



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
APRIL 12, 2022
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Board of Zoning Adjustments - Regular Meeting - Mar 8, 2022 6:00 PM**
- 3. Agenda Items**
 - A. Front Yard Fence Height Variance Application**
- 4. Adjourn**

Posted on City Hall Bulletin Board this 6th day of April, 2022.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
MARCH 8, 2022
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Gerald Saling

Attendee Name	Organization	Title	Status	Arrived
Jennifer Love	Harrisonville		Present	
Michelle Hart	Harrisonville		Present	
Charles Hotchkiss	Harrisonville		Present	
April McLaughlin	Harrisonville		Present	
Gerald Saling	Harrisonville		Present	

Also in attendance were Jim Campbell, Applicant; Jim Clarke, Economic Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Aug 10, 2021 6:00 PM

With no additions or corrections, the minutes from the August 10, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Charles Hotchkiss
SECONDER:	April McLaughlin
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling

B. Board of Zoning Adjustments - Regular Meeting - Sep 14, 2021 6:00 PM

With no additions or corrections, the minutes from the September 14, 2021, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	April McLaughlin
SECONDER:	Charles Hotchkiss
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling

3. Agenda Items

Minutes Acceptance: Minutes of Mar 8, 2022 6:00 PM (Approval of Minutes)

A. PUBLIC HEARING: Variance Application - Accessory Building - Behind Primary Structure

Jim Clarke presented the Variance Application for Jim Campbell. The request is to place an accessory structure in lot 23, contingent and conditional on combining lots 22 and 23. The accessory structure would meet rear and side setbacks, but due to the size and shape of the lots, would not comply with all accessory buildings to be located in rear yard only. The placement would be approximately at the mid-point of his home depth. Mr. Clarke stated that Mr. Campbell plans to use materials that will complement the home and the neighborhood.

April McLaughlin asked Mr. Campbell if he planned on having a driveway to the structure. He said yes. Ms. McLaughlin asked about the placement of the doors. Mr. Campbell stated that the garage doors would face the road.

The Public Hearing was closed at 6:06 PM.

B. CONSIDERATION: Variance application - Accessory Building - Behind Primary Structure

April McLaughlin made a motion to approve the variance as written. Michelle Hart seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	April McLaughlin
SECONDER:	Michelle Hart
AYES:	Love, Hart, Hotchkiss, McLaughlin, Saling

4. Discussion Items

Mr. Clarke let the Board know that there would be an agenda item for the April 12th meeting.

5. Adjourn

With nothing further to come before the Board. Michelle Hart made a motion to adjourn. Charles Hotchkiss seconded the motion. The meeting was adjourned at 6:08 PM.

MinuteTraq Admin,
Chairperson of the Board of Zoning Adjustments

ATTEST:

Jamie Martin, Secretary

Minutes Acceptance: Minutes of Mar 8, 2022 6:00 PM (Approval of Minutes)



TO: Board of Zoning Adjustments
FROM: Jim Clarke,
DATE: April 5, 2022
SUBJECT: Front Yard Fence Height Variance Application

Type of Item: *Public Hearing*

A. Action Item (ID # 4152)

Front Yard Fence Height Variance Application

Attachments:

Staff Report - BZA - Variance - Front Yard Fence Height - Kevin Wood - 4-12-22 (DOC)
Applicant Sketch & Example Fence Design Pictures(PDF)

To: Board of Zoning Adjustment (BZA)
From: Jim Clarke, Economic Development Director
Christina Stanton, Community Development Director
Date: April 12, 2022
Re: Application for Variance.

GENERAL INFORMATION

Applicant: Kevin Wood, owner 2510 Burris Drive - 08-07-35-000-000-026.004.

Requested Actions: Application for a Variance.

Date of Application: February 22, 2022

PROPOSAL

Applicant is requesting a variance to the requirement that front yard fence height shall be three feet six inches maximum. The applicant is requesting allowance to place a six foot fence in the front yard. The property is adjacent to Highway 7 and the applicant is attempting to achieve some security with the additional fence height. Additionally, the applicant will have a pool in the back yard and desires to provide for adequate safety by reducing easy access to the pool area.

PREVIOUS ACTIONS

Required legal notices have been issued.

KEY ISSUES

Property sits adjacent to Highway 7. Applicant is having a pool installed in back yard. Property is large enough, at approximately 2.37 acres, to allow the front fence to set back 35 feet. The front yard fencing will not be solid and will have the appearance closer to an estate gating.

The Board of Zoning Adjustments may vary the provisions of this Chapter as authorized in this Section, but only when it shall have made findings based upon evidence presented to it in the following specific cases:

1.

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

The property sits adjacent to Highway 7 and was originally Zoned C-2 Service Business, that would have provided a buffer of commercial use between single family residential and Highway 7.

2.

The plight of the owner is due to unique circumstances;

Adjacency to a State highway and the lot size are unique to this neighborhood.

3.

The variance, if granted, will not alter the essential character of the locality.

Due to the lot size and the set back of 35' of the proposed fence, staff does not think the essential character of the neighborhood will be altered.

STAFF COMMENTS AND SUGGESTIONS

Staff comments above.

STAFF RECOMMENDATION

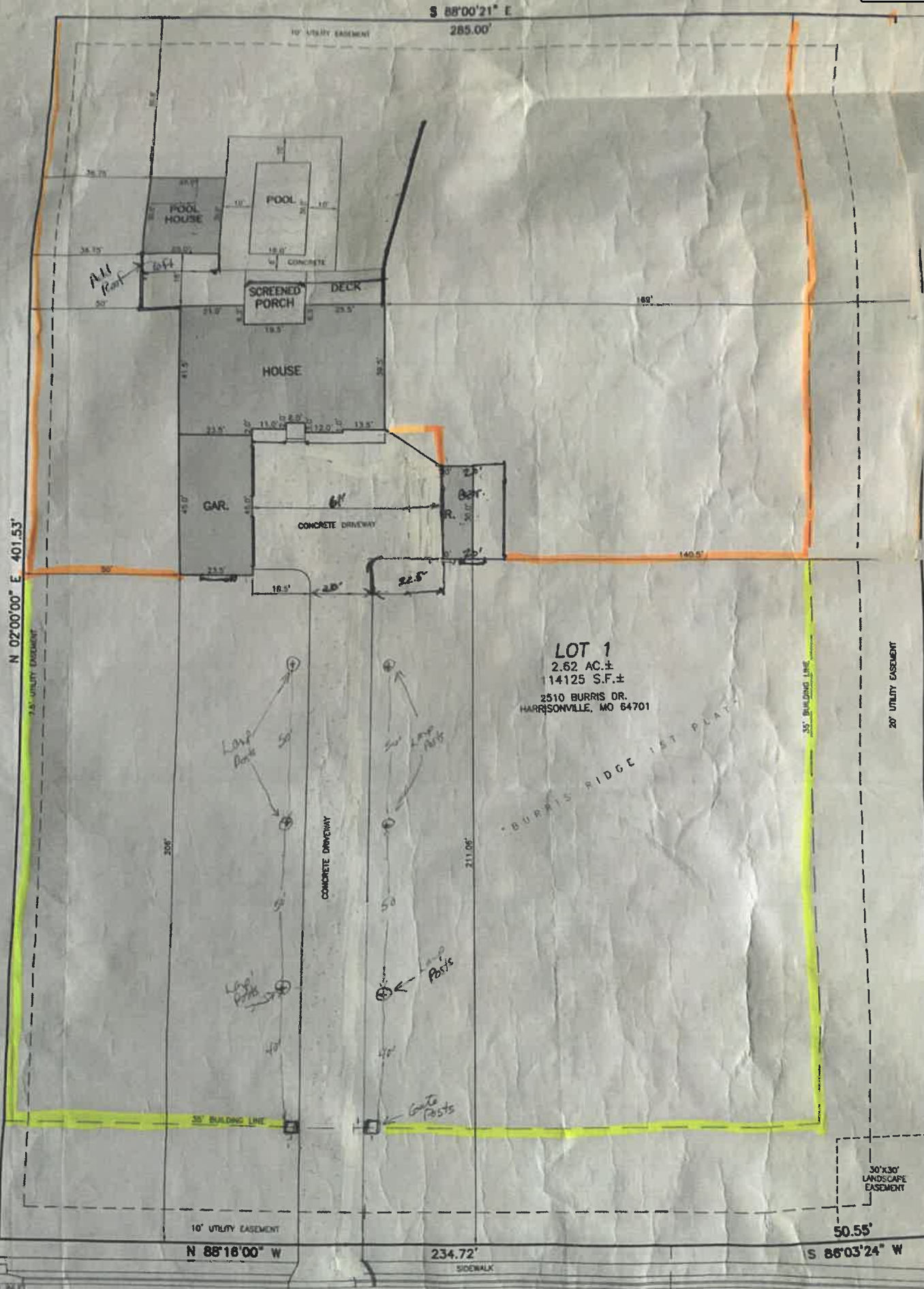
Staff recommends approval of the variance request, with requirement no deviation from Section 405.550 on split rail or picket type fence and no chain link or similar material, along with any conditions the Board of Zoning Adjustment deems appropriate.

ATTACHMENTS

Applicant sketches and info.

STAFF CONTACT:

Jim Clarke



Attachment: Applicant Sketch & Example Fence Design Pictures (Front Yard Fence Height Variance Application)

Front Gate facing Burris Drive



Fencing Around Front Area

