

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 14, 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 EPPERT, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ADMINISTRATIVE ASSISTANT EMILY JORDAN AND CITY ATTORNEY JONATHAN ZERR.

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 November 15, 2021 meeting

Motion by Board Member Woods, Seconded by Board Member Bailey, 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. Case #21035 - Dale Falck, Variance to allow for a 2nd driveway - 712 Raven Street (public hearing)

Chairman Hatcher opened the public hearing at 6:02pm.

Dale Falck, the homeowner at 712 Raven Street, Raymore MO 64083, came to the podium to give an overview of the requested variance. Mr. Falck stated that the request for the variance was to allow for a second driveway to be added to the property to the south of the main home. The second driveway would allow access to the lower level of the home, which is where Mr. Falck's elderly mother lives. This driveway would make getting the car down to her much easier, and stated that the driveway cannot go on the other side of the house, since the apartment where the mother is living is on the south

side of the home.

City Planner Dylan Eppert gave the Staff Report, highlighting that the request is for a variance to allow for a second driveway. The existing zoning of the property is "R-1" Single-Family, and the existing surrounding zoning is "R-1" Single-Family residential to all sides. The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low density residential development. The Major Thoroughfare Plan Map classified Raven Street and Toucan Street as local roads. Mr. Eppert entered six items into record, as well as any additional exhibits as presented during the hearing. Previous planning actions on or near the property include the rezoning of the Sky Vue Estates subdivision from "A" Agricultural District to "R-1" Single-Family Residential District in August 1983. In March 1984, the City Council approved the Final Plat of Sky Vue Estates lots 50-124, and approved the replat of Sky Vue Estates lots 76-85 in June 1986. The home on the subject property was built in 1989, and the accessory structure was built in 2020, and is 336 square feet. Mr. Eppert stated that there are sections of the Unified Development Code that are applicable to the variance request included in Section 425.030 Residential Driveways. 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 only one lot would be considered spot zoning and is not recommended by Staff. 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 prevented the addition. The UDC requires the additional driveway to be paved with asphalt or concrete, and would require a right-of-way permit prior to installation. Mr. Eppert stated that 712 Raven Street is in a phase of the 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 feet of frontage along Raven Street, providing adequate separation between the existing driveway and the proposed driveway. Staff recommends the Board of Adjustment accept the staff proposed findings of fact and approve the case.

Mike Capper, 714 Raven Street, came to the podium to give comments. Mr. Capper stated that he is concerned that the second driveway would be used for parking trailers or RVs, although if Mr. Falck won't park trailers on the second driveway, he is not opposed to the request being approved.

The Board asked Mr. Capper why he is opposed to the parking of RVs on the second driveway.

Mr. Capper responded that the parking of a trailer on the second driveway would ruin the beauty of the neighborhood and bring down property values.

Carl Brooks, 721 Raven Street, came to the podium for comments. Mr. Brooks stated that there are City codes for a reason, and that having two driveways is not the norm for single-family homes. Mr. Brooks stated that the rest of the homes in the area have only one driveway, and it should be kept the same. The new garage was built, and Mr. Brooks questioned why the garage wasn't made big enough to store a boat or RV. Mr. Brooks stated that he is also concerned about a trailer being parked in the driveway and how it would affect property value in the neighborhood.

Chairman Hatcher closed the public hearing at 6:14pm.

The Board asked Mr. Falck if he planned on storing a trailer or RV on the driveway.

Mr. Falck responded that no, not as a permanent parking area. The trailer or RV would only be parked there temporarily when repairs are being made.

Motion by Board Member Woods, Seconded by Board Member Harrison, to accept staff proposed findings of fact and approve Case #21043, 712 Raven Street Residential Driveway Variance.

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

8. Staff Comments -

Mr. Eppert noted that there are no new applications at this time, so there are no future meetings scheduled at the time.

9. Board Member Comment - None

10. Adjournment

Motion by Board Member Woods, Seconded by Board Member Bailey 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 December 14, 2021 adjourned at 6:17 p.m.

Respectfully submitted,
Emily Jordan