



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JULY 11, 2023
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Board of Zoning Adjustments - Regular Meeting - May 9, 2023 6:00 PM**
- 3. Agenda Items**
 - A. Appl. #VAR-23-002--Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1 PUBLIC HEARING**
 - B. Appl. #VAR-23-002-- Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1 CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 5th day of July, 2023.

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
MAY 9, 2023
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Gerald Saling

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

Also in attendance were Tyler and Megan Arwood, Applicants; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Dec 13, 2022 6:00 PM

With no additions or corrections, the minutes from the December 13, 2022, meeting were unanimously accepted.

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

3. Agenda Items

A. Arwood Variance to Section 405.550.A.4.e(5) - PUBLIC HEARING

Director Stanton presented the Staff Report on the variance application from Megan and Tyler Arwood to Section 405.55.A.e(5) of the zoning regulations. The request is to allow for a 6-foot privacy fence to extend immediately adjacent to the side and front yard of the neighbor to the north. Section 5 specifically states that "If all the following conditions apply to a corner lot, then the privacy fence, chain link fence, decorative fence, wall or hedge may be installed to a height of six feet abutting the property line in the rear yard of

the structure. 1. If the rear yard of a corner lot is adjacent to the rear yard of another corner lot. 2. The front of each home on each lot faces in opposite directions. 3. There is no driveway to either home from the street adjacent to the yard of both lots." She said the property at 1920 Eagle Dr has a 25 foot platted build line and the rear yard is adjacent to the side and front yard of the corner lot located immediately to the north at 2100 Glenda Drive. The front of these two homes do not face opposite directions and the driveway on the property to the north is located on the street adjacent to the side yard of this property. Director Stanton told the Board that the closing of the property occurred two days after the fencing regulations were changed and had the permit been applied for before that it would have been approved. She said that the encroachment is toward the property to the north and the street and that there are several other similar existing situations in the neighborhood to the north. The proximity of the fence to the deck stairs, as currently allowed, could be seen as a hazard although it does meet all required building codes. Director Stanton said that granting the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent properties or increase the danger of fire or otherwise endanger the public safety or diminish or impair surrounding property values. She said that while staff sympathizes with the applicant and struggles with issues of fairness, it is our role to uphold the letter and intent of the Zoning Regulations; therefore staff recommends denial.

Megan Arwood spoke to the Board. She told them that her family had been residents of Harrisonville prior to purchasing this home and that they had looked at the codes for fencing before they had bought it. They decided on this house because it was a corner lot and they would have more yard space for their children. She also said that neighbor north was supportive of the variance request.

April McLaughlin asked staff if there is something that is put out to builders to let them know of pending code changes or if there is a grace period following changes. Director Stanton said that there is not currently, but that is something she would look into to see what other municipalities codes have in place.

Charles Hotchkiss asked what the actual variance distance being asked for was. The applicant said 19 to 19 1/2 feet.

Chairman Saling closed the Public Hearing.

B. Arwood Variance to Section 405.550.A.4.e(5) - CONSIDERATION

April McLaughlin made a motion to approve the variance subject to written correspondence from the neighbor adjacent to the north of the property. Charles Hotchkiss seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Jennifer Love, Charles Hotchkiss, April McLaughlin, Gerald Saling
ABSENT:	Michelle Hart

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. April McLaughlin seconded. The motion passed unanimously and the meeting adjourned at 6:15 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of May 9, 2023 6:00 PM (Approval of Minutes)

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: July 3, 2023
SUBJECT: Appl. #VAR-23-002--Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1

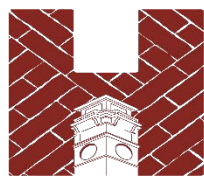
Type of Item: *Public Hearing*

A. Action Item (ID # 4569)

Appl. #VAR-23-002--Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1

Attachments:

BZA Packet 7-11-23 (PDF)



To: Board of Zoning Adjustment

From: Christina Stanton, AICP, Director of Community Development

Date: July 11, 2023

Re: Appl. #VAR-23-002—Variance of Section 405.550.D.1 to allow for an existing additional detached accessory structure on property located at 2701 E. Elm Street

GENERAL INFORMATION

Applicant: Virginia Ford, 2701 E. Elm Street

Requested Actions: Approval of requested variance of Section 405.550.D.1 to allow for an existing additional detached accessory structure on property located at 2701 E. Elm Street

Date of Application: June 20, 2023

PROPOSAL

Applicant is seeking a variance to the number of detached accessory structures allowed in the Single-Family Residential (R-1) District. The applicant is in the process of rezoning the property from Estate Planned (EP) District to Single-Family Residential (R-1) District so that the property may be split into two lots as shown on the attached Zoning Sketch. The proposed new lots meet or exceed zoning district lot size, lot width, and impervious (lot) coverage. However, there are currently legally existing a house and three (3) detached accessory structures. While these structures meet or exceed all setback requirements, the R-1 District does only allow for two (2) detached accessory structures per Section 405.550.D.1 of the City's Municipal Code.

PREVIOUS ACTIONS

Required legal notices have been issued.

- March 25, 1996—The Board of Aldermen approved an Ordinance (#2216) to annex certain adjacent territory owned by Robert A. and Virginia L. Ford.
- May 13, 1996—The Board of Aldermen approved a Rezoning of property from unzoned to Estate Planned (EP) District for property located at 2701 E. Elm Street by Ordinance #2242.
- September 19, 2022—The Board of Aldermen approved a code change by Ordinance #3602, that changed the number of accessory detached structures from “one (1) or more” to “two (2)” with one (1) of the two (2) being allowed as an accessory dwelling unit (ADU).
- June 15, 2023—The Planning & Zoning Commission voted 8-0 to recommend approval of the requested rezone from Estate Planned (EP) District to Single-Family Residential (R-1)

District subject to conditions 1 and 2, as presented. Condition 2 is that the applicant obtain a variance to allow for an additional detached accessory structure.

- **June 20, 2023**—The Board of Aldermen heard the requested rezone, and the ordinance was read for the first time. The Board questioned whether the rezone would still move forward if the variance were denied as Ms. Ford would have to have one of the three existing accessory detached structures removed. Ms. Ford stated that having to remove one of the existing buildings would be a hardship to her. The rezoning ordinance is scheduled to go back to the Board for the second reading and approval on July 17, 2023, if either the variance is approved, or Ms. Ford agrees to have one of the existing three accessory detached structures removed.

KEY ISSUES

The property is proposed to be rezoned from Estate Planned (EP) District to Single-Family Residential (R-1) District.

Under current Zoning Regulations, Section 405.550.D.1, the R-1 District only allows for two (2) detached accessory structures.

The subject property has existing three (3) detached accessory structures that were all existing prior to the property being annexed in 1996.

Prior to Ordinance #3602, approved by the Board of on September 19, 2022, Section 405.550.D.1 allowed for “one (1) ore more detached accessory building(s)”.

There is no limit on the number of detached accessory buildings within the Estate District.

Despite the existing three (3) detached accessory buildings, and due to the size of the proposed lot, the impervious (lot) coverage is still below the required 35%.

The Applicant is seeking a variance to the number of detached accessory buildings allowed under Section 405.550.D.1. According to the County Assessor’s website the structures have been existing in place since 1950, 1930, and 1982 (moving from east to west on the Zoning Sketch).

Regarding Municipal Code: 405.615 Standards

- A. 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 can yield a reasonable return, the property owner desires to be able to split her property so she can sell a portion of the property. In order to be able to do so, she is being required to rezoned to R-1 since the minimum lot size for the Estate Planned District is three (3) acres.

2. The plight of the owner is due to unique circumstances;

This standard typically refers to the shape of the lot, topographical conditions, or other unique physical surroundings of the property such as existing utilities. What is unique in this scenario is that the structures have been existing as is for at least 40 years, some for close to 100 years. The plight of the owner is due to changes in code that have occurred in the past year and the owner's desire to split the property, which caused the property to have a need to be rezoned.

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

The variance, if granted, will not alter the essential character of the locality. The existing structures have been in place for 40 or more years and are well spaced on the large residential lot.

- B. For the purpose of supplementing the above standards, the Board of Adjustment shall also, in making the determination of whether there are practical difficulties or particular hardship, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

The particular physical surroundings, shape or topographical conditions of the specific property do not create a particular hardship upon the owner. The hardship to the owner would be having to remove one (1) of the three (3) existing structures that have been in place for 40 or more years.

2. The conditions upon which the petition for variance is based would not be applicable generally to other property within the same zoning classification;

The main reason the applicant is requesting this variance is due to the fact that she desires to split the property, and in order to do so the owner is being required to rezone since the minimum lot size for the Estate Planned District is three (3) acres. There are few other properties that are currently zoned either Agriculture (A) or Single-Family Residential (R-1) within the City that may face a similar situation if they choose to rezone or split their property in the future. There are some larger lot properties zoned R-1 which may already have additional structures that were existing prior to the code change and some larger residential lot owners who would like to have more detached accessory structures.

3. The alleged difficulty or hardship has not been created by any person having an interest in the property at any time after the effective date of this Chapter;

The effective date of this chapter was in 1991. The structures were all existing prior to that date; however, the alleged difficulty or hardship is being caused by the current property owner's desire to split her property and the code change that occurred within the past year.

4. The granting of the variance will not be detrimental to the public welfare in the neighborhood in which the property is located;

The granting of the requested variance will not result in a detriment to the public welfare in the area. The variance would allow the existing structures to remain in place and for the property to be rezoned and split. If the property owner had applied for the rezoning and minor plat prior to September 19, 2022, a variance would not have been required.

5. The proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Staff does not believe the proposed variance will impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

STAFF COMMENTS AND SUGGESTIONS

While staff acknowledges that this is not a hardship in the normal sense, we do recognize that if the applicant had rezoned and split her property prior to September 19, 2022, this variance would not have been required. Staff further acknowledges that the existing structures have been in place for 40+ years. While staff sympathizes with the applicant and struggles with issues of fairness, we are reminded that our role is to uphold the letter and intent of the Zoning Regulations.

In support of the requested variance are the facts that:

- These structures have been in existence as is for 40+ years;
- Had the rezone and minor plat been applied for prior to September 19, 2022, this variance would not have been required;
- There is no encroachment towards any other property; and
- The granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent property or increase the danger of fire or otherwise endanger the public safety or diminish or impair surrounding property values.

STAFF RECOMMENDATION

Staff recommends denial of the requested variance.

ATTACHMENTS

Application and Supporting Documents
 Zoning Map
 Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

VARIANCE APPLICATION DATE: _____

Applicant (Print): Virginia Ford Signature: Virginia Ford
 Company Name: -
 Street Address: 2701 E Elm City: Harrisonville State: Mo Zip: 64701
 Telephone: 816-616-3877 Email: gfhouse1@gmail.com

Property Owner Authorization Required if Applicant Different from Property Owner

Property Owner Name (print): Virginia Ford Signature: Virginia Ford
 Street Address: 2701 E Elm City: Harrisonville State: Mo Zip: 64701
 Telephone: _____ Email: _____

Firm Preparing Application (if applicable): _____

Contact: _____

Street Address: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

* All correspondence should be sent to (check one): Applicant ☐ Property Owner ☐ Firm ☐

Project Information

General Location or Address: 2701 E Elm Harrisonville Mo.

Harrisonville Properties, 4.4 Acres or Sq. Ft. _____

Process and Submittal Requirements

City of Harrisonville Zoning Ordinance Section 405.610

The Board of Zoning Adjustment may grant variances from the provisions of this Chapter in harmony with its general purpose and intent and may vary them only in specific instances hereinafter set forth. The Board of Zoning Adjustment, based on standards hereafter prescribed and after hearing, may decide that there are practical difficulties or hardship in the way of carrying out the strict letter of these regulations. The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement or decision of the party appealed from or to issue an order or variance or to decide in favor of an appellant.

Step 1. Hold pre-application conference with City staff.

Step 2. Submit complete application and the following at least thirty (30) days prior to the BZA Meeting:

1. \$200 filing fee PLUS \$65.00 notice fee, payable to the City of Harrisonville
2. Letter explaining the project and why variance needed.
3. One (1) 8 1/2 x 11 electronic copy of site plan showing property, existing and proposed structures and additional important information.

Step 3. City staff publishes legal notice and sends letters to property owners within 185 feet.

Step 4. Board of Zoning Adjustments Meeting 2nd Tuesday of month at 6 PM at City Hall.

Please Answer Following Questions

The BZA may approve a variance to the provisions of the Zoning and Subdivision Regulations, but only as allowed by the regulations and only when it has made findings based upon evidence presented to it in specific cases. *Section 405.615 (A) Standards*

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

Applicant Response: This property has existed as is for over 100 yrs.

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

Applicant Response: Resisting to R1 purposes of restructuring the property. The property has existed for over 100+ years

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

Applicant Response: No - Structures have existed for 100+ years.

For the purpose of supplementing the above standards and in determining whether there are practical difficulties or hardships, the BZA shall also take into consideration the extent to which the following facts have been established by the evidence. *Section 405.615 (B)*

1. If the strict letter of the regulation is carried out, will the physical surroundings, shape or topographical conditions of the specific property create a hardship for the owner as distinguished from a mere inconvenience?

Applicant Response: no - the result would be I would have to remove one of the structures.

2. Do the reasons for his variance apply just to this property or generally to other properties in the same zoning classification?

Applicant Response: Just this property

3. Has the alleged difficulty or hardship been created by any person having an interest in the property at any time after May 13, 1991, the effective date of this Chapter?

Applicant Response: no - created by doing the rezoning.

4. Will the granting of the variance be detrimental to the public welfare in the neighborhood in which the property is located?

Applicant Response: no

5. Will the proposed variance impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or endanger the public safety or substantially diminish or impair property values within the neighborhood?

Applicant Response: no been there over 100 years

Resources

City Website	www.ci.harrisonville.mo.us
Zoning Map	https://www.ci.harrisonville.mo.us/documentcenter/view/6182
Zoning Regulations	https://www.ecode360.com/27908265
Subdivision Regulations	https://www.ecode360.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

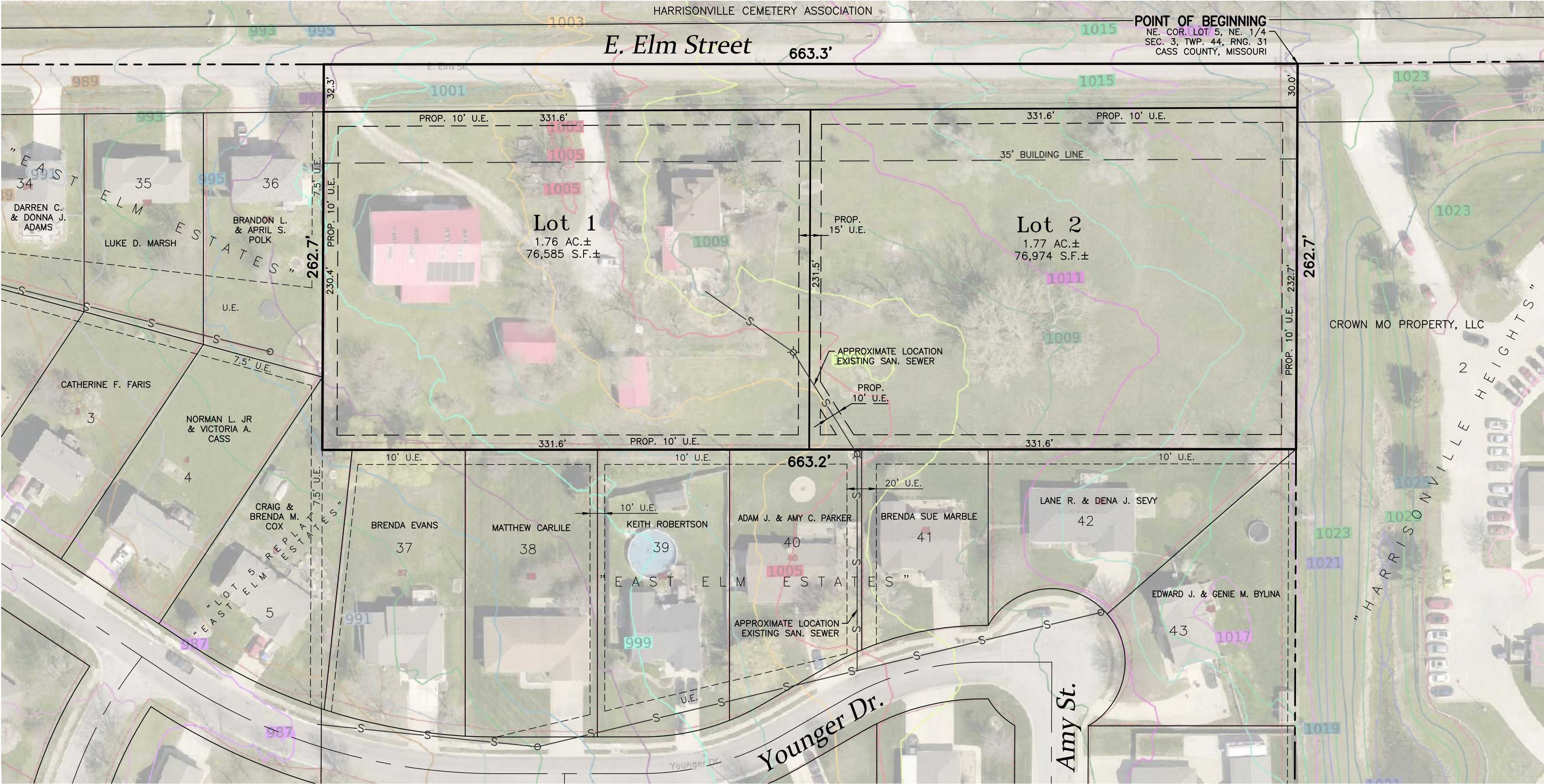
Contacts

City Hall, 300 E. Pearl, Harrisonville, MO 64701		(816) 380-8900	Fax (816) 380-8910
John Morris	Building Official	(816) 380-8917	jmorris@harrisonville.com
Christina Stanton	Community Development Director	(816) 380-8922	cstanton@harrisonville.com
Jamie Martin	Administrative Secretary	(816) 380-8958	martin@harrisonville.com
Public Works Department, 201 W. Chestnut, Harrisonville, MO 64701			Fax (816) 380-3997
Carl Brooks	Director of Public Works	(816) 380-8964	cbrooks@harrisonville.com
Ted Martin	City Engineer	(816) 380-8964	tmartin@harrisonville.com

For Office Use Only

Case No: VAR-23-002 Filing Fee. Amount Paid: \$ 265.00 Date: 6/20/23
 Date Application Received: 6/20/23 BZA Meeting Date: 7/11/23
 Note: _____

Zoning Sketch



Notes:

1. THIS DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY, THIS ZONING SKETCH IS FOR PLANNING PURPOSES ONLY. DIMENSIONS AND AREAS SHOWN ARE BASED ON DEED DIMENSIONS OF THE SUBJECT TRACT.
2. RECORD DEED AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT, THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE CASS COUNTY GIS MAP. THE RECORD DEED USED FOR THIS ZONING SKETCH IS A WARRANTY DEED, BOOK 4070, PAGE 3, RECORDER OF DEEDS, CASS COUNTY, MISSOURI. IF OTHER DEEDS EXIST THAT AFFECT THIS TRACT THE CLIENT SHALL NOTIFY THE SURVEYOR AND PROVIDE A COPY OF SAID OTHER DEEDS TO THE SURVEYOR.
3. THIS SURVEYOR HAS MADE NO OTHER INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. APPROXIMATE SANITARY SEWER LOCATIONS HAVE BEEN SHOWN ON THIS ZONING SKETCH. NO OTHER ATTEMPT HAS BEEN MADE AS A PART OF THIS ZONING SKETCH TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC / PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
5. THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 29037C0187F AND NO. 29037C0189F, BOTH DATED JANUARY 2, 2013.
6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ZONING SKETCH TO DETERMINE WHETHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE PRESENT ON THIS PROPERTY; WHETHER THIS SOIL IS SUITABLE FOR A SEPTIC SYSTEM; WHETHER THE SOIL IS SUITABLE TO SUPPORT A FOUNDATION OR INFRASTRUCTURE IMPROVEMENTS; WHETHER ANY EXISTING SEWAGE TREATMENT FACILITIES THAT SERVE THIS PROPERTY MEET APPLICABLE HEALTH DEPARTMENT OR MISSOURI DEPARTMENT OF NATURAL RESOURCES REGULATIONS; WHETHER THIS PROPERTY HAS DRIVEWAY ACCESS TO A STATE, COUNTY, OR CITY ROADWAY RIGHT-OF-WAY OR THAT ONE WILL BE GRANTED; THAT ANY EXISTING OR PROPOSED DRIVEWAY OR ROAD ACCESS TO A PUBLIC ROADWAY MEETS SAFETY CRITERIA OF THE STATE, COUNTY, OR CITY; WHETHER UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES OR UTILITIES OR WASTE MATERIALS MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.

Zoning:

CURRENT: "E" ESTATE DISTRICT
REQUESTED: "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

Record Description:

BOOK 4070, PAGE 3
PART OF THE EAST HALF OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 44, RANGE 31, IN, CASS COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 3, AFORESAID, AND RUNNING THENCE SOUTH 89 DEGREES 57 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE THEREOF, 663.29 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 33 SECONDS WEST, 262.71 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, 663.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH 0 DEGREES 13 MINUTES 58 SECONDS EAST, 262.71 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF ELM STREET.

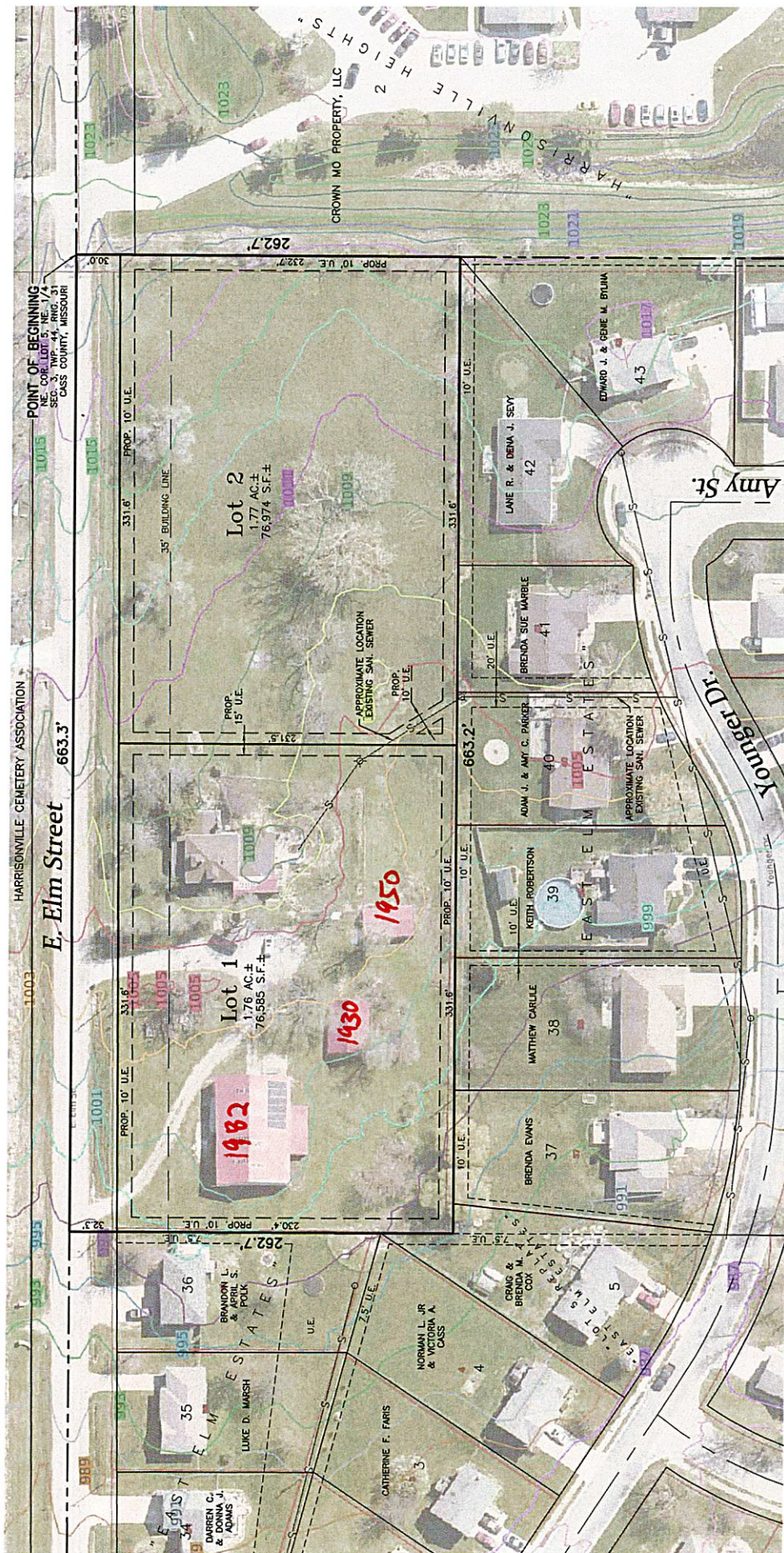
REVISED: 5/24/23 – LOT SIZES
FOR: VIRGINIA FORD
PO BOX 536, HARRISONVILLE, MO 64701

Bowers Land Survey Co. LLC
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSSURVEY.COM

SITE ADDRESS: 2701 E. ELM ST, HARRISONVILLE, MO 64701

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
3	44	31	CASS	MISSOURI	5/24/23	21831-22

DRAWING NO. 21831ZS.DWG
DRAWN BY: TSB
CHECKED BY: TSB
BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824



Zoning:

THIS DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. THIS ZONING SKETCH IS FOR PLANNING PURPOSES ONLY. DIMENSIONS AND AREAS SHOWN ARE BASED ON DEED DIMENSIONS OF THE SUBJECT TRACT.

1. RECORD DEED AND ADJACENT PARCEL DEED INFORMATION WAS NOT PROVIDED BY THE CLIENT. THIS INFORMATION WAS OBTAINED BY THE SURVEYOR FROM THE COUNTY CLERK'S OFFICE. THE RECORD DEED USED FOR THIS ZONING SKETCH IS A WARRANTY DEED, BOOK 4070, PAGE 3, RECORDED OF DEEDS, CLACK COUNTY, MISSOURI. IF OTHER DEEDS COULD AFFECT THIS TRACT THE CLIENT SHALL NOTIFY THE SURVEYOR AND PROVIDE A COPY OF ANY OTHER DEEDS TO THE SURVEYOR.
- 2.

CURRENT: "E" ESTATE DISTRICT
REQUESTED: "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT

BOOK 4070, PAGE 3

PLANT, 5077, PALE. S. 1/4 OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 14, RANGE 31, IN CASS COUNTY, MISSOURI. ELEVATION, 850 FEET. AT THE NORTHEAST CORNER OF LOT 5 OF THE NORTHEAST QUARTER OF SECTION 3, AFORESAID, AND RUNNING THENCE SOUTH 89 DEGREES 57 MINUTES 22 SECONDS 12 MINUTES 33 SECONDS EAST, 262.21 FEET TO A POINT; THENCE NORTH 89 DEGREES 12 MINUTES 33 SECONDS EAST, 663.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH 0 DEGREES 13 MINUTES 50 SECONDS EAST, 282.71 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY OF ELMSTREET.

REMSID: 5/24/23 - LOT SIZES

REVISED: 5/24/23 - LOI SIZES
FOR: VIRGINIA FORD
PO BOX 536, HARRISONVILLE MO 64701



 Bowers Land Survey Co. LLC

P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0160
WEBSITE: BOWERSURVEY.COM

SITE ADDRESS: 2701 E. ELM ST, HARRISONVILLE, MO 64701					
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE
3	44	31	CASS	MISSOURI	5/24/23
					JOB NO.
					21831-22



Parcel Number: 13-21-31-100-000-046.001
Computer ID: 0747316
Deed Holder: FORD, ROBERT A & VIRGINIA L
Property Address: 2701 E ELM ST
 HARRISONVILLE, MO 64701-1799 [MAP THIS ADDRESS](#)
Mailing Address: PO BOX 536
 HARRISONVILLE, MO 64701-0536 USA
Class: RESIDENTIAL
Map Area: GRND RVR CTY HVILLE
Plat Map: 4070/3
Subdivision: NONE
Sec-Twp-Rng: 3-44-31
Lot-Block: 5-
Brief Legal Description: N263' E2 E2 LOT 5 NE
 (NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 13-21-31-100-000-046.001 Photo

1 / 1



Current Value Information

FULL MARKET	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$23,400	\$0	\$0	\$23,400
Building	\$0	\$166,450	\$0	\$0	\$166,450
Total	\$0	\$189,850	\$0	\$0	\$189,850
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$4,450	\$0	\$0	\$4,450
Building	\$0	\$31,630	\$0	\$0	\$31,630
Total	\$0	\$36,080	\$0	\$0	\$36,080

Prior Year Value Information

2023 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$23,400	\$0	\$0	\$23,400
Building Full Market	\$0	\$166,450	\$0	\$0	\$166,450
Total Full Market	\$0	\$189,850	\$0	\$0	\$189,850
2022 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$23,400	\$0	\$0	\$23,400
Building Full Market	\$0	\$141,880	\$0	\$0	\$141,880
Total Full Market	\$0	\$165,280	\$0	\$0	\$165,280

[More Years...](#)

Land Information

Lot Type	Square Feet	Acres
Site and Excess	174,240	4.000

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
-----------	-------	------------	-------------------

- Single-Family / Owner Occupied

2 Story Frame

1910

2,480

Building

Occupancy: Single-Family / Owner Occupied
 Year Built: 1910
 Style: 2 Story Frame
 Area: 864
 TLA: 2,480
 Condition: Normal
 Basement: Full
 Heating: Yes
 AC: Yes
 Attic: None

Room Count

Rms Above Ground: 8
 Rms Below Ground: 0
 Bedrooms Above: 4
 Bedrooms Below: 0

Fireplace

Description	Count
Masonry	1

Building Descriptions

Foundation: Conc
 Exterior Walls: Vinyl
 Roof: Asph / Hip
 Interior Walls: Plas
 Flooring: Carp
 Architectural Design: N/A
 Single Siding: No

Plumbing

Style	Count	Description	Quantity	Units
Standard Bath - 3 Fixt	2	2013 COST ADJ	1.00	EA
Toilet Room (1/2 Bath)	1			

Building Extras**Porches**

SF Area	Style	Bsmt SF	Qtrs SF	Qtrs Style	Qtrs AC
216	1S Frame Open	0	0	Frame	Yes
216	1S Frame Open	0	0	Frame	Yes
336	Stoop/Deck w/ Railing	0	0	Frame	Yes

Addition 1 of 2

Year Built: 1910
 Style: 1 Story Frame
 Area: 320
 Condition: Normal
 Basement SF: 0
 No Floor Adj (SF): 0
 Heat: Yes
 AC: Yes
 Attic SF: 0

Addition 2 of 2

Year Built: 1910
 Style: 1 Story Frame
 Area: 432
 Condition: Normal
 Basement SF: 0
 No Floor Adj (SF): 0
 Heat: Yes
 AC: Yes
 Attic SF: 0

Agricultural Building Information**Building Type**

- Steel Utility Building

Year Built: 1950
 Occupancy: Steel Utility Building
 Label: BARN
 Width: 18
 Length: 32
 Height: 9
 Area: 576 Square Feet
 Frame Type: Post Frame
 Building Count: 1
 Plot Number:

Building Count

1

Year Built

1950

Adjustments

Description	Quantity	Range
Electric	576	Average
Floor - Concrete	576	Average

- Steel Utility Building

Year Built: 1982
 Occupancy: Steel Utility Building
 Label: BARN
 Width: 49
 Length: 72
 Height: 12
 Area: 3,528 Square Feet

1

1982

Frame Type: Post Frame
Building Count: 1
Plot Number:

Adjustments

Description	Quantity	Range
Electric	3,528	Average
Floor - None	3,528	Average

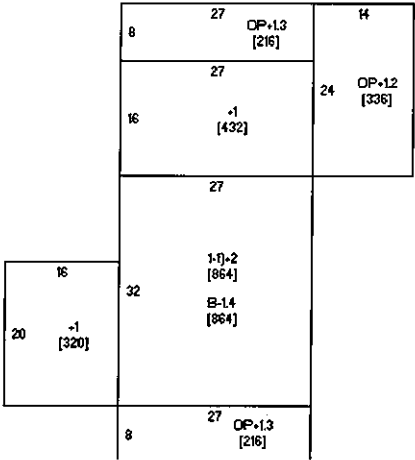
Yard Extra Information

Description	Item Count	Year Built
-- Garage (Commercial)	1	1930
Year Built:	1930	
Description:	Garage (Commercial)	
Type:	Metal/Wood Frame	
Pricing:	Average	
Width:	0.00	
Length:	0.00	
Quantity:	768 Square Feet	
# of Stalls:	0.00	
Count:	1	
Plot Number:		

Sale Information

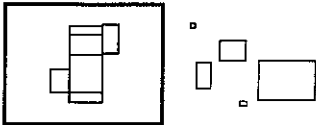
Sale Date	Recording
11/21/2016	4070/3

Sketch



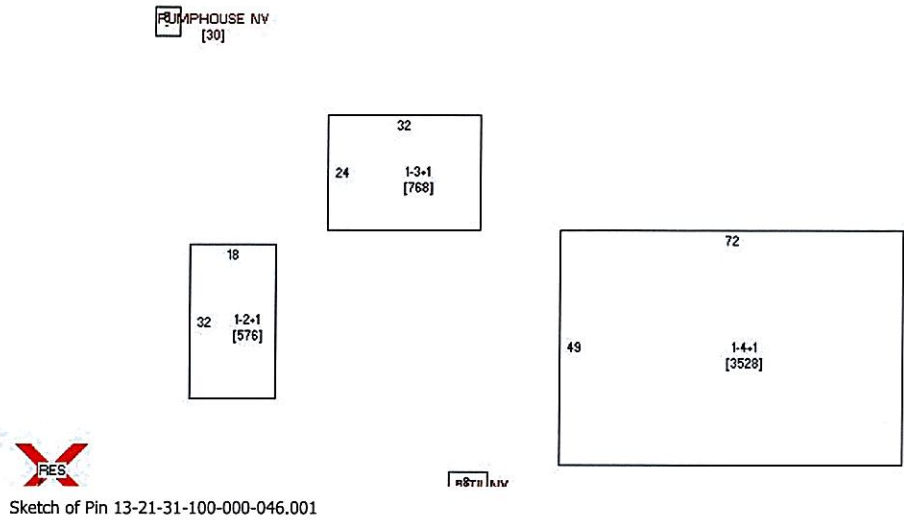
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1 / 2

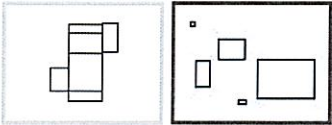


GIS Map Information

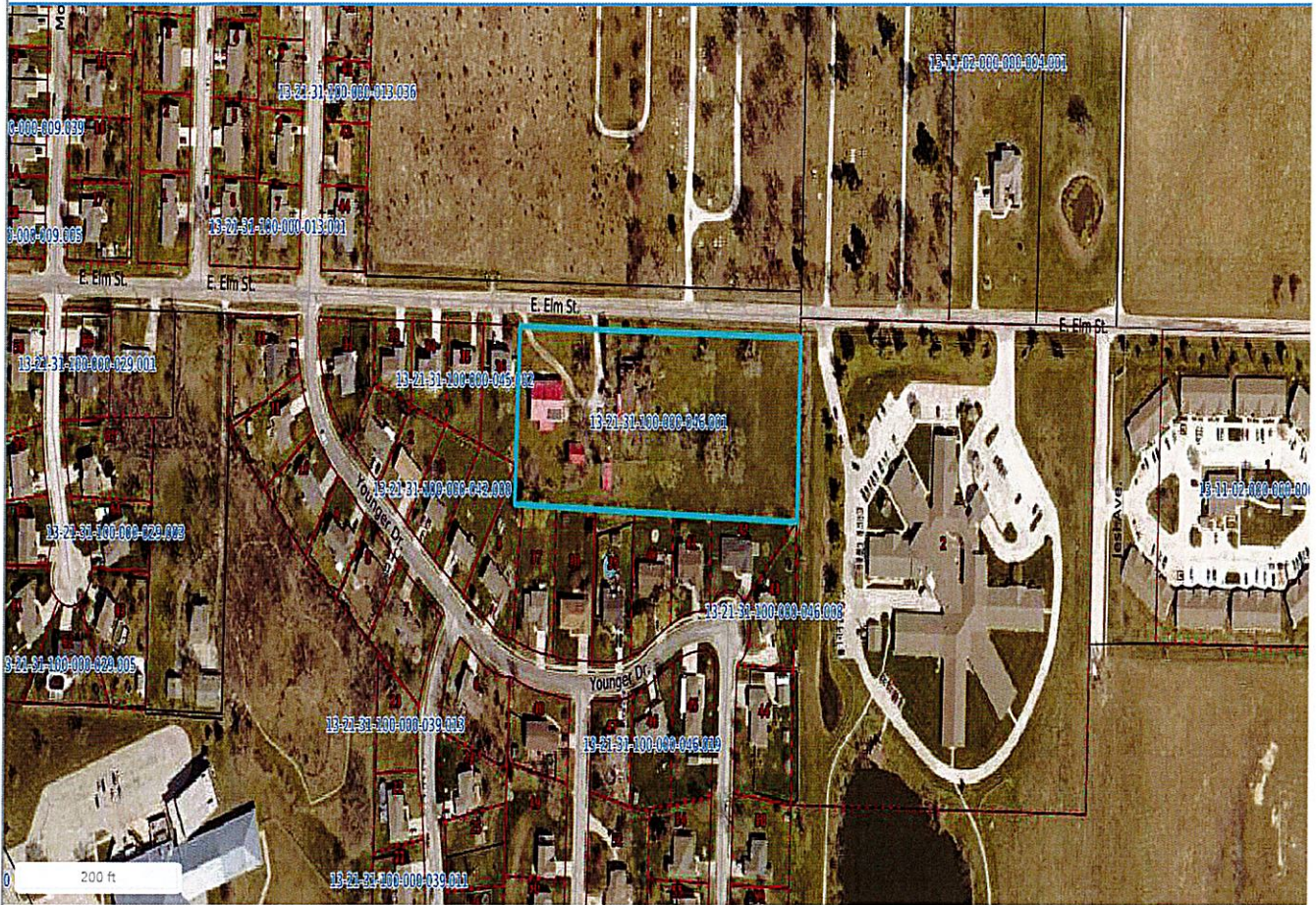
Sketch



2 / 2

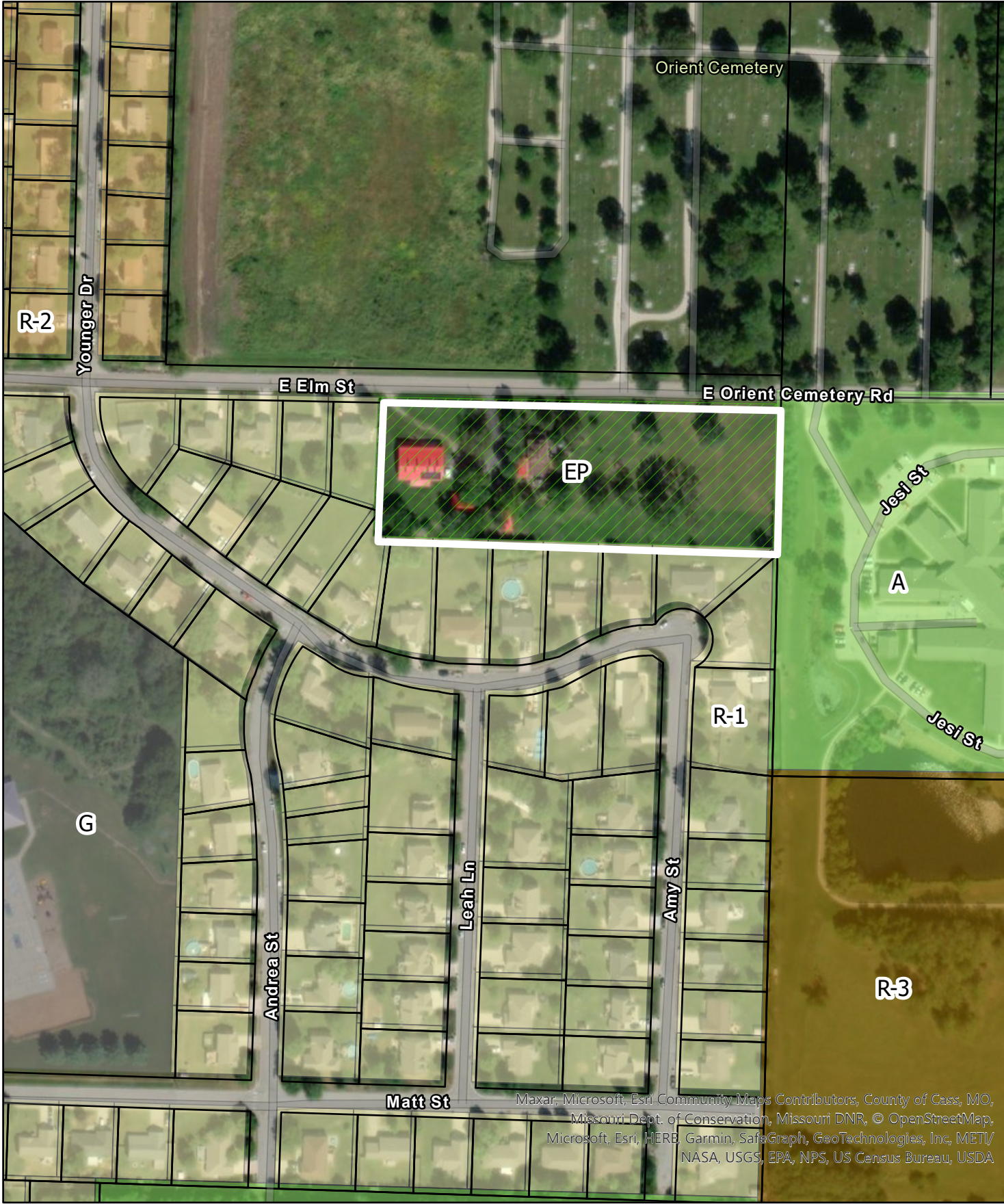


GIS Map Information



Attachment: BZA Packet 7-11-23 (Appl. #VAR-23-002--Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1)

Zoning Map

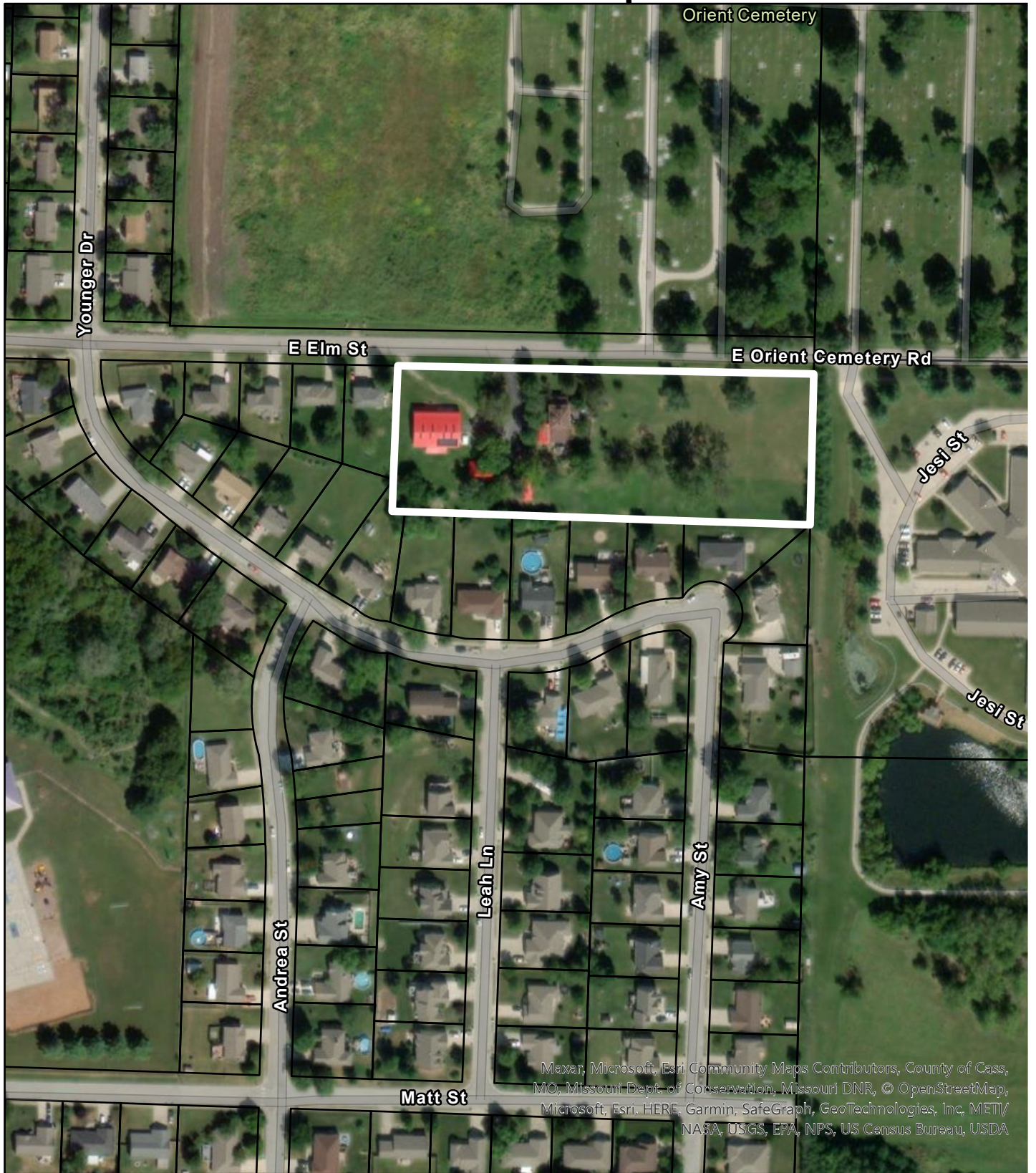


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Attachment: BZA Packet 7-11-23 (Appl. #VAR-23-002--Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1)

0 135 270 540 US Feet

Aerial Map



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Attachment: BZA Packet 7-11-23 (Appl. #VAR-23-002--Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1)

0 185 370 740 US Feet

N

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: July 5, 2023
SUBJECT: Appl. #VAR-23-002-- Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1

Type of Item: *Approval*

B. Action Item (ID # 4570)

Appl. #VAR-23-002-- Variance of Section 405.550.D.1 for 3 detached accessory structures in R-1