or concerns were received. An email was received from Ronald and Deborah Reed in favor of the proposed project which reside at 107 W. Plum St.
2. If the application is denied the concrete patio that was constructed can remain to exist but the rest of the building materials will need to be removed.

BOARD OF ADJUSTMENT FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

1. **The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the**

same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.

The requested variance does result from a condition that is unique to the property. Currently, the property in question does have a legal non-conforming accessory structure as it would not meet the City of Raymore's Unified Development Code. The East property line has an existing water line preventing it from being constructed. The south side has a fenced area for the applicant's animals to be housed. Finally, the west side is used for the parking of vehicles leaving the north side of the accessory structure the only possible location for expansion.

- 2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land. There does not appear to be a hardship that would necessitate a variance to be allowed.

- 3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting of the variance could adversely affect the rights of adjoining property owners as they would not be allowed to exceed the 8% coverage of their lots with accessory structures and would be held to a side and rear setback of five feet (5') unless approved by the Board of Adjustments.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

Granting of the variance would not result in advantages or special privileges to the applicant. The requested setback reduction cannot be approved administratively as it exceeds the 10% allowance. The applicant's property does have a lower elevation than that of surrounding properties causing storm water to be directed toward the applicant's lot.

- 5. Whether the requested variance is the minimum variance necessary to provide relief.**

The requested variance is the minimum variance necessary to allow the property owner to provide relief from the existing setback standards.

6. **The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The only property that could be affected by this proposed project is in favor of the project.

7. **The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.**

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values through the regulation of density and mass of structures. The granting of the proposed variance will not be opposed to said purposes and intents of the UDC.

8. **The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

The requested variance is contrary to the purpose and intent of the Code but will not adversely affect the public health, safety or welfare. The requested setback reduction allows for some flexibility as Staff can only administratively allow for a 10% variance or six inches (6").

STAFF RECOMMENDATION

Staff fully supports the purposes and intents of the Unified Development Code. For this reason staff does not recommend approval for the requested variance.

Staff recommends that the Board of Adjustment accept the staff proposed findings of fact and deny Case #21030: 415 S. Adams St- Side-Yard Setback and 8% lot coverage allowance for accessory structures in all districts except "RE" and "RR" Variance.

Chapter 420. Use Regulations

one half (5.5) feet or greater or covering an area twenty-five (25) square feet or greater must be screened. Such screen shall be required to sufficiently conceal the facility from the public right-of-way. When the subject facility is clustered with other accessory utility facilities, all facilities must be screened.

- c. Required screening for accessory utility facilities to be installed in conjunction with new development shall be shown on the site plan or landscape plan submitted by the developer.
- d. Required screening for accessory utility facilities to be installed or expanded in an existing development (i.e. where principal buildings already exist on the subject lot) shall be shown on a site plan submitted by the utility. The site plan may be approved by the Development Services Director in accordance with Section 470.160D.1. In addition to the requirements of Section 470.160C, the site plan shall include the type, height, color, and appearance of the proposed accessory utility facility, the size and species of landscaping materials to be used for screening, and the proposed means of access to the accessory utility facility. If the means of access is from an arterial or collector street, a driveway may be required by the Director of Public Works. The driveway shall be designed such that vehicles can turn around without backing onto the street.
- e. All above ground facilities shall be placed in the rear yard wherever practical. If locating these facilities in the rear yard is not practical, then such facilities may be located in the interior side yard. Such facilities shall not be located in the front yard, exterior side yard, or within the public right-of-way unless all other alternatives are not feasible.
- f. Landscaping materials used for screening shall meet the standards of applicable City Ordinances. Alternative screening or concealment, such as architectural treatment compatible with surrounding development, may be approved by the Development Services Director to the extent it meets or exceeds the purposes of these requirements. The Development Services Director shall be authorized to waive screening requirements when soil conditions or other site constraints prevent strict compliance with otherwise applicable screening standards.

4. Compliance with Other Laws

All accessory utility facilities shall be subject to all other applicable regulations and standards as established as part of the City Code, including but not limited to building codes, zoning requirements and rights-of-way management regulations in addition to the supplementary regulations herein. The provisions of this Section shall not apply to any circumstance or entity in which application under such circumstances is preempted or otherwise precluded by superseding law.

Section 420.050 Accessory Uses and Structures

A. General *(Amendment 8 – Ordinance 2011-9 2.28.11) (Amendment 16 – Ordinance 2013-056 8.26.13) (Amendment 21 – Ordinance 2015-005 1.26.15)*

All accessory uses and structures must meet the following requirements:

- 1. unless expressly prohibited, accessory uses and structures are permitted in any zoning district in connection with any allowable principal use;
- 2. accessory uses and structures must be located on the same lot as the principal building or principal use served, unless two or more adjacent lots are held in common ownership and one of the lots include a principal building;

Chapter 420. Use Regulations

3. except in the A district, accessory uses and structures are permitted only after the principal building is present or under construction;
4. in the side yard area an accessory structure must meet the minimum front and side yard setback required for principal buildings within the applicable zoning district, as specified in the bulk and dimensional standards table for the district unless specifically exempted by the projections into required yards table in the bulk and dimensional standards section;
5. in the rear yard area an accessory structure must provide a minimum side and rear yard setback of five feet, except that if a detached garage or carport has a vehicular alley entrance, the setback of the structure from the alley shall not be less than 20 feet;
6. detached accessory structures must be erected a minimum of five feet from all principal buildings;
7. no accessory structure may be constructed or erected within a recorded easement;
8. the total gross floor area of all accessory structures in all districts except RE and RR shall not exceed eight percent of the lot coverage. In the RE and RR districts, the 30 percent maximum area of building coverage includes all accessory structures and there is no maximum size limit for an accessory structure. In all zoning districts, there is no limit on the number of accessory structures allowed.
9. except in the A, RE and RR districts, no accessory structure shall exceed the size of the principal building; and
10. no accessory building or structure in a residential district except the RE and RR districts may exceed the height of the principal building.

B. Outdoor Swimming Pools, Spas and Hot Tubs *(Amendment 30 - Ordinance 2020-068 11.23.2020)*

1. The standards of this section apply to pools, spas and hot tubs 24 inches or greater in depth.
2. Swimming pools, spas or hot tubs that are for the use of multi-family developments, subdivisions or homeowner's associations must be enclosed by a wall or fence six feet in height with locking gates.
3. Swimming pools, spas and hot tubs in residential districts are intended for and must be used solely for the enjoyment of the occupants of the principal use of the property on which it is located and their guests.
4. A swimming pool, spa or hot tub must be located at least five (5) feet from the property line, and may not be located in the required front yard or within any easement, provided that the pump and filter installations are located no closer than five feet to any property line.
5. Swimming pools, spas or hot tubs located on single-family or two-family properties shall be enclosed by a barrier at least four feet above grade, measured on the side of the barrier which faces away from the swimming pool, spa or hot tub. The maximum vertical clearance between grade and the bottom of the barrier shall not exceed four inches measured on the side of the barrier which faces away from the pool, spa or hot tub.
 - a. If the barrier is a solid barrier, such as masonry or stone walls, the barrier shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
 - b. If the barrier (fence) is made up of horizontal and vertical members and the distance



Dylan Eppert <deppert@raymore.com>

variance to Unified Development Code section 420.050

2 messages

Debbie Reed <deborah@fulsonhousing.com>
To: "deppert@raymore.com" <deppert@raymore.com>

Tue, Sep 28, 2021 at 4:23 PM

Hello Mr. Eppert,

I am writing on behalf of my husband, Ronald A Reed, and myself, Deborah L Reed. We own the home at [107 W Plum Street, Raymore, MO 64083](#).

We want to let you know that we do not have any issues or objections with request by the owner of 415 S Adams St, Matt Meiron, expanding the accessory structure on his property.

I hope this is sufficient notification that we are fine with the changes that Mr Meiron wants to make to his property and has requested approval for by the Board of Adjustments.

Please let me know if anything further is needed from either my husband or myself. You are welcome to email me or call my cell phone anytime. The number is 816-699-9155.

Thank you and have a great tomorrow,

Debbie Reed

Senior Management Accountant



220 NW Executive Way

[Lee's Summit, MO 64063](#)

O: 816-246-9220 x 212

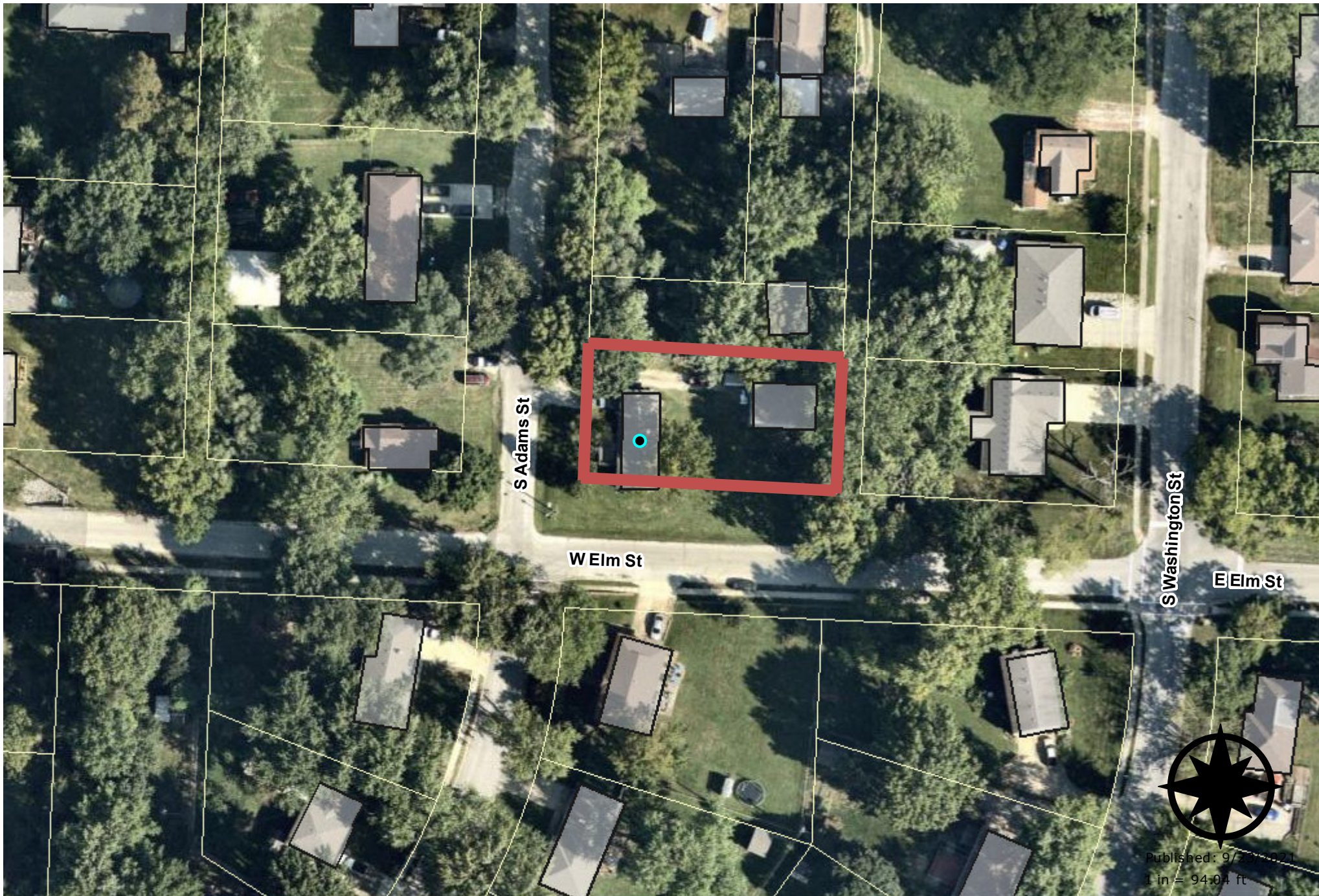
F: 816-246-9221

Dylan Eppert <deppert@raymore.com>
To: Debbie Reed <deborah@fulsonhousing.com>

Wed, Sep 29, 2021 at 9:28 AM

I will go ahead and attach this to the project file for the Board of Adjustment to reference. Thank you very much for your time and input into the process.

[Quoted text hidden]



S Adams St

W Elm St

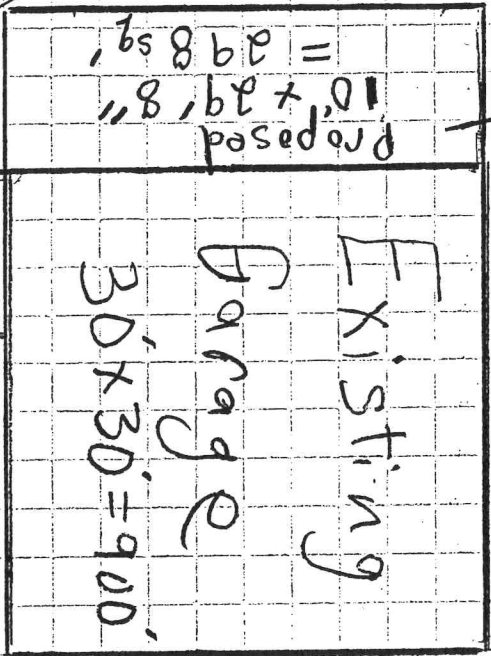
S Washington St

E Elm St

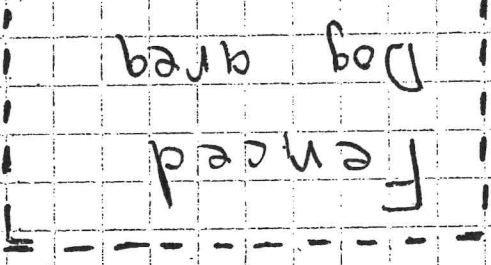


Published: 9/23/2021
1 in = 94.04 ft

PROPERTY LINE (EAST)



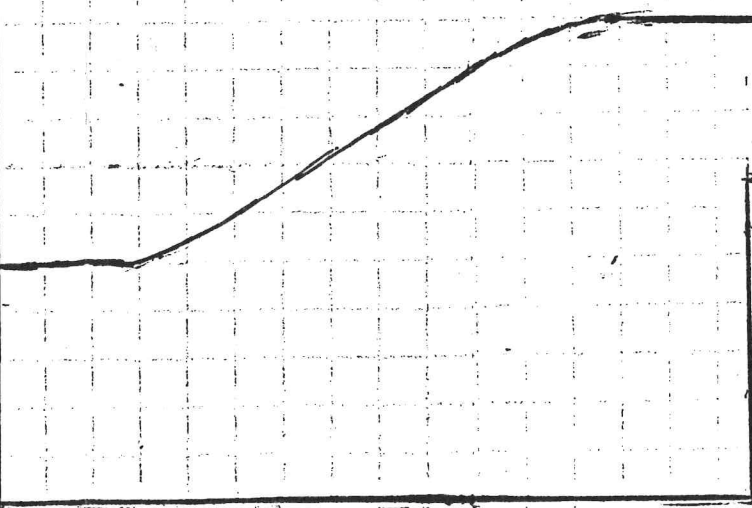
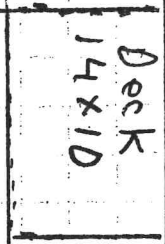
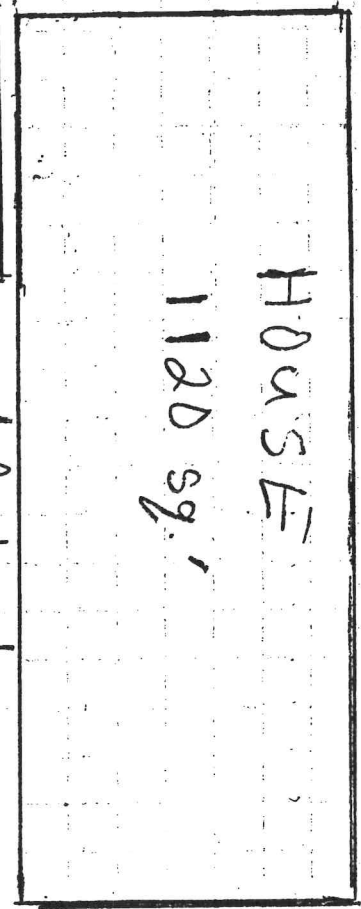
10' x 29.8' *6" reinforced slab (existing)



24" walkway

Fence line

Gravel Drive Way



ADAMS ST.

ELM ST.

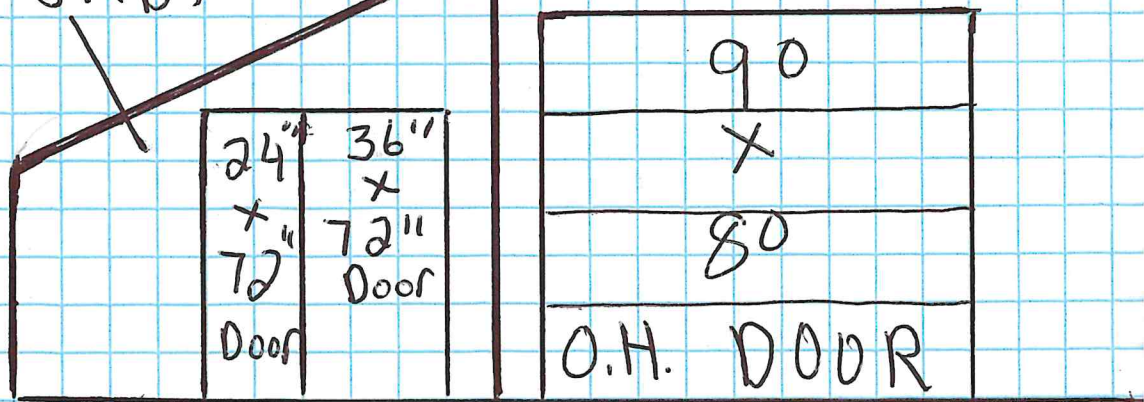
H15

Neighbors (on Adams St.)

proposed building.
(To Be built on existing
concrete slab)

(Existing)

fence
post




24" Walkway

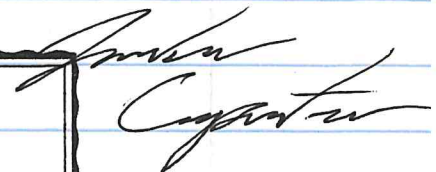
Written Statement justifying Variance

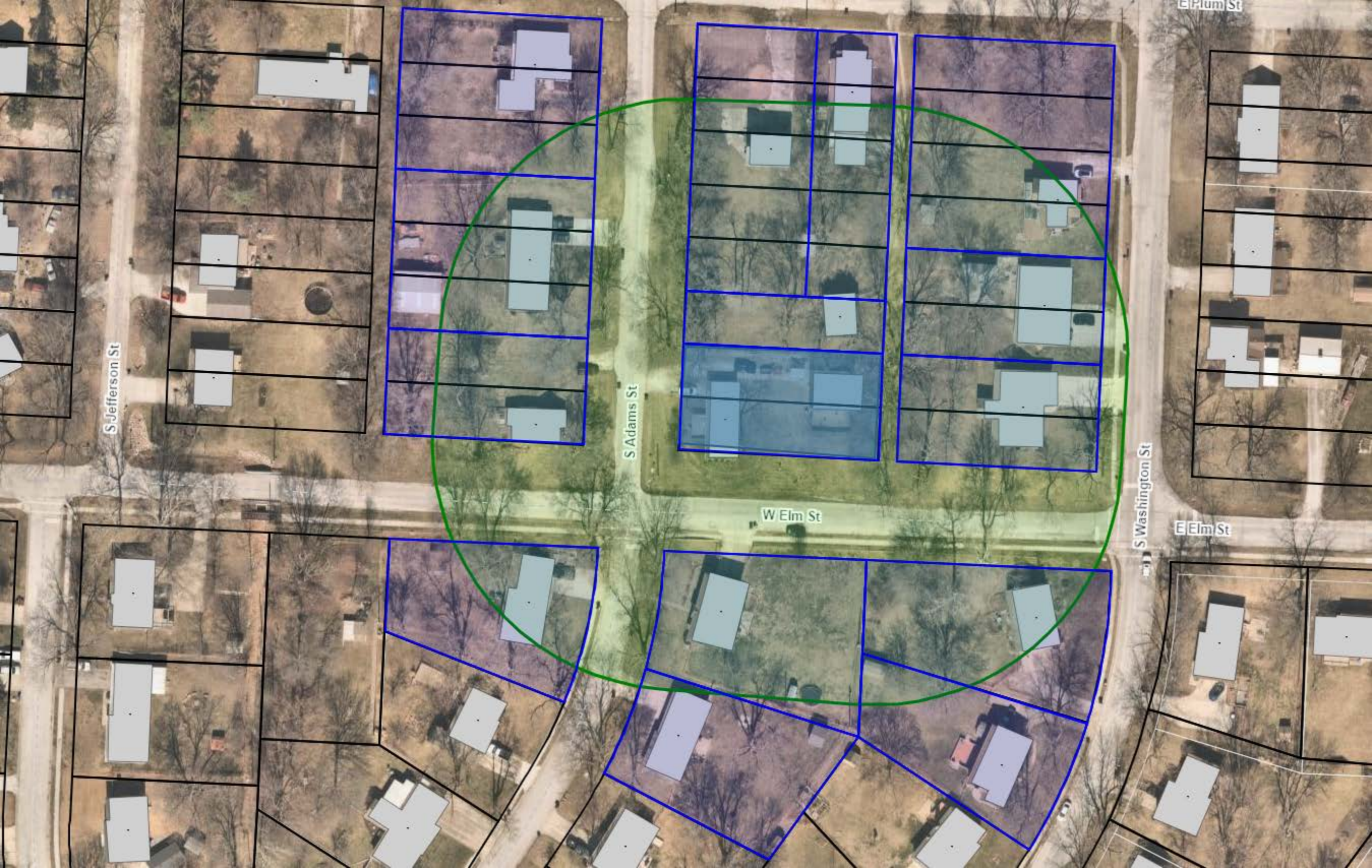
- 1) Variance is unique in the matter of serious erosion issues. Reinforced 6" slab was poured to stop erosion that occurred each time ample rain was received. The rain would wash soil & gravel from neighbors driveway as well as mine. I was constantly putting up barriers & having new gravel spread in my driveway
- 2) This building attachment will help insure erosion doesn't occur at heavy rains. The building will be sided w/ 4x8 PVC sheets to stop erosion & water problems
- 3) Neighbor most directly affected has written an signed & notarized affidavit stating he is good w/ the building being erected & the advantages he will obtain from its construction
- 4) The Variance will not result in special privileges & will beautify the area by allowing for clean up & maintenance of area

- 5) The request leaves a 24" walkway between properties. Moving exterior wall closer would result in "ponding" & flood damage to area
- 6) Variance will not affect public health, safety etc. It will beautify an otherwise overgrown & erosion riddled area of property
- 7) Granting of Variance desired w/ NOT be opposed to relevant purposes of UDC as All work will be at OR ABOVE all minimum code levels
- 8) Variance will result in substantial justice being done as it will (1) Beautify otherwise overgrown & erosion plagued "Dead area" of property. My neighbor & myself have talked & planned extensively to address variance problem. Both see it as advantageous to ourselves & community at large


9/20/21







S Jefferson St

S Adams St

W Elm St

S Washington St

E Elm St

E Plum St

DeedHold

MONTEIL, JERRY WAYNE & BARBARA JEAN TR
PROWELL, ALLYSON B
JASPERSEN, CRAIG MYKAEL
WILLIS, HUEY L & MARY M, TR
RIOJAS, BRENDA
REED, RONALD A & DEBORAH L
SAPPINGTON, ELIZABETH C
HEMIHEAD INVESTMENTS LLC
MEIRON, MATTHEW L
WELCH, ADAM & KATIE
TWEED, WALTER J & WF
ALLEGRO, JOHN J
MIDWAY EXCHANGE BORROWER 1 LLC
YOUNG, KATHLEEN A

MailAdd1

416 S WASHINGTON ST
501 S ADAMS ST
22212 SW VALLEY RD
PO BOX 606
402 S ADAMS
107 W PLUM ST
408 S WASHINGTON
22303 S HARPER RD
415 S ADAMS ST
307 W PLUM ST
500 S WASHINGTON ST
404 S ADAMS ST
3505 KOGER BLVD STE 400
503 S ADAMS ST

MailCity MailStat MailZip

RAYMORE, MO 64083-9756

RAYMORE, MO 64083-9178

PECULIAR, MO 64078-8301

RAYMORE, MO 64083-0606

RAYMORE, MO 64083-0000

RAYMORE, MO 64083-9708

RAYMORE, MO 64083-0000

PECULIAR, MO 64078-8773

RAYMORE, MO 64083-9177

RAYMORE, MO 64083-9164

RAYMORE, MO 64083-9165

RAYMORE, MO 64083-9177

DULUTH, GA 30096-7672

RAYMORE, MO 64083-9178



**Please Run the Notice of Public Hearing Ad in the
Thursday September 30th, 2021 Journal Newspaper**

The Raymore Board of Adjustment will hold a public hearing in the City Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri, on Tuesday, October 19th, 2021 at 6:00 p.m. on the following item:

An application has been filed by Matt Meiron requesting a variance to Unified Development Code section 420.050(A). to allow an addition to the accessory building located on his property at 415 S. Adams Street to be two feet from the side property line.

The public is encouraged to attend the meeting. Additional information regarding the application, including legal description, plot plan, and staff report are available for public inspection in the office of the Development Services Department. For additional information please contact the department at 816-331-1803.

Public Meeting Notice City of Raymore, Missouri

Request:	Variance to Side Yard Setback
Date:	October 19th, 2021
Time:	6:00 p.m.
Location:	City Hall, 100 Municipal Circle, Raymore, MO

An application has been submitted for the property located at 415 S. Adams St. Because you own property within 185 feet of the property described above, you are being notified of the public hearing.

The property is generally located on the northeast corner of S. Adams St. and W. Elm St. The current zoning of the property is "R-1/OT" Single Family Residential/Original Town Overlay District. The applicant is requesting to expand the accessory structure that staff cannot administratively approve which does require approval from the Board of Adjustments.

The Raymore Board of Adjustment will hold a public hearing on the application on Tuesday, October 19th, 2021 beginning at 6:00 p.m. in the Council Chambers of City Hall, 100 Municipal Circle, Raymore, Missouri.

1. An application has been filed by Matt Meiron requesting a variance to Unified Development Code section 420.050 (A) Staff is not able to administratively approve this request and therefore must be forwarded on to the Board of Adjustment for their consideration.

If you are unable to attend the meeting, but would like to share questions, comments or concerns about the proposed project, please contact the Development Services Department by phone at (816) 892-3016, or at deppert@raymore.com to submit written comments. More detailed information about the project is available at www.raymore.com/currentprojects.

MONTHLY REPORT September 2021

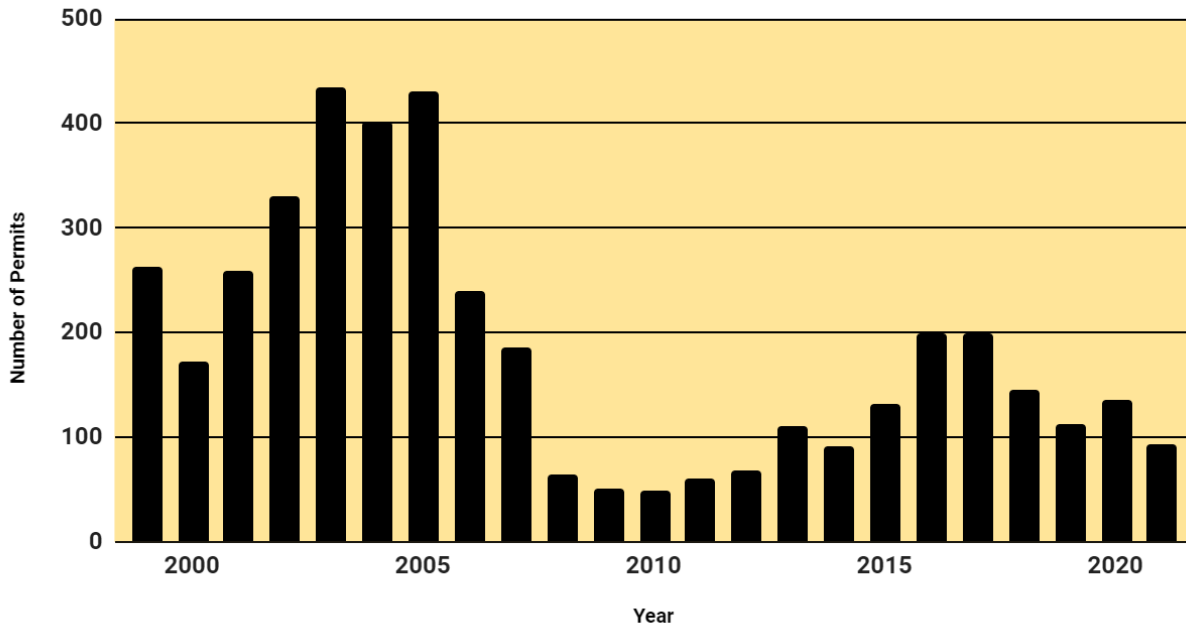
Building Permit Activity

Type of Permit	Sept 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	8	93	89	136
Attached Single-Family Residential	31	31	14	22
Multi-Family Residential	0	0	396	396
Miscellaneous Residential (deck; roof)	51	499	1,005	1,240
Commercial - New, Additions, Alterations	6	29	10	13
Sign Permits	1	24	23	37
Inspections	Sept 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections		2,725	3,473	4,447
Valuation	Sept 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$8,060,100	\$30,314,600	\$26,900,900	\$40,314,600
Total Commercial Permit Valuation	\$34,531,700	\$38,308,180	\$39,045,300	\$46,094,200

Additional Building Activity:

- Site work continues for The Venue of The Good Ranch townhome development.
- Tenant finish work continues for the Heartland Dental Office building in the Raymore Marketplace.
- A Certificate of Occupancy was issued for the re-use of the former Steak 'n Shake as a medical marijuana dispensary facility.
- Building construction continues on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Site work has commenced for Phase 4 of the Alexander Creek subdivision.
- Site work has commenced for Eastbrooke at Creekmoor 2nd Plat
- Site work continues on Oak Ridge Farms
- Building permit was issued for the South Metropolitan Fire Protection District administration building.
- Construction has commenced on the townhome units in Sunset Plaza, located east of Sunset Lane and south of 58 Highway
- Construction has commenced on Building 3 in the Raymore Commerce Center

Single Family Building Permits



Code Enforcement Activity

Code Activity	Sept 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	65	345	488	565
<i>Notices Mailed</i>				
-Tall Grass/Weeds	20	84	93	96
- Inoperable Vehicles	11	135	146	185
- Junk/Trash/Debris in Yard	9	67	76	92
- Object placed in right-of-way	2	4	6	6
- Parking of vehicles in front yard	8	30	18	20
- Exterior home maintenance	6	37	42	43
- Other (trash at curb early; signs; etc)	0	4	4	6
Properties mowed by City Contractor	4	39	70	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	2	3
Signs in right-of-way removed	58	356	390	460
Violations abated by Code Officer	9	57	119	133

Development Activity

Current Projects

- Madison Valley Phase 2 Preliminary Plat
- Alexander Creek 3rd Final Plat
- Stegmaier Acres Replat Lot 2
- Eastbrooke at Creekmoor 3rd Final Plat
- Hawk Ridge Park West site plan
- Knoll Creek Preliminary Plat
- Sendera First and Second Final Plat

	As of Sept 30, 2021	As of Sept. 30 2020	As of Sept. 30, 2019
Homes currently under construction	580 (396 units at Lofts of Foxridge)	542 (396 units at Lofts of Foxridge)	150
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	186	272	330
Total number of dwelling units in City	8,908	8,774	8,630

Actions of Boards, Commission, and City Council

City Council

September 13, 2021

- Approved on 1st reading the rezoning for Ridgeview Estates
- Approved on 1st reading the termination of the Park Side MOU with Park Side LLC
- Approved on 1st reading a new Park Side MOU with Triangle 2 LLC
- Approved on 1st reading the termination of the reimbursement agreement for design of Sunset Lane with Park Side LLC
- Approved on 1st reading a new reimbursement agreement for design of Sunset Lane with Triangle 2 LLC

September 27, 2021

- Approved on 2nd reading the rezoning for Ridgeview Estates
- Approved on 2nd reading the termination of the Park Side MOU with Park Side LLC
- Approved on 2nd reading a new Park Side MOU with Triangle 2 LLC
- Approved on 2nd reading the termination of the reimbursement agreement for design of Sunset Lane with Park Side LLC
- Approved on 2nd reading a new reimbursement agreement for design of Sunset Lane with Triangle 2 LLC
- Approved on 1st reading the rezoning of Madison Valley Phase 2
- Approved on 1st reading the Alexander Creek 3rd Final Plat
- Held public hearing on 4 lots under the sidewalk on undevelopment lots program

Planning and Zoning Commission

September 7, 2021

- Recommended approval of the rezoning for Madison Valley Phase 2
- Recommended approval of the Madison Valley Phase 2 preliminary plat

September 21, 2021

- Recommended approval of the Alexander Creek 3rd Final Plat
- Considered the annual review of the Unified Development Code

Upcoming Meetings – October & November

October 5, 2021 Planning and Zoning Commission

- FY 2022-2026 Capital Improvement Program (public hearing continued)

October 11, 2021 City Council

- 2nd reading - Madison Valley Rezoning R-1 to R-1.5
- Resolution - Madison Valley Phase 2 preliminary plat
- 2nd reading - Alexander Creek 3rd Final Plat
- Confirmation of City to install sidewalk on undeveloped lots

October 19, 2021 Board of Adjustment

- 415 S. Adams Street, Matt Meiron, variance to side yard setback (public hearing)

October 19, 2021 Planning and Zoning Commission

- Hawk Ridge Park West site plan
- 34th amendment to the Unified Development Code (public hearing)
- 7th amendment to the Creekmoor Memorandum of Understanding (public hearing)
- Eastbrooke at Creekmoor 3rd Final Plat
- Stegmaier Acres Replat Lot 2

October 25, 2021 City Council

- 1st reading - Stegmaier Acres Lot 2 Replat
- 1st reading - Eastbrooke at Creekmoor 3rd Plat
- Resolution - 7th amendment to the Creekmoor MOU (public hearing)

November 2, 2021 Planning and Zoning Commission

- Meeting Cancelled

November 8, 2021 City Council

- 1st reading - 34th amendment to the Unified Development Code (public hearing)
- 2nd reading - Stegmaier Acres Lot 2 Replat
- 2nd reading - Eastbrooke at Creekmoor 3rd final plat

November 16, 2021 Board of Adjustment

- 513 Regina Court - variance to rear yard setback (public hearing)

November 16, 2021 Planning and Zoning Commission

- Knoll Creek Preliminary Plat (public hearing)
- Sendera First and Second Final Plat

November 22, 2021 City Council

- 2nd reading - 34th amendment to the Unified Development Code
- 1st reading - Sendera First and Second Final Plat

Department Activities

- Economic Development Director David Gress participated in the Supply Chain Virtual Connect webinar, hosted by UPS Supply Chain Solutions, which provides insight into the latest trends and strategies in current global supply chains.
- Economic Development Director David Gress attended the Raymore Chamber of Commerce Monthly Morning Coffee hosted by [Noe's Jewelry](#).
- Economic Development Director David Gress and Mayor Kristofer Turnbow attended the Ribbon Cutting Ceremony for [Lutfi's Fried Fish](#), located at 1242 W. Foxwood Drive in the Willowind Shopping Center.
- Construction has commenced on the [administration building](#) for the South Metropolitan Fire Protection District.
- Building permits have been issued for the first three buildings in the [Sunset Plaza](#) townhome development.
- Director Jim Cadoret participated in the virtual Planner's Roundtable meeting hosted by the Mid-America Regional Council.
- Economic Development Director David Gress participated in the monthly meeting of the MARC Solid Waste Management District Board.
- The department welcomed Dylan Eppert as the new City Planner. Dylan is a graduate of Raymore-Peculiar High School and obtained a Bachelor of Science in Urban Planning degree from Arizona State University. Dylan previously worked for Lee's Summit and Peculiar.
- Matt Meiron, 415 S. Adams Street, filed a variance application to extend an accessory building closer to the side property line than code allows. The Board of Adjustments will consider the request on Oct. 19.
- A Certificate of Occupancy was issued for the Community America Credit Union building located at 1292 W. Foxwood Drive.
- The [What's Happening in Raymore](#) mapping application has been updated with new aerial photography that was flown on Sept. 17.
- Building tenant finish plans were approved for WingStop to locate at 1941 W. Foxwood Drive.
- Economic Development Director David Gress attended the Monthly Board Meeting of the Raymore Chamber of Commerce.
- GIS Coordinator Heather Eisenbarth participated in the KC Metro GIS committee meeting.

- Application was filed by Cooper Land Development for the [Eastbrooke at Creekmoor 3rd Final Plat](#). The Planning and Zoning Commission will consider the application on Oct. 19.
- Application was filed by Pam Hatcher to [replat](#) her property at 1403 N. Madison Street. The Planning and Zoning Commission will consider the application on Oct. 19.
- Staff prepared the [34th amendment](#) to the Unified Development Code for the Planning and Zoning Commission to consider on Oct. 19.
- Cooper Land Development filed a request for the [7th amendment](#) to the Creekmoor Memorandum of Understanding in order to change the proposed land use from two-family residential to single-family residential for land west of the Eastbrooke phase of Creekmoor subdivision. The Planning and Zoning Commission will consider the request on Oct. 19.
- Economic Development Director David Gress and City Planner Dylan Eppert attended the monthly membership luncheon hosted by the Raymore Chamber of Commerce.
- Building construction has commenced on the 1 million+ sq. foot industrial building on Lot 3 in the Raymore Commerce Center.

GIS Activities

- Routines for monthly & quarterly updates
- Database tuning in support of web mapping services
- Built apps for viewing 2020 US Census counts and aggregated data
- Software maintenance & monitoring operations (log scripting)
- JS for containing custom geoprocessing task, as requested
- Horizontal accuracy improvement of features
- QA/QC feature datasets and attribution
- Products for department operations
- Survey of applied geostatistical interpolation methods