



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JANUARY 9, 2018
12:00 AM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Board of Zoning Adjustments - Regular Meeting - Nov 14, 2017 6:00 PM**
- 3. Agenda Items**
 - A. Public Hearing for VAR-1704: Variance Application for Marcia Lightcap for a variance to Section 405.170 of the Zoning Regulations.**
 - B. Consideration of VAR-1704: Variance Application of Marcia Lightcap**
- 4. Discussion Items**
 - A. Need for Board Members/Chairman**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 4th day of January, 2018.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
NOVEMBER 14, 2017
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Keith DeBrot

Attendee Name	Organization	Title	Status	Arrived
Viola Wieberg	Harrisonville		Present	
Keith DeBrot	Harrisonville		Present	
Shannon Sipple	Harrisonville		Present	
Chris O'Connell	Harrisonville		Present	

Also in attendance were Brad Bockelman, Applicant; Jim Clarke, Economic/Community Development Director.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Aug 8, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Shannon Sipple
SECONDER:	Viola Wieberg
AYES:	Viola Wieberg, Keith DeBrot, Shannon Sipple, Chris O'Connell

3. Agenda Items

A. Public Hearing for VAR-1703: Variance Application of Brad Bockelman for a variance to Section 405.565 of the Zoning Regulations- Parking and Loading Regulations- D (1) Improvement of Parking Areas.

Brad Bockelman, of 301 N Price Road, presented his application for variance. He has requested that he be able to re-gravel the existing gravel driveway at 501 N Main instead of paving it as the Zoning Regulation states. He states that a majority of the surrounding neighbors also have gravel driveways. This property will be for his personal use.

This meeting was closed to the public at 6:10 PM by Keith DeBrot.

B. Consideration of VAR-1703: Variance Application of Brad Bockelman

Minutes Acceptance: Minutes of Nov 14, 2017 6:00 PM (Approval of Minutes)

Jim Clarke stated that storage units are permitted in C-2 Service Business Zoning District.. He also stated that a neighbor is supportive of Mr. Bockelman purchasing and utilizing this property.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shannon Sipple
SECONDER:	Chris O'Connell
AYES:	Viola Wieberg, Keith DeBrot, Shannon Sipple, Chris O'Connell

4. Discussion Items

5. Adjourn

With nothing further to present to the board, Shannon Sipple moved to adjourn the meeting. Chris O'Connel seconded that motion.

Keith Debrot adjourned the meeting at 6:14 PM.

 Brian Hasek, Mayor & Ex-Officio
 Chairman of the Board of Aldermen

ATTEST:

 Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Nov 14, 2017 6:00 PM (Approval of Minutes)



TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: January 4, 2018
SUBJECT: Lightcap Carport Application

Type of Item: *Discussion*

A. Action Item (ID # 2742)

Public Hearing for VAR-1704: Variance Application of Marcia Lightcap for a variance to Section 405.170 of the Zoning Regulations - Height and Area Regulations.

Attachments:

LIGHTCAP CARPORT (PDF)

Lightcap pictures (PDF)

**APPLICATION
FOR
VARIANCE
City of Harrisonville**

Case No. VAR- _____
BZA Date: _____
(Staff use only.)

Please print or type

It is recommended that the applicant schedule a meeting with city staff prior to the submission of an application. An application will not be considered complete until all required material has been submitted. The Board of Zoning Adjustment meeting will not be scheduled until the application is complete. It is the applicants responsibility to submit evidence that a variance is justified. The applicant should be aware that obtaining a variance is difficult and ample evidence justifying a variance must be provided. It is the applicants responsibility to obtain a copy of the agenda, staff report and staff recommendation prior to the scheduled meeting. Attach additional sheets if necessary.

Legal Description: Parcel # 13-21-41-103.000-064.000
Original Town E50' N132.5' B1K 180

Location or address of subject property: 502 E. Chestnut

Zoning on subject property: _____ **Current Land Use:** R

Request: Cite section and subsection of the Land Use Ordinance from which variance is being requested and describe the reason for requesting a variance.

PROPERTY OWNER'S NAME: Marcia Lightcap **PHONE:** 816-884-2012
MAILING ADDRESS: 503 E. Chestnut Harrisonville, MO 64701
STREET CITY STATE ZIP

APPLICANT/AGENT'S NAME: Marcia Lightcap **PHONE:** 816-884-2012
MAILING ADDRESS: 503 E. Chestnut Harrisonville, MO 64701
STREET CITY STATE ZIP

NOTE: See attached material for instructions and examples.

Application Fee: \$50.00

APPLICANTS SIGNATURE: Marcia Lightcap **DATE:** 11/27/2017

Received By: [Signature]

Attachment: LIGHTCAP CARPORT (Lightcap Carport Application)

APPLICATION FOR VARIANCE

Page 2

(Attach additional sheets if necessary.)

1. Can the subject property yield a reasonable return if used under the regulations governing the zoning district in which it is located?

☒ Yes ☐ No

Explain: It will continue to be used as a residence.

2. Is the plight of the owner due to unique circumstances? (Unique circumstances may include, but is not limited to, the shape, topographical conditions, or physical surroundings of the property.)

☒ Yes ☐ No

Explain: The driveway is close to the alley and the house actually faces the alley.

3. Will the variance, if granted, alter the character of the locality and/or neighborhood?

☐ Yes ☒ No

Explain: Carport will be away from the alley.

4. Will the variance adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare?

☐ Yes ☒ No

Explain: _____

5. Does the request arise from a condition which was created by an action(s) of the property owner or the applicant?

☒ Yes ☐ No

Explain: Because of physical conditions of the homeowner she needs the carport in the location requested.

It is the applicant's responsibility to demonstrate that these conditions have been met at the time of application. Applicants are encouraged to submit any materials which will support their case, including site plans, photographs, studies, letters of support, etc.

Attachment: LIGHTCAP CARPORT (Lightcap Carport Application)



City of

Harrisonville

est.
1836

3.A.a

P.O. Box 367, 300 East Pearl Street - Harrisonville, Missouri 64701 p. (816) 380-8900 f. (816) 380-8906

November 14, 2017

To Whom It May Concern:

This letter is to notify you of a public hearing before the Harrisonville Board of Zoning Adjustments which is scheduled for Tuesday, January 9, 2018, 6:00 p.m. at city hall, 300 E. Pearl St., Harrisonville, MO 64701.

The BZA will be considering a variance to allow a carport to be located within the 8 foot side setback for the owner Marcia Lightcap, 503 E. Chestnut, Harrisonville, MO 64701, Parcel #: 13-21-41-103-000-064.000, Original Town East 50' North 132.5' Block 180.

As a nearby landowner you are being notified of this public hearing as required by municipal ordinance. You are also welcome to express any opinions regarding this application during the public hearing, however, your appearance is not required.

Sincerely,

Happy Welch
City Administrator

Letters sent
12/5/17
DJ.

Attachment: LIGHTCAP CARPORT (Lightcap Carport Application)



2012

This is the entrance to the alley
where Ms. Lightcap lives. It turns
north off of East Pearl St.

Attachment: Lightcap pictures (Lightcap Carport Application)

Over



Ther...
 ranch style house on the corner of East Pearl Dr.
 and the unnamed alley where Ms. Lightcap resides.
 Notice the proximity to the alley.

Attachment: Lightcap pictures (Lightcap Carport Application)



Over

h
s the (north) garage to the alley. The carport requested would continue the visual line along the alley.

Attachment: Lightcap pictures (Lightcap Carport Application)

Over



his is one view where the carport permission is located.

Attachment: Lightcap pictures (Lightcap Carport Application)

Over





TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: January 4, 2018
SUBJECT: Staff Report

Type of Item: *Discussion*

B. Action Item (ID # 2743)
Staff Report

Attachments:

BZA - Staff Report - Marcia Lightcap - Carport within 8' Setback - 1-9-18 (DOC)
County Aerial - 503 E. Chestnut St. (DOCX)

M E M O R A N D U M

TO Board of Zoning Adjustments

FROM Jim Clarke, Community/Economic Development Director

DATE January 9, 2018

SUBJECT 503 E. Chestnut - Variance

GENERAL INFORMATION:

Applicant: Marcia Lightcap

Requested Action: A variance from Section 405.170 of the Zoning Regulations – Height and Area Regulations. Section 405.170 (A) (3) of “R-2” Two Family Residential District states, in part, “...no side yard shall be less than seven and one-half (7 ½) feet”. The Applicant is requesting a carport at 503 E. Chestnut be allowed to be located within the 7 ½ feet Setback required by Section 405.170 (A) (3) of the Zoning Regulations.

Purpose: Locate a Carport within 7 1/2’ Setback - Variance

Existing Zoning: “R-2” Two Family Residential District

Location: 503 E. Chestnut

Surrounding Zoning: North: “R-2” Two Family Residential District
East: “R-2” Two Family Residential District
West: “R-2” Two Family Residential District
South: “R-2” Two Family Residential District

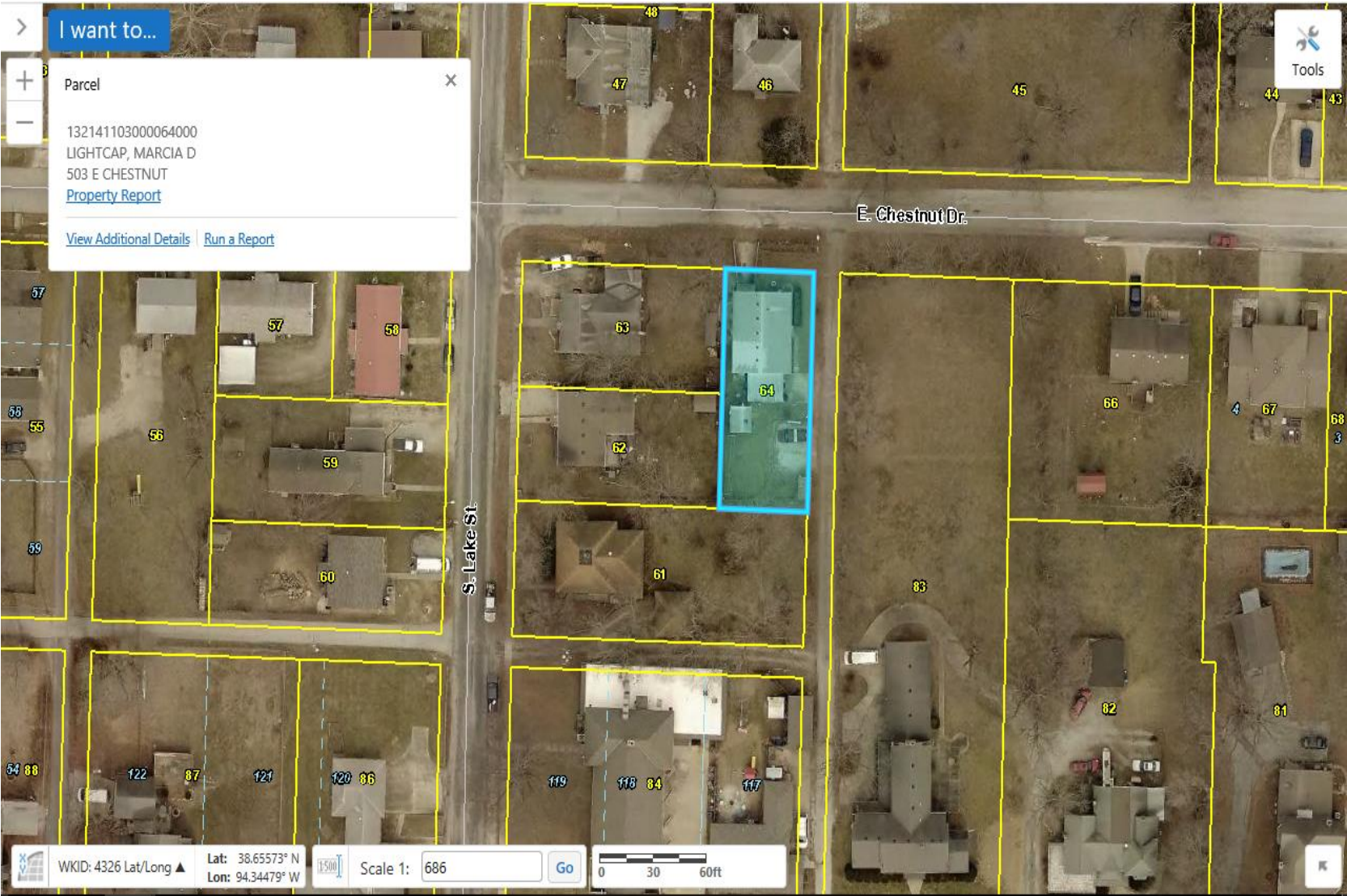
Comprehensive Plan: Low Density Residential (Comprehensive Plan from 2002)

OVERVIEW

The Applicant is requesting allowance to locate a structure within a Setback area defined and prescribed in the Zoning Regulations. The configuration of the property and existing structures, combined with the proximity to this alley, may present challenges in structure location, presenting conflict and causing noncompliance with Zoning District Regulations.

ATTACHMENTS

- Agenda
- Minutes of October 10, 2017 BZA meeting
- Application for Variance
- Staff Report
- County Assessor's Office aerial image of subject property (shaded) and surrounding properties.
- Public Hearing Notice Publishing
- Certified Letters Return Receipts



Attachment: County Aerial - 503 E. Chestnut St. (Staff Report)



TO: Board of Zoning Adjustments
FROM: Jamie Martin, Assistant
DATE: January 4, 2018
SUBJECT: Need for Board Members/Chairman

Type of Item: *Discussion*

- A. Discussion Item (ID # 2744)**
Need for Board Members/Chairman