



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
JUNE 11, 2024
6:00 PM

1. **Call to Order**
 - A. **Roll Call**
2. **Approval of Minutes**
 - A. **Board of Zoning Adjustments - Regular Meeting - May 14, 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-24-005--Variance to Section 405.147.E.1.b - PUBLIC HEARING**
 - D. **Appl. #VAR-24-005--Variance to Section 405.147.E.1.b - CONSIDERATION**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 4th day of June, 2024.

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
MAY 14, 2024
6:00 PM

1. Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
Vanessa Hargrave	Harrisonville	Alternate	Excused	
Bryan Wooten	Harrisonville		Present	
Michelle Hart	Harrisonville		Present	
Charles Hotchkiss	Harrisonville		Present	
April McLaughlin	Harrisonville		Present	
Gerald Saling	Harrisonville		Present	

Also in attendance were Jeron and Amy Milburn, Applicants; Robert Greenwood, CO Casco Area Workshop; Audie and Denise Canada, Property Owners; Eric Searcy, Resident; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Apr 9, 2024 6:00 PM

With no additions or corrections, the minutes from the April 9, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Charles Hotchkiss
SECONDER:	April McLaughlin
AYES:	Wooten, Hart, Hotchkiss, McLaughlin, Saling
EXCUSED:	Vanessa Hargrave

3. Agenda Items

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

Director Stanton presented the Staff Report for a variance application from Jeron Milburn seeking a variance to the requirement that a detached accessory structure be located "not less than eight feet from any side or rear lot line and no closer to the front of the

building than eight feet, Section 405.550.B.1. The existing structure is located approximately twelve feet in front of the existing house, which means that the requested variance is a variance of twenty feet from the required eight feet. The structure is located approximately eight feet from the front property line. Director Stanton said that the property is part of the Final Plat of Parkwood East, Lots 48-104, which was recorded with the Cass County Recorder's Office on February 17, 1970, and according to the Cass County Property Record, the existing house was constructed sometime in 1972. She said that the key issues are that the property is currently zoned Single-Family Residential (R-1) District and under the current Zoning Regulations, Section 405.550.B.1, a detached accessory building shall be located not less than eight feet from any side or rear lot line and no closer to the front of the building than eight feet. The detached accessory structure is only setback approximately eight feet from the front property line. Director Stanton said that this site does have mature trees and low electrical lines that 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. She said that 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. 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 the 12' x 10' shed. Staff suspects that this concrete pad was originally put in place by previous owners to provide an additional parking spot out of the street right-of-way. Director Stanton said 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 and that the granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light or air or increase the danger of fire. Staff recommended denial.

Mr. Milburn spoke to the Board. He said that he thought that the spot they had the shed placed in was good because rear yard was not stated in the code. The first time he saw "rear yard" was in the Code Compliance letter they received about the placement of the shed as it is off to the side of the driveway by a tree and not noticeable.

Eric Searcy, neighboring property owner, said that he believes the shed makes sense where it is. He said he thinks that Mr. Milburn followed the code since the shed is eight feet from the build line and the code does not specify in the rear.

Audie Canida, neighboring property owner, said that he thinks the shed is unsightly. He also discussed some of the flood issues on his property.

The Public Hearing was closed at 6:19 PM.

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

There was discussion from the Board on the Code change for accessory structures in early 2022 and the need for clarification.

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

RESULT:	TABLED [UNANIMOUS]
MOVER:	April McLaughlin
SECONDER:	Michelle Hart
AYES:	Wooten, Hart, Hotchkiss, McLaughlin, Saling
EXCUSED:	Vanessa Hargrave

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

Director Stanton presented the Staff Report for a variance request from Casco Area Workshop for a variance to the requirement that the front yard setback in the Light Industrial District (M-1) be 35 feet, Section 405.495.B of the Zoning Regulations. The requested variance is a variance of 15.3 feet from the required 35 feet front yard setback, which yields a front yard setback of 19.7 feet from the front property line of the proposed expansion. She said that on March 4, 1993, the Board of Zoning Adjustments approved a variance of 15 feet from the required 25 foot rear yard setback to allow for a 10 foot rear yard setback on Lot 1. On June 1, 1993, the Board of Zoning Adjustments approved a variance of 15 feet from the required 25 foot rear yard setback to allow for a 10 foot rear yard setback on Lot 2. April 5, 2024, the Cass County Recorder's Office recorded the Minor Plat of Harrisonville Development Park, Lot 1A, which combined the former Lots 1 and 2. She said that the key issues are that the property is currently zoned Light Industrial District and that under current Zoning Regulations, in Section 405.495.B, a front yard setback of not less than 35 feet shall be provided. Casco's letter state the variance is needed to be able to provide for a storm shelter that is to be located within the proposed building expansion. Director Stanton said that the uniqueness in this situation is that the planned expansion is in between the two existing buildings and that the scenario creates very limited space. There is room for the expansion on the western side; however, Casco wants to combine these two buildings and provide additional storm shelter space for their employees. The existing buildings are similar in materials and colors. The existing buildings meet the required front yard setback of 35 feet and both have variances to the rear yard setback to allow for a 10 foot rear yard setback which this addition will continue. Director Stanton said that in support of the requested variance are the facts that the proposed 15.3 foot encroachment is towards the 80 foot street right-of-way and will still be a considerable distance from any existing structures on the south side of the street. The immediately adjacent existing building to the south, ACCI, is setback approximately 79 foot, so the closest existing structure to the south would be approximately 179 feet away. The intent of setbacks are to provide for separation of uses and a degree of uniformity. She said the granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light or air or increase the danger of fire.

Staff recommend approval of the requested variance.

Robert Greenwood, CO at Casco, told the Board that the two existing buildings are old and have been added onto several times. There currently is a storm shelter in the basement, but they need something bigger and in closer proximity so their employees can get in quickly. He said that have fire drills quarterly and sometimes monthly.

The Public Hearing was closed at 6:39 PM.

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

Bryan Wooten made a motion to approve the requested variance. April McLaughlin seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Wooten
SECONDER:	April McLaughlin
AYES:	Wooten, Hart, Hotchkiss, McLaughlin, Saling
EXCUSED:	Vanessa Hargrave

4. Discussion Items

Director Stanton informed the Board that there will be at least one application on the agenda next month.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. April McLaughlin seconded. The meeting was adjourned at 6:43 PM.

Respectfully submitted,

Jamie Martin, Secretary

Minutes Acceptance: Minutes of May 14, 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
- TABLED MAY 14, 2024

History:

05/14/24 Board of Zoning Adjustments

Director Stanton presented the Staff Report for a variance application from Jeron Milburn seeking a variance to the requirement that a detached accessory structure be located "not less than eight feet from any side or rear lot line and no closer to the front of the building than eight feet, Section 405.550.B.1. The existing structure is located approximately twelve feet in front of the existing house, which means that the requested variance is a variance of twenty feet from the required eight feet. The structure is located approximately eight feet from the front property line. Director Stanton said that the property is part of the Final Plat of Parkwood East, Lots 48-104, which was recorded with the Cass County Recorder's Office on February 17, 1970, and according to the Cass County Property Record, the existing house was constructed sometime in 1972. She said that the key issues are that the property is currently zoned Single-Family Residential (R-1) District and under the current Zoning Regulations, Section 405.550.B.1, a detached accessory building shall be located not less than eight feet from any side or rear lot line and no closer to the front of the building than eight feet. The detached accessory structure is only setback approximately eight feet from the front property line. Director Stanton said that this site does have mature trees and low electrical lines that 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. She said that 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. 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 the 12' x 10' shed. Staff suspects that this concrete pad was originally put in place by previous owners to provide an additional parking spot out of the street right-of-way. Director Stanton said 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 and that the granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light or air or increase the danger of fire. Staff recommended denial.

Mr. Milburn spoke to the Board. He said that he thought that the spot they had the shed placed in was good because rear yard was not stated in the code. The first time he saw "rear yard" was in the Code Compliance letter they received about the placement of the shed as it is off to the side of the driveway by a tree and not noticeable.

Eric Searcy, neighboring property owner, said that he believes the shed makes sense where it is. He said he thinks that Mr. Milburn followed the code since the shed is eight feet from the build line and the code does not specify in the rear.

Audie Canida, neighboring property owner, said that he thinks the shed is unsightly. He also discussed some of the flood issues on his property.

The Public Hearing was closed at 6:19 PM.

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)

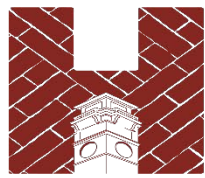
Site Pictures 5 (PDF)

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:

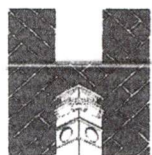
- The proposed encroachment is towards the right-of-way and not towards an immediately abutting property owner;
- The granting of the variance will not result in a detriment to the public welfare or negatively impact the adequate supply of light and air to adjacent property or increase the danger of 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.

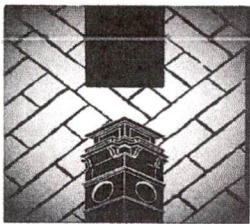
B1. There is no flat surface in the backyard. There are power lines surrounding the backyard, as well as a fence. To move the shed to the backyard would require a crane. The power lines and the trees around the house prevent this from being possible.

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.

City of Harrisonville, MO



City of Harrisonville, MO / Land Use / Zoning Regulations

ARTICLE XX Supplementary Regulations

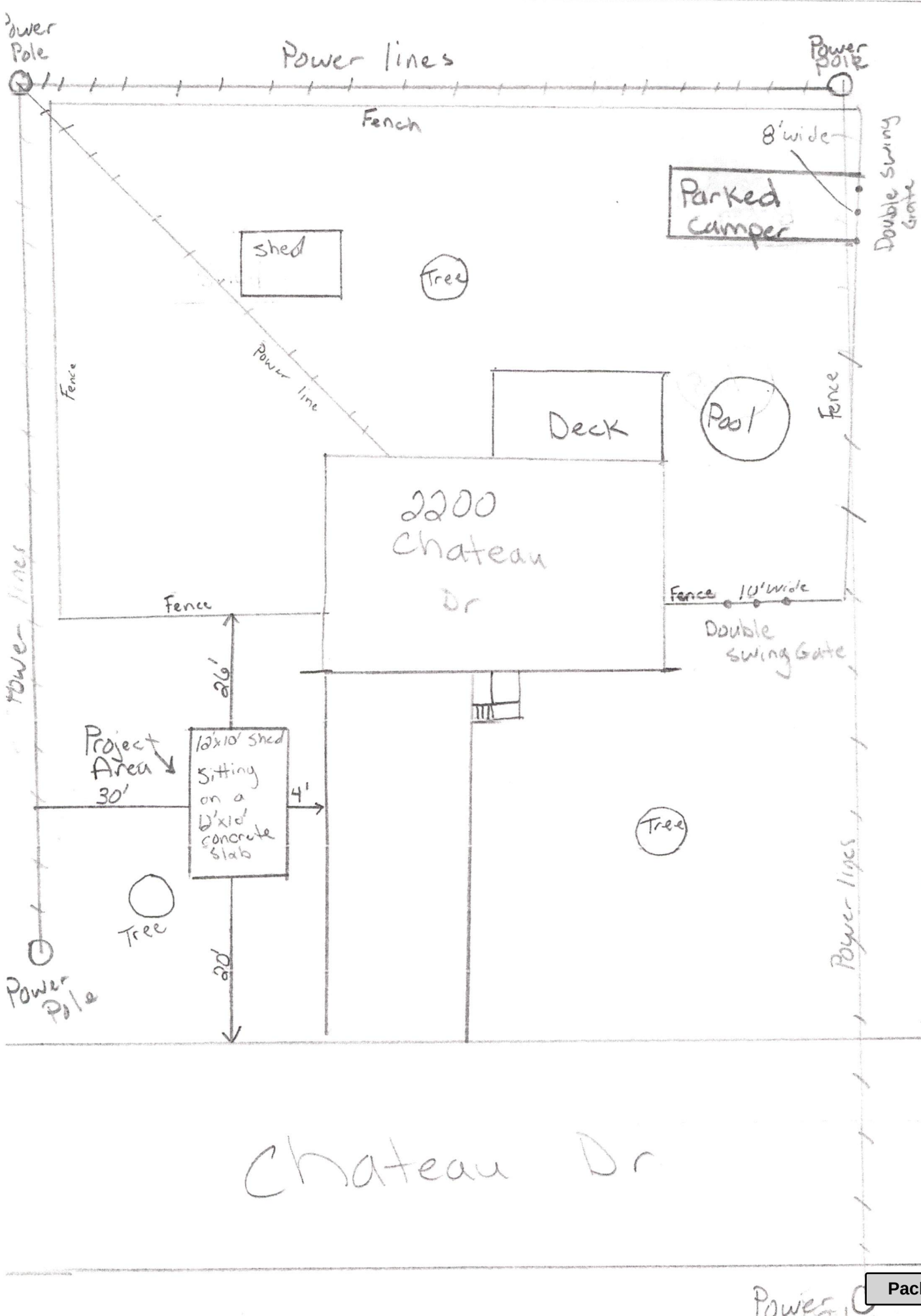
Section 405.550 Accessory Uses and Structures.

- 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.

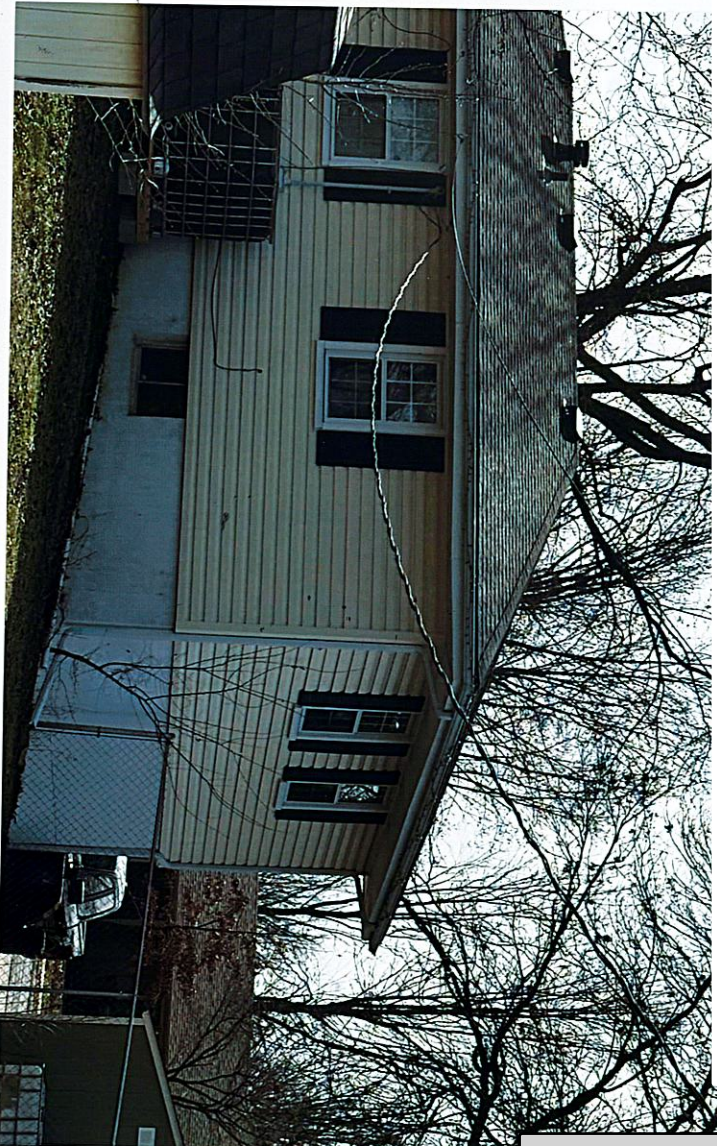
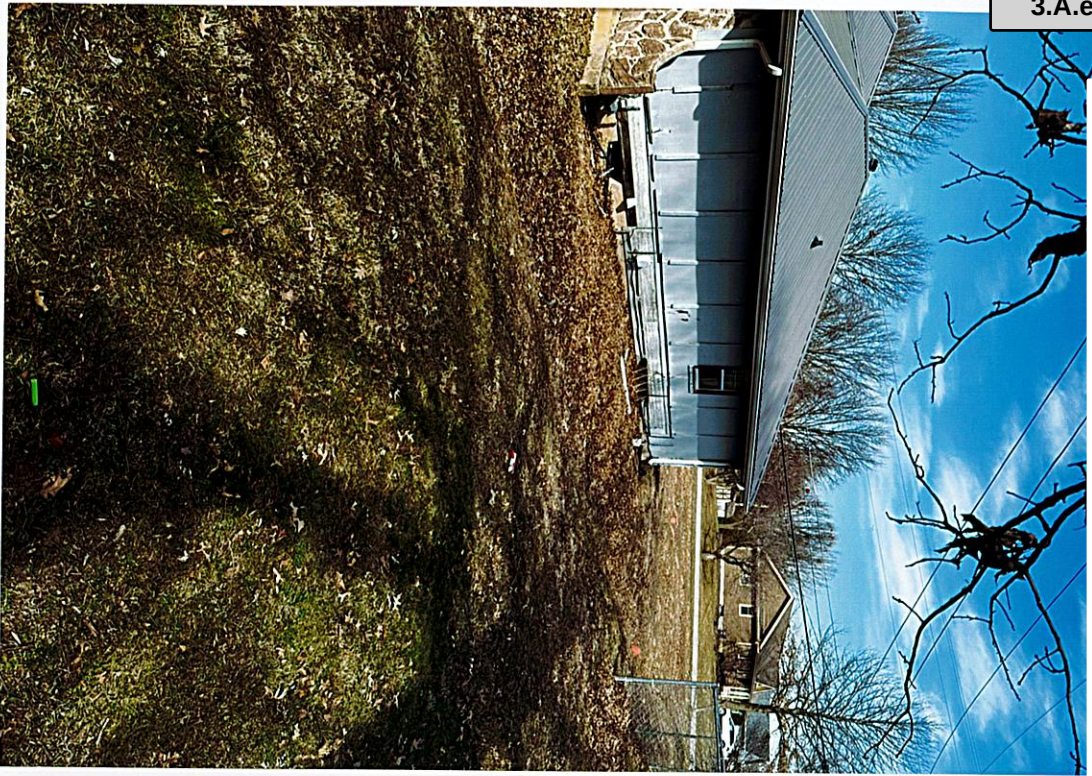
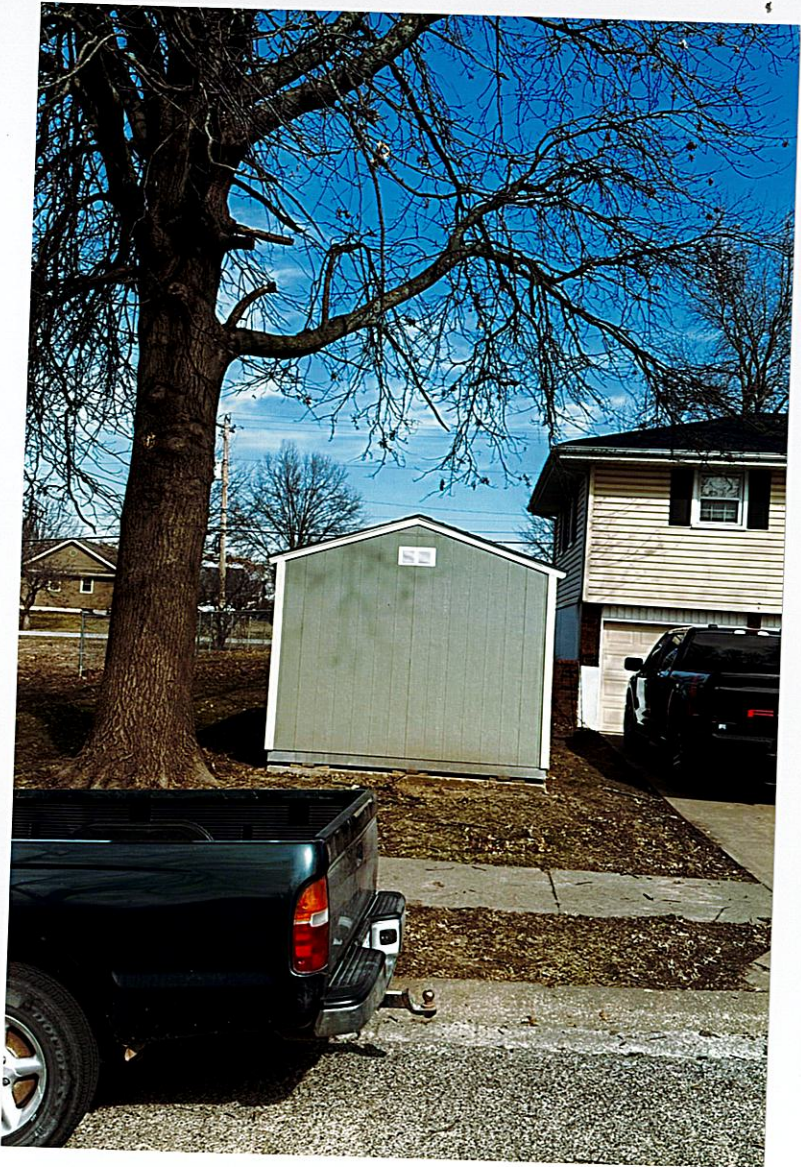
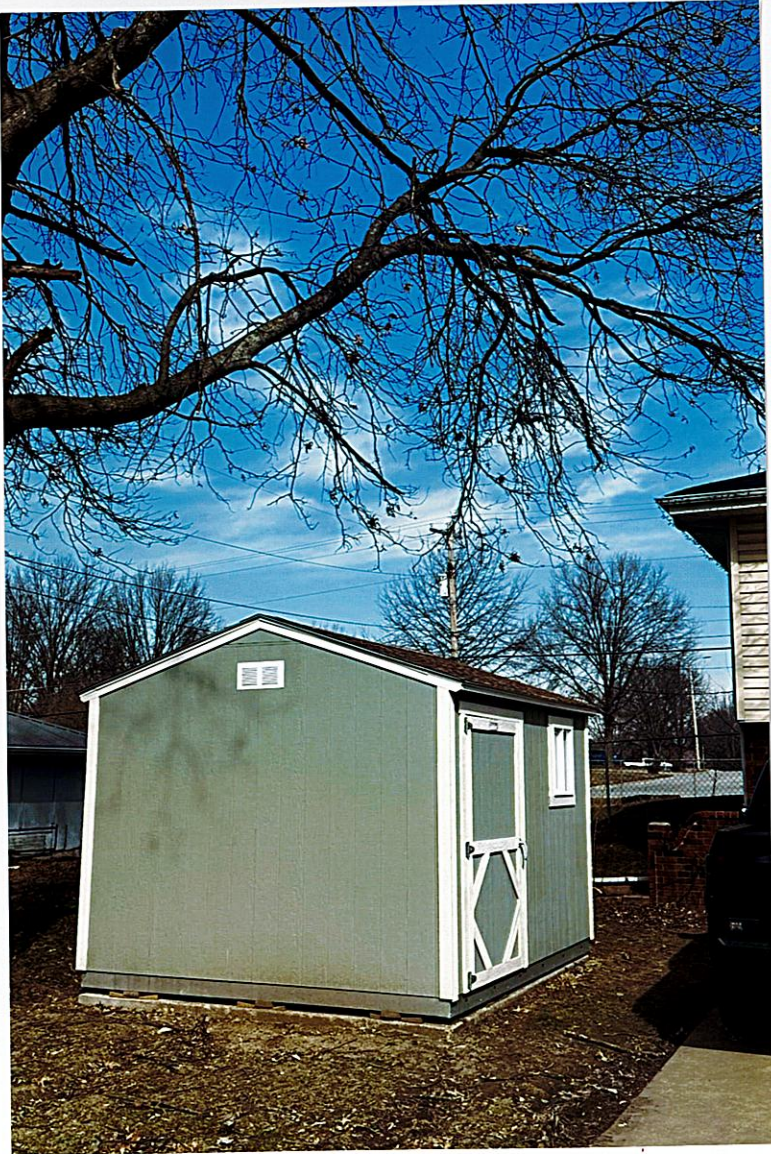
Line inserted in
letter received,
but not online
in code that
we reviewed when
purchasing the
shed.

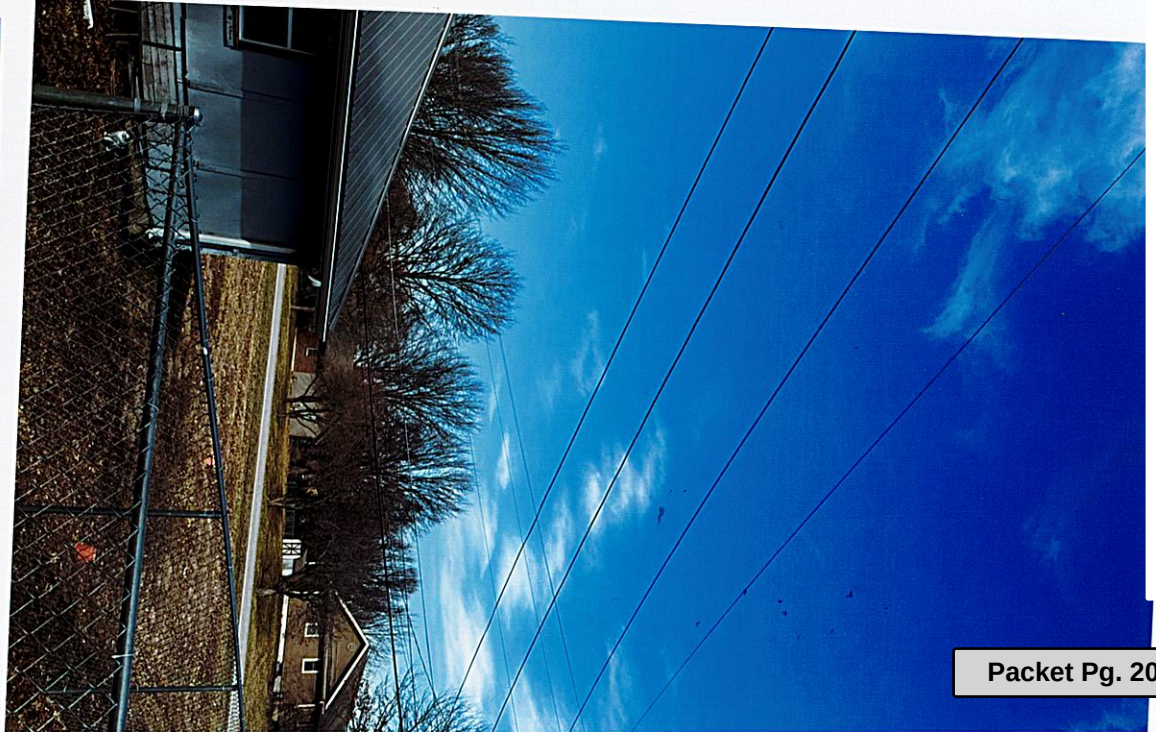
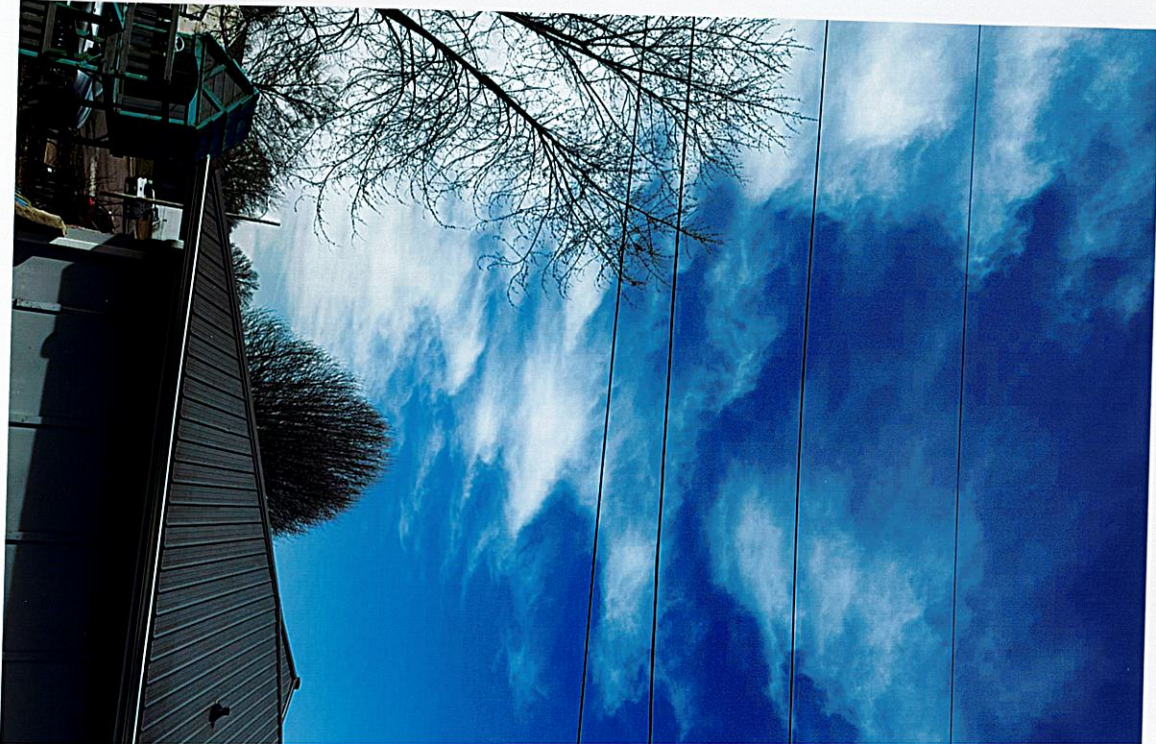
(see attached copy
of letter sent
to us.)

By using eCode360 you agree to the Terms of Use.



2200 CHATEAU DR









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

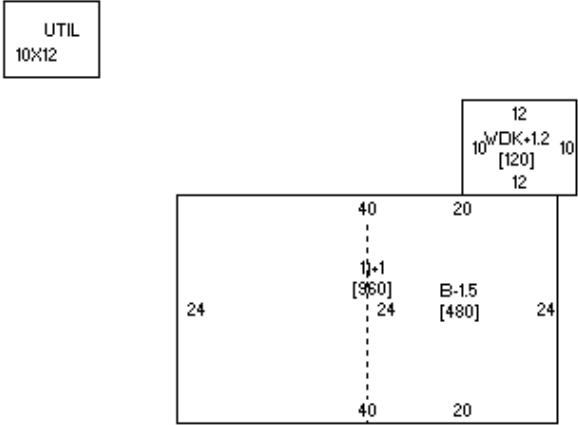
Description	Item Count	Year Built
▼ Shed	1	1998

Sale Information

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

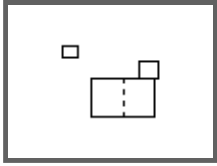
Attachment: Cass County Property Record (Appl. #VAR-24-003--Variance on property located at 2200

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

DESCRIPTION: Part of Lot 2 of the Northeast Quarter of Section 4, and part of Lot 2 of the Northwest Quarter of Section 3, Township 44, Range 31 Cass County Missouri, described as beginning at a point in the South Right-of-way line of Missouri State Highway No. 2 and 1014.91 feet East of the West line of said Lot 2 of the Northwest Quarter of Section 3 as measured along the South line of said Highway No. 2; run thence South 246.73 feet; thence South 24°00'30" West, 221.15 feet; thence South 66°27'45" West, 225.37 feet; thence South 110 feet; thence West 50 feet; thence North 110 feet; thence South 100°51'30" West, 280.34 feet; thence North 89°29'51" West, 344.73 feet; thence East 1032.17 feet; thence North 280.34 feet; thence East 126.20 feet; thence South 78°41'24" East, 50.99 feet; thence East 1032.17 feet; thence North 280.34 feet; thence East 126.20 feet; thence North 45°10'28" East, 208.51 feet; thence North 28°32'27" East, 335.55 feet; thence South 66°29'47" East, 208.25 feet; thence North 75°21'35" East, 135.50 feet; thence North 78°44'44" East, 50 feet; thence South 89°29'51" East, 515.84 feet; thence North 75°21'35" East, 135.50 feet; thence North 78°44'44" East, 50 feet; thence on a curve to the right having a radius of 375 feet and a chord bearing of North 70°48'59" West, a distance of 45 feet; thence North 85°37'17" East, 124.20 feet; thence North 0°12'17" East, 210.04 feet, to the South Right-of-way line of Highway No. 2; thence North 89°29'43" West, along said South Right-of-way line of Missouri State Highway No. 2, 1161.66 feet to the Point of Beginning.

DEDICATION: The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as "PARKWOOD EAST", Lots 48 thru 104. All thoroughfares shown on this plat and not heretofore dedicated to public use are hereby so dedicated. In easement or license is hereby granted to the City of Harrisonville, Missouri, 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 designated by the words "UTILITY EASEMENT" (U.E.) or "STORM DRAINAGE & UTILITY EASEMENT" (S.D. & U.E.)

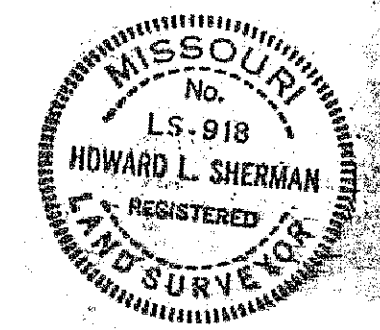
OWNER'S CERTIFICATE: As owner I hereby certify that I have caused the land described on this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on the plat.
Home Sites, Incorporated, of Harrisonville, Missouri
By: Robert B. Berhardt, President
Secretary, Robert, Kansas City, Missouri
Charles J. McManis, Attorney at Law, Harrisonville, Missouri
Date February 16, 1970
Tracy W. Parker Patricia Ann Parker
owners of lot 51

Attest: Charles E. Light Allen B. Miller
Secretary of Home Sites, Incorporated, of Harrisonville, Missouri Secretary of the U.S. DISTRICT COURT BOARD
Subscribed and sworn before me this 16th day of February 1970.
Notary Public: Ray E. Shultz Commission Expires April 12, 1973

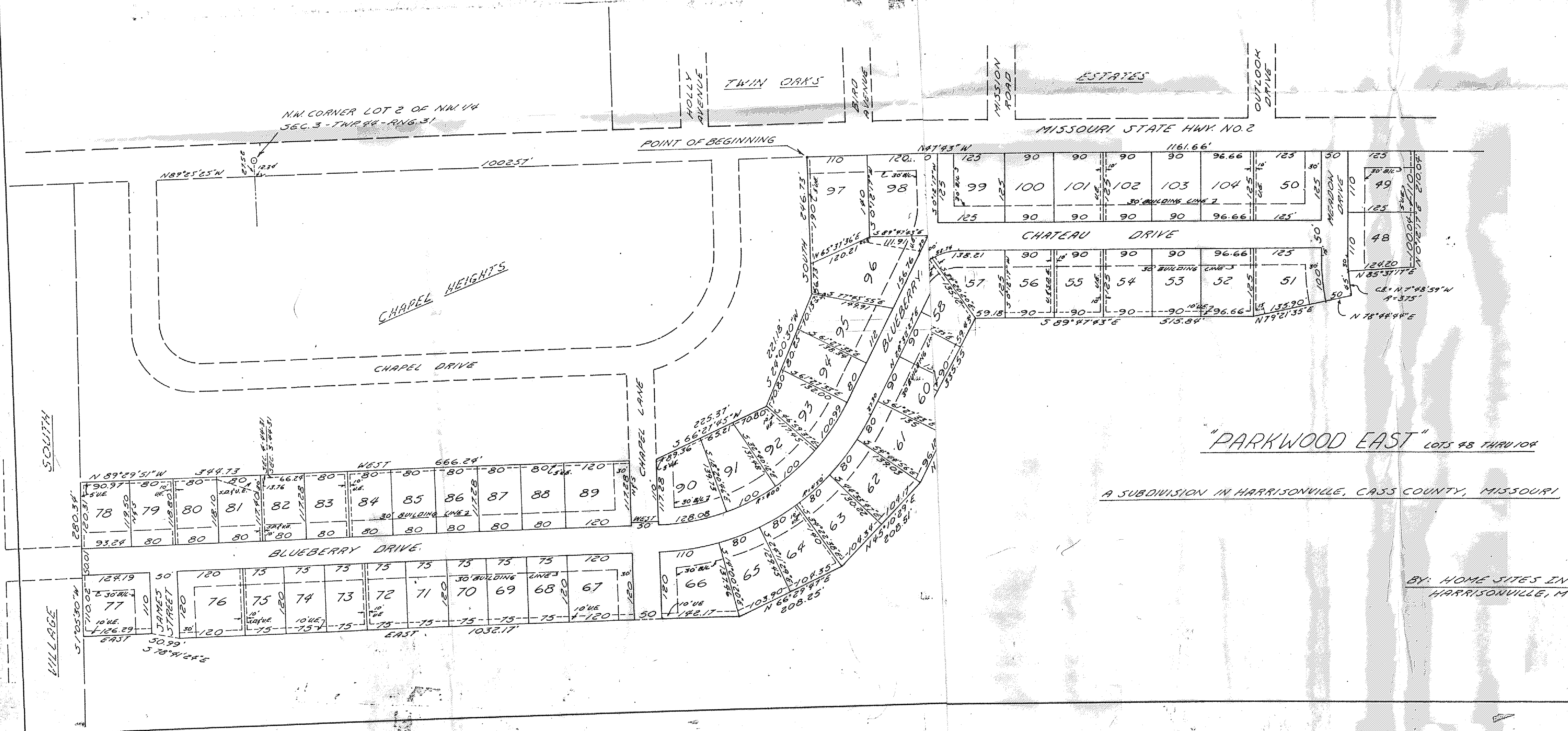
Approved: The City Planning Commission of Harrisonville, Missouri.
Signed: M.R. Brighten Date February 16, 1970
CHAIRMAN
Approved: The City Council of Harrisonville, Missouri.
Signed: W.C. Raine Date February 17, 1970
MAYOR
Attest: Verda B. Day
CITY CLERK

I hereby Certify that I have this 15th day of January, 1970, made a survey and subdivision of the above described land and that this plat correctly portrays the results of said survey and subdivision.

Edward J. Sherman
LAND SURVEYOR NO. L.S. 918



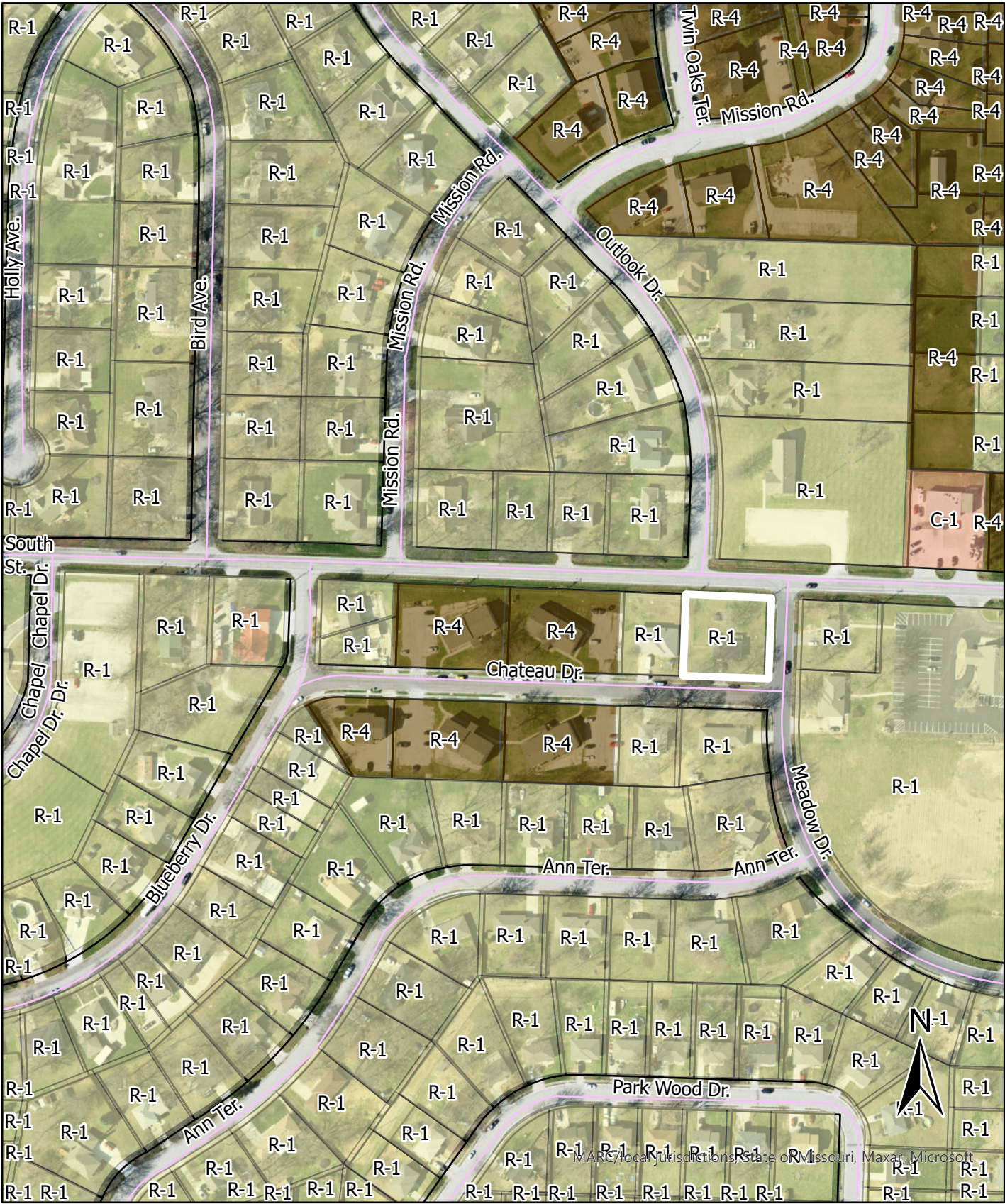
All improvements to comply and be in accordance with Ordinance 842, Harrisonville Subdivision Regulations, dated Nov. 5, 1969.



1"=100'
SCALE
187.55

STATE OF MISSOURI
County of Cass
Recorded in the Office of the Recorder of Deeds
on this 17th day of February 1970
at Harrisonville, Missouri
BY: Home Sites Inc.
HARRISONVILLE, MO.

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
- TABLED MAY 14, 2024

History:

05/14/24 Board of Zoning Adjustments TABLED

There was discussion from the Board on the Code change for accessory structures in early 2022 and the need for clarification.

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

STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: June 4, 2024
SUBJECT: Appl. #VAR-24-005--Variance to Section 405.147.E.1.b - PUBLIC
HEARING

Type of Item: *Public Hearing*

C. Action Item (ID # 4855)

Appl. #VAR-24-005--Variance to Section 405.147.E.1.b - PUBLIC HEARING

Attachments:

Staff Report BZA 6_11_24 Wooten Variance 706 S Main St (PDF)

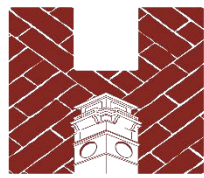
Site Plan (PDF)

Pictures of Homes in Neighborhood (PDF)

Tables (PDF)

Zoning Map (PDF)

Aerial Map (PDF)



To: Board of Zoning Adjustments

From: Christina Stanton, AICP, Director of Community Development

Date: June 11, 2024

Re: Appl. #VAR-24-005—Variance of Section 405.147.E.1.b to allow for a front-loaded 2-car garage that protrudes past the front building line of the primary structure on property located at 706 S. Main Street

GENERAL INFORMATION

Applicant: Bryan and Paula Wooten, 706 S. Main St.

Requested Actions: Approval of requested variance of Section 405. 147.E.1.b to allow for a front-loaded 2-car garage that protrudes past the front building line of the primary structure on property located at 706 S. Main Street

Date of Application: May 14, 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 R-1B design standard that the front-loaded garage be set back at least ten (10) feet behind the front building line of the primary structure.

PREVIOUS ACTIONS

Required legal notices have been issued.

- October 21, 1867—The Final Plat of *Jack’s Addition* was recorded with the Cass County Records’ Office.
- August 16, 1978—The Board of Aldermen approved an ordinance (#1194) establishing certain zoning districts, including the original R-1B (Standard Single-Family Residential) District which did not contain any design standards criteria or require garages to be setback.

- May 19, 1986—The Board of Aldermen approved an ordinance (#1522) that repealed the R-1B (Standard Single-Family Residential) District.
- November 16, 2015—The Board of Aldermen approved an ordinance (#3341) that established current day the R-1B and R-2B Districts and their associated standards.

KEY ISSUES

The property is currently zoned Near Downtown Single-Family Neighborhood (R-1B) District.

Under current Zoning Regulations, Section 405.147.E.1.b: “Side-entry or front-loaded garages may be permitted provided the garage is set back at least ten (10) feet behind the front building line of the primary structure, and doors occupy no more than thirty-five percent (35%) of the front façade.”

The majority of the properties located within this part of Harrisonville were constructed prior to the design standards that were adopted in 2015, and since there were no previous design standards except for lot width and setbacks there are a variety of placements for the garages within this area as is evident from the attached pictures and corresponding tables.

The Applicant is seeking a variance to allow for a front-loaded 2-car garage that protrudes past the front building line of the primary structure.

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 would still be able to be used as a single-family residential property if the variance is not granted. The owners would have to purchase a different house plan.

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 shape of this property is not unique, nor are there topographical conditions or other items typical of a variance request. The plight of the owner is due to financial considerations.

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 applicant has contended that there are several other homes that do not meet this standard located within this neighborhood. The applicant has provided several pictures as examples, and staff has created a table of these properties (all zoned R-1B) stating the year built and containing notes pertaining to the garage for each property. Additionally, staff has created a similar table of all properties in the immediate vicinity

(except those that were included in the table corresponding to the pictures provided by the applicant). It is clear from this information that the location, or placement, of the garages within this area is varied and that some properties within the immediate vicinity and several within the larger area do not meet this standard.

- 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 owners. The hardship to the owners is a financial hardship in that the owners would have to purchase a different house plan, not a hardship created by unique conditions of the property in question.

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 requested variance stems from a financial hardship, not a hardship created by unique circumstances or conditions of the property.

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 property is currently vacant. The alleged difficulty or hardship stems from the property owners desire to not spend additional money for a different house plan.

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 owners to construct a house plan that they already have and have constructed elsewhere.

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:

- There a number of existing homes within the neighborhood that do not meet this standard as most homes were built prior to 2015 when this standard was codified; 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

Site Plan

Pictures of Other Homes within Neighborhood

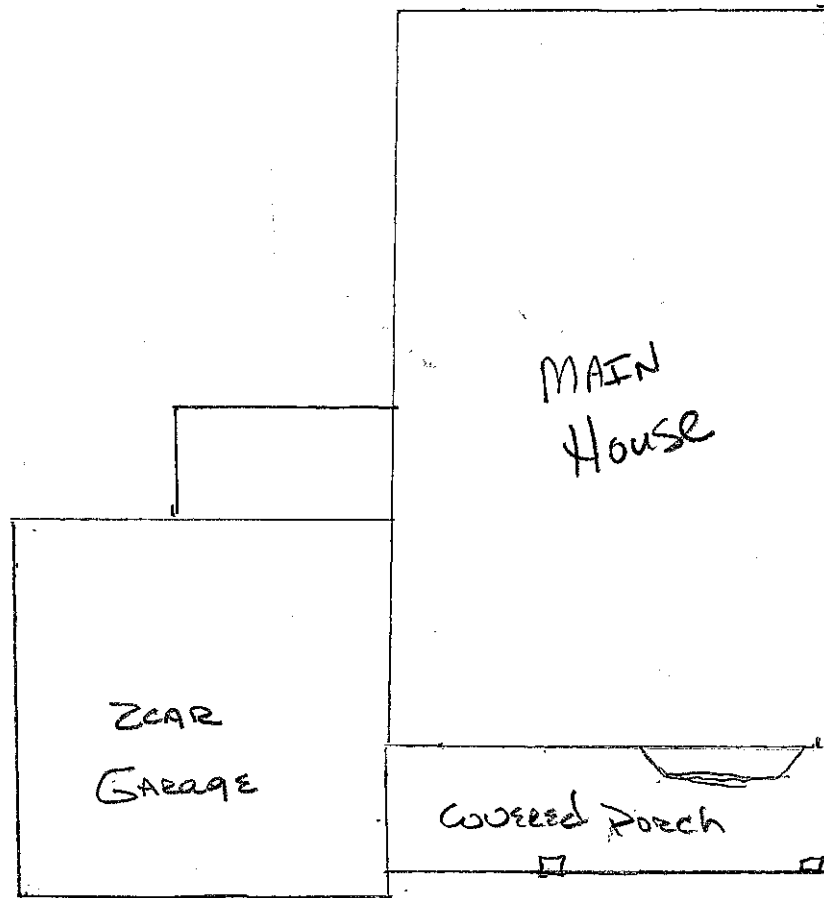
Table of Properties by Year Built Corresponding with Pictures

Table of Properties in Immediate Vicinity (not including highlighted addresses in previous)

Zoning Map

Aerial Map

Peyton Street



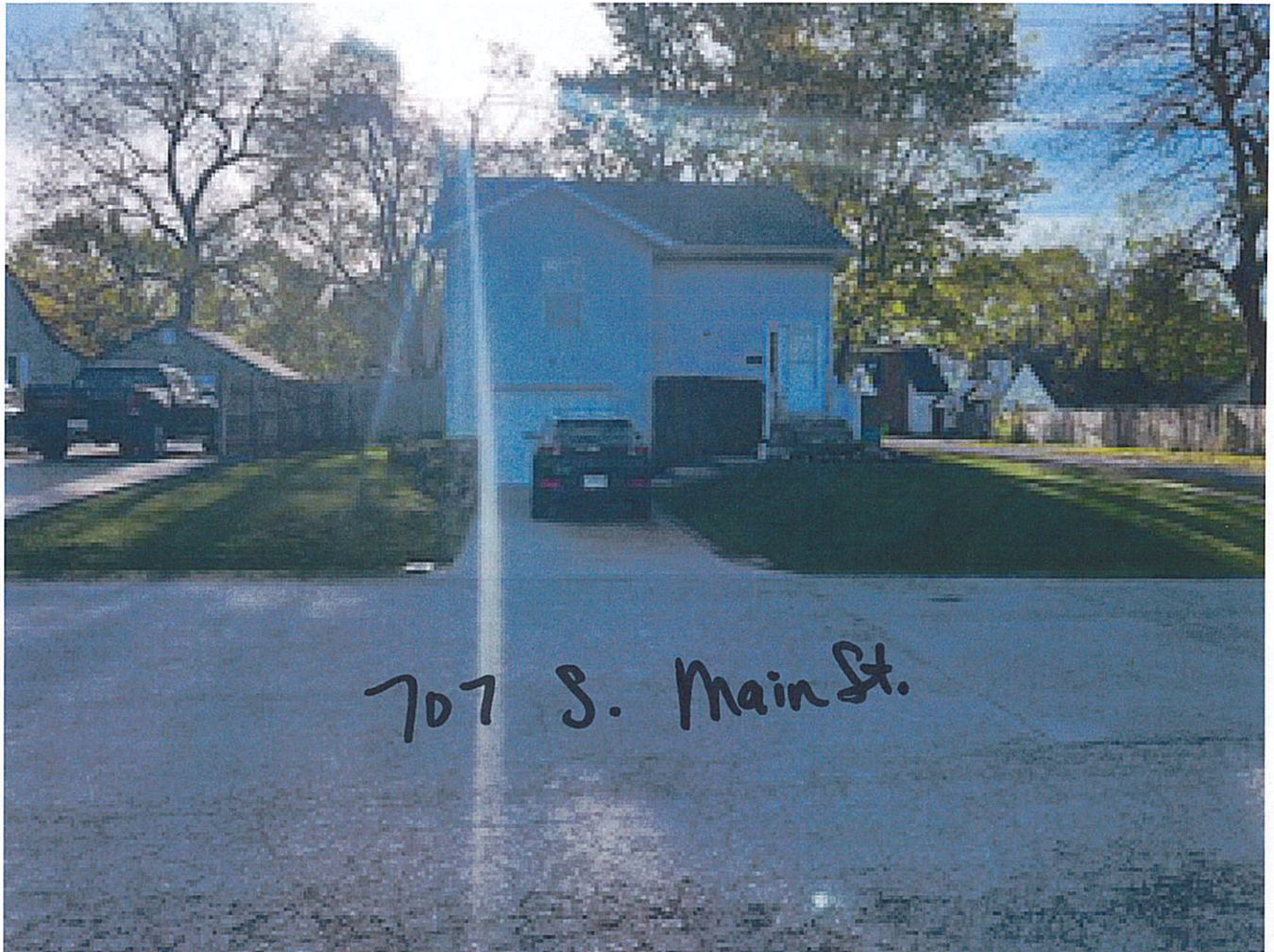
116'

706 S MAIN

75'-0'

South MAIN

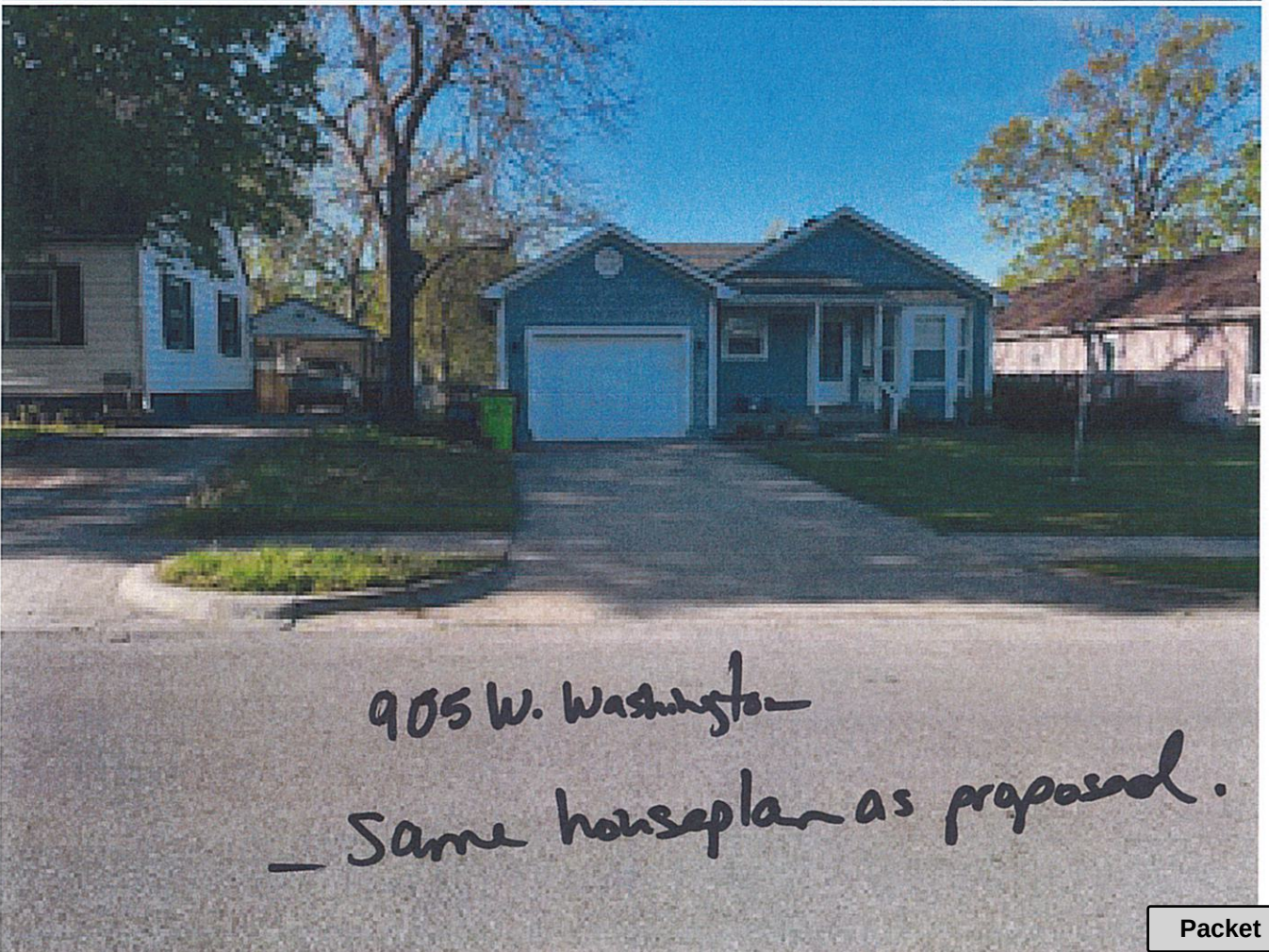
Attachment: Site Plan (Appl. #VAR-24-005--Variance to Section 405.147.E.1.b - PUBLIC HEARING)



— proposed house plan built by Wooten Inv.
in Adrian, mo



800 S. Butler Dr.
~~Main St.~~



905 W. Washington
— Same houseplan as proposal.





905 S. Green St.



1103 S. Butler Dr.











806 S. Butler Dr



802 S. Butler Dr.









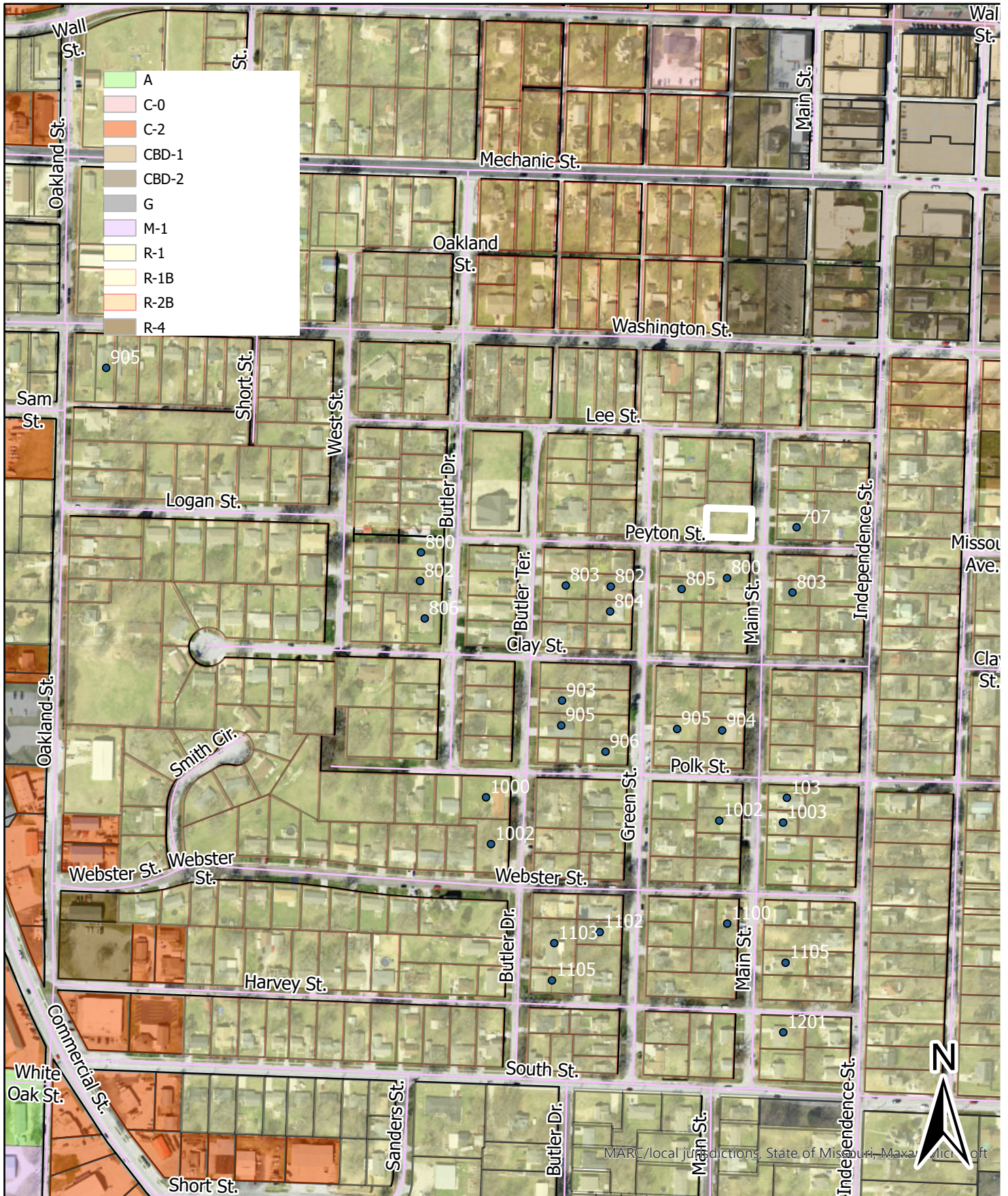


Table of Properties by Year Built Corresponding with Pictures				
#	Address	Zoning	Year Built	Notes
1	707 S. Main St.	R-1B	1997	Garage protrudes.
2	800 S. Butler Dr.	R-1B	1997	Garage protrudes.
3	905 W. Washington St.	R-1B	2003	Garage protrudes.
4	803 S. Main St.	R-1B	1950	Flush.
5	103 W. Polk St.	R-1B	1963	side entry garage
6	905 S. Green St.	R-1B	2020	Setback from front.
7	1103 S. Butler Dr.	R-1B	1962	Flush.
8	800 S. Main St.	R-1B	2008	Located in side.
9	805 S. Green St.	R-1B	1985	Flush.
10	906 S. Green St.	R-1B	2001	Carport
11	804 S. Green St.	R-1B	1980	Flush.
12	802 S. Green St.	R-1B	1900	Flush.
13	803 S. Butler Ter.	R-1B	1996	Garage protrudes.
14	1002 S. Main St.	R-1B	2007	Setback from front.
15	904 S. Main St.	R-1B	1970	Flush.
16	806 S. Butler Dr.	R-1B	1992	Flush.
17	802 S. Butler Dr.	R-1B	1968	Flush.
18	1105 S Main St.	R-1B	1998	Front door recessed
19	1003 S. Main St.	R-1B	1945	Carport
20	903 S. Butler Ter.	R-1B	2010	Garage protrudes.
21	905 S. Butler Ter.	R-1B	2007	Garage protrudes.
22	1201 S. Main St.	R-1B	1965	Flush.
23	1100 S. Main St.	R-1B	1917	Flush.
24	1105 S. Butler Dr.	R-1B	1950	Flush.
25	1102 S. Green St.	R-1B	1960	Flush.
26	1002 S. Butler Dr.	R-1B	1971	Flush.
27	1000 S. Butler Dr.	R-1B	1970	Flush.

Table of Properties in Immediate Vicinity (not including highlighted addresses in previous)			
Address	Zoning	Year Built	Notes
604 S. Independence St.	R-1B	1960	Located in rear.
605 S. Independence St.	R-2B	1900	Located in rear.
701 S. Independence St.	R-1B	1917	No garage/carport.
700 S. Independence St.	R-1B	2008	Located in rear. Aligns with side of house.
703 S. Independence St.	R-1B	1940	Located in rear.
702 S. Independence St.	R-1B	1900	No garage/carport.
705 S. Independence St.	R-1B	1935	No garage/carport.
707 S. Independence St.	R-1B	1960	Located in rear.
704 S. Independence St.	R-1B	1900	No garage/carport.
709 S. Independence St.	R-1B	1940	Located in rear.
800 S. Independence St.	R-1B	1960	Located in rear.
801 S. Independence St.	R-1B	1987	Flush.
802 S. Independence St.	R-1B	1994	Garage protrudes.
803 S. Independence St.	R-1B	1960	Located in rear.
806 S. Independence St.	R-1B	1930	No garage/carport.
805 S. Independence St.	R-1B	1900	No garage/carport.
808 S. Independence St.	R-1B	1930	Located in rear. Aligns with side of house.
807 S. Independence St.	R-1B	1940	Located in rear.
900 S. Independence St.	R-1B	1950	Located in rear.
104 W. Clay St.	R-1B	1968	No garage/carport.
901 S. Main St.	R-1B	1947	Located in rear.
202 W. Clay St.	R-1B	1900	No garage/carport.
203 W. Clay St.	R-1B	1940	Multiple garages, one protrudes by 2 ft.
204 W. Clay St.	R-1B	1980	Flush.
206 W. Clay St.	R-1B	1930	Residence converted to garage, owned by 204.
901 S. Green St.	R-1B	1900	No garage/carport.
900 S. Green St.	R-1B	1925	No garage/carport.
300 W. Clay St.	R-1B	1991	Located in side.
800 S. Green St.	R-1B	1962	No garage/carport.
205 S. Peyton St.	R-1B	1995	Located in side.
705 S. Green St.	R-1B	1950	Located in rear/side.
706 S. Green St.	R-1B	1889	No garage/carport.
703 S. Green St.	R-1B	1960	Located in rear
704 S. Green St.	R-1B	1930	No garage/carport.
702 S. Green St.	R-1B	1958	Located in rear.
700 S. Green St.	R-1B	1880	No garage/carport.
205 S. Lee St.	R-1B	1910	Located in rear.
700 S. Main St.	R-1B	1960	Located in rear.
701 S. Main St.	R-1B	1950	Located in rear.
703 S. Main St.	R-1B	1940	Setback from front.
705 S. Main St.	R-1B	1930	Located in rear.
801 S. Main St.	R-1B	1948	Located in rear.

Zoning Map

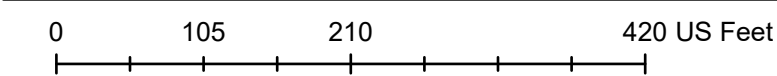
3.C.e



Attachment: Zoning Map (Appl. #VAR-24-005---Variance to Section 405.147.E.1.b - PUBLIC HEARING)

0 255 510 1,020 US Feet

Aerial Map



STAFF REPORT

TO: Board of Zoning Adjustments
FROM: Christina Stanton,
DATE: June 4, 2024
SUBJECT: Appl. #VAR-24-005--Variance to Section 405.147.E.1.b - CONSIDERATION

Type of Item: *Discussion*

D. Action Item (ID # 4856)

Appl. #VAR-24-005--Variance to Section 405.147.E.1.b - CONSIDERATION