



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
JULY 8, 2025
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the December 10, 2024, Meeting**
 - B. Minutes from the February 11, 2025, Meeting**
- 3. Agenda Items**
 - A. Appl. #VAR-25-001--Variance of Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12' from the south side yard on property located at 2905 Canyon Way - PUBLIC HEARING**
 - B. Appl. #VAR-25-001--Variance of Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12' from the south side yard on property located at 2905 Canyon Way - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 25th day of June, 2025.

Daniel Barnett, City Clerk

DRAFT
MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
CITY HALL
DECEMBER 10, 2024
6:00 PM

1. Call to Order

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

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

Also in attendance were James Battaglia, Surefire Signs; Blake Battaglia, Surefire Signs; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Board of Zoning Adjustments - Regular Meeting - Nov 12, 2024 6:00 PM

With no additions or corrections, the minutes from the November 12, 2024, meeting were unanimously approved.

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

3. Agenda Items

A. Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - PUBLIC HEARING

Director Stanton presented the Staff Report for a variance application from James Battaglia, seeking two variances to Chapter 435, Sign Regulations. The first request is to the maximum sign area allowed for an elevated sign in the Service Business (C-2)

District located within the Highway Overlay District to allow for a total sign area of 680 square feet, a variance of 536 square feet. 144 square feet is what is allowed. The second request is for the sign type allowed within the Service Business (C-2) District to allow for an elevated roof sign which is only allowed in the General Industrial (M-2) District. She said that in 1966, the property was zoned General Business (C-2) District in the County. July 12, 2007, Cass County adopted their current Sign Regulations. According to Section 400.790.B, Sign Structural Types, Roof Mounted Signs are not permitted within any zoning districts in the County. December 16, 2016 Cass County Building and Codes Department approved a sign permit for a 3' x 38' roof sign. June 17, 2024, the subject property was annexed into the city limits of the City of Harrisonville and established as Service Business (C-2) District by Ordinance #3694. Director Stanton said that the key issues for this property are that the property is currently zoned Service Business (C-2) District. Under the current Sign Regulations, Appendix A: Non-Residential Sign Table by Structural Types, an Elevated Sign located on a property that is zoned C-2 and within the Highway Overlay District can have a sign area of up to 144 square feet. Both Appendices A and B: Table of Permitted and Specially Permitted Signs by Zoning Districts, the sign type "Roof Sign - Elevated/Projecting" is a prohibited sign type for the C-2 District. Director Stanton said that it should be noted that an objection to the requested variances was received and is provided within the packet. She said the applicant states that the property sits 20 feet below grade and has a visibility issue as the southbound off ramp blocks nearly all the visibility from 49 North and Southbound. There is a 500+ square foot 4 sided sign directly south across Highway 7 at Sapp Brothers. The topography of the site is not unique when compared to other commercial lots in the area; however, it should be noted that many of these properties were developed in the County with larger signage and then later annexed into the City. Additionally, it should be noted that the applicant did not provide any documentation indicating what it would look like if the strict letter of the regulations were to be carried out so it is unclear whether this is a true hardship versus a mere inconvenience. Though, it does seem an appropriate request given the existing sign sizes of the other businesses located within the area immediately adjacent to the highway. The requested variances apply to this property due to the topography of the property and the desire of the applicant to install and maintain a larger sign similar to the other existing businesses within the area, and the desire to replace the existing elevated roof sign. The alleged difficulty or hardship is being caused by the topography of the lot and the current property owner's desire to install and maintain a larger sign similar to the other existing businesses within the area immediately adjacent to the highway and replace the existing elevated roof sign. The granting of the requested variances would not result in a detriment to the public welfare in the area. The variances would allow the property owner to have a larger sign face on the proposed elevated sign and to replace the existing elevated roof mounted sign with a somewhat larger elevated roof mounted sign. However, it should be noted that an objection was received from the owner of Slumber Inn, in which he said that this is not a "highway type" of business and raises concerns that the proposed signage would block the view to his building and signage for drivers traveling south on MO-7 approaching the interchange. He also said that he has concern for how this would impact his business and property value due to the potentially decreased visibility. Director Stanton said the requested variances 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 the property values within the area. Although, it should be noted that Section 435.020.a.7 states: "To protect property values by minimizing adverse effects of Signs on adjacent property, which can occur from conditions such as a light trespass, obstructing views and access, or visual clutter". She said that Staff recommends approval of the requested variances.

Vanessa Hargrave asked if the recommended approval was for both requested variances. Director Stanton said yes. She added that this may warrant a discussion on looking in to changes for the Highway Overlay Districts.

Jim Battaglia spoke to the Board. He said that he had not reviewed the packet before the meeting. He said that he measured the roof sign and there are 42 slats that are 1 foot wide and the length of the roof sign is 41 feet and six inches long and will mount into

brackets. The letters are 34 inches tall. The roof sign will not light up. He said the site sits 20 feet below grade and the existing elevated sign can not be seen from the north bound lane. He discussed how the Sapp Bros. sign is much larger than the proposed and that there is a second one on site that is also large. Mr. Battaglia said that the elevated sign is only 2 sides, not 3. He said he thinks the proposed signs are keeping in conformance with the other signs in the area. He said the Sapp Bros. sign is over 1000 square feet, the sign behind it is much larger and the Loves sign is 121 feet high and 737 square feet. He said that a 144 square foot sign would be too small to be seen.

Charles Hotchkiss asked if the two signs at Sapp Bros are larger than what he is asking for and Mr. Battaglia said yes and that the elevated sign he is proposing is on a "V".

The Public Hearing was closed at 6:24 PM.

B. Appl. #VAR-24-011--Variances to Chapter 435: Sign Regulations - CONSIDERATION

Variance request has met all of the criteria. Variance was approved.

4. Discussion Items

There were no discussion items.

5. Adjourn

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

Respectfully submitted,

Jamie Martin, Recording Secretary



**MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
FEBRUARY 11, 2025
6:00 PM**

1. Call to Order

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

A. Roll Call

Board Members Present: Michelle Hart, April McLaughlin, Charles Hotchkiss, Bryan Wooten, Obie Carl, Angela Kramer

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

2. Approval of Minutes

A. Minutes from the Tuesday, January 14, 2025

Bryan Wooten made a motion to approve the minutes. Charles Hotchkiss seconded. With no additions or corrections, the minutes from the January 14, 2025, meeting were unanimously accepted.

The minutes from the December 10, 2024, meeting were not included in this packet. They will be added to the next scheduled meeting.

3. Agenda Items

A. Selection of Chair and Vice-Chair

Charles Hotchkiss made a motion to nominate April McLaughlin as Chair. Mrs. McLaughlin declined the nomination.

Obie Carl nominated Bryan Wooten as Chair. Charles Hotchkiss seconded. The nomination passed unanimously.

Michelle Hart nominated Obie Carl as Vice-Chair. April McLaughlin seconded. The nomination passed unanimously.

B. Appl. #VAR-24-013--VARIANCE to Chapter 435, the Maximum Sign Area and Height Allowed Under Section 435.080.A.8, Entrance/Exit Sign, on Property Located at 1801 W. Vine Street - PUBLIC HEARING

Director Stanton presented the Staff Report. The applicant is seeking variances to the maximum sign area and height allowed under Section 435.080.A.8. More specifically, the applicant is proposing two directional signs, one at each drive entrance, each are proposed at 32 inches by 48 inches, or 10.67 square feet, and each are proposed at 5 feet above grade to the top of the sign. In March of 1963, the Board of Aldermen annexed this property. Staff suspects that this may have been the ordinance establishing the zoning as Industrial and in 1978, new zoning districts established creating its current day zoning of Light Industrial (M-1) District. The Cass County Assessor's website indicates that the existing buildings were constructed in 1985. February 20, 2024, the Board of Aldermen approved a Preliminary Plat for the iFIL Expansion.

Director Stanton said that the property is zoned Light Industrial (M-1) District. The growth and expansion have prompted the applicants need for the variances. Section 405.080.A.8 allows for these types of signs at the driveway entrances, but subpart "c" states "Each sign shall not exceed six (6) square feet in Sign Face Area nor be more than two and one-half (2 1/2) feet in height". The applicant is seeking two sign variances. One variance for the area of 4.67 square feet for each entrance sign and the second variance for height, a variance of 2 1/2 feet to allow for a total sign height of 5 feet from grade to the top of both entrance signs.

Under Analysis, part B, the standards which the Board shall consider are discussed. The first standard asks whether the physical surroundings, shape, and topographical conditions of the property 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 applicant could meet the Code, but the effectiveness of the signage to direct traffic would be impacted and could affect congestion around and within the site as the applicant's letter states and Staff agrees. The second standard asks whether the conditions upon which the requested variances are based would not be applicable generally to other property withing the same zoning classification. The requested variances apply specifically to this property due to the various users including employees, visitor, delivery trucks, and drivers for shipping in and out on a regular basis and the layout of the site. The third standard asks if the alleged difficulty or hardship has been created by any person having an interest in the property at any time after the effective date of the Chapter. The effective date of this Chapter was in 1991. The alleged difficulty or hardship is being caused by the various users of the site and the need to provide adequate directional signage to alleviate traffic congestion around and within the site due to growth. The fourth standard asks whether the granting of the requested variances will not be detrimental to the public welfare in the neighborhood in which the property is located. Staff finds that the granting of the requested variances will not result in a detriment to the public welfare in the area. The variances would allow the property owner to have taller and somewhat larger directional signage than Code will allow by right. The fifth standard asks whether the proposed variance will not impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Staff finds that in this particular instance, the proposed variances 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 are the taller and somewhat larger

signs likely to substantially diminish or impair property values within the neighborhood. Director Stanton added that the proposed signs are not in the site triangle. However, they are in the Right-of-Way and an agreement has been made for their placement with the Public Works Director.

Staff recommends approval of the requested variances.

With no questions or comments from the Public, the Public Hearing was closed at 6:09 PM.

C. Appl. #VAR-24-013--VARIANCE to Chapter 435, the Maximum Sign Area and Height Allowed Under Section 435.080.A.8, Entrance/Exit Sign, on Property Located at 1801 W. Vine Street - CONSIDERATION

The variance request has met all the criteria. The variance was approved.

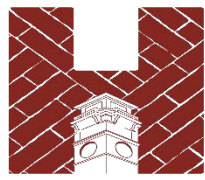
4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, Charles Hotchkiss made a motion to adjourn. Bryan Wooten seconded. The meeting was adjourned at 6:13 PM.

Respectfully Submitted,
Jamie Martin, Recording Secretary



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Board of Zoning Adjustments

From: Christina Stanton, AICP, Director of Community Development

Date: July 8, 2025

Re: Appl. #VAR-25-001—Variance of Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12’ from the south side yard on property located at 2905 Canyon Way

GENERAL INFORMATION

Applicant: Leah Young, 2905 Canyon Way

Requested Actions: Approval of requested variance of Section 405.550.B.1 to allow for a detached accessory structure to be setback approximately 12’ from the south side yard on property located at 2905 Canyon Way

Date of Application: May 29, 2025

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 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...In the case of corner lots, accessory buildings shall be set back not less than the distance required for residences from side streets” (Section 405.550.B.1). The property is a corner lot, which means that the detached accessory structure is supposed to be set back 20 feet from the south side property line per the building line on the recorded plat. The property typically starts 11 feet from the back of curb, the fence is located approximately 16 feet from the back of the curb (so 5 feet inside the property line), and the pad for the detached structure is located approximately 23 feet from the back of the curb (or 12 feet inside the property line). The applicant is seeking a variance of approximately eight (8) feet from the required twenty (20) foot side yard setback.

PREVIOUS ACTIONS

Required legal notices have been issued.

- March 14, 2006—The Final Plat of *The Ranch* was recorded with the Cass County Recorder’s Office by Instrument #353090.
- July 27, 2023—The Minor Plat of *Lot 6A, The Ranch – Phase 1* was recorded with the Cass County Recorder’s Office by Instrument #737401.
- July 25, 2024—A Building Permit (#23422) for a new single-family home for 2905 Canyon Way was issued Certificate of Occupancy (CofO).
- November 5, 2024—Staff received an anonymous complaint, which is when staff first became aware of the situation. Staff has been in conversations with the property owner to work towards Code compliance.
- November 25, 2024—A Building Permit (#24552) for a 6’ vinyl privacy fence was approved.
- November 26, 2024—A Building Permit (#24555) for GFCI for a hot tub was approved.
- May 19, 2025—A Building Permit (#25183) for a 16’ x 20’ garden shed was applied for.

KEY ISSUES

The property is currently zoned Planned Single-Family Residential (RP-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.”

The Applicant is seeking a variance to allow for a detached accessory structure to be approximately 12 feet from the south side property line. The building line shown on the recorded plat requires a setback of 20 feet from the south side 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 property would still be used as a single-family residence if the variance is not granted. The owner desires to utilize an existing concrete pad for a 16' x 20' garden shed.
 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. The applicant contends that their property is unique due to its location at the entrance of their subdivision.
 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. It is a residential subdivision and it is not uncommon for residential lots to include a detached accessory structure.
- B. For the purpose of supplementing the above standards, the Board of Adjustment shall also, in making the determination of whether there are practical difficulties or particular hardship, take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
The particular physical surroundings, shape or topographical conditions of the specific property do not create a particular hardship upon the owner. The hardship is self-imposed and is due to the owner having a concrete pad for a future 16' x 20' shed structure poured and placed without having discussed the placement with staff.
 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 self-imposed hardship, not a hardship created by unique circumstances or conditions of the property. Though, it is worth noting that the adjacent right-of-way is 60-90 feet (90' at the intersection with Mechanic/MO-7 Hwy and 60' closer to the intersection of Jones Ranch Pkwy. and Canyon Way. As is evident in the attached pictures, neither the fence nor the proposed detached accessory structure would create any impediments to line of sight within the sight distance triangle.
 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 concrete pad was poured sometime after the construction of the house and was brought to staff's attention via an anonymous complaint. The alleged difficulty or hardship stems from the property owner having the concrete pad poured without discussing placement with staff.

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 install a 16' x 20' garden shed approximately 12' from the south side property line adjacent to an already considerable right-of-way. The larger right-of-way, and the fence, will make the proposed detached accessory structure visibly less intrusive.

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 structure will be located behind the 6' tall vinyl fence;
- The detached accessory structure will be located approximately 12' from the south side property line adjacent to an already considerable right-of-way; 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
Lot 6A, The Ranch – Phase I
Images from Google Street View
Pictures
Zoning Map
Aerial Map



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

VARIANCE APPLICATION DATE: May 27, 2025

Applicant (Print): Leah Young Signature: Leah Young
 Company Name: _____
 Street Address: 2905 E Canyon Way City: Harrisonville State: MO Zip: 64701
 Telephone: 816-985-6404 Email: Lchris3@yahoo.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: State Hwy + Jones Ranch Parkway (above address)
 Harrisonville Properties, Jones Ranch Acres or Sq. Ft. .57 acre

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: No. The property is located at the entrance to Jones Ranch subdivision. The fence is up and permits approved for fence.

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: Yes. The circumstances are unique because of location of property at entrance. The location in question is regarding a slab inside my fence line for a garden shed.

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

Applicant Response: No. It will not affect the neighborhood because it is inside fence and no neighbor on that side of property.

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: I feel it is a hardship because the slab has already been poured and now there is also a 6' privacy fence around my yard.

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

Applicant Response: I think this is specific to my property only.

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

Applicant Response: No

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

Applicant Response: NO

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

Applicant Response: NO

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 25-001 Filing Fee. Amount Paid: \$ 265.00 Date: 5/29/25
 Date Application Received: 5/29/25 BZA Meeting Date: July 8, 2025
 Note: _____

May 29, 2025

Leah Young

2905 E Canyon Way

Harrisonville, MO 64701

816-985-6404

Lchris3@yahoo.com

May 27, 2025

Board of Zoning Department

Harrisonville MO 64701

Subject: Request for Variance to Construct Garden Shed Inside Fenced Yard

Dear Planning and Zoning Committee,

I am writing to formally request a variance to allow the construction of a garden shed on my property located at 2905 E Canyon Way. The proposed shed would be situated within my existing fenced backyard and used solely for personal storage of gardening tools, lawn equipment, and seasonal items.

According to current zoning regulations, I understand that due to the build line boundaries and location of my yard, I am requesting a variance to place the shed in the south east corner of my property and fully enclosed by the existing fence.

The shed will be modest in size — approximately [16' x 20'] — and built in compliance with all applicable safety and construction codes. It will not obstruct visibility, encroach on any easements, or negatively affect neighboring properties. I have spoken with my adjacent neighbors, and there are no objections to the proposed location.

Granting this variance will allow me to make efficient use of my yard space without causing disruption to the surrounding community. I respectfully ask the committee to consider this request and would be happy to attend any hearings or provide additional documentation as needed.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

Leah C Young

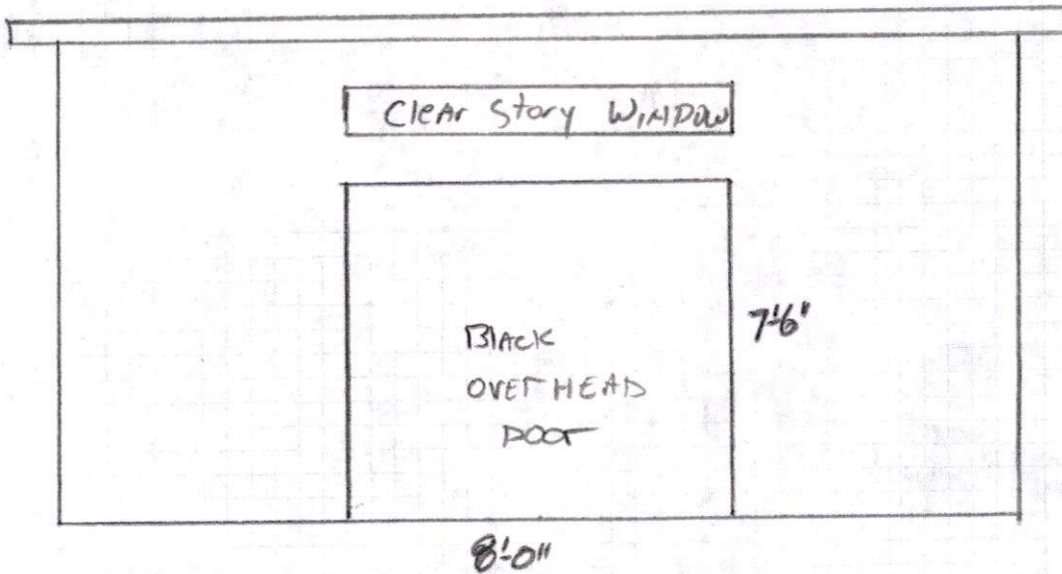




2905 E. Canyon Way

Date: HARDISONVILLE MO.

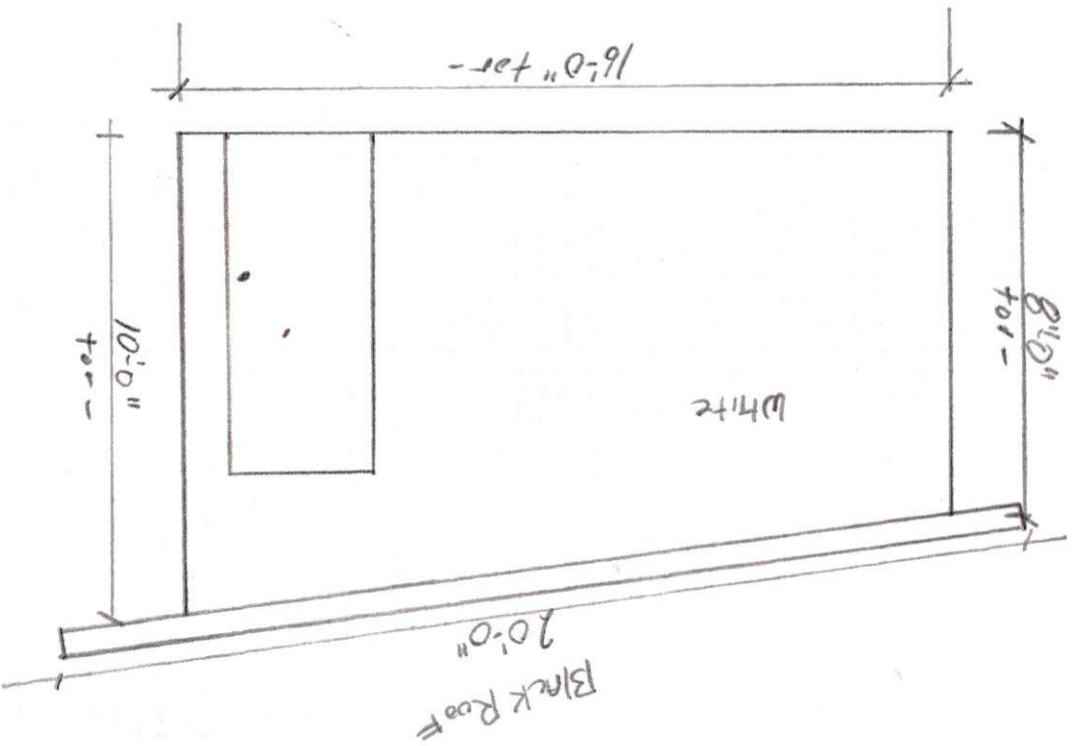
Job: Christy Young Out BLDG



2901 E. Canyon Way

Date: HARRISONVILLE MO.

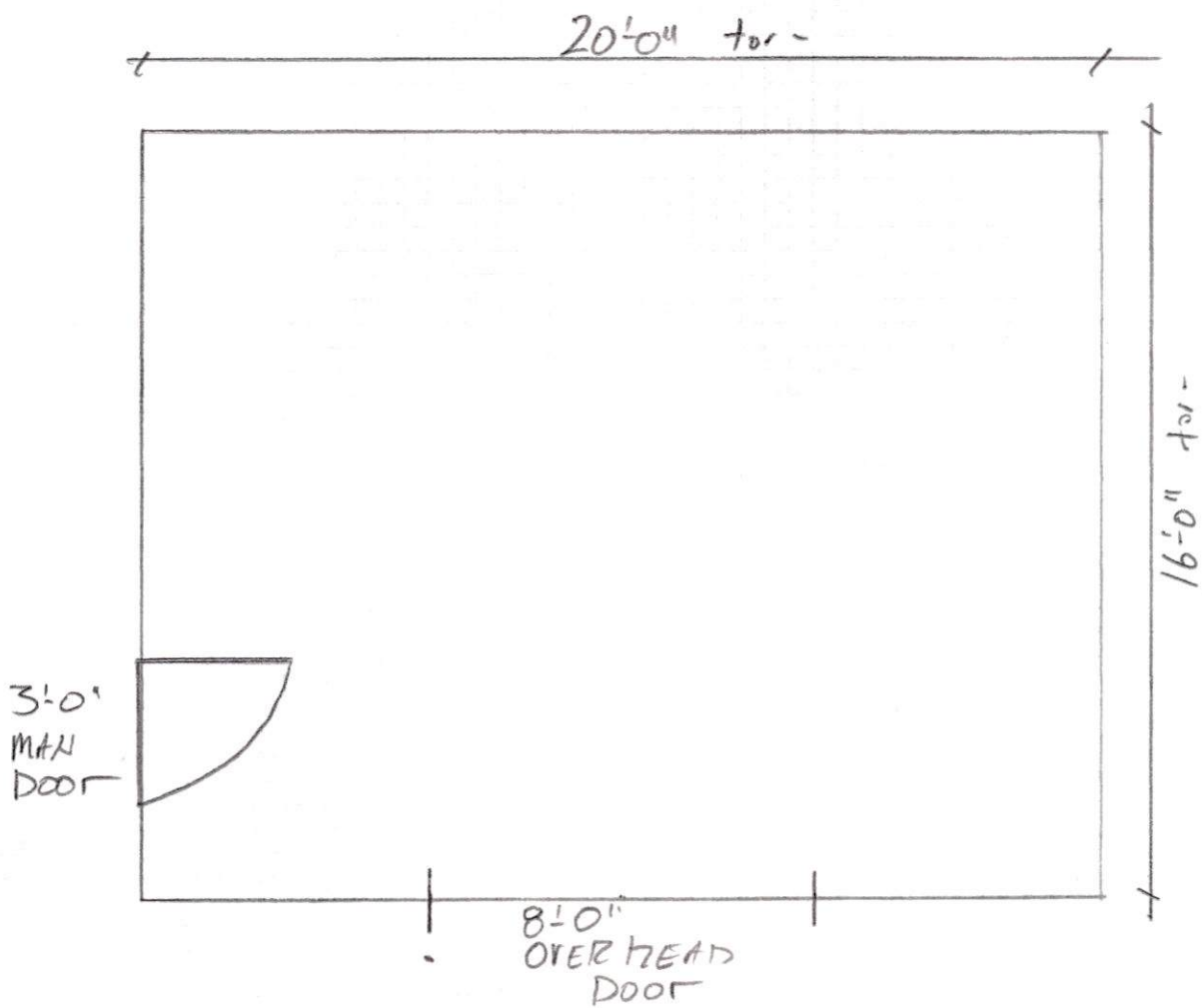
Job: Christy Young Out Bldg



2901 E. Canyon Way
HARRISVILLE MO.

Date: OUT BLDG.

Job: Christy Young's



Plot Plan

Record Description: Book 4945, Page 77

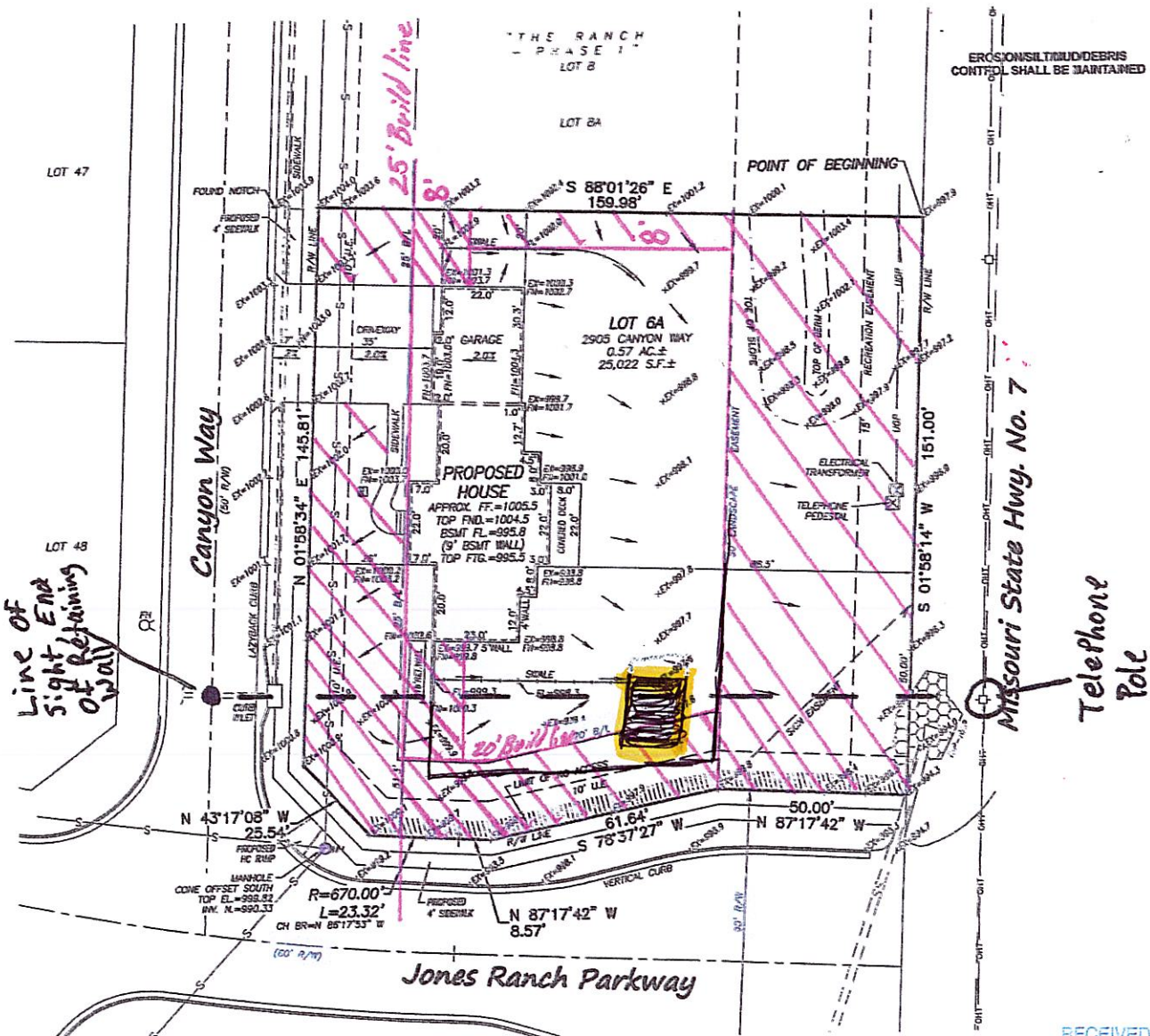
LOT 6A, THE RANCH - PHASE 1, A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 26 AT PAGE 22.
SUBJECT TO EASEMENTS, RESTRICTIONS RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

Legend

- = EXISTING ELECTRIC TRANSFORMER
- = EXISTING TELEPHONE PEDESTAL
- = SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = FIRE HYDRANT
- = WATER VALVE
- = R/W LINE = RIGHT-OF-WAY LINE
- = FL = FLOWLINE ELEVATION
- = EX = EXISTING ELEVATION
- = FN = FINISH ELEVATION
- = SURFACE FLOW DIRECTION



CITY OF HARRISONVILLE, MISSOURI
PLANS REVIEWED FOR CODE COMPLIANCE
APPROVED [Signature] APPROVED AS NOTED
[Signature] WORK PER ADOPTEDCO-0005
10-4-23
DATE

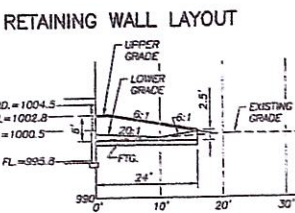


EROSION/SILT/SEDIMENT CONTROL SHALL BE MAINTAINED

Line of End Sight Retaining Wall

Missouri State Hwy. No. 7
Telephone Pole

- NOTES:**
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO DETERMINE WHETHER THE SOIL IS SUITABLE TO SUPPORT A FOUNDATION OR INFRASTRUCTURE IMPROVEMENTS, THAT ANY EXISTING OR PROPOSED DRAINAGE ACCESS TO A PUBLIC ROADWAY MEETS SAFETY CRITERIA OF THE STATE COUNTY, OR CITY, OR WHETHER UNDERGROUND ROCK OR WASTE MATERIALS MAY OR MAY NOT EXIST WHICH MAY AFFECT THIS PROPERTY.
 - SANITARY SEWER MAIN ELEVATIONS HAVE BEEN SHOWN. THE CONTRACTOR SHALL VERIFY PROPOSED HOUSE SANITARY SEWER PIPE ELEVATION / SLOPE WILL DRAW TO THE EXISTING SEWER MAIN OR SEWER SERVICE PRIOR TO EXCAVATION.
 - CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS PRIOR TO EXCAVATION.
 - THIS DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. THE PURPOSE OF THIS PLOT PLAN IS FOR PLANNING PURPOSES ONLY.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED ELEVATION OF 999.82 AT THE MANHOLE NORTH RM.



RECEIVED
OCT 02 2023
City of Harrisonville

FOR: MR. CHARLES TAYLOR 27001 S. EAST OUTER RD, HARRISONVILLE, MO 64701

Bowers Land Survey Co. LLC
P.O. BOX 541
1000 W. MECHANIC STREET
HARRISONVILLE, MISSOURI 64701
TELEPHONE: 816.225.0180
WEBSITE: BOWERSURVEY.COM

SITE ADDRESS: 2905 CANYON WAY, HARRISONVILLE, MO 64701

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JCS NO.
35	48	31	CASS	MISSOURI	9/19/23	21949-23

DRAWING NO. 21949PP.DWG | DRAWN BY: TSB | CHECKED BY: TSB

5025 LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-055010284

TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2016

Minor Plat of Lot 6A, The Ranch - Phase 1

a subdivision of land
in the City of Harrisonville,
Cass County, Missouri

Recorded in Cass County, Missouri

Recording Date/Time: 07/27/2023 at 02:06:15 PM

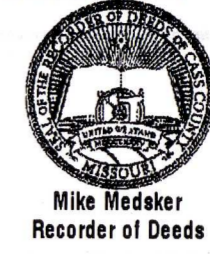
Book: 26 Page: 22

Instr #: 737401

Type: PLAT

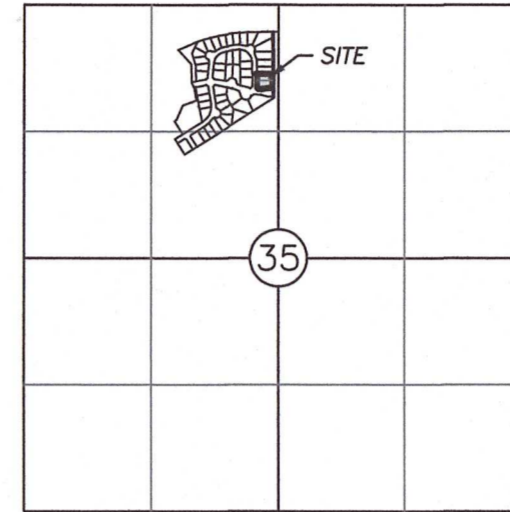
Pages: 1

Fee: \$69.00 S 20230007943



Legend

- = FOUND MONUMENT AS NOTED
- = EXISTING TELEPHONE POLE
- MH = SANITARY SEWER MANHOLE
- FH = FIRE HYDRANT
- = GAS REGULATOR
- R/W LINE = RIGHT-OF-WAY LINE
- B/L LINE = BUILDING LINE
- U.E. = UTILITY EASEMENT
- S = SANITARY SEWER
- SS = STORM SEWER



LOCATION MAP

SECTION 35, TOWNSHIP 45, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Reference Surveys

FINAL PLAT OF "THE RANCH - PHASE 1"
BY: JAMES W. SINCOX, PLS 2521
RECORDED DATE: 3/14/2006
RECORDED: PLAT BOOK 20, PAGE 12
COUNTY: CASS

Record Description:

BOOK 3255, PAGE 511

LOTS 1 THRU 18, LOTS 20 THRU 26, LOTS 28 THRU 44, LOT 46, AND LOTS 48-50, THE RANCH PHASE 1, A SUBDIVISION IN HARRISONVILLE, CASS COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN PLAT BOOK 20 AT PAGE 12.

Survey Description:

Lot 6A

ALL OF LOTS 6 AND 7, "THE RANCH - PHASE 1", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 7, "THE RANCH - PHASE 1", RUN THENCE SOUTH 01°58'14" WEST ALONG THE EAST LINE OF SAID LOTS 6 AND 7, 151.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 87°17'42" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 6, 50.00 FEET; THENCE SOUTH 78°37'27" WEST ALONG SAID SOUTHERLY LINE, 61.64 FEET; THENCE NORTH 87°17'42" WEST ALONG SAID SOUTHERLY LINE, 8.57 FEET; THENCE ALONG SAID SOUTHERLY LINE ON A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, WITH A RADIUS OF 670.00 FEET, AN ARC LENGTH OF 23.32 FEET, AND A CHORD BEARING OF NORTH 86°17'53" WEST; THENCE NORTH 43°17'08" WEST ALONG SAID SOUTHERLY LINE, 25.54 FEET TO A SOUTHWESTERLY CORNER OF SAID LOT 6; THENCE NORTH 01°58'34" EAST ALONG THE WEST LINE OF SAID LOTS 6 AND 7, 145.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 88°01'26" EAST ALONG THE NORTH LINE OF SAID LOT 7, 159.98 FEET TO THE POINT OF BEGINNING. CONTAINS 0.57 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF "THE RANCH - PHASE 1", AND ANY EXISTING EASEMENTS OR RIGHTS-OF-WAY.

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 6A, THE RANCH - PHASE 1". IT SHALL BE A SUFFICIENT DESCRIPTION OF THE LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "LOT 6A, THE RANCH - PHASE 1".

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.).

BUILDING LINES OR SETBACK LINES SHALL CONFORM TO ORDINANCES OF THE CITY OF HARRISONVILLE, MISSOURI.

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

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 THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS

27th DAY OF July, 2023

Charles B. Taylor
Barbara A. Taylor

STATE OF MO)
COUNTY OF Cass)SS

ON THIS 27th DAY OF July 2023, BEFORE ME PERSONALLY APPEARED Charles & Barbara Taylor, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (OR THEY) EXECUTED THE SAME AS HIS (OR THEIR) FREE ACT AND DEED.

Caroline Elvaughn
NOTARY PUBLIC

CAROLINE E VAUGHN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 14, 2027
CASS COUNTY
COMMISSION #19500795 (SEAL)

MY COMMISSION EXPIRES 3/14/2027

APPROVED BY: Christina Stanton
CHRISTINA STANTON, AICP
CITY OF HARRISONVILLE
COMMUNITY DEVELOPMENT DIRECTOR

7/27/2023
DATE

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2023.
DEPUTY COUNTY RECORDER OF DEEDS

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE WITHIN PLAT OF "LOT 6A, THE RANCH - PHASE 1" IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEYING PROGRAM. HE FURTHER STATES THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON JULY 10, 2023.

REVISED 7/25/23 PER CITY COMMENTS DATED 7/24/23

FOR: CHARLES & BARBARA TAYLOR 27001 S. EAST OUTER RD, HARRISONVILLE, MO 64701

Bowers Land Survey Co. LLC

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

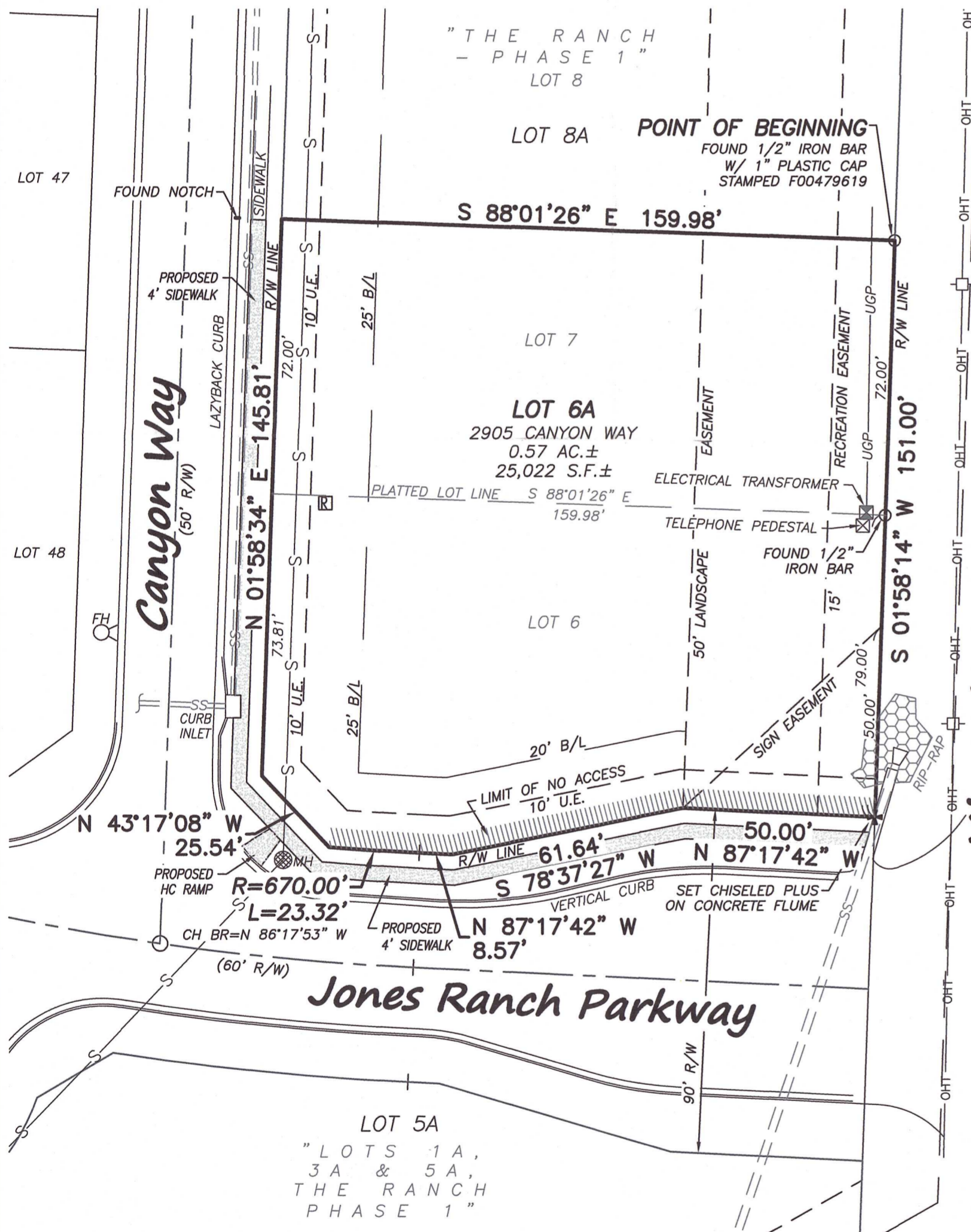
SITE ADDRESS: 2901 & 2905 CANYON WAY HARRISONVILLE, MO 64701						
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
35	45	31	CASS	MISSOURI	7/11/23	21923-23
DRAWING NO. 21923MP.DWG			DRAWN BY: TSB		CHECKED BY: TSB	
BOWERS LAND SURVEY CO. LLC, LAND SURVEYING, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. LS-2020010824						

STATE OF MISSOURI

REGISTERED LAND SURVEYOR

Troy S. Bowers

PROFESSIONAL LAND SURVEYOR
MO LS 2616



Notes:


- BEARINGS SHOWN ARE BASED ON THE FINAL PLAT OF "THE RANCH - PHASE 1", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- RECORD TITLE AND EASEMENT INFORMATION WERE NOT PROVIDED BY THE CLIENT. DEED INFORMATION WAS OBTAINED FROM THE CASS COUNTY GIS MAP. EASEMENT INFORMATION WAS OBTAINED FROM THE FINAL PLAT OF "THE RANCH - PHASE 1", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED. THE RECORD DEEDS USED FOR THIS SURVEY IS A QUIT CLAIM DEED, BOOK 3255, PAGE 511, RECORDER OF DEEDS, CASS COUNTY, MISSOURI. IF OTHER DEEDS EXIST THAT AFFECT THIS TRACT THE CLIENT SHALL NOTIFY THE SURVEYOR AND PROVIDE A COPY OF SAID OTHER DEEDS TO THE SURVEYOR.
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UNDERGROUND UTILITY OR MUNICIPAL/PUBLIC/PRIVATE SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.
- THE SUBJECT PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 29037C0187F, DATED JANUARY 2, 2013.



← 2905 Canyon Way 🔍 ✕

2501 Jones Ranch Pkwy

Harrisonville, Missouri

 Google Street View

Aug 2024 [See more dates](#)



Google



Standing on sidewalk south of 2408 Jones Ranch Pkwy., looking east.



Standing on sidewalk south of 2902 Canyon Way, looking east.



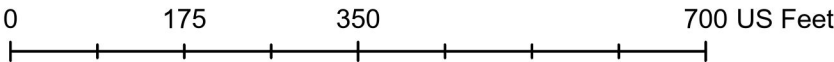
pStanding on corner of sidewalk at Jones Ranch Pkwy. and Canyon Way, looking east.



Zoning Map



MARC/local jurisdictions, MO911ServiceBoard,DNR,MDC, State of Missouri, Maxar, Microsoft



Aerial Map



MARC/local jurisdictions, MO911ServiceBoard,DNR,MDC, State of Missouri, Maxar, Microsoft

0 145 290 580 US Feet