



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
OCTOBER 10, 2017
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Board of Zoning Adjustments - Regular Meeting - Aug 8, 2017 6:00 PM**
- 3. Agenda Items**
 - A. Public Hearing for VAR-1703: Variance Application of Brad Bockelman for a variance to Section 405.565 of the Zoning Regulations- Parking and Loading Regulations- D (1) Improvement of Parking Areas.**
 - B. Consideration of VAR-1703: Variance Application of Brad Bockelman**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 6th day of October, 2017.

Randall K. Jones, City Clerk



MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
AUGUST 8, 2017
6:00 PM

1. Call to Order

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

Attendee Name	Organization	Title	Status	Arrived
Viola Wieberg	Harrisonville		Present	
Mike Davis	Harrisonville		Present	
Keith DeBrot	Harrisonville		Present	
Shannon Sipple	Harrisonville		Present	
Virgil Butler	Harrisonville		Present	

Also in attendance were Rayland Downey, Applicant; Happy Welch, City Administrator; Jamie Martin, Recording Secretary.

2. Approval of Minutes

With no additions or corrections, the July 11, 2017, minutes were approved as written.

A. Board of Zoning Adjustments - Regular Meeting - Jul 11, 2017 6:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Virgil Butler
SECONDER:	Keith DeBrot
AYES:	Wieberg, Davis, DeBrot, Sipple, Butler

3. Agenda Items

- A. Public Hearing for VAR-1702: Variance Application of Rayland Downey for a variance to Section 405.565 of the Zoning Regulations regarding Parking and Loading Regulations.**

Chairman Mike Davis opened the public hearing at 6:03 PM.

Minutes Acceptance: Minutes of Aug 8, 2017 6:00 PM (Approval of Minutes)

Rayland Downey, of 4720 NE County Rd 14004, Adrian, MO explained the request. He has run Ice Castles Trucking for 20 years. He is proposing a truck wash across the street from Love's, in the Love's Addition. The driveway needs to 140 feet in order to have trucks moving in and out of the space. He states that it will not affect traffic on Brookhart. He also stated that they have request another 30 feet south and west from the property owner.

Virgil Butler asked how many employees he would have. Mr. Downey stated that to start there would be 20 to 25. He hopes to run 24 hours a day, 6 days a week. When that happens he should have approximately 30 employees with 2 wash bays.

Virgil Butler asked if there would be any impact with the chemicals used. Mr. Downey stated that the chemicals will have no impact on the city sewer system. They also plan to have a recycled water system in place. Happy Welch added that it will have a sand filter to help filter out the oil and other residual chemicals.

Virgil Butler asked how it would affect the people on Brookhart. Mr. Downey stated that he has already connected with Love's and that have agreed to help stage trucks in their lot to minimize disruption.

Chairman Davis closed the public hearing at 6:13 PM.

1. **Application for Variance**
2. **Truck Wash Layout**
3. **Certified Letters**
- B. **Consideration of VAR-1702: Variance Application of Rayland Downey**

Happy Welch presented the staff report. He stated the ordinance requires no larger than 35 feet for drives into a parking area. This request is for 140 feet. Mr. Welch stated that Love's directly across the street has a wide open drive for the trucks to come through as well.

Chairman Davis asked if Public Works, Engineering and Storm Water were all in agreement with this. Mr. Welch stated that they are.

Virgil Butler stated that this will bring jobs to Harrisonville, and that is a good thing.

1. Staff Report

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith DeBrot
SECONDER:	Shannon Sipple
AYES:	Wieberg, Davis, DeBrot, Sipple, Butler

4. Discussion Items

Chairman Davis expressed to the board that when his term expires in October, he will not seek reappointment.

Jamie Martin informed the board that Cary Corley has moved out of city limits and will no longer be on the board.

5. Adjourn

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

ATTEST:

 Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Aug 8, 2017 6:00 PM (Approval of Minutes)

**APPLICATION
FOR
VARIANCE
City of Harrisonville**

Case No. VAR-_____

BZA Date: _____
(Staff use only.)

Please print or type

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

Legal Description: All of Block 147, in the original Town of Harrisonville, Cass County, Missouri, According to the Recorded Plat thereof except therefrom the

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19

Location or address of subject property: 501 N. Main, Harrisonville, Mo.

Zoning on subject property: C-2 Service Business **Current Land Use:** Vacant several Years

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

Zoning Regulations - Section 405.565 Parking & Loading Regulations D² Improvement of Parking Areas

PROPERTY OWNER'S NAME: Eric Hargis (and Carla) **PHONE:** 816-738-9401

MAILING ADDRESS: 31620 S. State Rte. T, Garden City, Mo 64747
STREET CITY STATE ZIP

APPLICANT/AGENT'S NAME: Bruce Beckelmann **PHONE:** 816-320-2659

MAILING ADDRESS: 301 N Price Harrisonville Mo 64701
STREET CITY STATE ZIP

NOTE: See attached material for instructions and examples.

Application Fee: \$50.00

APPLICANTS SIGNATURE: [Signature] **DATE:** 9-26-17

Received By: Jim Clarke 9/26/17

Attachment: VARIANCE APP (Public Hearing for VAR-1703)

APPLICATION FOR VARIANCE

Page 2

(Attach additional sheets if necessary.)

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

☐ Yes ☒ No

Explain: The cost of paving would make property purchase cost prohibitive and the property would continue to remain vacant.

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

☐ Yes ☒ No

Explain: _____

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

☐ Yes ☒ No

Explain: _____

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

☐ Yes ☒ No

Explain: _____

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

☐ Yes ☒ No

Explain: _____

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

MEMORANDUM

TO Board of Zoning Adjustments

FROM Jim Clarke, Community/Economic Development Director

DATE October 10, 2017

SUBJECT 501 N. Main - Variance

GENERAL INFORMATION:

Applicant: Brad Bockelman

Requested Action: A variance from Section 405.565 (D) (1) of the Zoning Regulations – Improvement of Parking Areas. Section 405.565 (D) (1) states, in part, “All parking areas and drives shall be ready for use upon occupying a building and shall be surfaced...”. The Applicant is requesting the drive area at 501 N. Main not be paved and a gravel lot be allowed.

Purpose: Gravel Drive rather than Paved - Variance

Existing Zoning: “C-2” Service Business

Location: 501 N. Main

Surrounding Zoning: North: “R-2” Two Family Residential District
East: “C-2” Service Business District & (North End)
“R-2” Two Family Residential District (South End)
West: “C-2” Service Business District
South: “C-2” Service Business District

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

OVERVIEW

The Applicant is requesting allowance for a gravel drive, rather than a paved drive, as prescribed in the Zoning Regulations. The Applicant intends to purchase the property (if the Variance Request is approved) and complete the building (currently only a foundation) and use for storage. Gravel drives do currently exist in the area.

ATTACHMENTS

- Agenda
- Minutes of August 8, 2017 BZA meeting
- Application for Variance
- Staff Report
- County Assessor's Office aerial image of subject property (shaded in purple) and surrounding properties.
- Public Hearing Notice Publishing
- Certified Letters Return Receipts (partial – staff has not received all Certified Letters Return Receipts)



• Mary Sibley Chapter - 9022, 10:00am, Cass Regional Medical (3rd Sat of each month except Jan, July & Aug)
 • Little Blue River Chapter - NSDAR, 10:00am, Grandview Church of Christ (2nd Saturday of each month except July & August)

3.A.a
 • Raymore Lion's Club, 7:00 Call 322-0689 for meeting location (every 2nd & 4th Thurs)
 • MOPS Raymore Group, 9-11am, Bethlehem Lutheran Church (every 2nd & 4th Thurs)
 • TOPS Meeting in Raymore, 9:30am, Christian Church library (every Thurs)
 • Officers of Union Veterans Civil Tent #24, 10:30, First Presbyterian Church, 1001 1/2 Ave

Page 6 | Thursday, September 14, 2017

Notice of Public Hearing

Before the Board of Zoning Adjustments of the City of Harrisonville, Missouri

NOTICE IS HEREBY GIVEN of a public hearing before the Board of Zoning Adjustments of the City of Harrisonville, Missouri to be held at 6:00 P.M. on Tuesday, October 10, 2017 at City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for variance submitted by Brad Bockelman on the following described property:

ALL OF BLOCK 147, IN THE ORIGINAL TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THEREFROM THE EAST 99 FEET.

THE ADDRESS OF THE PROPERTY IS 501 N. MAIN, HARRISONVILLE, MISSOURI

THE PROPERTY IS GENERALLY LOCATED ON THE CORNER OF NORTH MAIN TERRACE AND WEST NORTH STREET.

The public is encouraged to attend the meeting.

April L. Wiskur
 Secretary of the Board of Zoning Adjustments

9-14-1



Community Bank
 RAYMORE • PECULIAR
 HARRISONVILLE

www.cbronline.net

We Serve Our Community

Raymore 801 W Foxwood Dr Raymore, MO 64083 (816) 322-2100	Peculiar 300 S State Route C Peculiar, MO 64078 (816) 779-2100	Harrisonville 1503 N State Rt 291 Hwy Harrisonville, MO 64701 (816) 884-5400
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FDIC **www.cbronline.net** 

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September 11, 2017

To Whom It May Concern:

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THE PROPERTY IS GENERALLY LOCATED AT THE CORNER OF NORTH MAIN TERRACE AND WEST NORTH STREET.

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

Sincerely,



Brad Bockelman
816-590-8711

Hi Brad
I am very pleased to have you
as a neighbor across the road
from the garage -
Thank you,
Margaret Porter
Mrs. Allen Porter

Attachment: VARIANCE APP (Public Hearing for VAR-1703)

September 11, 2017

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This letter is to notify you of a public hearing before the Harrisonville Board of Zoning Adjustments which is scheduled for 6:00 P.M. on Tuesday, October 10, 2017 in City Hall (300 East Pearl Street, Harrisonville, Missouri), to consider an application for variance submitted by Brad Bockelman on the following described property.

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Sincerely,



Brad Bockelman
816-590-8711

Attachment: VARIANCE APP (Public Hearing for VAR-1703)

Noted by [Signature]

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Harley C. + Naomi V. Jackson Trust
110 Lexington
Harrisonville, MO 64701



9590 9402 3203 7166 5525 83

2. Article Number (Transfer from service label)

7015 1730 0001 2989 5893

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Address
Carol Jackson

B. Received by (Printed Name)

Carol Jackson

C. Date of Delivery

*07/18/17*D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type
- ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restrict Delivery
 - ☒ Certified Mail®
 - ☐ Return Receipt for Merchandise
 - ☐ Collect on Delivery
 - ☐ Signature Confirmation
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

V. Sharp Properties
1518 Broadway
Pleasant Hill, MO 64080



9590 9402 3203 7166 5526 44

2. Article Number (Transfer from service label)

7015 1730 0001 2989 5978

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Address
V. Sharp

B. Received by (Printed Name)

V. Sharp

C. Date of Delivery

*9-20-17*D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type
- ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restrict Delivery
 - ☒ Certified Mail®
 - ☐ Return Receipt for Merchandise
 - ☐ Collect on Delivery
 - ☐ Signature Confirmation
 - ☐ Signature Confirmation Restricted Delivery
 - ☐ Mail Restricted Delivery

Domestic Return Receipt

3.A.a

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Denis + Michelle Wilson
400 N. Main Ter.
Harrisonville, MO 64701



9590 9402 3203 7166 5527 12

2. Article Number (Transfer from service label)

7015 1730 0001 2989 5930

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)
DENIS WILSON

3.A.a

☐ Agent
☐ Address

C. Date

9/13/17
D. Is delivery address different from item 1? ☐
If YES, enter delivery address below: ☐

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John T. Southard
PO Box 362
Harrisonville, MO 64701



9590 9402 3203 7166 5526 68

2. Article Number (Transfer from service label)

7015 1730 0001 2989 5992

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)
John T. Southard

3.A.a

☐ Agent
☐ Address

C. Date

9/13/17
D. Is delivery address different from item 1? ☐
If YES, enter delivery address below: ☐

3. Service Type

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- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
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- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Registered Mail
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- ☐ Return Receipt for Merchandise
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1. Article Addressed to:

Vanessa L. Zaroor
504 N. Independence
Harrisonville, MO 64701



9590 9402 3203 7166 5525 90

2. Article Number (Transfer from service label)

7015 1730 0001 2989 6005

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]
B. Received by (Printed Name)
Vanessa Zaroor

3.A.a

☐ Agent
☐ Address

C. Date

9/13/17
D. Is delivery address different from item 1? ☐
If YES, enter delivery address below: ☐

3. Service Type

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1. Article Addressed to:

Phillip E. + Danna Y. Gary
404 N. Independence
Harrisonville, MO 64701

2. Article Number (Transfer from service label)

7015 1730 0001 2989 6005

3. Service Type

☐ Adult Signature
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4. Is delivery address different from item 1? ☐

If YES, enter delivery address below: ☐

5. Agent ☐

Address ☐

6. Date of Delivery ☐

9/13/17

7. Yes ☐

No ☒

8. Return Receipt for Merchandise ☐

Collect on Delivery ☐

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Return Receipt for Merchandise ☐

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1. Article Addressed to:

Mr. + Mrs. Allen L. Porter
1633 E. Woodgate
Springfield, MO 65804



9590 9402 3203 7166 5527 05

2. Article Number (Transfer from service label)

7015 1730 0001 2989 5909

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return

COMPLETE THIS SECTION ON DELIVERY 3.A.a

A. Signature

X Margaret Porter

Agent

B. Received by (Printed Name)

Margaret Porter

C. Date

D. Is delivery address different from item 1?

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

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☐ Priority Mail

☐ Registered Mail

☐ Registered Mail

☐ Return Receipt

☐ Merchandise

☐ Signature Confirmation

☐ Signature Confirmation

☐ Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charlotte J. Baldridge
604 N. Independence
Harrisonville, MO 64701



9590 9402 3203 7166 5526 20

2. Article Number (Transfer from service label)

7015 1730 0001 2989 6036

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

B. Received by (Printed Name)

C. Date

9/14

D. Is delivery address different from item 1?

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Restricted Delivery

☐ Priority Mail Exp

☐ Registered Mail

☐ Registered Mail

☐ Return Receipt

☐ Merchandise

☐ Signature Confirmation

☐ Signature Confirmation

☐ Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Phillip E. + Deanna Y. Gary
404 N. Independence
Harrisonville, MO 64701



9590 9402 3203 7166 5526 37

2. Article Number (Transfer from service label)

7015 1730 0001 2989 5961

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

Agent

B. Received by (Printed Name)

C. Date of

9/14

D. Is delivery address different from item 1?

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

(0)

☐ Priority Mail Exp

☐ Registered Mail

☐ Registered Mail

☐ Return Receipt

☐ Merchandise

☐ Signature Confirmation

☐ Signature Confirmation

☐ Restricted Delivery

August)
of each month except July &
Church of Christ (2nd Saturday
NSDAR, 10:00am, Grandview
• Little Blue River Chapter
except Jan, Jul & Aug)
Medical (3rd Sat of each month
9022, 10:00am, Cass Regional
• Mary Stoley Chapter - 9-10

Raymore Lion's Club, 7:00, Call
322-0689 for meeting location (every
2nd & 4th Thurs)
• MOPS Raymore Group, 9-11am,
Bethlehem Lutheran Church (every
2nd & 4th Thurs)
• TOPS Meeting in Raymore,
9:30am, Christian Church library
(every Thurs)
• Daughters of Union Veterans Civil
War Tent #24, 10:30, First
Presbyterian Church, 1625 NW
O'Brien, Lee's Summit, MO, 850-
8684 (every 3rd Thurs)

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Notice of Public Hearing

Before the Board of Zoning Adjustments of the City of Harrisonville, Missouri

NOTICE IS HEREBY GIVEN of a public hearing before the Board of Zoning Adjustments of the City of Harrisonville, Missouri to be held at 6:00 P.M. on Tuesday, October 10, 2017 at City Hall (300 East Pearl Street, Harrisonville, Missouri) to consider an application for variance submitted by Brad Bockelman on the following described property:

ALL OF BLOCK 147, IN THE ORIGINAL TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THEREFROM THE EAST 99 FEET.

THE ADDRESS OF THE PROPERTY IS 501 N. MAIN, HARRISONVILLE, MISSOURI

THE PROPERTY IS GENERALLY LOCATED ON THE CORNER OF NORTH MAIN TERRACE AND WEST NORTH STREET.

The public is encouraged to attend the meeting.

April L. Wiskur
Secretary of the Board of Zoning Adjustments

9-14-1



Community Bank
RAYMORE • PECULIAR
HARRISONVILLE
www.cbonline.net

We Serve Our Community

Raymore Peculiar Harrisonville

1. The publication of a public hearing notice in the 10-14-2017 issue of the publication.
16. Signature and Title of Editor/Publisher: Douglas J. Gifford
17. I certify that all information furnished on this form is true and correct and that I am a duly licensed professional person in the state of Missouri (including notary public).

Gentle Fa

Mary Kay Mitchell,
109-B S. Madison • Ray
(South of Harmon Tire)
(816) 322-80
Friendly

NOW
\$10,000
Weekly time at
Paid ODI

Ask about aut
Up to \$7,000 tuition rein
Paid 3-day r
for drivers res
Paid offer
Medical, dent
401(k) savings plan

Attachment: VARIANCE APP (Public Hearing for VAR-1703)



Planning and Zoning Commission

TRACT FOR WHICH REZONING IS REQUESTED:

Owner:

Eric Hargis and Carla Hargis

Prepared For:

Brad Bockelman
301 N. Price
Harrisonville, MO 64701

To whom it may concern:

An examination of the records of the Recorder of Deeds of Cass County, Missouri, indicates that the owners of the property adjacent to and within 200 feet of above-captioned are as listed below. As an accommodation to you, we have provided address as they appear in the County Tax Rolls:

1. Harley C. and Naomi V. Jackson Trust
1109 S. Lexington
Harrisonville, MO 64701

2. Charlotte J. Baldrige
604 N. Independence
Harrisonville, MO 64701

3. Belen Investments LLC
1805 S. Commercial
Harrisonville, MO 64701

4. Vanessa L. Zaroor
504 N. Independence
Harrisonville, MO 64701

5. John T. Southard
P. O. Box 362
Harrisonville, MO 64701

6. Mr. and Mrs. Roy Gene Helt
16 SE 130 Rd. Apt. 1
Warrensburg, MO 64093

Zoning Report

17018620

Attachment: VARIANCE APP (Public Hearing for VAR-1703)

7. V Sharp Properties
1518 Broadway
Pleasant Hill, MO 64080

8. Phillip E. and Deanna Y. Gary
404 N. Independence
Harrisonville, MO 64701

9. Paul D. and Marsha K. Seleman
402 N. Independence
Harrisonville, MO 64701

10. Whitney D. Frazier
400 N. Independence
Harrisonville, MO 64701

11. Cass County
Cass County Court House
Harrisonville, MO 64701

12. Denis and Michelle Wilson
400 N. Main Ter.
Harrisonville, MO 64701

13. Mr. and Mrs Allen L. Porter
1633 E. Woodgate
Springfield, MO 65804



Rosemary Gentry
Coffelt Land Title, Inc.

Cass County, MO - Web Copy



257217

STATE OF MISSOURI
COUNTY OF CASS
CERTIFIED INSTRUMENT RECORDED

2003 MAR 20 P 3:51.5

002249 PAGE 000168
SANDRA GREGORY, RECORDER

DEPUTY

GENERAL WARRANTY DEED*(With Statutory Acknowledgments)*

THIS INDENTURE, made on this MARCH 13, 2003, by and between SARAH E. PERKINS, single and unmarried, of CASS County, State of MISSOURI, party of the first part, and ERIC HARGIS and CARLA HARGIS, of CASS County, State of MISSOURI, parties of the second part.

Mailing address of parties of second part: 903 OAKVALE, HARRISONVILLE.

WITNESSETH:

That said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, does by these presents, Grant, Bargain and Sell, Convey and Confirm, unto the said parties of the second part and the said parties' heirs and assigns, the following described Lots, Tracts or Parcels of Land, lying, being and situate in the County of CASS and State of Missouri, to-wit:

TRACT I

ALL OF BLOCK 147, IN THE ORIGINAL TOWN OF HARRISONVILLE, CASS COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THEREFROM THE EAST 99 FEET.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the

Mike Medsker, Recorder of Deeds

2249/168

Attachment: VARIANCE APP (Public Hearing for VAR-1703)

Cass County, MO - Web Copy

said parties of the second part, and unto the said parties' heirs and assigns forever, the said SARAH E. PERKINS, hereby covenanting:

- (1) that the said first party is lawfully seized of an indefeasible estate in fee in the premises herein conveyed;
- (2) that the said first party has good right to convey the same;
- (3) that the premises are free and clear of any encumbrances done or suffered by the said first party or those under whom the said first party claims; and
- (4) that the said first party will Warrant and Defend the title to the said premises unto the said parties of the second part, and unto the said party's heirs and assigns forever, against lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the hand and seal of the said first party on the day and year first above written.

Sarah E. Perkins
SARAH E. PERKINS

STATE OF MISSOURI)
) ss
COUNTY OF CASS)

On this MARCH 13, 2003, before me personally appeared SARAH E. PERKINS, single and unmarried, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that the said party executed the same as the said party's free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Hannibal, Mo, the day and year first above written.

Tracy Wooten
Notary Public
Tracy Wooten

My commission expires: 3-9-06

TRACY WOOTEN
Notary Public - Notary Seal
STATE OF MISSOURI
Cass County
My Commission Expires March 9, 2006

Mike Medsker, Recorder of Deeds

M E M O R A N D U M

TO Board of Zoning Adjustments

FROM Jim Clarke, Community/Economic Development Director

DATE October 10, 2017

SUBJECT 501 N. Main - Variance

GENERAL INFORMATION:

Applicant: Brad Bockelman

Requested Action: A variance from Section 405.565 (D) (1) of the Zoning Regulations – Improvement of Parking Areas. Section 405.565 (D) (1) states, in part, “All parking areas and drives shall be ready for use upon occupying a building and shall be surfaced...”. The Applicant is requesting the drive area at 501 N. Main not be paved and a gravel lot be allowed.

Purpose: Gravel Drive rather than Paved - Variance

Existing Zoning: “C-2” Service Business

Location: 501 N. Main

Surrounding Zoning: North: “R-2” Two Family Residential District
East: “C-2” Service Business District & (North End)
“R-2” Two Family Residential District (South End)
West: “C-2” Service Business District
South: “C-2” Service Business District

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

OVERVIEW

The Applicant is requesting allowance for a gravel drive, rather than a paved drive, as prescribed in the Zoning Regulations. The Applicant intends to purchase the property (if the Variance Request is approved) and complete the building (currently only a foundation) and use for storage. Gravel drives do currently exist in the area.

ATTACHMENTS

- Agenda
- Minutes of August 8, 2017 BZA meeting
- Application for Variance
- Staff Report
- County Assessor's Office aerial image of subject property (shaded in purple) and surrounding properties.
- Public Hearing Notice Publishing
- Certified Letters Return Receipts (partial – staff has not received all Certified Letters Return Receipts)