



RAYMORE BOARD OF ADJUSTMENT AGENDA

Tuesday, December 14, 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 November 16, 2021 meeting
6. Unfinished Business - None
7. New Business
 - a. Case #21043 - Dale Falck - Variance to allow a 2nd driveway - 712 Raven Street
(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, NOVEMBER 16, 2021 IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, JERRY MARTIN, PAM HATCHER, AND AARON HARRISON. ALSO PRESENT WAS CITY PLANNER DYLAN EPERT, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR. ABSENT WAS SUSAN DOOLEY.

1. **Call to Order** – Chairman Hatcher called the meeting to order at 6:00 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 October 19, 2021 meeting**

Motion by Board Member Harrison, Seconded by Board Member Woods, to accept the consent agenda.

Vote on Motion:

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

Motion passed 5-0-0

6. **Unfinished Business** – None

7. **New Business**

a. **Election of Officers**

Development Services Director Jim Cadoret informed the Board that during the first meeting in November of each year, the Board is required to select Officers for the next calendar year. The current slate of officers includes Chairman Hatcher, Vice Chair Woods, and Secretary Harrison. Staff requests nominations be made for those positions. The Board may accept the current Officers and re-elect them for another calendar year, or each position may be re-appointed individually.

City Attorney Jonathan Zerr mentioned that if the Board is inclined to keep the same slate of Officers, each of the current Officers need to state their acceptance of the

continued position. If any of the current Officers do not wish to be re-appointed, there will need to be a vote for a new Officer for that position.

Chairman Hatcher, Board Member Woods, and Board Member Harrison all expressed their willingness to retain their Officer positions for the next calendar year.

Motion by Board Member Bailey, Seconded by Board Member Martin, to maintain the current slate of officers for the next calendar year.

Mr. Zerr clarified that Board Member Woods will serve as Vice Chair, Board Member Harrison will serve as Secretary, and Chairman Hatcher will remain Chairman.

Vote on Motion:

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

Motion passed 5-0-0

b. 2022 Meeting Calendar

Mr. Cadoret stated that during the first meeting in November, Staff proposes a meeting calendar for the next calendar year that includes meeting dates, application deadlines, and publication dates. There is no change to the structure, the regular meetings for the Board of Adjustment will be held on the 3rd Tuesday of each month at 6pm.

Motion by Board Member Woods, Seconded by Board Member Martin, to accept the Staff proposed Meeting Calendar and deadlines for 2022.

Vote on Motion:

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

Motion passed 5-0-0

c. Case #21035 - Allen & Mary Blanton, 513 Regina Ct - Rear Yard setback variance (public hearing)

Chairman Hatcher opened the public hearing at 6:06pm.

Allen & Mary Blanton, homeowners of 513 Regina Ct., Raymore MO 64083, came to the podium to explain the variance being requested. Mr. Blanton noted that the home was

purchased four years ago as a retirement home. A 10'x10' addition was planned for the rear of the home to create a space for Mrs. Blanton to do sewing and crafting. Mr. Blanton stated that he believes that an addition of a same-level living space will add to their lifestyle as they age. Upon purchasing the home, it was noted that there was no Homeowners Association for the neighborhood. The rear door and electrical were both altered to accommodate the new addition that was planned, but the addition was denied by the City. Mr. Blanton stated that the addition would not affect other structures in the neighborhood, and there were no objections from the neighbors regarding the new structure. Mr. Blanton stated that he believes the small addition will bring a lot to their lifestyle. Mrs. Blanton mentioned that the project would not be considered an attractive nuisance such as a pool that would draw a lot of unsupervised people to the project. The construction of the structure would meet all of the City code requirements, would not be visible from the street, and the variance seems like a reasonable request to allow this structure to be built.

City Planner Dylan Eppert gave the Staff Report, highlighting that the variance request is to reduce the rear yard setback for an "R-2" Single and Two-Family Residential District. The property is located in the Remington Village subdivision. Existing zoning for the property is "R-2" Single and Two-Family Residential District and is surrounded by Residential zoning. The total tract size is .115 acres. Mr. Eppert entered 6 exhibits into the record, as well as any additional exhibits brought forth at the hearing. The proposal conflicts with the Unified Development Code (UDC) section 405.030, The Bulk Dimensional Standards Table. According to the table, a home in a district zoned "R-2" must maintain a thirty foot (30') rear yard setback minimum, and the request would encroach on that, only allowing for a twenty-one foot (21') rear yard setback. The request is to add a 10'x10' sunroom that would encroach into the setback by nine (9) feet. The property was zoned "R-2" in 1998, and the duplex was built in 2003. No objections or concerns were received from the twenty-two (22) adjoining property owners that received a copy of the proposal. There was a question by the applicant regarding the home to the south, 511 Regina Court. That property has an uncovered deck that was believed to be encroaching on the rear yard setback, but it is treated differently than a sunroom and is not required to follow the same requirements as a sunroom or addition. No other residents on Regina Court have a covered deck as far as the City is aware. The homes are right up to the thirty-foot (30') setback line to allow for the home to be as large as it can be while staying within the requirements for the lots. In August 2021, the Building Official reviewed the application for the addition and denied it due to the rear yard setback requirements. Staff recommends the Board of Adjustment accept Staff proposed findings of fact and deny Case #21035 located at 513 Regina Court.

Board Member Bailey asked if the UDC allows for only an uncovered deck to encroach in the setback, a porch with a roof or sides would not be allowed?

Mr. Eppert responded that this is correct. The Code differentiates those from an uncovered deck because anything with a roof or sides is attached to the primary structure. An uncovered deck has no structural integrity and would not be attached to the house in the same way a covered deck with a roof and walls would be.

Board Member Woods asked Mr. Eppert to clarify his answer.

Mr. Eppert stated that when a deck is covered, it becomes part of the principal structure. The UDC states some differentiation between a covered or uncovered deck. A covered deck requires more engineering and planning.

Chairman Hatcher asked Mr. Eppert to explain the purpose of the thirty-foot (30')

setback.

Mr. Eppert stated that the purpose of the setback is the standard that has been set forth that any builder or developer must respect. It gives the City a set guideline that shows the developer or builder the expectations of the City.

Chairman Hatcher stated that to maximize the square footage of the house, the builder built the house all the way to the rear yard setback to allow for the largest house possible.

Mr. Eppert confirmed that this is correct. Mr. Eppert also mentioned that if this variance is approved, it could set a dangerous precedent for the rest of the neighborhood.

Michael Duncan, Regional Director with Patio Enclosures, came to the podium for comments. Mr. Duncan stated that the proposed addition is not living space. The space has different engineering requirements than a deck or a covered patio, but all of the drawings have been approved by an engineer. The proposed addition does connect to the roofline of the home, but the addition should be treated more like a deck than everyday living space. The Blantons are planning to use the addition for hobbies, but not extra living space.

Board Member Martin asked Mr. Duncan if the proposed addition would have electricity and air conditioning?

Mr. Blanton stated that there will not be any heat or cooling in the proposed addition. It will have electricity for a ceiling light and some outlets. That is why the electrical box has been updated. It is a 3-season deck.

Board Member Martin asked if the structure would be finished inside.

Mr. Blanton stated that yes, it will be finished inside. It will have sliding windows, a sliding door, and vinyl flooring that would be insulated.

Chairman Hatcher closed the public hearing at 6:19pm, and opened the meeting for Board Member questions.

City Attorney Jonathan Zerr reminded the Board that the Staff Report does include staff proposed findings of fact. If inclined to approve the case and go against the proposed findings of fact and Staff recommendation, it would be appropriate to have information included in the motion to reflect that.

Chairman Hatcher clarified that if a motion is proposed to go against Staff recommendation, details must be provided as to why there is opposition to the proposed findings of fact and give examples.

Motion by Board Member Bailey, Seconded by Board Member Harrison, to accept staff proposed findings of fact on Case #21035 - Allen & Mary Blanton, 513 Regina Court - Rear Yard Setback Variance, and deny the Case.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye

Board Member Harrison	Aye
Board Member Martin	Nay

Motion passed 4-1-0

8. Staff Comments -

Mr. Cadoret stated that the monthly report for October 2021 does not include an application that has been submitted for the December 21, 2021 meeting. Mr. Cadoret mentioned that if the Board is so inclined, the meeting scheduled for December 21st can be rescheduled to December 14, 2021.

Chairman Hatcher confirmed that the December 21, 2021 meeting will be rescheduled to December 14, 2021.

9. Board Member Comment - None

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 Martin	Aye

Motion passed 5-0-0

The Board of Adjustment meeting for November 16, 2021 adjourned at 6:24 p.m.

Respectfully submitted,
Emily Jordan



To: Board of Adjustment
From: City Staff
Date: December 14, 2021
Re: Case #21043: 712 Raven Street Residential Driveway Variance

GENERAL INFORMATION

Applicant/Property Owner: Dale Falck
712 Raven Street
Raymore, MO 64083

Requested Action: Variance to allow for a second driveway

Property Location: 712 Raven St.

2021 Aerial Photograph:

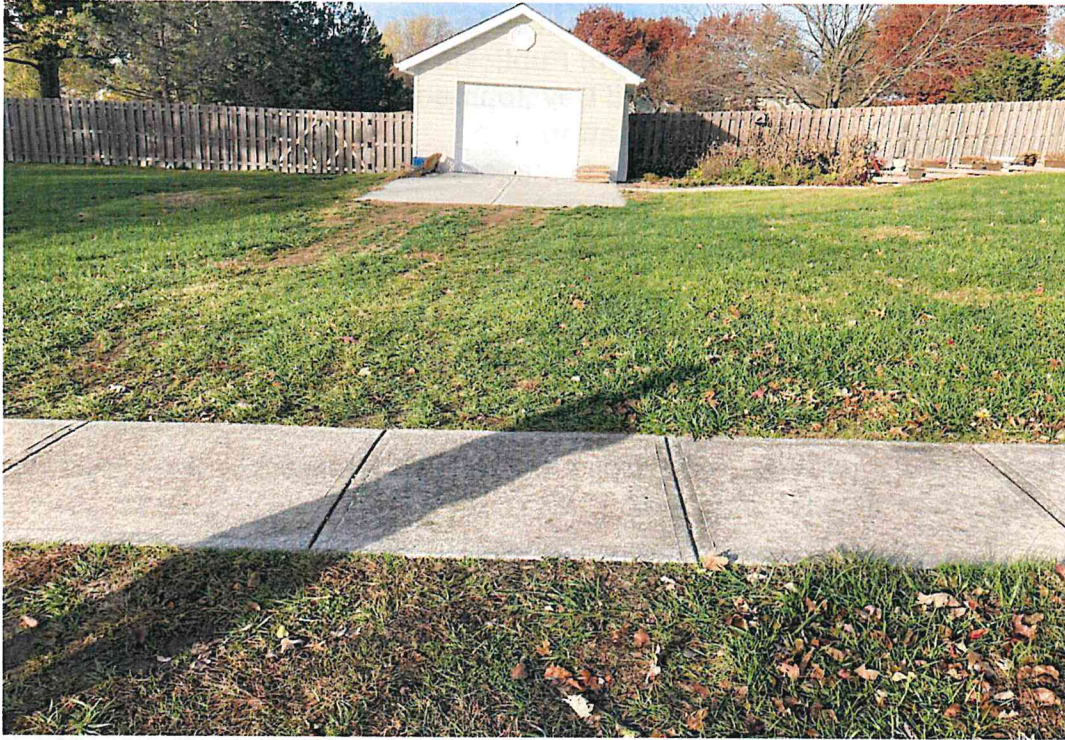




View looking northwest from Raven Street



View looking southwest from Raven St.



View looking west from Raven Street

Existing Zoning: "R-1" Single Family

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

Total Tract Size: 1.297 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 classifies Raven Street and Toucan Street as local roads.

Advertisement: November 25, 2021 **Journal** newspaper

Public Hearing: December 14, 2021 Board of Adjustment Meeting

- Items of Record:** Exhibit 1. Mailed Notices to Adjoining Property Owner
Exhibit 2. Notice of Publication
Exhibit 3. Unified Development Code
Exhibit 4. Application
Exhibit 5. Growth Management Plan
Exhibit 6. Staff Report
Additional exhibits as presented during hearing

PROPOSAL

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) *Section 425.030 Residential Driveways* to allow for a second driveway giving additional access from Raven Street.

Section 470.060 of the Unified Development Code outlines the requirements and actions that need to be taken for a Variance.

PREVIOUS PLANNING ACTIONS ON OR NEAR THE PROPERTY

1. On August 8, 1983 the City Council approved the rezoning of Sky Vue Estates from "A" Agriculture District to "R-1" Single-Family Residential District.
2. On March 26, 1984 the City Council approved the Final Plat of Sky Vue Estates lots 50-124.
3. On June 9, 1986 the City Council approved the RePlat of Sky Vue Estates Lots 76-85.
4. The home was built in 1989.
5. The accessory structure (336 square feet) was constructed in 2020.

STAFF COMMENTS

1. The following section of the Unified Development Code (UDC) is applicable to the variance request:

Section 425.030 Residential Driveways (*Amendment 2 – Ordinance 29073 7.27.09*) (*Amendment 11 – Ordinance 2011-52 8.08.11*) (*Amendment 16 – Ordinance 2013-056 8.26.13*)

The following standards apply to all residential driveways providing ingress or egress to a public or private street.

- a. One driveway opening is permitted to a lot from any street frontage provided that access is not otherwise controlled or restricted.
 - b. On corner lots one driveway is permitted per street frontage provided that no off-street parking areas are located in the sight triangle area as described by this code.
 - c. A second driveway opening on the same street frontage is permitted for a lot in the A, RE and RR districts, provided that the lot area is one acre or greater.
 - d. All residential driveways except those in the A and RE districts must be constructed with materials that create a hard surface, such as asphalt pavement or concrete. In the A and RE districts, gravel may be used for driveway surfacing.
2. Notices of the request were mailed to 17 neighboring property owners. No objections or concerns were received.
 3. The applicant could file a rezoning application to have the subject property rezoned to "RR" Rural Residential District which would allow the property to have a second driveway by right. However, a rezoning of just this lot would be considered spot zoning and would not be recommended by staff.
 4. The initial intent of the applicant was to add on to the existing attached garage to the north, but was unable to as there is a sanitary sewer line and easement that prevents the addition as illustrated below:



5. Two additional properties on the same street have a second driveway access from Raven Street.
6. The UDC requires the additional driveway to be paved (asphalt or concrete), and would require a Right-of-Way permit prior to installation.

STAFF PROPOSED 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 a 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. The property owner initially wanted to add on to the existing garage and utilize the existing driveway but was unable to as there is a sewer easement that runs along the north side of the property causing the accessory structure that was built in 2020 to be constructed.

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 appear to be a hardship that would necessitate a variance to be allowed. The only reason this property cannot have a second driveway is because it is zoned "R-1" Single Family Residential. Otherwise, the property has approximately three-hundred and twelve feet (312') of street frontage and is over an acre in size, thus meeting the "RR" Rural Residential District requirements.

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 would not adversely affect the rights of adjoining property owners as there are currently two other homes on the same street that have two access points from Raven St. (802 and 723 Raven St.) Additionally, the driveway is ninety (90') feet from the driveway on the adjacent lot to the south.

- 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 property is unique in the fact that if zoned "RR" Rural Residential a second driveway would be permitted by right. Since the property is zoned "R-1" the applicant must receive approval from the Board of Adjustments.

- 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 Unified Development Code.

- 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 proposed location of the driveway does not encroach into a sight visibility triangle and is a safe and adequate distance from the neighbors driveway.

- 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. The granting of the proposed variance will not oppose the purpose and intent 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 supports the purpose and intent of the Code and will not adversely affect the public health, safety or welfare.

STAFF RECOMMENDATION

712 Raven Street is in a phase of Sky Vue Estates that contains lots over an acre in size, so a case could be made that the lots along Raven Street should be zoned "RR" Rural Residential District. This would allow each of the lots to have a second driveway. The subject property has over 300' of frontage along Raven Street, providing adequate separation between the existing driveway and the proposed driveway.

City Staff recommends the Board of Adjustment accept the Staff Proposed Findings of Fact and approve Case #21043 - 712 Raven Street Residential Driveway Variance.

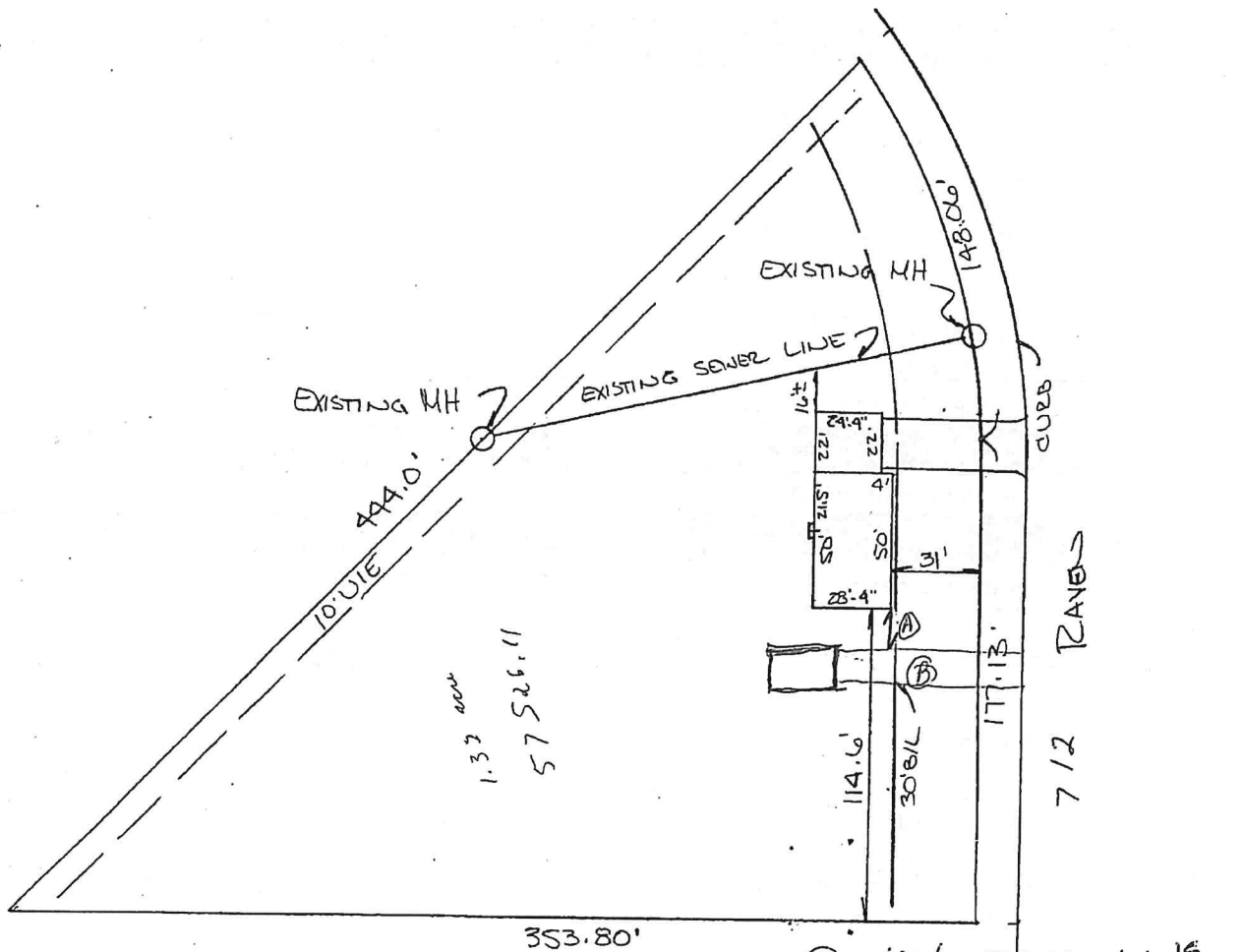
CONSTRUCTION STAKE PLOT PLAN

LAND SURVEY COMPANY

a division of MIGAR Enterprises, Inc.
 P. O. BOX 528 • GRANDVIEW, MISSOURI 64030 • PHONE: 966-0839

ORDERED BY: Teresa Hensley

DESCRIPTION: Lot 85-A, SKYVIEW ESTATES, a subdivision in Raymore, Cass County, Missouri.



(A) - 43' DRIVEWAY IS 43' AWAY FROM HOUSE
 (B) 15' WIDE X 60' LONG

THIS IS A PRE-CONSTRUCTED PLOT PLAN



ATTENTION: This plat was prepared for use before and during foundation construction only. House staked as shown on plat. Contractor to check and verify house dimensions and elevations at job site. Not responsible for unplatted easements. NOTE: Cuts shown hereon for excavation are a guide only. Final decision as to cuts and foundation height to be made by builder on job site.

SCALE: 1" = 50'
 DATE: 5-3-88
 JOB NO.:

MONTHLY REPORT November 2021

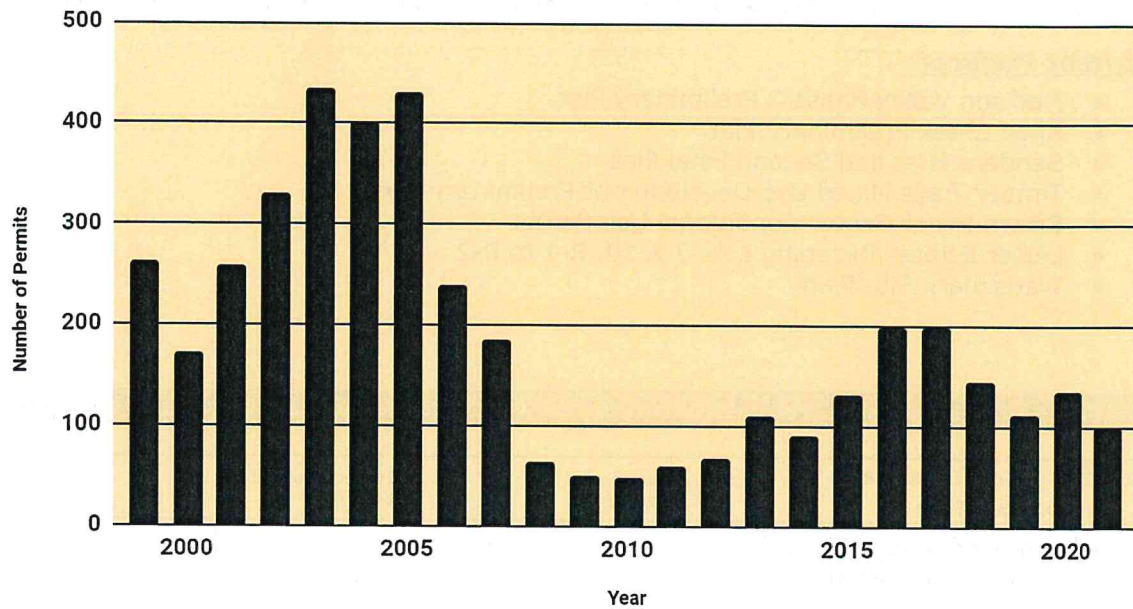
Building Permit Activity

Type of Permit	Nov 2021	2021 YTD	2020 YTD	2020 Total
Detached Single-Family Residential	5	101	114	136
Attached Single-Family Residential	88	120	14	22
Multi-Family Residential	0	0	396	396
Miscellaneous Residential (deck; roof)	32	531	1,194	1,240
Commercial - New, Additions, Alterations	3	35	12	13
Sign Permits	0	25	35	37
Inspections	Nov 2021	2021 YTD	2020 YTD	2020 Total
Total # of Inspections	288	3,661	4,151	4,447
Valuation	Nov 2021	2021 YTD	2020 YTD	2020 Total
Total Residential Permit Valuation	\$17,656,600	\$48,829,100	\$33,413,100	\$40,314,600
Total Commercial Permit Valuation	\$607,000	\$39,335,180	\$46,093,700	\$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.
- Building construction continues on the South Town Storage facility, a covered parking area for RV's and similar vehicles
- Site work continues for Alexander Creek Third Plat.
- Site work is nearing completion for Eastbrooke at Creekmoor 2nd and 3rd Plat
- Site work has been completed on Oak Ridge Farms
- Building construction has commenced 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
- Tenant finish work commenced for Buff City Soap to locate at 2007 W. Foxwood Drive
- Tenant finish work commenced for Wing Stop to locate at 1941 W. Foxwood Drive
- Tenant finish work commenced for Salon 319 to locate at 319 Municipal Circle

Single Family Building Permits



Code Enforcement Activity

Code Activity	Nov 2021	2021 YTD	2020 YTD	2020 Total
Code Enforcement Cases Opened	53	458	565	565
<i>Notices Mailed</i>				
- Tall Grass/Weeds	0	85	96	96
- Inoperable Vehicles	21	175	185	185
- Junk/Trash/Debris in Yard	7	86	92	92
- Object placed in right-of-way	0	5	6	6
- Parking of vehicles in front yard	5	41	20	20
- Exterior home maintenance	7	55	43	43
- Other (trash at curb early; signs; etc)	2	6	6	6
Properties mowed by City Contractor	0	42	73	73
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	1	2	3
Signs in right-of-way removed	43	465	460	460
Violations abated by Code Officer	11	78	133	133

Development Activity

Current Projects

- Madison Valley Phase 2 Preliminary Plat
- Knoll Creek Preliminary Plat
- Sendera First and Second Final Plat
- Timber Trails Mixed Use Development Preliminary Plan
- Brown Event Center Conditional Use Permit
- LeMor Estates Rezoning Lots 7 & 10, R-1 to R-2
- Watermark Site Plan

	As of Nov 30, 2021	As of Nov 30, 2020	As of Nov 30, 2019
Homes currently under construction	527 (252 units at Lofts of Foxridge)	552 (396 units at Lofts of Foxridge)	146
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	173	290	359
Total number of dwelling units in City	9,063	8,789	8,655

Actions of Boards, Commission, and City Council

City Council

November 8, 2021

- Approved on 2nd reading the Eastbrooke at Creekmoor Third Final Plat
- Approved on 2nd reading the Stegmaier Acres Replat of Lot 2
- Approved on 2nd reading the establishment of new Ward Boundaries

November 22, 2021

- Approved on 1st reading the Rezoning of Lots 7 & 10 in LeMor Estates
- Approved on 1st reading the 34th Amendment to the UDC
- Approved on 1st reading the correction of the legal description in the Watermark rezoning request

Planning and Zoning Commission

November 16, 2021

- Recommended approval of the 34th amendment to the UDC
- Elected officers for 2021-22
- Approved the 2022 Meeting Calendar
- Recommended approval of the rezoning of lots 7 & 10 in LeMor Estates
- Recommended approval of the preliminary plat for The Estates at Knoll Creek

Board of Adjustment

November 16, 2021

- Denied a variance to the rear yard setback for 513 Regina Court

Upcoming Meetings – December & January

December 7, 2021 Planning and Zoning Commission

- Brown Event Center Conditional Use Permit, 16119 Kentucky Road (public hearing)
- Watermark Site Plan

December 13, 2021 City Council

- 2nd reading - 34th amendment to the UDC
- 2nd reading - LeMor Estates Rezoning
- Knoll Creek Preliminary Plat (public hearing)

December 14, 2021 Board of Adjustment

- Variance request for a 2nd driveway at 712 Raven Street

December 20, 2021 City Council

- 1st reading - Brown Event Center Conditional Use Permit (public hearing)

December 21, 2021 Planning and Zoning Commission

- No applications currently pending - meeting to be cancelled

January 4, 2022 Planning and Zoning Commission

- No applications currently pending

January 10, 2022 City Council

- 2nd reading - Brown Event Center

January 18, 2022 Planning and Zoning Commission

- No applications currently pending

January 24, 2022 City Council

- No applications currently pending

Department Activities

- Economic Development Director David Gress participated in the [2021 Public Service Career Expo](#), hosted by Mid-America Regional Council to highlight the roles and relationship of economic development within the public service

realm. The program was offered to middle-school and high-school students across the KC Metro.

- The total number of dwelling units in the City has surpassed 9,000, with a total of 9,034.
- A demolition permit was issued to remove the former Golden Corral building to allow for redevelopment of the property for a [Whataburger](#) restaurant.
- City Planner Dylan Eppert participated in the Missouri Chapter of the American Planning Association annual conference.
- Director Jim Cadoret participated in the virtual meeting of the participating communities in the Communities for All Ages initiative.
- The Board of Adjustment met Tuesday and denied the variance request filed for an addition to the home at [513 Regina Court](#) that would encroach 9 feet into the required rear yard setback.
- Building permits for 88 of the 204 proposed units in [The Venue](#) of The Good Ranch townhome development on Dean Avenue were prepared for issuance.
- Economic Development Director David Gress and Mayor Kristofer Turnbow attended the monthly Board meeting of the Raymore Chamber of Commerce.
- Director Jim Cadoret and City Planner Dylan Eppert met to restart staff work efforts on the City Comprehensive Plan.

GIS Activities

- Update of required services with sync ability for collaboration with AGO Open Data Portal
- Site data as requested by engineers
- Software maintenance & monitoring
- Creation of weekly crime mapping application
- Update of base mapping & regulatory features
- Addressing operations as required
- Printing services and troubleshooting
- QA/QC of enterprise database operations, feature datasets and attribution
- SOC tuning in support of web mapping applications for low bandwidth
- Reconciling enterprise database replication, versioning and sync issues