



# RAYMORE BOARD OF ADJUSTMENT AGENDA

Tuesday, June 20, 2017 - 6:00 p.m.

City Hall Council Chambers  
100 Municipal Circle  
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances - None
5. Consent Agenda
  - a. Acceptance of Minutes from April 18, 2017 meeting
6. Old Business - None
7. New Business
  - a. Election of Officers
  - b. Case #17017 - Parys Variance, 411 S. Foxridge Drive Covered Deck (*public hearing*)
  - c. Case #17018 - Glidewell Variance, 308 E. Walnut Street Setback (*public hearing*)
8. Staff Comments
9. Board Member Comment
10. Adjournment

*Any person requiring special accommodation (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, APRIL 18, 2017 IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, MIKE VINCK, GERALD JENKINS AND ALTERNATE LOREN JONES. BOARD MEMBERS STEPHEN GRUBE AND TOM BUECHLER WERE ABSENT. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS, AND CITY ATTORNEY REPRESENTATIVE MIKE FLEMING.

1. Call to Order – Vice-Chairman Vinck called the meeting to order at 6:04 p.m.
2. Pledge of Allegiance
3. Roll Call – Roll was taken and Vice-Chairman Vinck declared a quorum present to conduct business.

Vice-Chairman Vinck indicated that since there are only four board members present that it would take a concurrent vote of the four members to approve any request this evening.

4. Personal Appearances – None.
5. Consent Agenda –
  - A. Acceptance of Minutes of November 15, 2016 meeting

Motion by Board member Jenkins, Seconded by Board member Woste to accept the minutes of November 15, 2016 as written.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Absent
Board member Grube	Absent
Board member Woste	Aye
Board member Vinck	Aye
Board member Jones	Aye

Motion passed 4-0-0

6. Old Business – None
7. New Business
  - A. Case #17010 - Hilger Variance - 1455 Brompton Lane (public hearing)

Vice-Chairman Vinck opened Case #17010 - Hilger Variance, 1455 Brompton Lane, and opened the public hearing at 6:05 p.m.

Marlene and Ron Hilger, 1455 Brompton Lane, presented their request to the Board.

Mrs. Hilger stated they are requesting approval of a variance to allow a roof over an existing deck. The deck faces southeast and has sunlight for most of the day. The roof will help to alleviate the heat that is generated by constant sunshine hitting the deck. The rear of the home is adjacent to the golf course and would allow us to spend more time outside. Our neighbors all have covered decks.

Board member Woste asked why the applicant did not complete the proposed findings of fact as part of their application.

David Gress, Associate Planner, indicated that applicants are encouraged but not required to complete the findings sheet. Staff has provided proposed findings for the Board to consider.

Mr. Gress provided the staff report for the application. As this was a public hearing, Mr. Gress entered for the record: Mailed Notices to Adjoining Property Owners; Notice of Publication; Unified Development Code; Application; Growth Management Plan; Staff Report and the site plan submitted by the applicant.

Mr. Gress stated the City Code changed in 2009, which resulted in decks that encroach into the setback area from not being allowed to be covered. Under the previous code covered porches were allowed to encroach into the setback area.

Mr. Gress indicated staff does recommend approval of the variance application.

Board member Jenkins asked if the adjacent homes that have covered decks were completed prior to the code change.

Mr. Gress indicated the existing covered decks were constructed prior to the code change.

Board member Woste asked for clarification on why the variance application was necessary.

Mr. Gress indicated that the current code requires that a deck with a roof cover must comply with the building setback required for the home. The deck on the rear of this home projects into the rear yard setback area and thus a variance is necessary to construct a roof cover.

There were no public comments on the application.

Vice-Chairman Vinck closed the floor for public comment at 6:12 p.m.

Motion by Board member Jenkins, Seconded by Board member Jones to accept the Staff Proposed Findings of Fact and approve Case #17010, Hilger Variance, 1455 Brompton Lane.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Absent
Board member Grube	Absent
Board member Woste	Aye
Board member Vinck	Aye
Board member Jones	Aye

Motion passed 4-0-0

B. Case #17012 - Goeglein Variance, 1437 Brompton Lane (public hearing)

Vice-Chairman Vinck opened Case #17012 - Goeglein Variance, 1437 Brompton Lane, and opened the public hearing at 6:14 p.m.

Keith and Virginia Goeglein, 1437 Brompton Lane, presented their request to the Board.

Mr. Goeglein stated their request is similar to the Hilger request. We are needing our deck covered due to the sun and heat issues and not being able to utilize the deck. Our deck also faces the golf course.

Mr. Goeglein stated they did obtain a variance to allow their deck to encroach into the setback area. Our neighbors do have covered decks and we would like our deck to be covered. We think the approval of the variance would allow for a more uniform area and that the Creekmoor POA did approve the request.

Mr. Gress presented the staff report. As this was a public hearing, Mr. Gress entered for the record: Mailed Notices to Adjoining Property Owners; Notice of Publication; Unified Development Code; Application; Growth Management Plan; Staff Report; site plan submitted by the applicant; and proposed findings of fact submitted by the applicant.

Mr. Gress indicated staff submitted proposed findings of fact and recommends approval of the request.

Vice-Chairman Vinck asked about the 2009 variance application that was approved for this property and what was specifically requested at that time.

Mr. Gress stated the request was to allow the open deck to encroach ten feet into the setback area, an increase from the allowable 7.5 foot encroachment.

There were no public comments on the application.

Vice-Chairman Vinck closed the floor for public comment at 6:20 p.m.

Board member Jenkins stated he appreciated the applicants submitting their proposed findings of fact.

Motion by Board member Jenkins, Seconded by Board member Jones to accept the Staff Proposed Findings of Fact and approve Case #17012, Goeglein Variance, 1437 Brompton Lane.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Absent
Board member Grube	Absent
Board member Woste	Aye
Board member Vinck	Aye
Board member Jones	Aye

Motion passed 4-0-0

C. Case #17011 - Mills Variance, 1214 Kingsland Circle (public hearing)

Vice-Chairman Vinck opened Case #17011 - Mills Variance, 1214 Kingsland Circle, and opened the public hearing at 6:21 p.m.

Derek and Pamela Mills, 211 NW Hemlock Street, Lee's Summit, Missouri, presented their request to the Board.

Mr. Mills stated they are requesting a five foot variance for the undeveloped lot #37 in the Edgewater Subdivision and desire to construct a home upon the lot. There is a 1,600 square foot minimum floor area requirement that must be complied with and they have tried to fit the home on the lot.

Mr. Mills indicated that the Creekmoor POA agrees with the variance if the City approves it. Over the last 12 months we have met with the City Engineer and City officials to work out the drainage concerns on the lot. City Council approved the vacation of a portion of the rear easement.

Mr. Mills stated that due to the unique shape of the lot there is a hardship upon us to find a home design that will fit upon the lot. My builder will complete the drainage swale, will relocate trees outside of the easement and will grade the properties.

Board member Jenkins asked if the applicant would be moving the trees on Lot 19.

Mr. Mills stated yes, he would be moving the trees. Likely two trees would be moved.

Vice-Chairman Vinck asked if the design elevation included in the packet is the home that will be built.

Mr. Mills stated yes.

Board member Woste asked if they considered a future deck for the home.

Mr. Mills stated there will be a concrete patio but no deck.

Mr. Gress presented the staff report. As this was a public hearing, Mr. Gress entered for the record: Mailed Notices to Adjoining Property Owners; Notice of Publication; Unified Development Code; Application; Growth Management Plan; Staff Report; applicant's personal statement, and the Creekmoor Declaration of Covenants..

Mr. Gress stated staff included photographs of the site to help delineate the shape of the lot. He stated City Council did approve a vacation of utility easement that would allow construction of the proposed home.

Mr. Gress indicated staff submitted proposed findings of fact and recommends approval of the request.

Vice-Chairman Vinck asked if the City Code had a minimum driveway length.

Jim Cadoret, Community Development Director, stated the City Code does not have a minimum driveway length, but twenty feet would be a reasonable minimum to prevent any vehicle from overhanging the sidewalk.

Board member Jenkins asked if the sidewalk would be built by the builder.

Mr. Cadoret stated yes..

There were no public comments on the application.

Vice-Chairman Vinck closed the floor for public comment at 6:31 p.m.

Motion by Board member Jenkins, Seconded by Board member Jones to accept the Staff Proposed Findings of Fact and approve Case #17011, Mills Variance, 1214 Kingsland Circle.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Absent
Board member Grube	Absent
Board member Woste	Aye
Board member Vinck	Aye
Board member Jones	Aye

Motion passed 4-0-0

8. Staff Comments - None

9. Board member Comment –

Board member Jenkins asked if there are any upcoming meetings of the Board.

Mr. Gress stated there are no applications currently filed so no meeting is currently scheduled.

Board member Woste asked staff if the monthly Community Development Department report could be forwarded to the Board members.

Mr. Cadoret stated staff would forward the report each month to the Board members.

10. Adjournment

Motion by Board member Jenkins, Seconded by Board member Jones to adjourn.

Vote on Motion:

Board member Jenkins	Aye
Board member Buechler	Absent
Board member Grube	Absent
Board member Woste	Aye
Board member Vinck	Aye
Board member Jones	Aye

Motion passed 4-0-0

The Board of Adjustment meeting for April 18, 2017 adjourned at 6:35 p.m.

Respectfully submitted,

Jim Cadoret



**To:** Board of Adjustment  
**From:** City Staff  
**Date:** June 20, 2017  
**Re:** Case #17017 - 411 S. Fox Ridge Drive Covered Deck Variance

## GENERAL INFORMATION

**Applicant/  
Property Owner:** Brackmann Construction Inc.  
1418 N. Scott  
Belton, MO 64012

**Requested Action:** Granting of variance to construct a covered deck

**Property Location:** 411 S. Fox Ridge Drive – Eagle Glen Subdivision, 2nd, Lot 28



**2016 Aerial Photograph:**



**Site Photographs**



*View of the existing deck at 411 S. Fox Ridge Drive*





*View looking southwest near the rear property line*



*View looking northeast along the rear property line*

**Existing Zoning:** R-1P Single Family Residential District, Planned

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

**Total Tract Size:** 10,500 square feet

**Growth Management Plan:** The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for low-density residential development.

**Major Street Plan:** The Major Thoroughfare Plan has S. Fox Ridge Drive classified as a Major Collector

**Advertisement:** June 1, 2017 Journal Newspaper

**Public Hearing:** June 20, 2017 Board of Adjustment

**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**  
**Exhibit 7. Applicant Proposed Findings of Fact**  
**Exhibit 8. Support letter from adjacent property owners**

## **PROPOSAL**

The applicant seeks a variance to UDC Section 405.030(B)(1) Projections into Required Yards - Porches and decks greater than 30 inches above grade, open on at least 3 sides, with no roof or cover. The requested variance would allow the applicant to construct a covered deck on the rear of their house.

## **VARIANCE REQUIREMENTS**

*City Ordinance Requirements:* In order for the applicant to accomplish the aforementioned action, they must first meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to be granted a variance, specifically Section 470.060.

## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The Eagle Glen Subdivision, 2nd Plat was approved by the City of Raymore on March 25, 2002.
2. The Eagle Glen Subdivision, 2nd Plat was recorded on April 17, 2002.
3. A building permit was issued for the property on May 7, 2003.
4. A Certificate of Occupancy was issued for the property on November 5, 2003

## **STAFF COMMENTS**

1. The zoning regulations for the lots in the Eagle Glen Subdivision are as follows:
  - a. Lot Area Minimum: 8,400 square feet
  - b. Lot Width Minimum: 70 ft
  - c. Lot Depth Minimum: 100 ft
  - d. Front Setback Minimum: 30 ft
  - e. Rear Setback Minimum: 30 ft
  - f. Interior Side Lot Minimum: 10% lot width, 7 ft. minimum
2. The Unified Development Code, effective January 1, 2009, limits open porches and decks to a maximum projection of 30 percent into the required rear yard. In a change from the previous code, the UDC prohibits covered porches and decks from projecting into the required rear yard.
3. The southern corner of the existing deck structure is built to the maximum allowable projection of 9 feet (30% of the required rear yard setback).
4. The applicant intends to remove the existing deck, and reconstruct a new deck that is smaller in size.
5. The proposed deck and roof will extend 6 feet (20%) into the required rear yard setback.
6. The existing deck has stairs. The applicant has indicated that they will not add stairs to the proposed deck, but it will be screened on three sides.
7. Notices of the variance request were mailed to twelve (12) property owners that live within 185 feet of the subject property. Staff only received one visit from an adjoining neighbor, who was mostly curious if the proposed deck would affect their property. Staff determined there would be no major affects.

8. A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.

## **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 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 property in question is similar in depth and shape to surrounding properties. The need for the variance arises as a result of the orientation of the house on the lot. The applicant has stated that the rear of their property faces southeast, and without cover, the existing deck receives constant direct sunlight, making it uncomfortable to use, which is not a situation created by an action of the applicant.

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.

The applicant is permitted practical use of their property under the zoning regulations. However, the code does not allow a roof to extend into the required rear yard. Staff finds there is no unnecessary hardship imposed by the provisions of the Unified Development Code.

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

The granting of the variance will not adversely affect the rights of adjacent property owners. The property is adjacent to a wooded area, so the roof addition will not result in a decreased distance between structures or have otherwise intrusive impacts on adjacent homeowners.

Many adjacent homeowners have covered decks in their rear yards. Although these decks do not project more than 30 percent into the required rear yard, they are covered by extensions of the roof line. The requested variance will allow the deck to be covered. The applicant has also spoken with two adjacent neighbor, and received no opposition.

- 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.**

The granting of the variance will allow the property owner to construct a roof covering the deck on the rear of the house that is consistent in size and design with surrounding properties.

Other properties within the Eagle Glen subdivision have covered decks, however, no homeowners are permitted to build decks or porches that encroach more than 9 feet into the required rear yard. The existing deck of the subject property is built to the maximum encroachment of 9 feet into the required rear yard.

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

The requested variance would allow a covered deck to be constructed on the rear of the applicant's homes, and would not have an impact on other development regulations. The structure will still comply with the maximum allowed projection of 30 percent into the required rear yard.

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

Setback and projection/obstruction requirements are in place to provide adequate separation between homes for the purposes of health and safety. The rear yard of Lot 28 abuts wooded park land, thus the requested variance to construct a covered deck would not result in inadequate separation between homes. While it is important to maintain appropriate separation between structures for the protection of homeowners, the requested variance is not deemed to adversely affect 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.**

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 requested variance will not be opposed to said purposes and intents of the UDC. The addition of a roof will not adversely affect surrounding properties or the character of the neighborhood.

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.**

As stated above, the requested variance is not contradictory to the purpose and intent of the Code and will not adversely affect the public health, safety or welfare. Thus, granting the variance would be a just application of the Code. Staff does not find, however, that UDC Section 405.030 creates an undue hardship to the applicant. Granting the variance is not necessary to relieve the applicant of substantial hardship or difficulty.

## **STAFF RECOMMENDATION**

The subject property is similar in depth, size, and shape to surrounding properties. Several homes surrounding the subject property have decks that are covered by extensions of the roof line. The addition of a covered deck will not adversely affect surrounding properties or the character of the neighborhood.

The existing deck is built to the maximum allowable projection of 9 feet (30% of the required rear yard). However, the property owner has indicated that they intend to decrease the size of the deck during the construction of the roof, and the proposed deck will only extend six feet (20%) into the required rear yard. The property owner has discussed their plans to build a covered deck with their neighbors, and received no objections.

Staff recommends the Board of Adjustment accept the staff proposed findings of fact and approve case #17017 as requested, as it meets the required conditions of approval.

**APPLICABLE BUILDING CODES:**

2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS

**GENERAL CONSTRUCTION NOTES:**

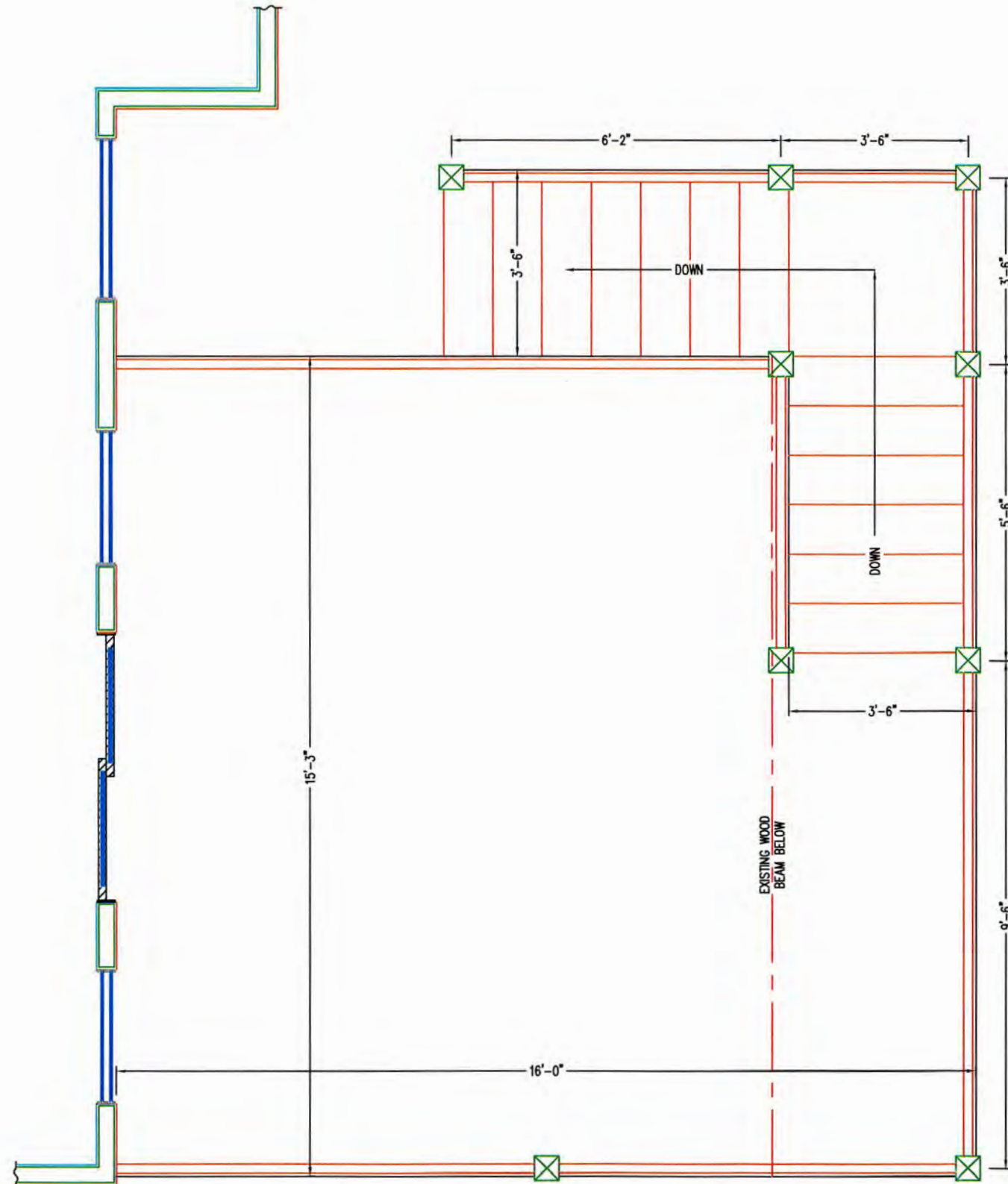
1. ALL WORK ON THIS PROJECT SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES.
2. THE CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS AND OR ANY INSPECTIONS REQUIRED BY REGULATORY AUTHORITIES.
3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT.
4. CONTRACTOR MUST INSPECT ALL EXISTING CONDITIONS BEFORE COMMENCING WORK, AND COLLECT ALL NECESSARY FIELD CONDITION INFORMATION NECESSARY TO COMPLETE THE WORK DESCRIBED.
5. ANY ADDITIONAL WORK MUST BE APPROVED BY OWNER IN ADVANCE OF PERFORMING THE WORK.
6. CONTRACTOR TO PROVIDE TEMPORARY SHORING OF ANY WALLS.
7. ALL DIMENSIONS MUST BE FIELD VERIFIED AND AS SHOWN ARE APPROXIMATE.
8. SUPPLIER SUBMITTAL REQUIRED IN ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS.
9. CONTRACTOR SHALL INSTALL SIMPSON H2.5A HURRICANE TIES AT ALL RAFTER/SILL CONNECTIONS.

**RESIDENTIAL DESIGN LOADS:**

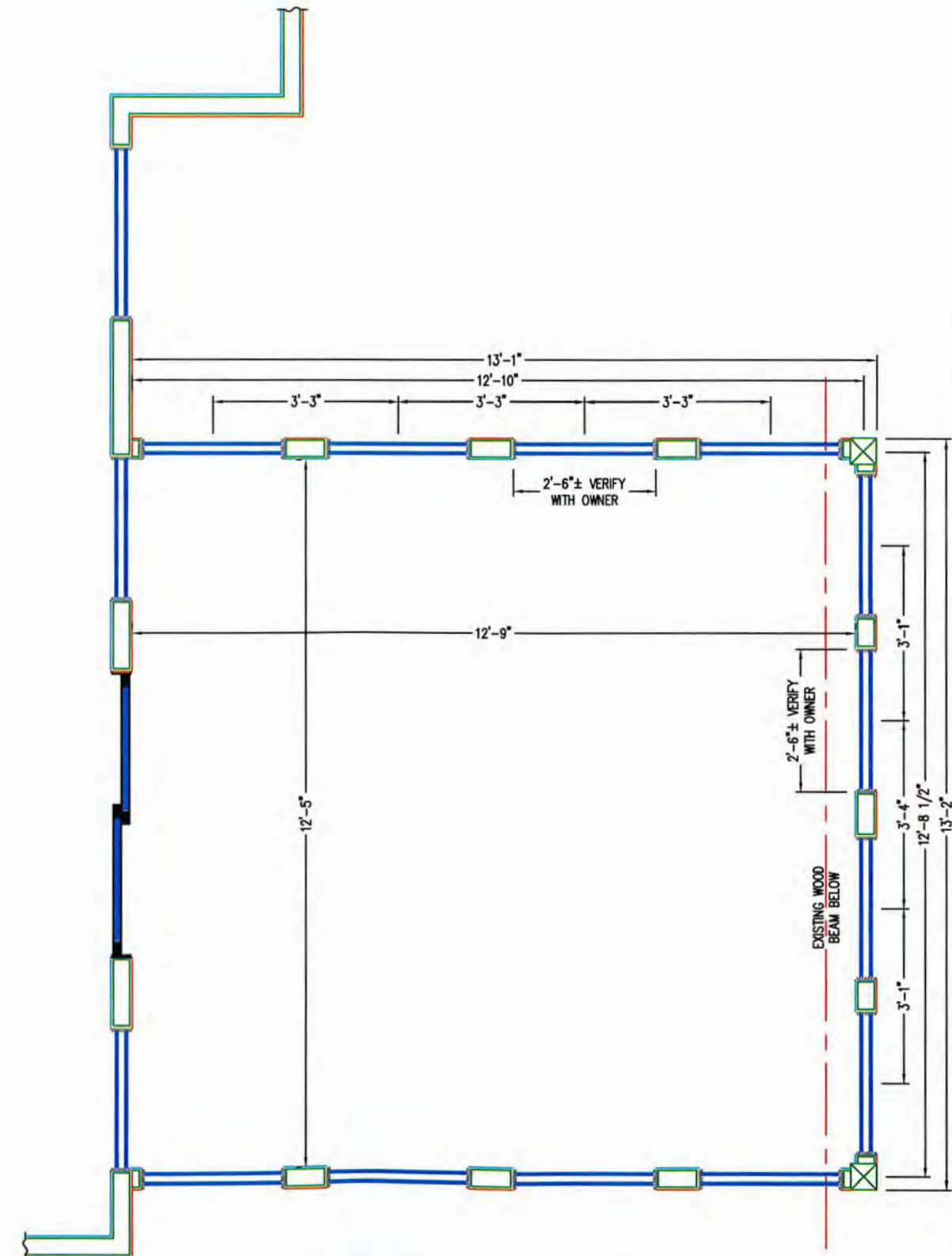
- ALL FLOOR DESIGN LIVE LOAD: 40.0 PSF
- ALL FLOOR DESIGN DEAD LOAD: 10.0 PSF
- ROOF DESIGN LIVE LOAD: 20.0 PSF
- ROOF DESIGN DEAD LOAD: 10.0 PSF
- GROUND SNOW LOAD: 20.0 PSF
- SOIL BEARING PRESSURE: 2,000 PSF
- WIND LOADS - 105 MPH - 3 SECOND GUSTS



Deck Plan - Existing



Deck Plan - Modified



REV.	DATE	DESCRIPTION
1		
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DECK PLAN  
 PROJECT TITLE: EXISTING DECK MODIFICATIONS  
 411 S. FOX RIDGE DRIVE  
 RAYMORE, MISSOURI



**ENGINEERING PERSPECTIVE INC.**  
 2607 N. HUB DRIVE, INDEPENDENCE, MISSOURI  
 PH (816) 836-9633, FAX (816) 836-9638

DATE: 05/04/2017  
 SCALE: 3/4" = 1 FOOT

CADD FILE: A1

- 2. THE CONTRACTOR SHALL APPLY, PAY FOR, AND OBTAIN ALL PERMITS AND OR ANY INSPECTIONS REQUIRED BY REGULATORY AUTHORITIES.
- 3. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT.
- 4. CONTRACTOR MUST INSPECT ALL EXISTING CONDITIONS BEFORE COMMENCING WORK, AND COLLECT ALL NECESSARY FIELD CONDITION INFORMATION NECESSARY TO COMPLETE THE WORK DESCRIBED.
- 5. ANY ADDITIONAL WORK MUST BE APPROVED BY OWNER IN ADVANCE OF PERFORMING THE WORK.
- 6. CONTRACTOR TO PROVIDE TEMPORARY SHORING OF ANY WALLS.
- 7. ALL DIMENSIONS MUST BE FIELD VERIFIED AND AS SHOWN ARE APPROXIMATE.
- 8. SUPPLIER SUBMITTAL REQUIRED IN ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS.
- 9. CONTRACTOR SHALL INSTALL SIMPSON H2.5A HURRICANE TIES AT ALL RAFTER/SILL CONNECTIONS.

SOIL BEARING PRESSURE: 2,000 PSF  
 WIND LOADS - 105 MPH - 3 SECOND GUSTS

**WOOD FRAMING NOTES:**

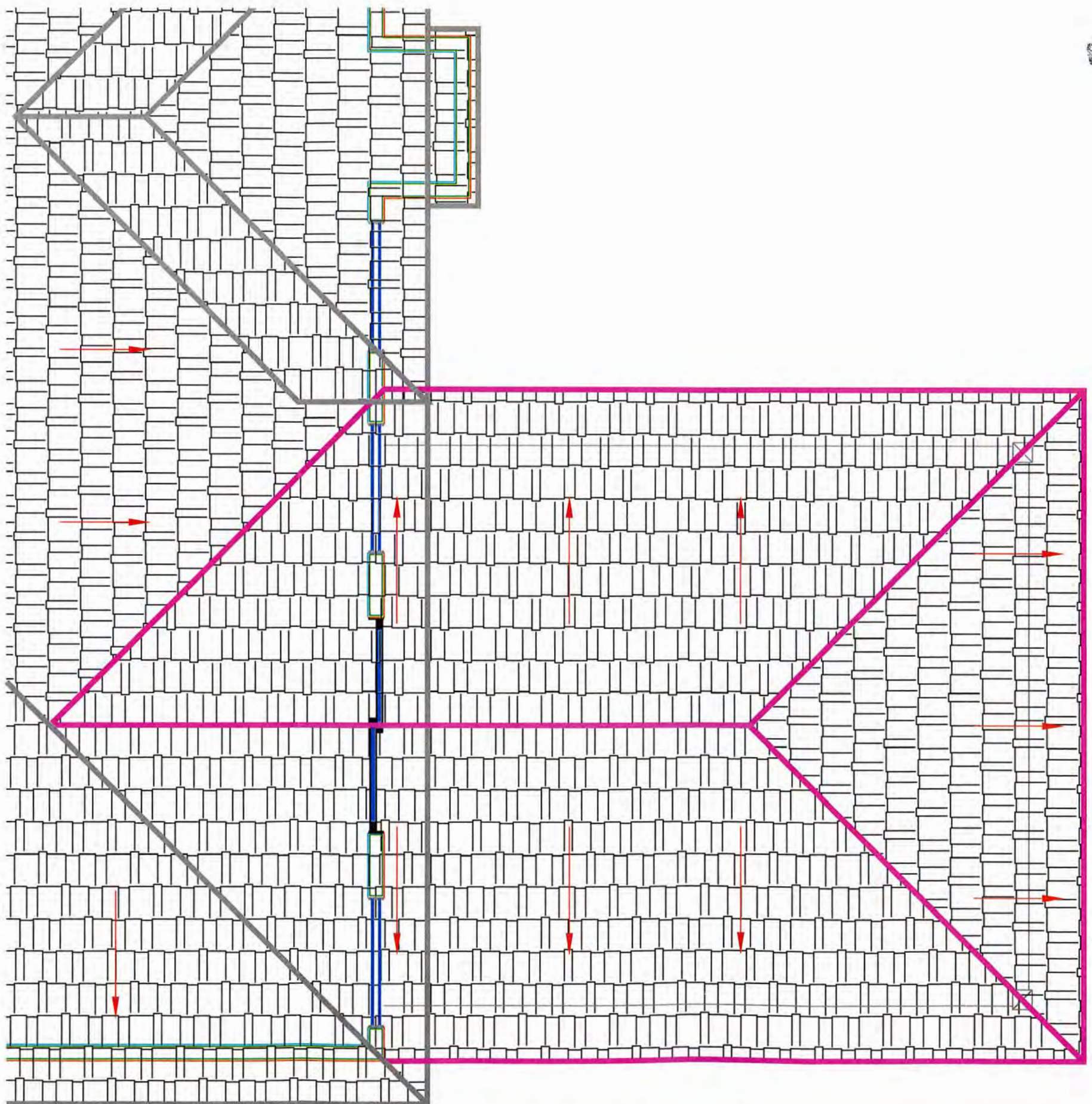
- 1. ALL CONVENTIONAL WOOD FRAMED WALLS WILL MEET THE FOLLOWING:
  - 1.1. HEIGHT: 10 FEET OR LESS AND MATCH EXISTING.
  - 1.2. GRADE: NUMBER 2, STANDARD OR STUD GRADE

**FRAMING REQUIREMENTS:**

- 1. TOE NAIL WOOD FLOOR JOIST TO SILLS OR GIRDERS WITH 3 EACH-8d NAILS.
- 2. TOE NAIL RIM JOIST TO WALL PLATE WITH 8d NAILS AT 6 INCH CENTERS.
- 3. FACE NAIL RIM JOIST TO FLOOR JOIST WITH 3 EACH-16d NAILS.
- 4. ALL CONVENTIONAL WOOD FRAMED WALLS WILL COMPLY WITH 2012 I.R.C. CHAPTER 6.
- 5. VERIFY INSTALLATION OF DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.
- 6. ALL HEADERS AND FLOOR JOIST SHALL BE #2 GRADE D.F. OR EQUAL.
- 7. HEADERS WITHIN CONVENTIONAL WOOD FRAME WALLS SHALL BE S.Y.P. NO. 2 OR EQUAL 2x10's.
- 8. FASTENING SHALL BE IN ACCORDANCE WITH 2012 I.R.C. SECTION R502.5 AND TABLES 502.5 (1) AND (2).

**ROOF NOTES:**

- **COMPOSITION SHINGLE:**
  - 1. ROOF COVERING MATERIAL SHALL CONSIST OF COMPOSITION SHINGLES, SIMILAR TO ORIGINAL.
  - 2. USE SIMPSON H2.5A TIES AT JOISTS AND SILL PLATE CONNECTIONS (ALL LOCATIONS).
  - 3. HEADERS WITHIN CONVENTIONAL WOOD FRAME WALLS SHALL BE SYP NO.2 OR EQUAL DOUBLED 2X10's.
  - 4. FASTENING SHALL BE IN ACCORDANCE WITH 2012 I.R.C. FASTENING SCHEDULE.
- **ROOF SHEATHING:**
  - 1. ROOF SHEATHING SHALL BE 1/2" PLYWOOD, EXTERIOR GRADE AND DIRECTION OF SHEATHING SHALL BE PERPENDICULAR TO TRUSSES AND WITH STAGGERED ENDS, FASTENING FOR ALL ROOF SHEATHING IN ACCORDANCE WITH 2012 I.R.C. FASTENING SCHEDULE.



PARTIAL ROOF PLAN - MODIFIED

3/4" = 1 FOOT



(PRINTED ON HALF SIZE SHEET)

REV. DATE	DESCRIPTION	SHEET TITLE: <b>ROOF PLAN - MODIFIED</b> PROJECT TITLE: <b>EXISTING DECK MODIFICATIONS</b> 411 S. FOX RIDGE DRIVE RAYMORE, MISSOURI
▲▲▲▲▲	▲▲▲▲▲	
		
<b>ENGINEERING PERSPECTIVE INC.</b> 2801 N. HUB DRIVE, INDEPENDENCE, MISSOURI PH (816) 838-9633, FAX (816) 838-9638 PROJ. NO. 0217016 DRG. BR. MDL. CHK. BR. MDL. APP. BR. MDL.		
CADD FILE: A2 DATE: 05/04/2017 SCALE: 3/4" = 1 FOOT DRAWING NO. A2 of 6		



May 16, 2017

City of Raymore  
Raymore Planning and Zoning Commission

Re: Deck Modification for 411 S Fox Ridge Dr.  
Henry and Sharon Parys

Dear Commissioners:

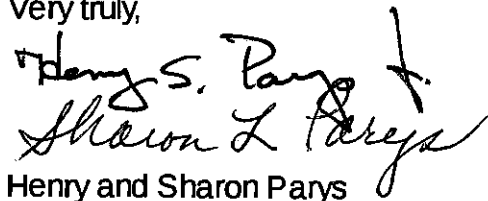
When we were looking for a home to move to three years ago (we moved from upstate New York to be closer to our son and his family), we were fortunate to find this lovely home in Eagle Glen.

We were attracted to this property due to the natural privacy of the woods and access to the walking path. We so enjoy sitting out on our deck during the summer months, however, it was always our intention to construct a covered sun porch similar to many of our neighbors along this walking path. Not only would it provide us the opportunity to enjoy the views for a longer period of time during the year, but we feel that this sun porch would enhance the value of our property.

We would greatly appreciate your vote of approval on a variance to allow Brackmann Construction to build this sun porch for us. Given their reputation and experience, we feel very comfortable with the plans they have submitted and look forward to working with them.

Thank you for your consideration.

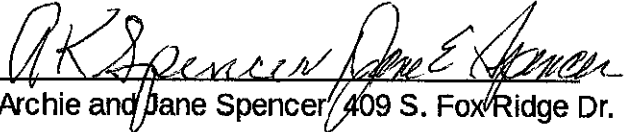
Very truly,

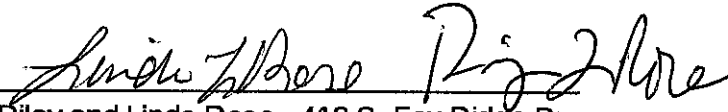
  
Henry and Sharon Parys

To: Brackmann Construction and City of Raymore Planning and Zoning

Re: Existing Deck Modifications for 411 S. Fox Ridge Dr.  
Henry and Sharon Parys

We have reviewed the modification plans presented by Henry and Sharon Parys and we hereby acknowledge that we have no issues with the proposed new sun porch to be constructed by Brackmann Construction this summer.

 5/16/2017  
Archie and Jane Spencer 409 S. Fox Ridge Dr.

  
Riley and Linda Rose 413 S. Fox Ridge Dr.



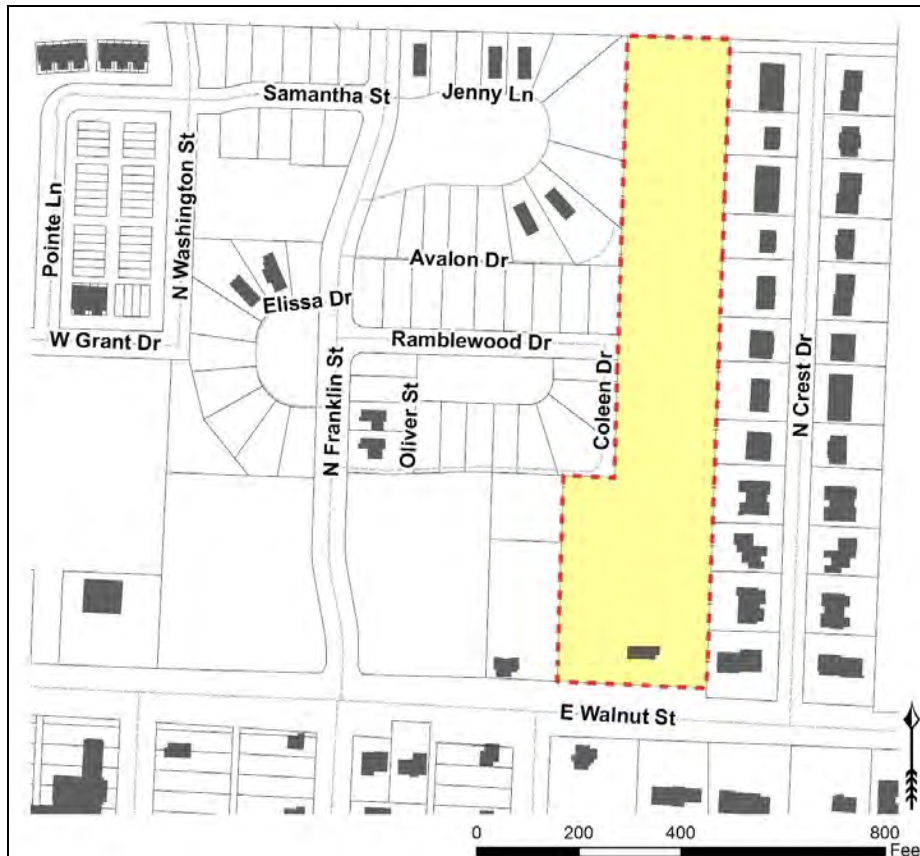
**To:** Board of Adjustment  
**From:** City Staff  
**Date:** June 20, 2017  
**Re:** Case #17018 - G&G Storage Setback Variance;  
308 E. Walnut St

## GENERAL INFORMATION

**Applicant/  
Property Owner:** G&G Storage, LLC.  
103 Evans Ave  
Raymore, MO 64083

**Requested Action:** Granting of variance to reduce the required side-yard setback from twenty feet (20') to ten feet (10')

**Property Location:** 308 E. Walnut Street, Raymore, MO



**2016 Aerial Photograph:**



**Site Photographs**



*View looking north along the access drive from E. Walnut Street*



*View looking north showing the private alley in the Ramblewood subdivision and the tree line along the western property line*



*View looking west showing the natural tree buffer between the Ramblewood subdivision and the subject property*

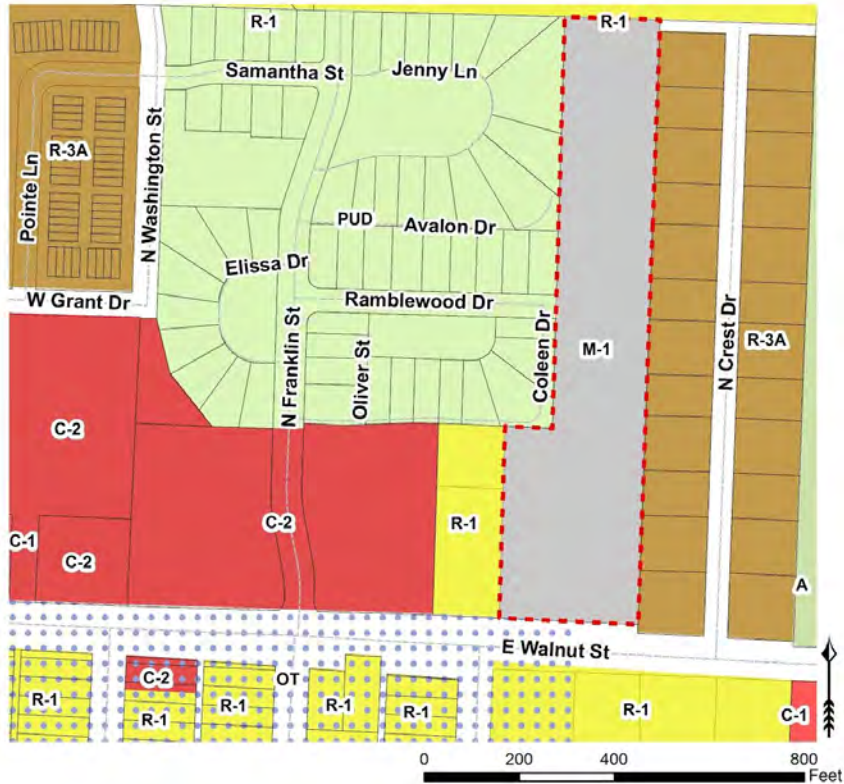


*View looking east showing the existing tree buffer between the Falcon Crest subdivision and the subject property*



*Example of fencing that exists at the applicant's other storage facility that will be used as screening between the subject property and the adjacent properties zoned R-1 and R-3A.*

**Existing Zoning:** M-1; Light Industrial District



**Existing Surrounding Uses:**

<b>North:</b>	Residential, Undeveloped
<b>South:</b>	Residential
<b>East:</b>	Residential
<b>West:</b>	Residential, Commercial

**Total Tract Size:** 294,773 square feet

**Growth Management Plan:** The Future Land Use Plan Map contained within the 2013 Growth Management Plan designates this property as appropriate for residential and commercial development.

**Major Street Plan:** The Major Thoroughfare Plan has E. Walnut Street classified as a Major Arterial

**Advertisement:** June 1, 2017 Journal Newspaper

**Public Hearing:** June 20, 2017 Board of Adjustment

- 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**
  - Exhibit 7. Applicant Proposed Findings of Fact**

## **PROPOSAL**

The applicant seeks a variance to UDC Section 410.030A Bulk and Dimensional Standards. The requested variance would reduce the required side-yard setback, abutting a residential district from twenty feet (20') to ten feet (10').

## **VARIANCE REQUIREMENTS**

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action, they must first meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken in order to be granted a variance, specifically Section 470.060.

## **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The Falcon Crest Subdivision, located to the east of the subject property was approved by the City of Raymore on March 11, 1985.
2. The Ramblewood Subdivision, located to the west of the subject property was approved by the City of Raymore on June 25, 2007.

## **STAFF COMMENTS**

1. Section 410.030A of the Unified Development Code includes the bulk and dimensional standards for Business, Commercial, and Industrial Zoning Districts. The standards for a property in the "M-1" Light Industrial District are as follows:
  - a. Lot Area Minimum: None
  - b. Lot Width Minimum: 100 ft
  - c. Lot Depth Minimum: 100 ft
  - d. Front Setback Minimum: 30 ft
  - e. Rear Setback Minimum: 20 ft
  - f. Side Setback Minimum: 10 ft
  - g. Side Setback Min., abutting a residential district: 20 ft



2. The applicant also owns a storage facility to the west on E. Walnut St. and N. Evans Ave. and indicated there is a waiting list for storage units.
3. The applicant indicated that they intend to locate the front row of storage units 15' from the front property line, which is allowed per Section 410.030C of the Raymore Unified Development Code:

**Reduction to Front Yard Setback** *(Amendment 13 – Ordinance 2012-074 9.24.12)*

The required front yard setback for a building located in a Business, Commercial or Industrial Zoning District may be reduced to ten (10) feet if:

- a. No parking areas or access drives are installed between the building and the right-of-way line;
  - b. The building is not located within a sight-visibility triangle; and
  - c. The area between the building and the right-of-way line shall contain living landscape material.
4. A natural buffer currently exists along the perimeter of the site, north of Ramblewood Drive



5. A concurring vote of four (4) members of the Board shall be necessary to decide in favor of the applicant.

## **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 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 need for the variance arises as a result of the narrow width of the lot at the north end. The existing lot is 199.03 feet wide at the north end, and a 20 foot side-yard setback on both side will limit the usability of the site, which is not a situation created by an action of the applicant.

- 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.

The applicant is permitted practical use of his property under the zoning regulations. However, the narrow width of the lot to the north, in addition to the required 20 foot side-yard setback limits the usability of the site.

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

The granting of the variance will not adversely affect the rights of adjacent property owners. The variance would allow the storage units to be located closer to the property lines adjacent to residential development, however, the properties to the west are already buffered by an existing tree line, as well as a private alley. The properties to the east are also buffered by an existing tree line, and the applicant has indicated that they will provide additional landscaping between the adjacent properties to help mitigate the decreased setback. City staff believe that the decrease in setback 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.**

The requested variance will not result in advantages to the applicant that this code denies to other land, structures or uses in the same district. The typical side-yard setback for a property located in the M-1 zoning district is 10 feet, however since the subject property abuts a residential district, the minimum setback is increased to 20 feet.

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

The requested variance would allow the property owner to move their storage facility 10 feet closer to the property line, and provide better usability of their property. The structures will still comply with all other bulk and dimensional requirements for the M-1 zoning district.

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

Setback requirements are in place to provide adequate separation between homes for the purposes of health and safety. The typical side-yard setback for a property located in the M-1 zoning district is 10 feet, however since the subject property abuts a residential district, the minimum setback is increased to 20 feet. The subject property abuts residential districts on both sides, however the applicant has indicated that they will provide additional screening and landscaping buffers on both sides to help mitigate the decreased setback, thus the requested variance would not result in inadequate separation between homes.

- 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 requested variance will not be opposed to said purposes and intents of the UDC. The decreased setback will not adversely affect surrounding properties or the character of the neighborhood.

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.**

As stated above, the requested variance is not contradictory to the purpose and intent of the Code and will not adversely affect the public health, safety or welfare. Thus, granting the variance would be a just application of the Code. Staff does not find, however, that UDC Section 405.030 creates an undue hardship to the applicant. Granting the variance is not necessary to relieve the applicant of substantial hardship or difficulty.

## **STAFF RECOMMENDATION**

The typical minimum side-yard setback for a property located in the “M-1” Light Industrial District is 10 feet. However, because the subject property is adjacent to two residential districts, the minimum side-yard setback is increased to 20 feet.

The applicant has indicated that they intend to increase the screening between the adjacent properties to help mitigate the decreased side-yard setback.

Staff recommends the Board of Adjustment accept the staff proposed findings of fact and approve case #17018 as requested, as it meets the required conditions of approval.

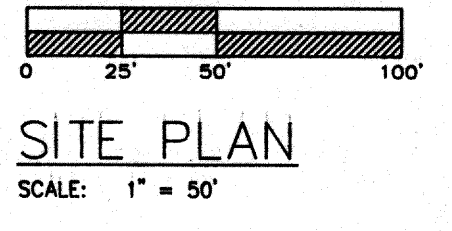
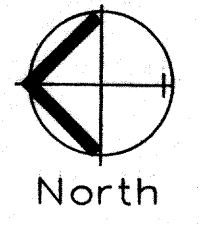
To : Planning and Zoning commission,

I own the property and house on the southwest side of the proposed setback request, the front acre and a quarter, at 204 e Walnut. I am unable to attend the meeting, but I have no problem with the proposed setback of 10 feet from the property line instead of 20. I am always happy with future expansion in the city of Raymore.

Thank you,

Chuck McGuire

A handwritten signature in cursive script that reads "Chuck McGuire". The signature is written in black ink and is positioned below the typed name.



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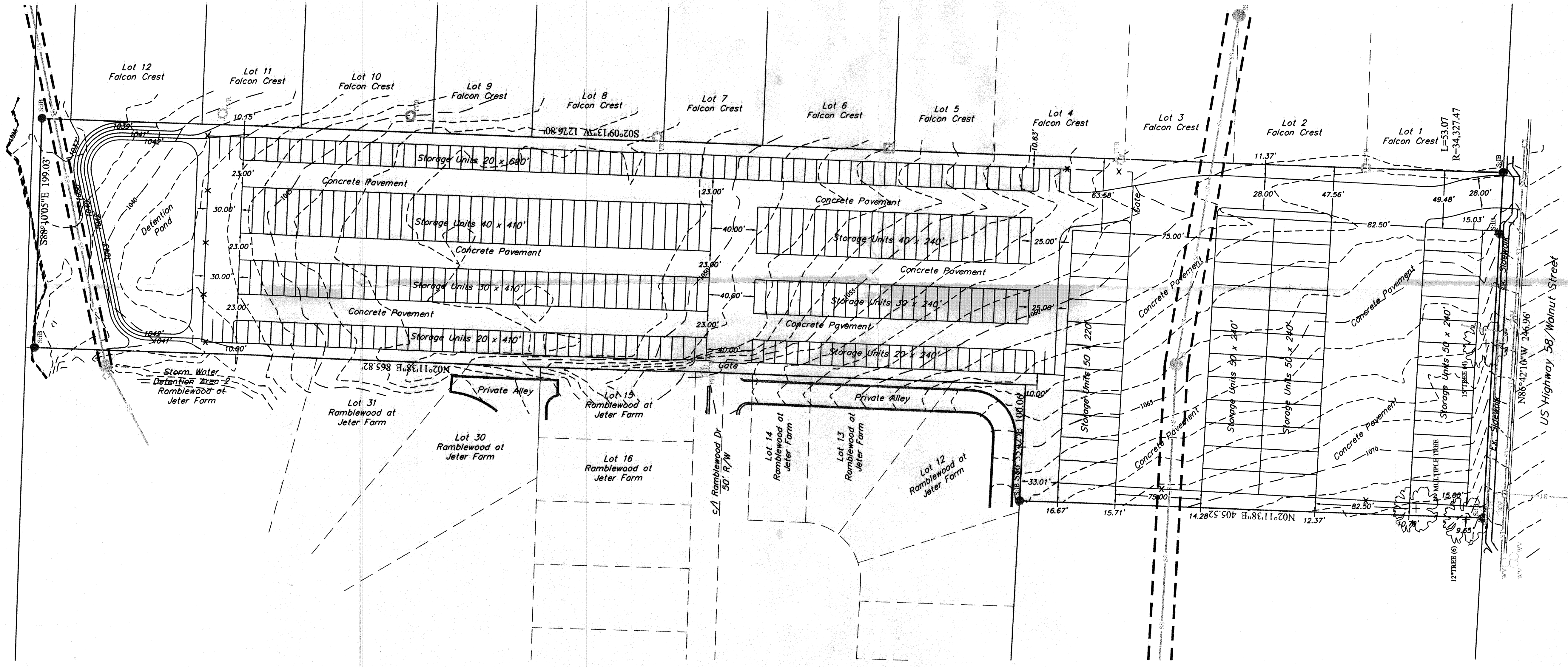
Raymore Storage Center  
 308 E. Walnut Street  
 RAYMORE, CASS COUNTY, MISSOURI

Project: Raymore Mini Storage  
 Issue Date: June 2017

SITE PLAN  
 Construction Plans for:  
**RAYMORE STORAGE CENTER**  
 Raymore, Cass County, Missouri

Matthew J. Schlicht  
 MO PE 2006019708  
 KS PE 19071  
 OK PE 23226  
 NE PE E-14335

REVISIONS



# Community Development Monthly Report



MAY 2017

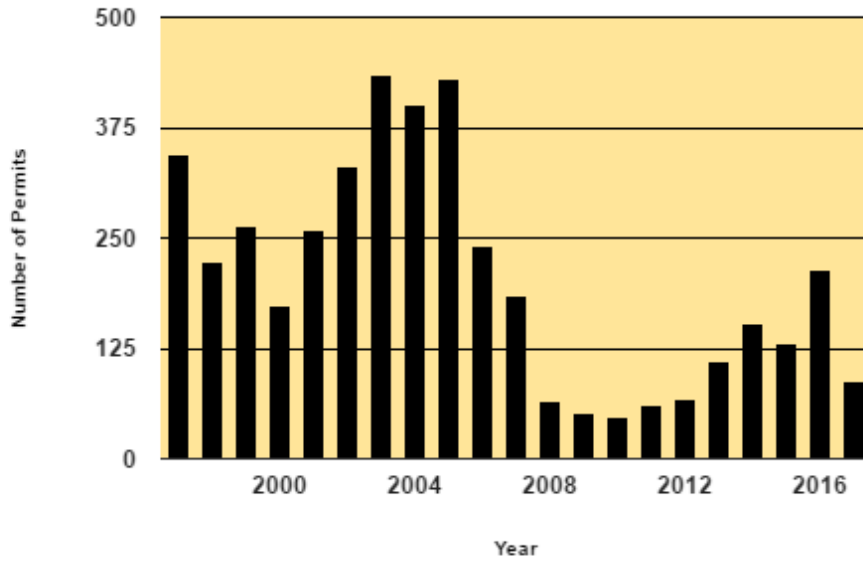
## Building Permit Activity

Type of Permit	May 2017	2017 YTD	2016 YTD	2016 Total
Detached Single-Family Residential	15	78	61	201
Attached Single-Family Residential	0	10	14	14
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	56	199	180	458
Commercial - New, Additions, Alterations	3	15	10	26
Sign Permits	5	23	19	63
<b>Inspections</b>	<b>May 2017</b>	<b>2017 YTD</b>	<b>2016 YTD</b>	<b>2016 Total</b>
Total # of Inspections	821	3,267	2,489	6,354
<b>Valuation</b>	<b>May 2017</b>	<b>2017 YTD</b>	<b>2016 YTD</b>	<b>2016 Total</b>
Total Residential Permit Valuation	\$3,526,100	\$14,939,900	\$16,720,100	\$50,026,600
Total Commercial Permit Valuation	\$238,300	\$3,010,900	\$734,100	\$6,899,389

### Additional Building Activity:

- Certificate of Occupancy issued for Kay Jewelers and Panda Express. Work continues on Qdoba and Mod Pizza.
- Building construction continues on the addition to the Creekmoor Clubhouse
- Building construction has been completed on the Centerview building on Municipal Circle
- Remodel work continues on the interior of Wal-Mart
- Permits issued for remodeling work at Eagle Glen and Bridle Ridge schools
- Tenant finish plans have been submitted for Firehouse Subs to locate in the Raymore Marketplace

Single Family Building Permits



## Code Enforcement Activity

Code Activity	May 2017	2017 YTD	2016 YTD	2016 Total
Code Enforcement Cases Opened	59	229	133	424
Notices Mailed				
-Tall Grass/Weeds	39	56	77	227
- Inoperable Vehicles	1	51	22	42
- Junk/Trash/Debris in Yard	5	27	6	65
- Object placed in right-of-way	2	11	0	7
- Parking of vehicles in front yard	9	52	7	48
- Exterior home maintenance	3	32	5	16
- Other (trash at curb early; signs; etc)	0	0	16	19
Properties mowed by City Contractor	7	7	0	68
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	7	0	1
Signs in right-of-way removed	22	186	102	299
Violations abated by Code Officer	7	36	n/a	12



## Development Activity

### Current Projects

- Vacation of Cunningham at Creekmoor First Final Plat
- Cunningham at Creekmoor Second Final Plat

	As of May 31, 2017	As of May 31, 2016	As of May 31, 2015
Homes currently under construction	239	186	171
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	554	697	858
Total number of dwelling units in City	8,045	7,871	7,715

## Actions of Boards, Commission, and City Council

### City Council

May 8, 2017

- Appointed Melodie Armstrong as a Ward 4 appointment to the Planning and Zoning Commission
- Approved on 2nd reading the amendments to the Property Maintenance Code

May 22, 2017

- No development applications on agenda

### Planning and Zoning Commission

May 2, 2017

- Approved the request to waive the design requirements for a home proposed at 104 E. Olive Street

May 16, 2017

- Recommended denial of the request to reclassify the zoning from R-1 to R-2 Lots 158 thru 175 in Heritage Hills. (subsequent to the meeting the applicant placed a hold on further review of the application).

## Upcoming Meetings – June & July

June 6, 2017 Planning and Zoning Commission

- Cunningham at Creekmoor Second Final Plat
- Annual review and report on Unified Development Code

June 12, 2017 City Council

- No development applications on agenda

June 20, 2017 Board of Adjustment

- 411 S. Fox Ridge Drive - variance to rear yard setback
- 308 E. Walnut Street - variance to side yard setback

June 20, 2017 Planning and Zoning Commission

- Municipal Circle Traffic Flow - (public hearing)

June 26, 2017 City Council

- 1st reading - Vacation of Cunningham at Creekmoor First Plat (public hearing)
- 1st reading - Cunningham at Creekmoor Second Plat

July 4, 2017 Planning and Zoning Commission

- Holiday - no meeting

July 10, 2017 City Council

- 2nd reading - Vacation of Cunningham at Creekmoor First Plat
- 2nd reading - Cunningham at Creekmoor Second Plat

July 18, 2017 Planning and Zoning Commission

- UDC 25th Amendment (public hearing)
- Discover Vision site plan

July 24, 2017 City Council

- No development applications currently on agenda

## Department Activities

- Staff held a Good Neighbor meeting for the proposed changes to Municipal Circle. This project would turn Municipal Circle into a one-way street and add angled parking for the surrounding buildings
- Director Jim Cadoret participated in a webinar on transportation for senior residents sponsored by Grantmakers in Aging
- Staff worked on preparation of the annual review and report on the Unified Development Code
- Director Jim Cadoret, Associate Planner David Gress, and Planning Commissioner Leo Anderson attended the American Planning Association national planning conference in New York City.
- Staff met with representatives of the Police Department, Cass County Health Department, South Metropolitan Fire Protection District and Pathways Community Health to discuss concerns related to hoarding and to identify assistance and resources available.
- Director Jim Cadoret and Associate Planner David Gress participated in the Communities for All Ages Recognition Cities bi-monthly meeting
- Associate Planner David Gress presented Raymore's Communities for All Ages Master Plan to the Kansas City Community for All Ages Advisory Board

## GIS Activities

- Informational support for budgeting purposes
- Mapping support for department, planning & bid operations
- Development of ArcGIS Enterprise & Online
- Addressing and E911 updates
- Updates to geospatial inventories for operations/management
- Printing of output & document management
- Configuration of secured mapping service for distributed editing
- Sharing of data/services to consultants, agencies, etc
- Requests for information/support
- Seiler Instruments GPS/GNSS seminar