

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 19, 2021** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, SUSAN DOOLEY, PAM HATCHER, AND AARON HARRISON. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR. ABSENT WAS JERRY MARTIN.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:04 p.m.

2. Roll Call – Roll was taken and Chairman Hatcher declared a quorum present to conduct business.

3. Pledge of Allegiance

4. Personal Appearances – None

5. Consent Agenda –

a. Approval of Minutes of August 17, 2021 meeting

Motion by Board Member Woods, Seconded by Board Member Harrison, to accept the minutes of the August 17, 2021 meeting.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Aye
Board Member Dooley	Aye

Motion passed 5-0-0

6. Unfinished Business – None

7. New Business

a. Case #21030 - Matt Meiron, 415 S Adams Street - Side Yard setback variance (public hearing)

Matt Meiron, 415 S Adams Street, Raymore MO 64083, came to the podium to request a variance. Mr. Meiron stated that he is a long time resident of Raymore, and plans to continue living and working in Raymore. Mr. Meiron asked the Board if there were any questions about the variance being requested, and asked City Planner Dylan Eppert to expand on why the City denied the original application.

Mr. Eppert explained to the Board that Staff denied the original application for two

reasons. The first reason is the side yard setback and the second being the percentage of lot coverage for accessory structures.

City Attorney Jonathan Zerr suggested that the applicant should cover what he plans on doing with the new addition, and explain what he plans to build. A Staff Report will be given that will explain why the original application was denied.

Chairman Hatcher seconded Mr. Zerr's comment, and explained that the time is used best to describe the scope of work and why the variance is needed.

Mr. Meiron distributed an additional handout for the Board's consideration. What is being proposed is a 10'x30' addition to the shed in the rear portion of the yard. The new addition will be two feet from the property line, and this is why the variance is being requested. The concrete slab that has been poured was done so for erosion control, since water would come from around back of the currently existing garage and rush between the garage and fence line. There is an alley behind the property. The addition will be used as a working space for projects. The variance would be requesting a change in side yard setbacks for the property, going from the required 5' setback to a 2' setback. Mr. Meiron stated that there was a concern regarding the neighbor to the north, if they wanted to install a shed 2' from their property line as well, there would not be enough room for them to do so. In the Code, there is leniency for 10% of the distance for the variance, so if both sheds are 2' from the property line, the 10% leniency would cover the distance. Mr. Meiron is also requesting a variance for the size of the proposed building. The placement of the proposed building and concrete pad already in place are measures to help with erosion control, and putting the building on the concrete pad is essential for that erosion control measure to be effective.

Mr. Eppert gave the Staff Report, highlighting that the property is currently zoned R-1 with the Old Town overlay. Surrounding areas are zoned as residential, and the total lot size is .276 acres. The applicant is seeking a variance for the side setbacks and the 8% lot coverage requirement. Current standards for side yard setbacks are 5', and Mr. Meiron is asking for a 3' variance. Mr. Meiron is also seeking a variance for total gross area of the buildings. The total lot size is 12,023 square feet, and 8 % of the lot size would allow for 962 square feet. The current accessory building on the property is 900 square feet, which would allow for a 62 square foot building to be constructed per Code standards. The building that is being proposed is nearly 300 square feet. The detached garage was built in 2003. Notice of the variance application was sent out to 16 adjoining property owners within 185ft, and no objections or concerns were received about the application. An email was received from Ronald & Deborah Reed in support of the project, who reside at 107 W Plum Street. If the application is denied, the concrete pad that is currently in place will be allowed to remain, but the rest of the building materials will need to be removed.

Chairman Hatcher opened and closed the public hearing at 6:17pm as no public came forward to speak.

Chairman Hatcher asked regarding the 8% lot coverage in the current UDC, 8% of the property would be 962 square feet. The current accessory structure is 900 square feet, and the addition is 300 square feet, bringing the total square footage to 1200. There is concern about the 5' to 2' variance, but the square footage of the accessory buildings is more pressing.

Mr. Eppert confirmed that is correct. This application is unique due to the fact Mr. Meiron is asking for two variances at one time.

Board Member Bailey asked Staff where the 8% lot coverage requirement in the UDC came from?

Director of Development Services Jim Cadoret responded. The Staff looked at smaller lots in the early 2000's, typically around 8400 square feet. Looking at lot coverage of existing buildings, Staff determined that around 50% of the lot should remain open and free from buildings, and that accessory structures should not supersede the size of the main home, and that 8% allows for a good sized accessory building on the smaller subdivision lots. For larger lots, 8% could be very large, and it is in the Code as well that an accessory building should not be larger than the main home on the property. Mr. Meirson's lot is 40'x150', but the right of ways for the property are 72' and 66' where it is normally 50'.

Board Member Dooley asked if the proposed project would change the footprint of what is currently there, including the concrete pad. After driving by the property earlier, it looks very well maintained.

Mr. Meirson responded that no, it will not be changing the footprint of the current structure, and the proposed accessory building will further enhance the erosion control aspect.

Mr. Zerr asked Mr. Meirson to clarify if he will be pouring more concrete or if the structure will be built on top of the existing concrete pad.

Mr. Meirson replied that the structure will be built on the existing concrete pad.

Mr. Zerr entered six exhibits into the record, and the materials Mr. Meirson supplied will go on record as exhibit seven.

Motion by Board Member Dooley, Seconded by Board Member Woods, to accept staff proposed findings of fact on Case #21030 - Matt Meiron, 415 S Adams Street - Side Yard Setback Variance to pass and approve the case.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Nay
Board Member Harrison	Aye
Board Member Dooley	Aye

Motion passed 4-1-0

8. Staff Comments -

Mr. Cadoret stated that there will be a meeting on November 16th, several of the Board Members terms are up. Council is set to make a decision on terms at their November 8th meeting.

9. Board Member Comment –

The Board Members welcomed Dylan Eppert to the City and the new position as City Planner.

10. Adjournment

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

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairperson Hatcher	Aye
Board Member Harrison	Aye
Board Member Dooley	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for October 19, 2021 adjourned at 6:28 p.m.

Respectfully submitted,
Emily Jordan