



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
MAY 14, 2024
6:00 PM

1. **Call to Order**
 - A. **Roll Call**
2. **Approval of Minutes**
 - A. **Board of Zoning Adjustments - Regular Meeting - Apr 9, 2024 6:00 PM**
3. **Agenda Items**
 - A. **Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - PUBLIC HEARING**
 - B. **Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - CONSIDERATION**
 - C. **Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - PUBLIC HEARING**
 - D. **Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - CONSIDERATION**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 25th day of April, 2023.

Daniel Barnett

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
APRIL 9, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:05 PM by Gerald Saling

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

Also in attendance were Shirley Anderson, Applicant; Alvin Poisal, Representative with Tri-State Carports; Shelton Nowell, Applicant; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Sep 12, 2023 6:00 PM

With no additions or corrections, the minutes from the September 12, 2023, meeting were unanimously accepted.

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

3. Agenda Items

A. Appl. #VAR-24-001--Variance of Section 405.550.A.3 at 1501 S. Butler Drive - PUBLIC HEARING

Director Stanton presented the Staff Report for a variance application from Shirley Anderson. Ms. Anderson is seeking a variance to the requirement that a detached accessory structure be setback eight feet from the side property line in Section 405.550.A.3. The requested variance is a variance of 3 feet from the required 8 feet, which leaves a setback of five feet from the north side property line to the proposed detached carport. Director Stanton told the Board that the property immediately to the north, 301 Bowman Avenue, was granted a variance of five feet from the required 8 foot

side yard setback to allow for a 3 foot side yard setback for a detached garage. The site plan from this variance request also indicated that the existing detached accessory structure on Ms. Anderson's property is approximately three feet from the side yard and according to Cass County parcel records, the existing house and detached structure were built sometime in 1950. Director Stanton told the Board that the key issues are that the property is currently zoned Single-Family Residential (R-1) District and under current Zoning Regulations, Section 405.550.A.3.a., as amended by Ordinance #3669, says a detached accessory building shall be located not less than 8 feet from any side or rear lot line and no closer to the front of the building than 8 feet. She said that the uniqueness on this property relates to the existing structures and the fact that the existing detached accessory structure is approximately 3 feet from the north side property line and there is little room for a detached garage or carport without having to seek a variance as there is only about 20 feet from the north side of the house to the north side property line. Additionally, the lean-to portion of the neighbor to the north's detached structure is only about 3 feet from the property line. Director Stanton said that the property owners to the north, which is the property this variance would be encroaching towards, are supportive of the variance. She said that Staff recommends approval.

Alvin Poisal with Tri-State Carports spoke to the Board. He told them that he was helping Ms. Anderson with this process.

Mrs. Anderson told the Board that she has all of her neighbors support for the variance.

The Public Hearing was closed at 6:12 PM.

B. Appl. #VAR-24-001--Variance of Section 405.550.A.3 at 1501 S. Butler Drive--CONSIDERATION

Michelle Hart made a motion to approve the variance. Charles Hotchkiss seconded the motion. The motion passed unanimously.

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

C. Appl. #VAR-24-002--Variance of Section 405.550.A.3 at 706 S. Butler Drive - PUBLIC HEARING

Director Stanton presented the Staff Report for a variance application from Shelton Nowell. She said that the applicant is seeking a variance to the requirement that a R-1B zoned property of less than 1.5 acres may only be allowed two detached accessory structures. This is Section 405.550.A.3. of the Zoning Regulations. The requested variance is to allow for a total of three detached accessory structures. The first is a 20' x 20' carport that was permitted in 2007, the second is an unpermitted shed/workshop that appears to have been existing on the property since at least 2008, and the third is an unpermitted carport that appears to have been installed upon the property in between 2018 and 2019. Director Stanton told the Board that a Code Compliance Case was opened for this property and it was found that the property was exceeding the maximum number of detached accessory structures, and some of the detached accessory structures were not meeting the minimum setback requirement for the rear property line. Two detached accessory structures have since been removed and there are no longer any structures not meeting the minimum setback requirement for the rear property line. Mr. Nowell would like to keep the remaining three structures. She also said that on August 17, 2009, the Board of Alderman approved Ordinance #3094 to vacate and abandon a portion of undeveloped Peyton Street generally located east of West Street and west of Butler Drive, this portion is shared by Mr. Nowell to the north and with the property owner to the south. On September 28, 2007, a building permit was approved for

a new 20x20 aluminum carport to replace a previously existing carport. Director Stanton spoke on key issues. The property is currently zoned Near Downtown Single-Family Neighborhood (R-1B) District. Under current Zoning Regulations, Section 405.550.A.3.a, any R-1, R-1B, R-1M, R-2, or R-2B zoned lot, two detached accessory buildings may be permitted, one of the two may be an accessory dwelling unit for any R-1 or R-1B, except that properties zoned R-1 of 1.5 acres or larger in size may have one additional detached accessory structure provided all setbacks are met and the lot coverage requirement is not exceeded. The 20x20 carport that was permitted in 2007 is the only detached structure for which there is an approved building permit on file for this property. She said a review of the timeline images available from Google Earth indicates that the further west carport, for which the applicant is seeking the variance, was installed somewhere between April of 2018 and July of 2019. Director Stanton told the Board that the uniqueness in this instance has more to do with the property owners than the property itself as the property owners contend that their hardship stems from disabilities and that the carport provides protection from the elements. They contend that without this structure the effects of the elements would make their ability to get around more difficult. The granting of the variance would not alter the essential character of the area as all three of the detached accessory structures are currently existing and the carports have been existing since 2007 and 2018-19. The hardship is not particular to the property. The hardship to the owner is a personal physical hardship, not a hardship created by unique conditions of the property in question. The granting of the requested variance would not result in a detriment to the public welfare in the area. The variance would allow the property owner to maintain the two existing carports and the existing shed/workshop. The requested variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor will it substantially diminish or impair the property values within the neighborhood. Staff recommends denial of the requested variance.

Mr. Nowell told the Board that the workshed had been on the property of over 20 years. He also said that he didn't know that the carport company did not get a permit for the second carport.

The Public Hearing was closed at 6:21 PM.

D. Appl. #VAR-24-002--Variance of Section 405.550.A.3 at 706 S. Butler Drive - CONSIDERATION

April McLaughlin made a motion to deny the variance request. Michelle Hart seconded the motion. The motion passed unanimously.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	April McLaughlin
SECONDER:	Michelle Hart
AYES:	Michelle Hart, Charles Hotchkiss, April McLaughlin, Gerald Saling

4. Discussion Items

Director Stanton told the Board that there will be two variance applications for the Board on May 14th.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. Michelle Hart seconded. The meeting was adjourned at 6:27 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Apr 9, 2024 6:00 PM (Approval of Minutes)

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: April 23, 2024
SUBJECT: Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive -
PUBLIC HEARING

Type of Item: *Public Hearing*

A. Action Item (ID # 4806)

Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - PUBLIC HEARING

Attachments:

Staff Report BZA 5_14_24 Milburn Variance 2200 Chateau Dr (PDF)

Application (PDF)

Supplement to Application (PDF)

Sketched Site Plan (PDF)

Site Pictures 1 (PDF)

Site Pictures 2 (PDF)

Site Pictures 3 (PDF)

Site Pictures 4 (PDF)

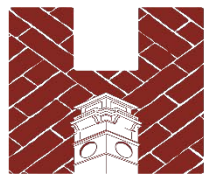
Site Pictures 5 (PDF)

Cass County Property Record(PDF)

Parkwood East Lots 48-104 (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Board of Zoning Adjustments

From: Christina Stanton, AICP, Director of Community Development

Date: May 14, 2024

Re: Appl. #VAR-24-003—Variance of Section 405.550.B.1 to allow for a detached accessory building to be located in the front yard with a setback of approximately 12' on property located at 2200 Chateau Drive

GENERAL INFORMATION

Applicants: Jeron and Amy Milburn, 2200 Chateau Drive

Requested Actions: Approval of requested variance of Section 405.550.B.1 to allow for a detached accessory building to be located in the front yard with a setback of approximately 12' on property located at 22000 Chateau Drive

Date of Application: March 18, 2024

PURPOSE AND AUTHORITY

In accordance with Section 405.610 of the City's Code, the Board of Zoning Adjustment (BZA) "may decide that there are practical difficulties or particular hardship in the way of carrying out the strict letter of these regulations". The BZA "may grant variances from the provisions of this Chapter in harmony with its general purpose and intent" based upon the standards listed in Section 405.615, which are listed below in staff's analysis. The concurring vote of four (4) members of the Board is required for approval of a variance.

PROPOSAL

The applicant is seeking a variance to requirement that a detached accessory building be located "not less than eight (8) feet from any side or rear lot line and not closer to the front of the building than eight (8) feet". It is intended for a detached accessory structure to be located eight (8) feet or more behind the front of the house.

The existing 12' x 10' shed is located in the front yard approximately 12' in front of the existing house, 11' from the sidewalk. The structure is approximately 33' from the center of the street, the street right-of-way is 50' so half is 25' which means that the structure is located 8' north of the front property line.

PREVIOUS ACTIONS

Required legal notices have been issued.

- February 17, 1970—The Final Plat of *Parkwood East, Lots 48 Thru 104* was recorded with the Cass County Recorder's Office.
- 1972—According to the Cass County Property Record (attached) the existing house was constructed during this year.

KEY ISSUES

The property is currently zoned Single-Family Residential (R-1) District.

Under current Zoning Regulations, Section 405.550.B.1: "For any "R-1," "R-1B," "R-1M," "R-2," or "R-2B" zoned lot, two (2) detached accessory building(s) may be permitted, one (1) of the two (2) may be an accessory dwelling unit for any "R-1" or "R-1B." Except that properties zoned "R-1" of one and one-half (1.5) acre or larger in size may have one (1) additional detached accessory structure, provided all setbacks are met and the lot coverage requirement is not exceeded. For any "R-3" or "R-4" zoned lot, one (1) or more detached accessory buildings may be permitted. Accessory structures are permitted as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville ("Code"), as enacted from time to time. A detached accessory building shall be located not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. Accessory buildings required to be supported by a concrete foundation shall not be located within a dedicated easement of any kind. The accessory building shall be complementary with construction type, style and color of the primary structure. In the case of corner lots, accessory buildings shall be set back not less than the distance required for residences from side streets. Lot coverage for the house and any accessory structure shall not exceed thirty-five percent (35%). All accessory structures are to be approved by the Director of Community Development. Any appeals shall be directed to the Board of Aldermen and that action shall be final."

According to the plat of record, both Chateau and Meadow Drives have a 50' right-of-way and the lot in question (Lot 50) has a 30' building line along both Chateau and Meadow Drives.

The detached accessory structure is only set back approximately 8' from the front property line.

The Applicant is seeking a variance from Section 405.550.B.1 to allow an existing 12' x 10' detached accessory structure to remain approximately 12' in front of the house and approximately 8' from the front property line.

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 existing use of the property would continue if the variance is not granted. The applicant believes that allowing the variance will increase the overall value of their property.
 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. Considering the mature trees and low electric lines there are obvious constraints to the property owners' ability to place a fully assembled shed. However, while difficult, it is not impractical to roll the chain link fence back and place the 12' x 10' shed in an appropriate location.

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

The variance, if granted, alters the essential character of the locality in that sheds are not allowed in the front yard and no other property has a shed located within their front yard. It appears that the concrete pad was installed some time ago to provide for an additional parking spot out of the street right-of-way.

- 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 mature trees and power lines do create practical difficulties. However, while difficult, it is not impractical to roll the chain link fence back and place the 12' x 10' shed in an appropriate location. The property owners would be responsible for leveling and installing a concrete pad (if needed) as would anyone else who is installing a shed.

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 to allow them to utilize an existing concrete pad that is adjacent to the driveway for purposes of a foundation for a 12' x 10' shed. It is the desire of the property owners to utilize the existing concrete pad and not move the shed, as well as their failure to fully do their due diligence by verifying the required setbacks with staff, that has created the need to request a variance. If the property owners had contacted staff prior to purchasing the shed staff would have made them aware of the required setbacks for detached accessory buildings and the need for the requested variance would have been avoided.

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 alleged difficulty or hardship is being caused by the current property owners' desire to utilize an existing concrete pad that is adjacent to their driveway as a foundation for a 12' x 10' shed.

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 property owner to have a 12' x 10' shed in the front yard set back approximately 8' from the front property line and approximately 12'

in front of the existing house, resulting in an encroachment of approximately 20' toward the Chateau Drive right-of-way.

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.

The proposed variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor is it likely to substantially diminish or impair property values within the neighborhood if kept in good condition and well maintained.

STAFF COMMENTS AND SUGGESTIONS

Staff is concerned about the precedent that approving this variance would set. If the property owner did indeed read the Section of Code pertaining to detached accessory buildings prior to deciding to purchase the 12' x 10' shed they clearly did not read all of it or they would have seen the portion stating that "A detached accessory building shall be located not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet." If there was any confusion on this matter the property owner should have contacted staff to make sure they fully understood the required setbacks.

In support of the requested variance are the facts that:

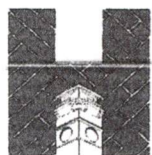
- The proposed encroachment is towards the right-of-way and not towards an immediately abutting property owner;
- The granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent property or increase the danger of fire or otherwise endanger the public safety and is not likely to diminish or impair surrounding property values if kept in good condition and well maintained.

STAFF RECOMMENDATION

Staff recommends denial of the requested variance.

ATTACHMENTS

Application
 Supplement to Application
 Sketched Site Plan
 Site Pictures (5)
 Cass County Property Record
Parkwood East, Lots 48 Thru 104
 Zoning Map
 Aerial Map



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

VARIANCE APPLICATION

DATE: 3/18/24

Applicant (Print): Jeron + Amy Milburn Signature: [Signature]
 Company Name: _____
 Street Address: 2200 Chateau Dr City: Harrisonville State: MO Zip: 64701
 Telephone: (816) 258-0897 Email: Milburn7299@gmail.com

Property Owner Authorization Required if Applicant Different from Property Owner

Property Owner Name (print): _____ Signature: _____
 Street Address: _____ City: _____ State: _____ Zip: _____
 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: 2200 Chateau Dr Harrisonville MO 64701
 Harrisonville Properties, _____ 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*

- A 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: please see attached sheet for all responses.

- A 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: _____

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

Applicant Response: _____

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)*

- 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: _____

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

Applicant Response: _____

- B 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: _____

- B4. Will the granting of the variance be detrimental to the public welfare in the neighborhood in which the property is located?

Applicant Response: _____

- B5. 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: _____

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	jmartin@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-24-003 Filing Fee. Amount Paid: \$ 265.00 Date: 3/10/24
 Date Application Received: 3/10/24 BZA Meeting Date: May 14, 2024
 Note: _____

Attachment: Application (Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - PUBLIC HEARING)

A1. No, the property would yield a reasonable return if the letter of regulation is followed. By not following the regulation to the strict letter I believe the value of property increases.

A2. Due to the fence, a crane would need to be used to get the shed in the backyard. The property is surrounded by power lines and trees that would prevent a crane from being able to get the shed in the backyard. There are also no flat surfaces in the backyard. There is a power line that hangs low across a portion of the backyard that connects from the pole in the back corner of the property to the house. When the shed was purchased to be delivered fully assembled, we looked online at the codes and did not see anything that stated that a shed in front was prohibited, so we believed that this location would be okay, and it is complementary to the home in color. There was already a flat concrete pad next to our driveway that the shed is placed on.

A3. The shed does not alter the character of the neighborhood. There are no other sheds in the front of neighboring yards. However there is a play set in the front yard of one home on this block. There is another home on the block that has a considerable collection of misc items that are in the back of the home, but visible from the street on Chateau Dr. The shed on our property is nicely located on a concrete pad that was already on the property prior to the shed next to our driveway. I believe the addition of the shed adds value to the neighborhood as it is a great location and compliments the home.

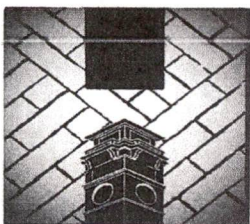
B1. There is no flat surface in the backyard. There are power lines surrounding the backyard, as well as a fence. To move the shed to the backyard would require a crane. The power lines and the trees around the house prevent this from being possible.

B2. I assume others in the same zoning area do have the same types of issues as there are many power lines, trees, and fences around the neighborhood, and uneven topography.

B3. The only thing that has changed that I am aware of since 5/13/91 is the fence that was put in around the backyard in 2018.

B4. The variance would not negatively affect the neighborhood. I do feel that the addition of the shed adds value to the property, and therefore positively adds value to the neighborhood.

B5. In no way would the variance impede an adequate amount of light, air, or increase any risk of fire or any other public safety concern to the neighborhood. It also would not diminish the property values in the neighborhood. It's possible that it would increase property value.



Harrisonville

300 E. Pearl Street
PO BOX 367
Harrisonville, MO 64701
Phone: (816) 380-8958
Fax: (816) 380-8906
www.harrisonville.com

February 13, 2024

2200 CHATEAU DR
HARRISONVILLE, MO 64701

RE: Code Compliance Case No. ZN-24-0003

JERON MILBURN,

Location : 2200 CHATEAU DR , HARRISONVILLE MO

Complaint Description:

NON-CONFORMING ACCESSORY STRUCURE PLACED IN FRONT YARD.

Hello,

This letter is a notice of violation of the City of Harrisonville Municipal Ordinance and/or the 2018 International Property Maintenance code. Compliance with Municipal Ordinance and adopted Property Maintenance Code is required within ten days from the date of this notice. Feel free to reach out to our office if you have any questions.

TITLE 4 LAND USE - CHAPTER 405 ZONING REGULATIONS - ARTICLE 20 SUPPLEMENTARY REGULATIONS
- SECTION 405.550 ACCESSORY USES [Ord. No. 1825, 5-13-1991; Ord. No. 2504 §1, 6-8-1998; Ord. No. 3038 §3, 6-2-2008; Ord. No. 3107 §§8 — 9, 10-19-2009; Ord. No. 3166 §1, 6-20-2011]

1. For any "R-1," "R-1M," "R-2," "R-3" or "R-4" zoned lot, one (1) or more detached Accessory Building(s) may be permitted as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville ("Code"), as enacted from time to time. **All Accessory Buildings shall be located in the Rear Yard only.** A detached Accessory Building shall be located not less than eight (8) feet from any Side or Rear Lot Line. Accessory Buildings required to be supported by a concrete foundation shall not be located within a dedicated Easement of any kind. In the case of Corner Lots, Accessory Buildings shall set back not less than the distance required for residences from side streets.
2. For any "C-1," "CBD-1," "C-2," and "CBD-2" zoned lot, one (1) detached accessory building not to exceed two hundred (200) square feet may be permitted in the rear yard providing it adheres to existing set back requirements for accessory buildings and is effectively screened so as not to be visible from any public street or residential district. Any existing or future accessory building, whether for storage or for sale, on any property of which any portion of the property is in the flood zone, will require a building permit and must also be anchored to grade to resist the effects of buoyancy, dislocation, or movement causing damage to property or public facilities; elevation of flood waters; or create a hazardous condition to any person or property.

→ This is not stated on the online Code that we reviewed. Copy of online code also attached.

Attachment: Supplement to Application (Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - PUBLIC HEARING)

City of Harrisonville, MO



City of Harrisonville, MO / Land Use / Zoning Regulations

ARTICLE XX Supplementary Regulations

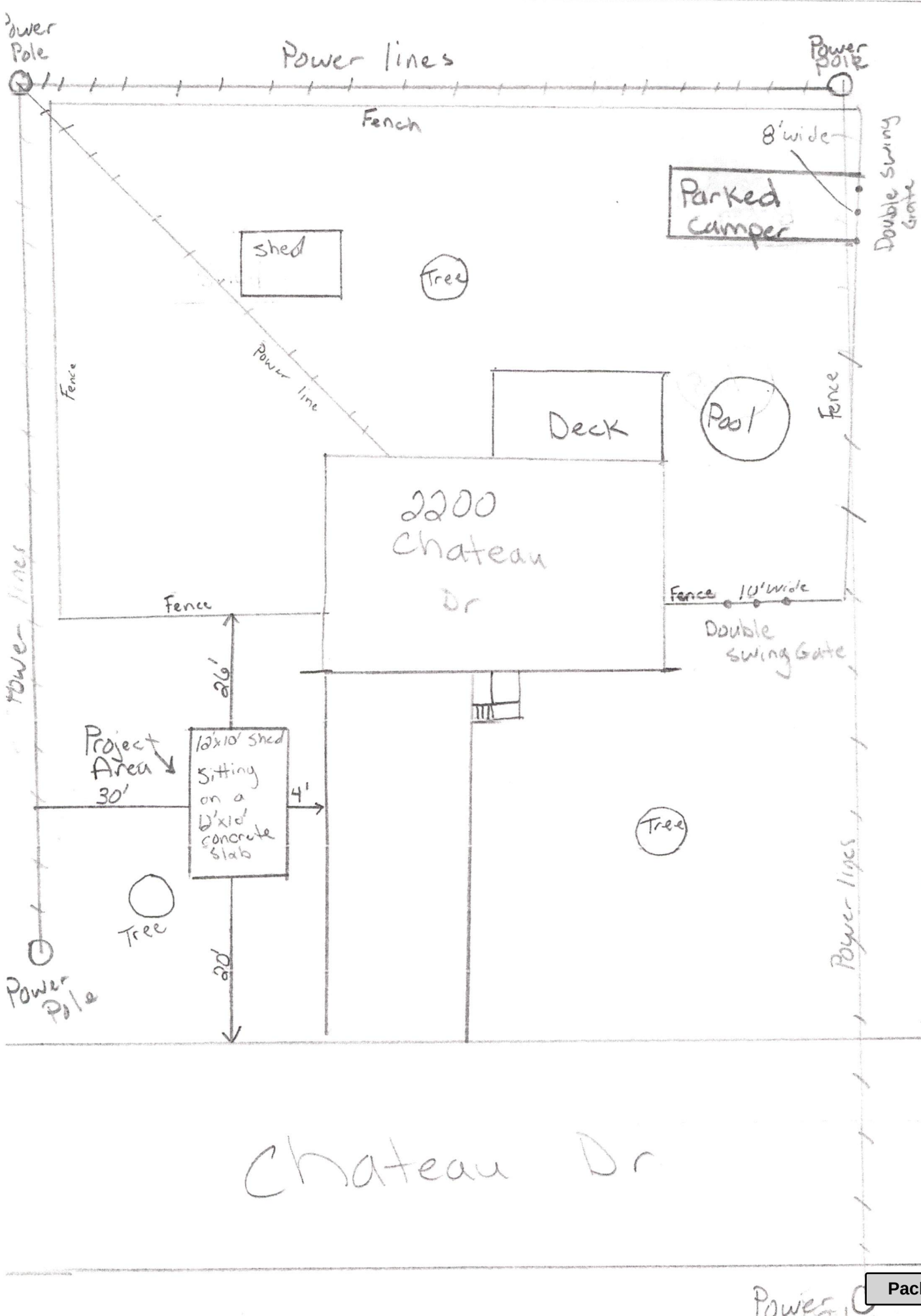
Section 405.550 Accessory Uses and Structures.

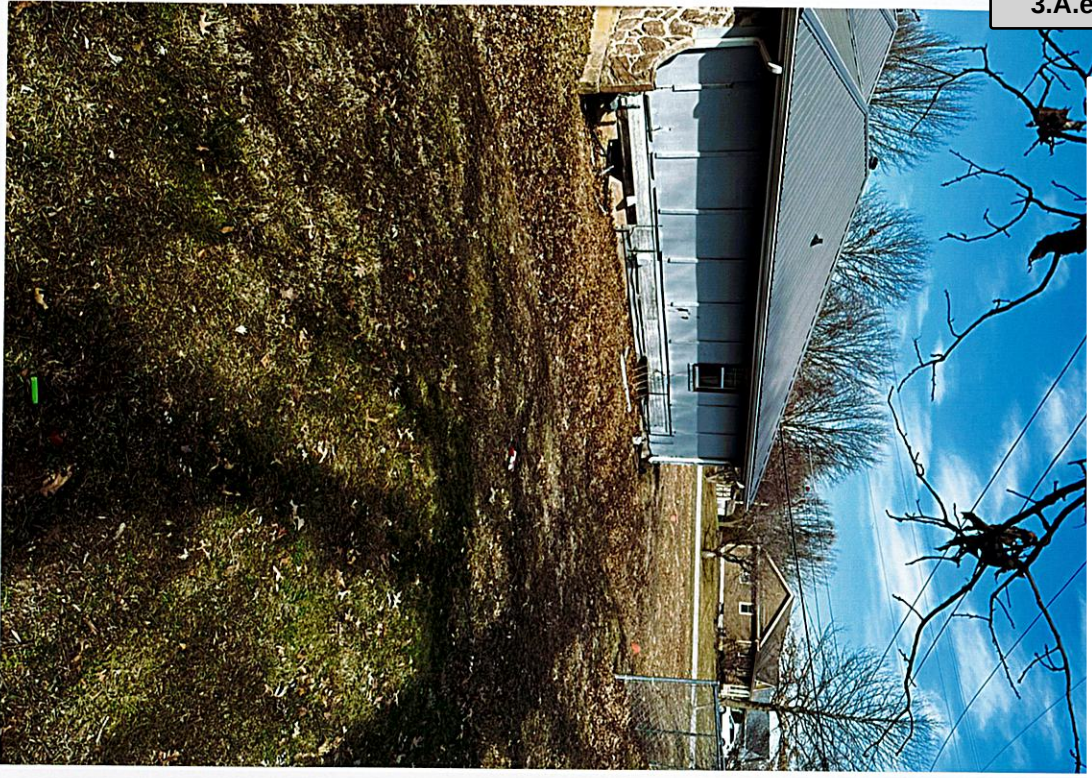
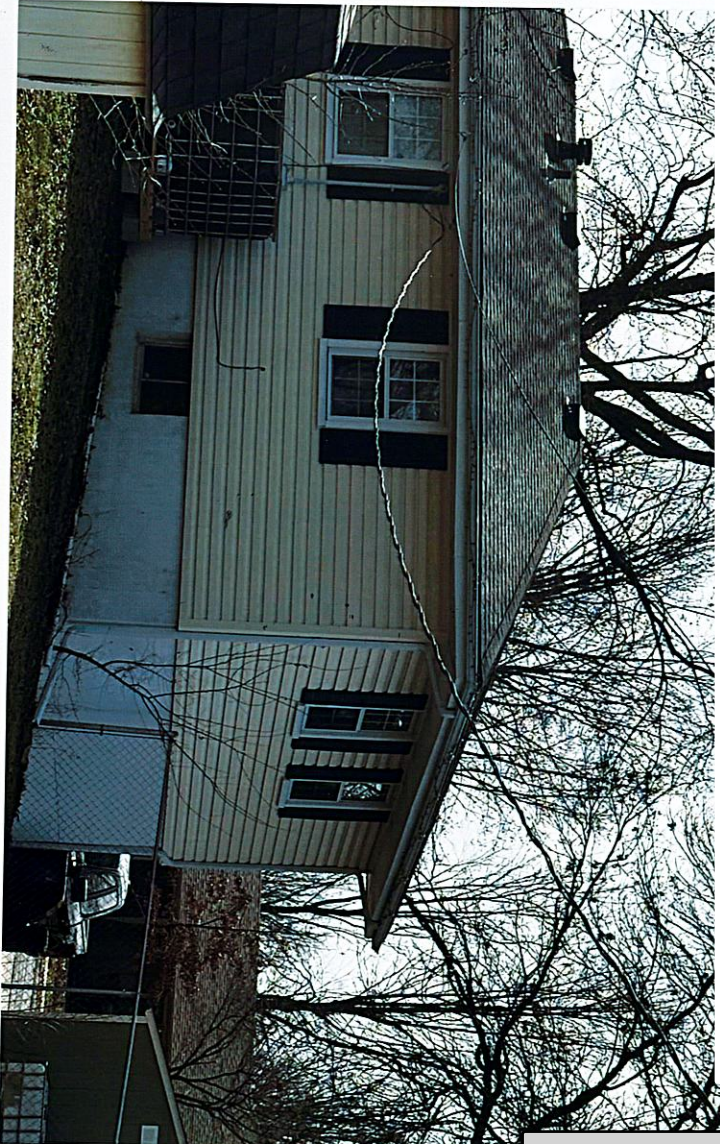
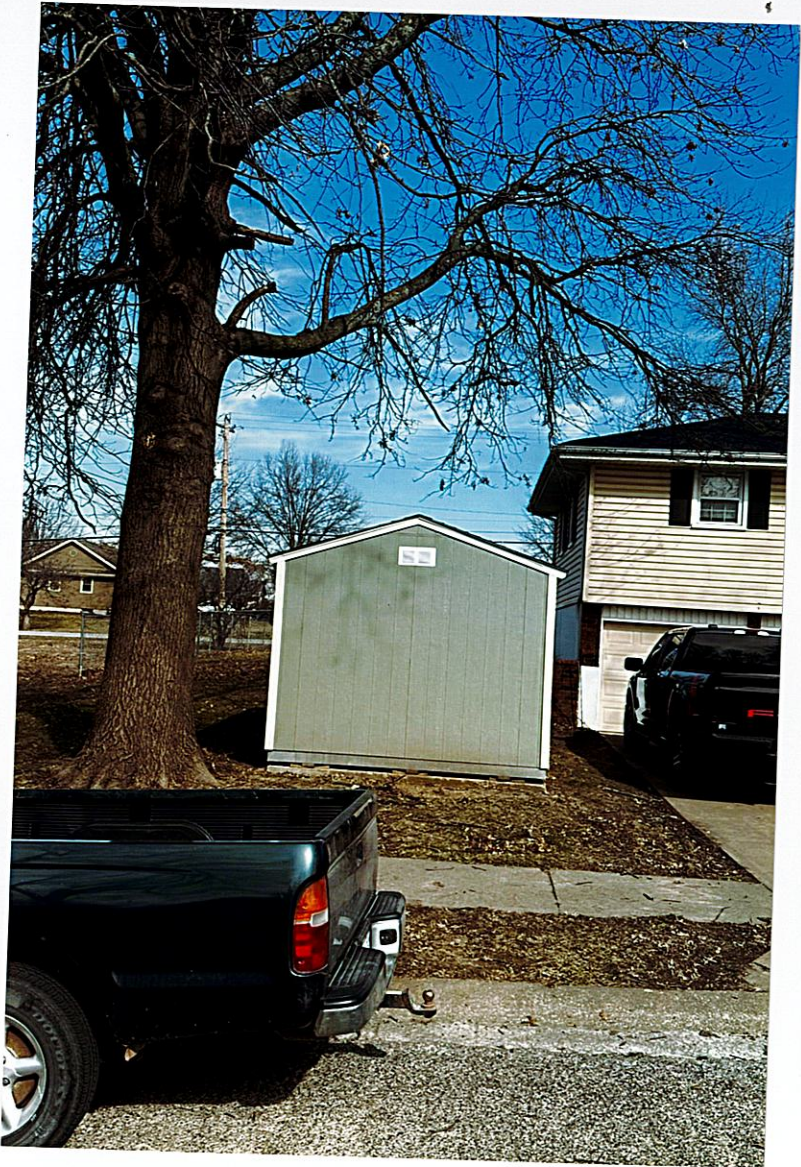
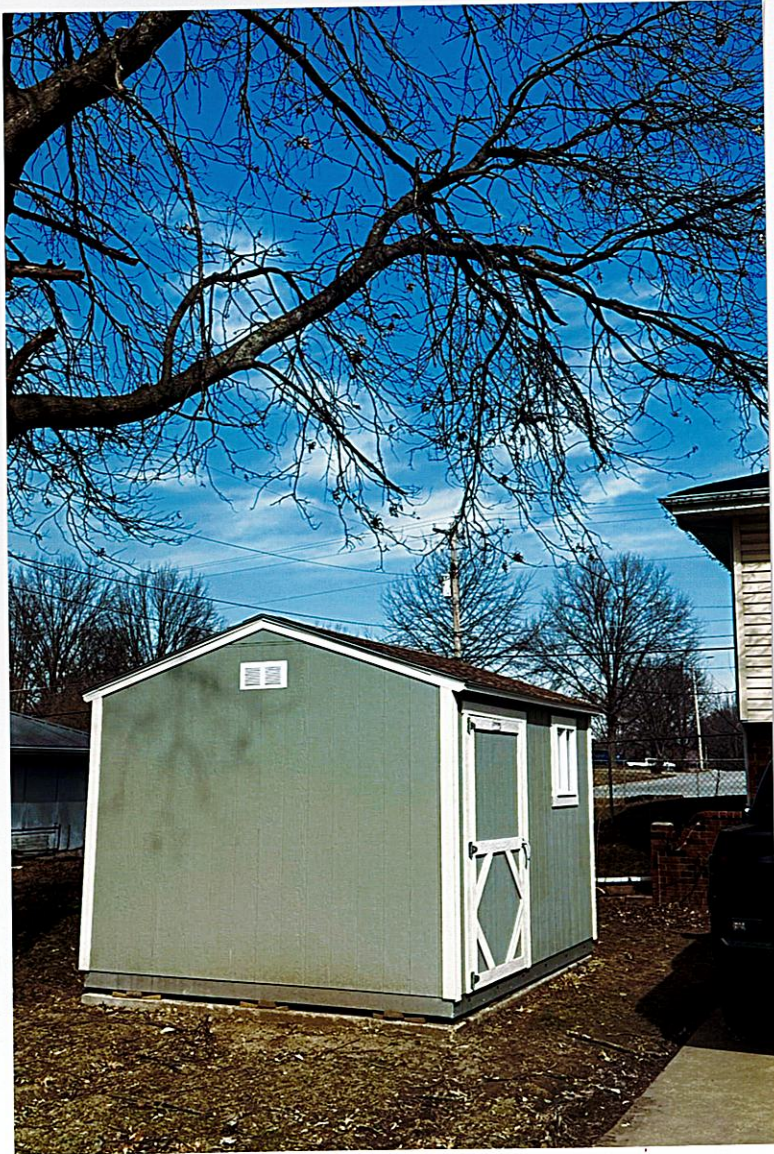
- a. For any "R-1," "R-1B," "R-1M," "R-2," or "R-2B" zoned lot, two (2) detached accessory building(s) may be permitted, one (1) of the two (2) may be an accessory dwelling unit for any "R-1," or "R-1B." For any "R-3" or "R-4" zoned lot, one (1) or more detached accessory buildings may be permitted. Accessory structures are permitted as long as said structure complies with the standards outlined within the Zoning Code of Ordinances for the City of Harrisonville ("Code"), as enacted from time to time. A detached accessory building shall be located not less than eight (8) feet from any side or rear lot line and no closer to the front of the building than eight (8) feet. Accessory buildings required to be supported by a concrete foundation shall not be located within a dedicated easement of any kind. The accessory building shall be complementary with construction type, style and color of the primary structure. In the case of corner lots, accessory buildings shall be set back not less than the distance required for residences from side streets. Lot coverage for the house and any accessory structure shall not exceed thirty-five percent (35%). All accessory structures are to be approved by the Director of Community Development, or the Housing and Zoning Specialist. Any appeals shall be directed to the Board of Aldermen and that action shall be final.

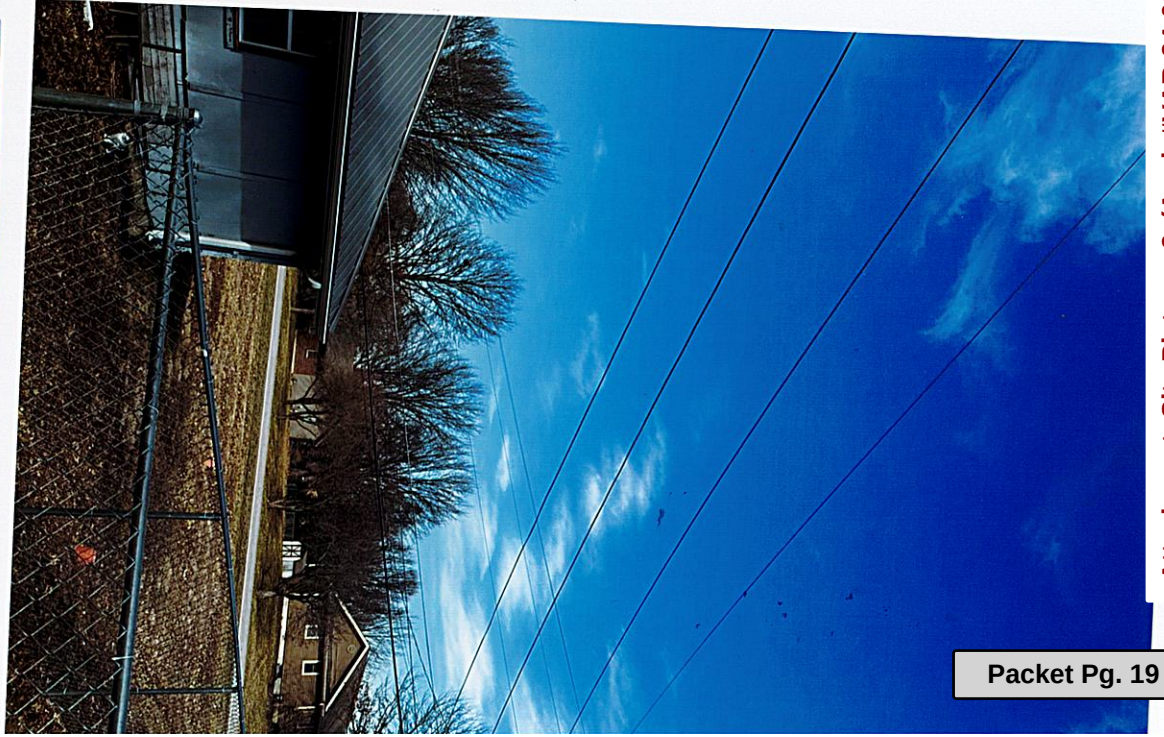
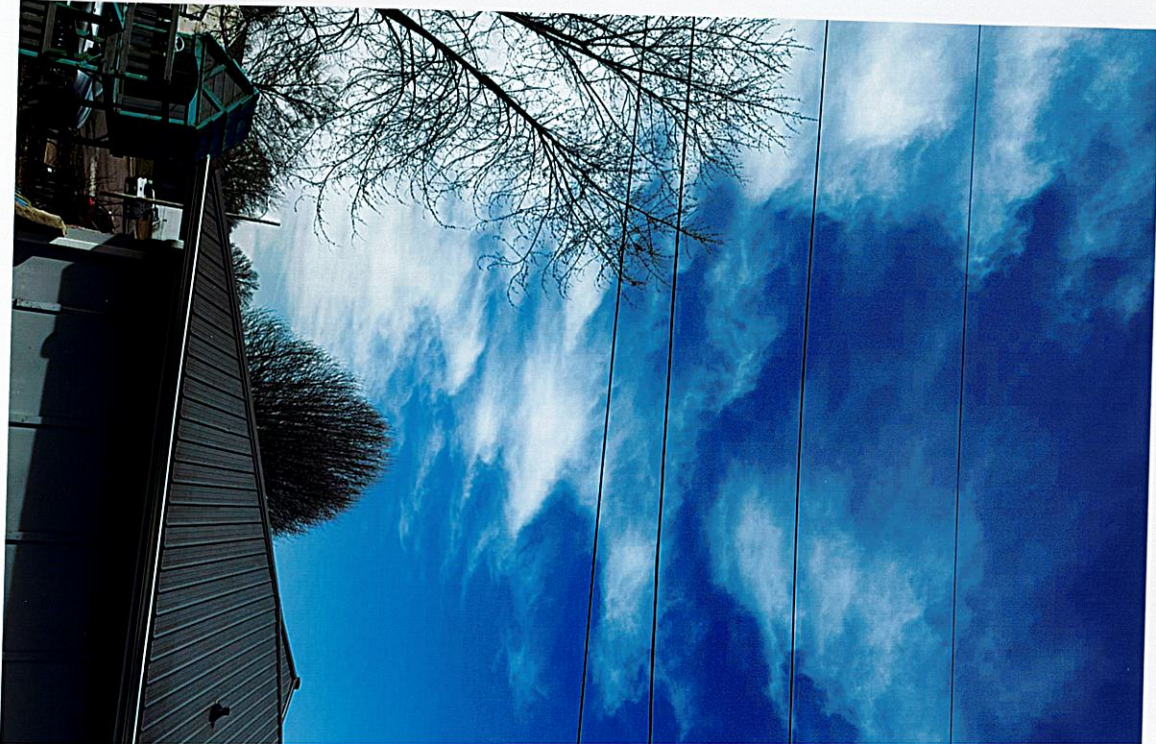
Line inserted in letter received, but not online in code that we reviewed when purchasing the shed.

(see attached copy of letter sent to us.)

By using eCode360 you agree to the Terms of Use.











3.A.h

Attachment: Site Pictures 4 (Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive -





Parcel Number: 13-21-32-200-000-006.000
Computer ID: 1044300
Deed Holder: MILBURN, JERON & AMY HASTINGS
Property Address: 2200 CHATEAU DR
HARRISONVILLE, MO 64701-3514 [MAP THIS ADDRESS](#)
Mailing Address: 2200 CHATEAU DR
HARRISONVILLE, MO 64701-3514 USA
Class: RESIDENTIAL
Map Area: HVILLE PARKWOOD EAST
Plat Map: 4888/56
Subdivision: PARKWOOD EAST
Sec-Twp-Rng: 3-44-31
Lot-Block: -
Brief Legal Description: PARKWOOD EAST LOT 50
(NOT TO BE USED ON LEGAL DOCUMENTS)



Pin 13-21-32-200-000-006.000 Photo

1 / 1



Current Value Information

FULL MARKET

Agricultural

Residential

Commercial\Other

Exempt

Total

Land	\$0	\$25,310	\$0	\$0	\$25,310
Building	\$0	\$95,010	\$0	\$0	\$95,010
Total	\$0	\$120,320	\$0	\$0	\$120,320
ASSESSED	Agricultural	Residential	Commercial\Other	Exempt	Total
Land	\$0	\$4,810	\$0	\$0	\$4,810
Building	\$0	\$18,050	\$0	\$0	\$18,050
Total	\$0	\$22,860	\$0	\$0	\$22,860

Prior Year Value Information

2023 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$25,310	\$0	\$0	\$25,310
Building Full Market	\$0	\$95,010	\$0	\$0	\$95,010
Total Full Market	\$0	\$120,320	\$0	\$0	\$120,320
2022 Appraised	Agricultural	Residential	Commercial\Other	Exempt	Total
Land Full Market	\$0	\$25,310	\$0	\$0	\$25,310
Building Full Market	\$0	\$80,770	\$0	\$0	\$80,770
Total Full Market	\$0	\$106,080	\$0	\$0	\$106,080

More Years...

Land Front Foot Information

Lot	Front	Rear	Side 1	Side 2
Main Lot	125.00	125.00	113.00	113.00

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	Split Foyer Frame	1972	960
Building	Room Count		
Occupancy: Single-Family / Owner Occupied	Rms Above Ground: 5		
Year Built: 1972	Rms Below Ground: 0		
Style: Split Foyer Frame	Bedrooms Above: 3		
Area: 960	Bedrooms Below: 0		
TLA: 960			
Condition: Normal			
Basement: Full			
Heating: Yes	Building Descriptions		

AC:	Yes	Foundation:	Conc
Attic:	None	Exterior Walls:	Wd Lap
		Roof:	Asph / Hip
		Interior Walls:	Drwl
		Flooring:	Carp
		Architectural Design:	N/A
		Single Siding:	No

Plumbing

<u>Style</u>	<u>Count</u>
Standard Bath - 3 Fixt	2

Decks and Patios

<u>Style</u>	<u>SF Area</u>
Wood Deck	120

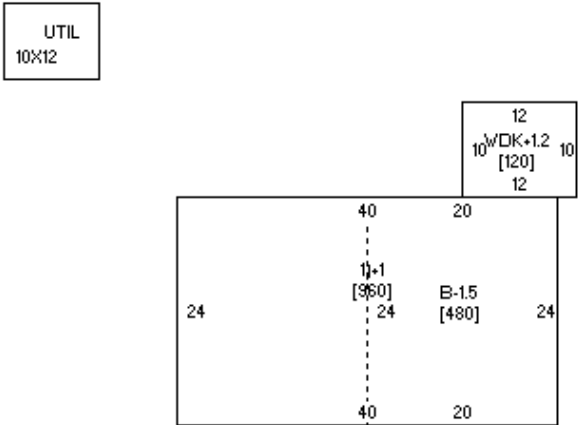
Yard Extra Information

Description	Item Count	Year Built
▼ Shed	1	1998

Sale Information

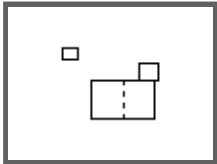
Sale Date	Recording
▼ 08/19/2022	4888/56
▼ 04/02/2018	4232/133

Sketch



Sketch of Pin 13-21-32-200-000-006.000

1 / 1

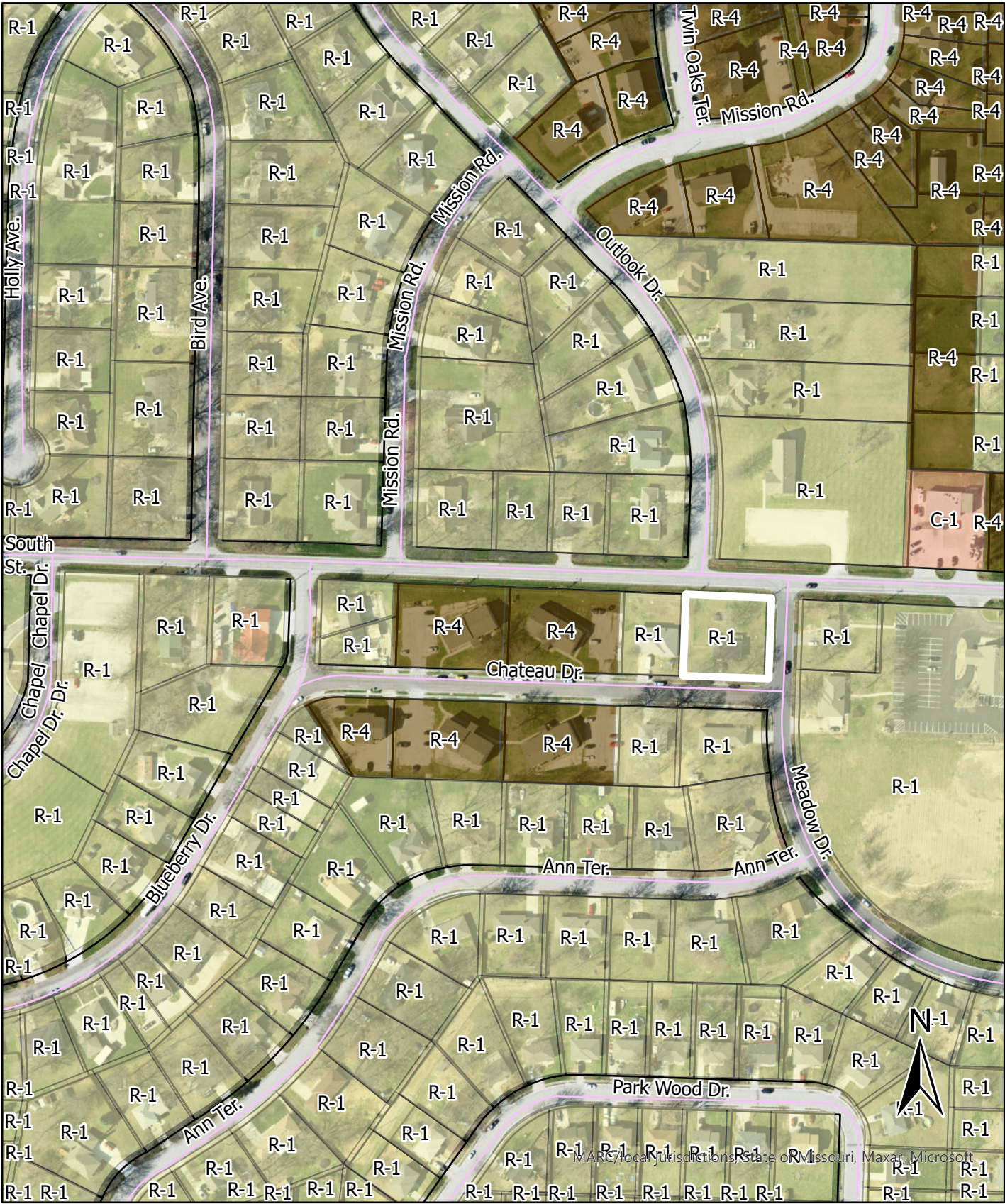


GIS Map Information



Attachment: Cass County Property Record (Appl. #VAR-24-003--Variance on property located at 2200

Zoning Map



Attachment: Zoning Map (Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - PUBLIC HEARING)

0 195 390 780 US Feet

Aerial Map



Attachment: Aerial Map (Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - PUBLIC HEARING)

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: April 24, 2024
SUBJECT: Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive -
CONSIDERATION

Type of Item: *Approval*

B. Action Item (ID # 4808)

Appl. #VAR-24-003--Variance on property located at 2200 Chateau Drive - CONSIDERATION

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: April 24, 2024
SUBJECT: Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street -
PUBLIC HEARING

Type of Item: *Public Hearing*

C. Action Item (ID # 4812)

Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - PUBLIC
HEARING

Attachments:

Staff Report BZA 5_14_24 CASCO Variance 1800 Vine St(PDF)

Application (PDF)

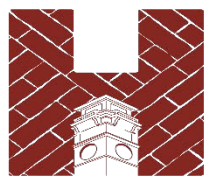
CASCO Letter(PDF)

Site Plan Sheets C-100, C-101, and C-102 (PDF)

Harrisonville Development Park, Lot 1A (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Board of Zoning Adjustments
From: Christina Stanton, AICP, Director of Community Development
Date: May 14, 2024
Re: Appl. #VAR-24-004—Variance of Section 405.495.B to allow for a front yard setback of 19.7' on property located at 1800 W. Vine Street

GENERAL INFORMATION

Applicant: Clayton Effertz, with JE Dunn Construction Co., 1001 Locust St., Kansas City

Requested Actions: Approval of requested variance of Section 405.495.B to allow for a front yard setback of 19.7' on property located at 1800 W. Vine Street

Date of Application: March 22, 2024

PURPOSE AND AUTHORITY

In accordance with Section 405.610 of the City's Code, the Board of Zoning Adjustment (BZA) "may decide that there are practical difficulties or particular hardship in the way of carrying out the strict letter of these regulations". The BZA "may grant variances from the provisions of this Chapter in harmony with its general purpose and intent" based upon the standards listed in Section 405.615, which are listed below in staff's analysis. The concurring vote of four (4) members of the Board is required for approval of a variance.

PROPOSAL

The applicant is seeking a variance to the requirement that the front yard setback in the Light Industrial (M-1) District be 35' (Section 405.495.B). The requested variance is a variance of 15.3' from the required 35', which yields a setback of 19.7' from the front property line to the proposed expansion.

PREVIOUS ACTIONS

Required legal notices have been issued.

- July 24, 1991—The Final Plat of *Harrisonville Development Park, Lot 1* was recorded with the Cass County Recorder's Office.
- March 4, 1993—The Board of Zoning Adjustments approved a variance (#9309) of 15' from the required 25' rear yard setback to allow for a 10' rear yard setback on Lot 1.
- March 15, 1993—The Final Plat of *Harrisonville Development Park Addition & Resurvey* was recorded with the Cass County Recorder's Office.

- **June 1, 1993**—The Board of Zoning Adjustments approved a variance (#9323) of 15' from the required 25' rear yard setback to allow for a 10' rear yard setback on Lot 2.
- **April 5, 2024**—The Cass County Recorder's Office recorded the Minor Plat (Appl. #MINOR-24-001) of *Harrisonville Development Park, Lots 1A*, which combined former Lots 1 and 2.

KEY ISSUES

The property is currently zoned Light Industrial (M-1) District.

Under current Zoning Regulations, Section 405.495.B: "Front yard. A front yard of not less than thirty-five (35) feet shall be provided."

CASCO's letter states that the variance is needed to be able to provide for a storm shelter that is to be located within the proposed building expansion.

The Applicant is seeking a variance of 15.3' from the required front yard setback of 35' to allow for a front yard setback of 19.7' for the proposed expansion.

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 existing use of the property would continue if the variance is not granted. However, it will impact the planned expansion as the project would have to be redesigned and "contractor/subcontractor bid negotiations will need to be redone".

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. The uniqueness in this situation is that the planned expansion is in-between the two existing buildings and that scenario creates very limited space. There is room for expansion on the western side; however, CASCO wants to combine these two buildings and provide additional storm shelter space for their employees.

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 buildings are of similar materials and colors. The existing buildings meet the required front yard setback of 35' and both have variances to the rear setback to allow for 10', which this addition will continue. The proposed encroachment is towards the street right-of-way and will still be a considerable distance from any existing structures on the south side of the street.

- 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;

There is adequate space for the planned addition to the west; however, CASCO's desire is to connect the two existing buildings and provide additional, more centrally located, storm shelter space for their employees. The uniqueness in this situation is that the planned expansion is in-between the two existing buildings and that scenario creates very limited space. It is the desire of CASCO to make this connection in the proposed configuration that has created the need to request a variance.

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 to connect the two existing buildings and provide additional, more centrally located, storm shelter for their employees. It is the desire of CASCO to make this connection in the proposed configuration that has created the need to request a variance. If CASCO had contacted staff at the beginning of their design process staff would have made them aware of the required building setbacks and the need for the requested variance could have potentially been avoided.

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 alleged difficulty or hardship is being caused by the current property owner's desire to connect the existing two buildings in the proposed configuration.

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 property owner to have a front yard setback of 19.7'. The 15.3' encroachment is towards the 80' right-of-way, and the immediately adjacent existing building to the south (ACCI) is setback approximately 79', so the closest existing structure to the south would be approximately 179'.

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.

The proposed variance will not impair an adequate supply of light or air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety nor will it substantially diminish or impair property values within the neighborhood.

STAFF COMMENTS AND SUGGESTIONS

In support of the requested variance are the facts that:

- The proposed encroachment is towards an 80' right-of-way and the immediately adjacent existing building to the south (ACCI) is setback approximately 79', so the closest existing structure to the south would be approximately 179';
- The intent of setbacks are to provide for separation of uses and a degree of uniformity;
- 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 approval of the requested variance.

ATTACHMENTS

Application
CASCO Letter
Sheets C-101 and C-102
Harrisonville Development Park, Lot 1A
Zoning Map
Aerial Map



VARIANCE APPLICATION

DATE: 03/22/2024

Applicant (Print): Clayton Effertz Signature: *Clayton Effertz*
 Company Name: JE Dunn Construction Co.
 Street Address: 1001 Locust St. City: Kansas City State: MO Zip: 64106
 Telephone: 816-621-8105 Email: clayton.effertz@jedunn.com

Property Owner Authorization Required if Applicant Different from Property Owner

Property Owner Name (print): Robert Greenwood Signature: *Robert Greenwood*
 Street Address: 1800 Vine Street City: Harrisonville State: Mo Zip: 64701
 Telephone: (816) 380-7359 Email: robert@casco-aw.org

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:
1800 W Vine St. Harrisonville, MO 64701

Harrisonville Properties, _____ Acres or Sq. Ft. 10649 SF

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: If a variance is not granted, the entire project will need to be redesigned and contractor/subcontractor bid negotiations will need to be redone.

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: This building will be constructed in between two existing buildings. The rear of the property is adjacent to a forested area and creek. To achieve the size of space that Casco will need for this building, a variance will be required.

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

Applicant Response: This variance will not alter the character of the locality.

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: If a variance is not granted, the entire project will need to be redesigned and contractor/subcontractor bid negotiations will need to be redone.

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

Applicant Response: Due to the wide right of way for Vine street, other properties located on this street could face similar circumstances.

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: The proposal for this building was requested by the property owner. The building was not deliberately designed to encroach into public right of way.

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

Applicant Response: The granting of this variance will not be detrimental to the public welfare of the area.

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: The proposed variance will not impair light or air supply to the property's existing structures or adjacent properties, endanger public safety, or diminish property values.

Resources

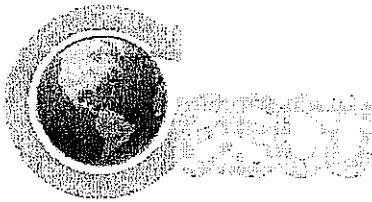
City Website	www.ci.harrisonville.mo.us
Zoning Map	https://www.ci.harrisonville.mo.us/documentcenter/view/6182
Zoning Regulations	https://www.ecode360.com/27908265
Subdivision Regulations	https://www.ecode360.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

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	jmartin@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-24-004 Filing Fee. Amount Paid: \$ _____ Date: _____
 Date Application Received: 3/22/24 BZA Meeting Date: _____
 Note: _____



1800 W. Vine Street, Harrisonville, Missouri, 64701
 816.380.7359 phone 816.380.7363 fax
www.casco-aw.com

March 22, 2024

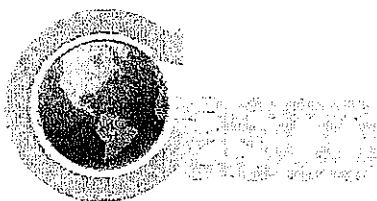
City of Harrisonville
 300 Pearl Street
 Harrisonville, MO 64701

To Whom it May Concern:

I am writing on behalf of Casco Area Workshop, a dedicated organization committed to the safety and well-being of our community members. We are seeking your support for a variance to the 35 ft front setback rule for the construction of a storm shelter that will serve as a crucial resource in safeguarding lives during severe weather events.

Casco is a sheltered workshop in Harrisonville that provides several services to individuals with disabilities in the Cass County community. Casco is currently located at 1800 Vine Street, 1802 Vine Street, and 1808 Vine Street. Casco currently serves about 140 individuals and 70 staff on campus at these buildings. Casco was first built on Vine Street in January of 1978. In March of 1987, Casco's first expansion was built to the east and expansions continued to the east side of property in 1994, 1997 and 1998 until there was no more room on that side. Casco continued to expand its programs and services and even rented out other space in the community for a few years.

In 2005, Casco purchased the property to the west located at 1802 and 1808 Vine Street. Casco has been operating under these conditions since that time but we are running out of room. Casco has a basement and concrete bathrooms that currently serve as a storm shelter for severe weather. However due to the growth of the programs and services, Casco cannot fit everyone into the storm shelter.



1800 W. Vine Street. Harrisonville. Missouri. 64701
816.380.7359 phone 816.380.7363 fax
www.casco-aw.com

Our proposed project involves the construction of a state-of-the-art storm shelter in between the two current buildings that Casco owns in Harrisonville, an area prone to tornados and severe weather. This shelter will provide a secure refuge for individuals with disabilities during emergencies, contributing significantly to community resilience and safety.

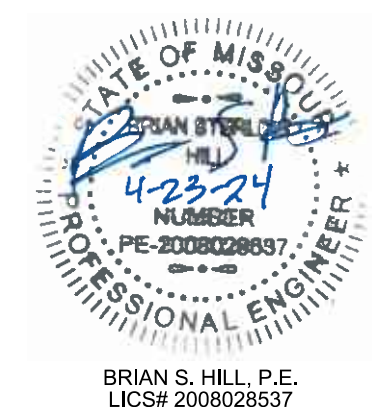
Casco is using JE Dunn as the project manager for this construction. The building design has already been completed by Collins and Webb Architecture. The building design will incorporate the same color scheme as the other buildings. This will also improve the beautification of the facilities and the community.

Thank you for your time and consideration of this variance.

Sincerely,

Robert Greenwood, CEO

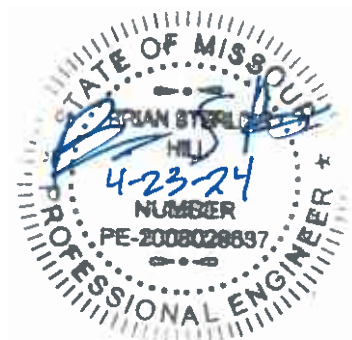
Attachment: CASCO Letter (Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - PUBLIC HEARING)



OVERALL SITE PLAN		
PROJECT NO. 2302010342		
SCALE 1" = 50'		
DRAWN JLB	DESIGNED BSH	CHECKED BJH
2 City Comments		04/23/22
1 City Comments		03/21/22
0 City Submittal		02/29/22
NO.	REVISION	DATE

SHEET NO. C-100





BRIAN S. HILL, P.E.
LICS# 2008028537

CASCO BUILDING ADDITION

1800 W VINE ST, HARRISONVILLE, MO 64701

Attachment: Site Plan Sheets C-100, C-101, and C-102 (Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - PUBLIC HEARING)

EXISTING
CONDITIONS PLAN

PROJECT NO.

2302010342

SCALE

$$1'' = 40'$$

DRAWN
JLB

DESIGNED
BSH

CHECKED
BJH

2	City Comments	04/22/24
1	City Comments	03/27/24
0	City Submittal	02/23/24
NO.	REVISION	DATE

SHEET NO.

C-101



LAND USE SCHEDULE

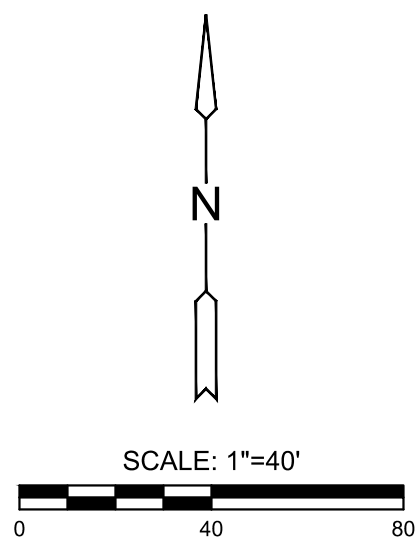
LAND USE SCHEDULE						
	TOTAL FLOOR AREA (SQ FT)	DWELLING UNITS	LAND AREA	OPEN SPACE	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
EXISTING BUILDINGS*	52,360	0			53	
PROPOSED ADDITION**	10,649	0			43	
TOTAL	63,009	0	4.97 AC	2.31 AC	96	101

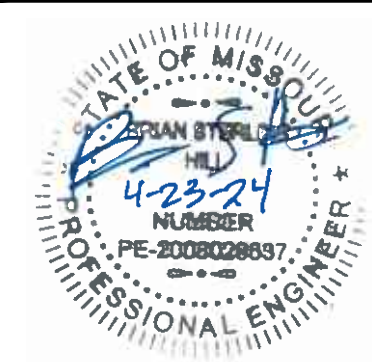
* = WAREHOUSE
 ** = OFFICE

* = WAREHOUSE
** = OFFICE

NOTES:

1. EXISTING VEGETATION AS SHOWN ON AERIAL TO REMAIN.
2. NO OIL OR GAS WELLS ARE PRESENT ACCORDING TO MODNR.
3. SEE AERIAL FOR PARKING LOT STRIPING AND LOCATIONS.
4. ON MARCH 4, 1993, THE BOARD OF ZONING ADJUSTMENTS (BZA) APPROVED A VARIANCE (#9308) OF 15' FROM THE REQUIRED 25' REAR YARD SETBACK TO ALLOW FOR A 10' REAR YARD SETBACK ON LOT 1.
5. ON JUNE 1, 1993, THE BOARD OF ZONING ADJUSTMENTS (BZA) APPROVED A VARIANCE (#9323) OF 15' FROM THE REQUIRED 25' REAR YARD SETBACK TO ALLOW FOR A 10' REAR YARD SETBACK ON LOT 2.





BRIAN S. HILL, P.E.
LICS# 2008028537

FINAL DEVELOPMENT PLAN

CASCO BUILDING ADDITION

1800 W VINE ST, HARRISONVILLE, MO 64701

UTILITY & PAVING PLAN

PROJECT NO. 2302010342

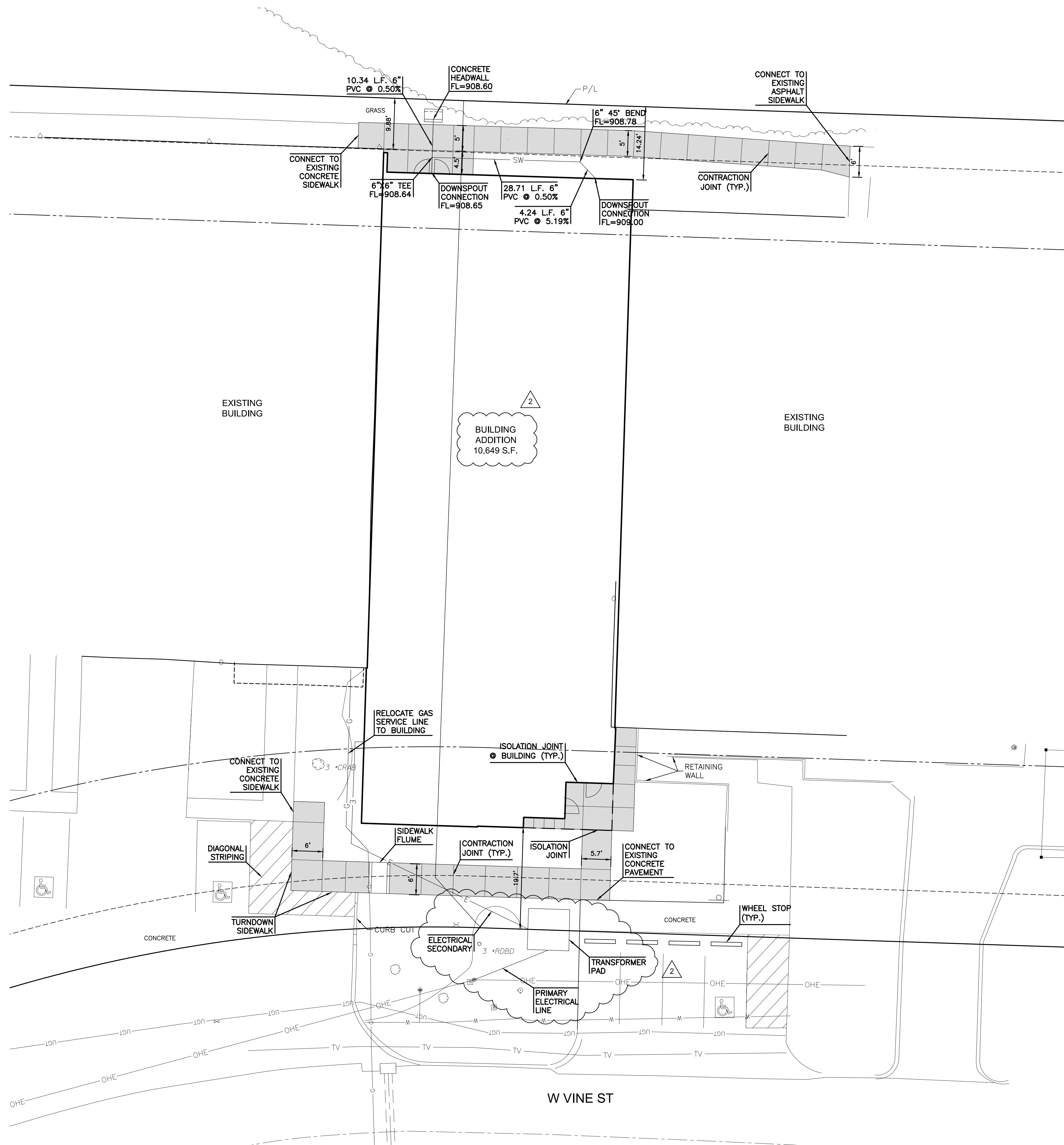
SCALE

1" = 10'

DRAWN	DESIGNED	CHECKED
JLB	BSH	BJH

2	City Comments	04/23/24
0	City Submittal	02/23/24
NO.	REVISION	DATE

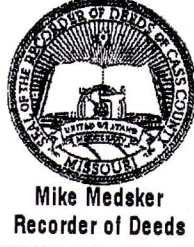
SHEET NO.
C-102



P:\PROJECTS\2023\2302010342_COLLINS WEBB_CASCO BUILDING ADD\00_230342 CAD\SHS\05 CIVIL\DEVELOPMENT PLANS\230342-05-5200-DP.DWG

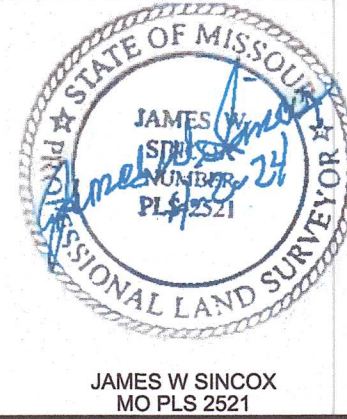
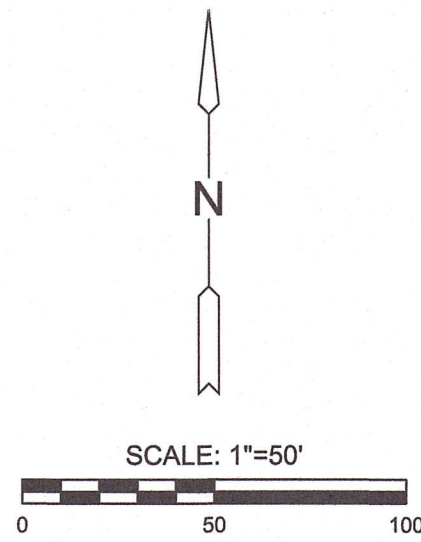
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Recorded in Cass County, Missouri
Recording Date/Time: 04/05/2024 at 09:49:57 AM
Book: 26 Page: 61
Instr #: 747708
Type: PLAT
Pages: 1
Fee: \$69.00 \$ 20240003347
Mike Medsker
Recorder of Deeds

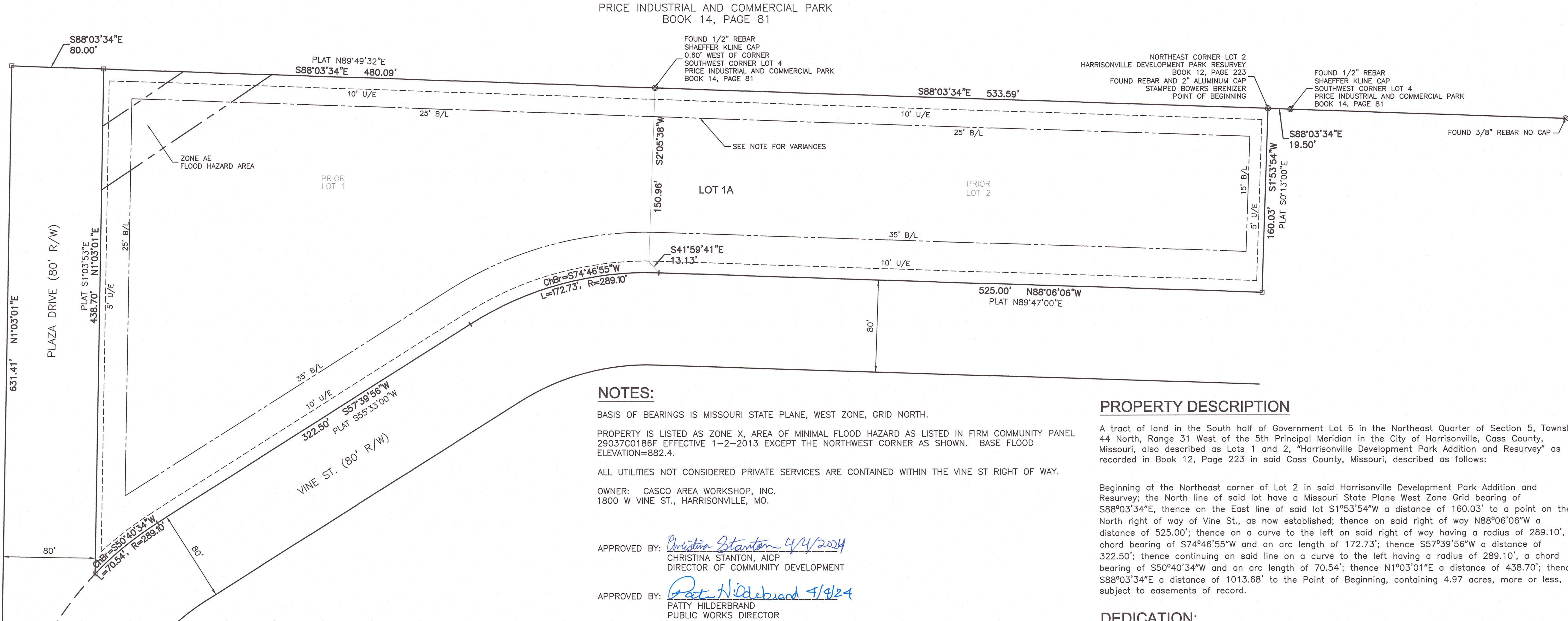


LOT 1A HARRISONVILLE DEVELOPMENT PARK MINOR PLAT

A COMBINATION OF LOTS 1 AND 2 "HARRISONVILLE DEVELOPMENT PARK ADDITION AND RESURVEY" RECORDED AT BOOK 12, PAGE 223 IN HARRISONVILLE, CASS COUNTY, MISSOURI AND BEING PART OF THE SOUTH HALF OF LOT 6, SECTION 5, TOWNSHIP 44 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN



LOT COMBINATION LOT 1A, HARRISONVILLE DEVELOPMENT PARK MINOR PLAT 1800 W VINE ST, HARRISONVILLE, MO.



NOTES:

BASIS OF BEARINGS IS MISSOURI STATE PLANE, WEST ZONE, GRID NORTH.
PROPERTY IS LISTED AS ZONE X, AREA OF MINIMAL FLOOD HAZARD AS LISTED IN FIRM COMMUNITY PANEL 29037C0186F EFFECTIVE 1-2-2013 EXCEPT THE NORTHWEST CORNER AS SHOWN. BASE FLOOD ELEVATION=882.4.
ALL UTILITIES NOT CONSIDERED PRIVATE SERVICES ARE CONTAINED WITHIN THE VINE ST RIGHT OF WAY.
OWNER: CASCO AREA WORKSHOP, INC.
1800 W VINE ST., HARRISONVILLE, MO.

APPROVED BY: Christina Stanton 4/4/2024
CHRISTINA STANTON, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT
APPROVED BY: Patty Hilderbrand 4/4/24
PATTY HILDERBRAND
PUBLIC WORKS DIRECTOR

VARIANCE NOTE:

ON MARCH 4, 1993, THE BOARD OF ZONING ADJUSTMENTS (BZA) APPROVED A VARIANCE (#9309) OF 15' FROM THE REQUIRED 25' REAR YARD SETBACK TO ALLOW FOR A 10' REAR YARD SETBACK ON LOT 1.
ON JUNE 1, 1993, THE BOARD OF ZONING ADJUSTMENTS (BZA) APPROVED A VARIANCE (#9323) OF 15' FROM THE REQUIRED 25' REAR YARD SETBACK TO ALLOW FOR A 10' REAR YARD SETBACK ON LOT 2.

MONUMENTATION

- SECTION CORNER MONUMENT AS NOTED
 - SET 1/2" REBAR WITH 2006027138 CAP
 - FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH 2006027138 CAP
- R/W RIGHT OF WAY
R RECORD
M MEASURED
B/L BUILDING LINE
U/E UTILITY EASEMENT

IN TESTIMONY WHEREOF, the undersigned proprietor has caused these presents to be signed on this 4th day of April, 2024.

CASCO AREA WORKSHOP
Robert Greenwood
Robert Greenwood, CEO

ACKNOWLEDGMENT

STATE of Missouri

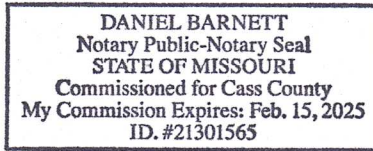
COUNTY of Cass

On this 4th day of April, in the year 2024, before me, a Notary Public in and for said County and State, personally appeared Robert Greenwood, who being by me duly sworn did say that he is Chief Executive Officer of CASCO Area Workshop and acknowledged to me that he executed said instrument for purposes and considerations therein expressed in the capacity stated, and the act and deed of said entity.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my official seal the day and year last above written:

Daniel Barnett
Notary Public

My Commission Expires: 2-15-2025



PROPERTY DESCRIPTION

A tract of land in the South half of Government Lot 6 in the Northeast Quarter of Section 5, Township 44 North, Range 31 West of the 5th Principal Meridian in the City of Harrisonville, Cass County, Missouri, also described as Lots 1 and 2, "Harrisonville Development Park Addition and Resurvey" as recorded in Book 12, Page 223 in said Cass County, Missouri, described as follows:

Beginning at the Northeast corner of Lot 2 in said Harrisonville Development Park Addition and Resurvey; the North line of said lot have a Missouri State Plane West Zone Grid bearing of S88°03'34"E, thence on the East line of said lot S1°53'54"W a distance of 160.03' to a point on the North right of way of Vine St., as now established; thence on said right of way N88°06'06"W a distance of 525.00'; thence on a curve to the left on said right of way having a radius of 289.10', a chord bearing of S74°46'55"W and an arc length of 172.73'; thence S57°39'56"W a distance of 322.50'; thence continuing on said line on a curve to the left having a radius of 289.10', a chord bearing of S50°40'34"W and an arc length of 70.54'; thence N1°03'01"E a distance of 438.70'; thence S88°03'34"E a distance of 1013.68' to the Point of Beginning, containing 4.97 acres, more or less, subject to easements of record.

DEDICATION:

The undersigned proprietors of the real estate described herein have caused the same to be subdivided in the manner as shown on this plat, which subdivision and plat shall hereafter be known as "LOT 1A, HARRISONVILLE DEVELOPMENT PARK MINOR PLAT". It shall be a sufficient description of each lot platted hereon to be designated by the number which appears on said lot followed by the words "LOT 1A, HARRISONVILLE DEVELOPMENT PARK MINOR PLAT".

An easement or license is hereby granted to the City of Harrisonville, to locate, construct and maintain or to authorize the location, construction and maintenance of conduits, water, gas and sewer pipes, poles, wires and anchors and all or any of them upon those areas in this subdivision outlined on this plat and dedicated by the words "UTILITY EASEMENT (U.E.)."

CERTIFICATION:

I, James W. Sincox, state that MKEC Engineering, Inc. has surveyed the property shown hereon under my direct supervision in accordance with the Missouri Minimum Standards for Boundary Surveys to the best of my knowledge and belief.

Field work performed February 19th, 2024.

James W. Sincox PLS 2521



LOT COMBINATION

PROJECT NO. 2302010342

SCALE 1"=50'

DRAWN DESIGNED CHECKED
JWS JWS

2	VARIANCE NOTE	4-2-24
1	CITY COMMENTS	3-18-24
NO.	REVISION	DATE

SHEET NO.

1

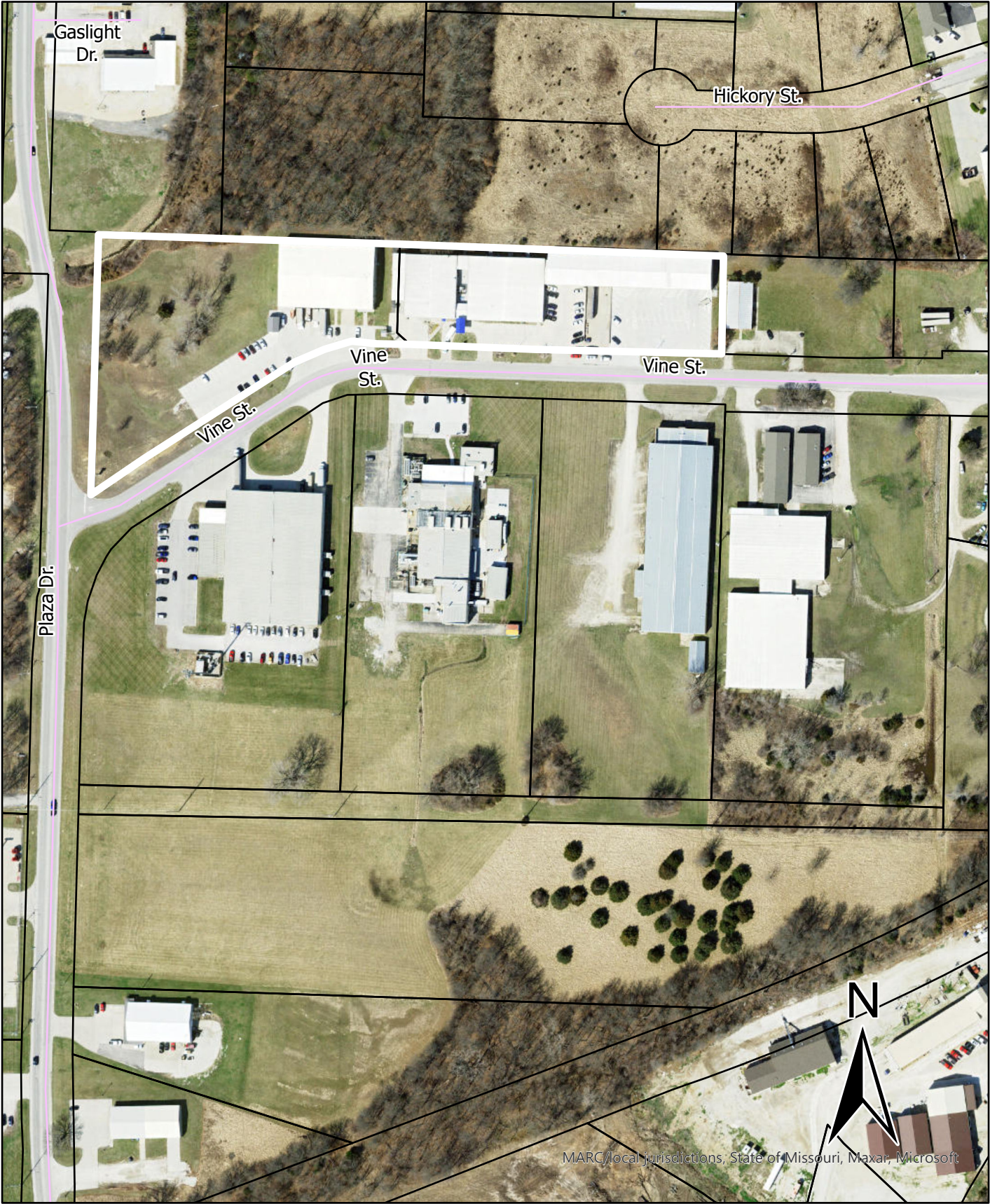
Zoning Map



Attachment: Zoning Map (Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - PUBLIC HEARING)

0 160 320 640 US Feet

Aerial Map



Attachment: Aerial Map (Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - PUBLIC HEARING)

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: April 25, 2024
SUBJECT: Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street -
CONSIDERATION

Type of Item: *Approval*

D. Action Item (ID # 4813)

Appl. #VAR-24-004--Variance on property located at 1800 W. Vine Street - CONSIDERATION