



**AGENDA
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
JULY 14, 2026
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the November 10, 2025, meeting.**
- 3. Agenda Items**
 - A. Appl. #VAR-26-001—Variance of Chapter 435, Appendix A: Non-Residential Sign Table by Structural Types to Allow for a Side Yard Setback of Approximately 1’ on Property Located at 807 S. Commercial Street - PUBLIC HEARING**
 - B. Appl. #VAR-26-001—Variance of Chapter 435, Appendix A: Non-Residential Sign Table by Structural Types to Allow for a Side Yard Setback of Approximately 1’ on Property Located at 807 S. Commercial Street - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

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

Daniel Barnett, City Clerk



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

**MINUTES
CITY OF HARRISONVILLE
BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
CITY HALL
NOVEMBER 10, 2025
6:00 PM**

1. Call to Order

A. Roll Call

Attendee Name	Title	Status	Arrived
Michelle Hart	Board Member	Present	
Bryan Wooten	Chairman	Present	
Obie Carl	Vice-Chairman	Present	
Angela Kramer	Board Member	Present	
Amanda Stites	Board Member	Excused	
April McLaughlin	Alternate	Excused	

Others present: Brandon Lee and Megan Bussard, Applicants; Dawn Paige and Wayne Day, Neighboring Property Owners; Trent Gilliam, Neighboring Property Owner; Steve Nothangel, Neighboring Property Owner; Alex Felzien, City Attorney; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

Minutes from the

A. Minutes from the July 8, 2025, meeting.

RESULT: **Approved**
MOVER: Angela Kramer
SECONDER: Obie Carl
AYES: Michelle Hart, Bryan Wooten, Obie Carl, Angela Kramer
EXCUSED: Amanda Stites, April McLaughlin

3. Agenda Items

A. Appl. #VAR-25-003—Variance of Sections 405.550.C.5.d and e to allow for a privacy fence on a corner lot on property located at 500 N. Bradley Avenue to encroach towards the front yard of an adjacent lot - PUBLIC HEARING

Director Stanton presented the Staff Report. The applicant is seeking a variance to Section 405.550.C.5.d and e to allow for a privacy fence on a corner lot on property located at 500 N. Bradley Avenue to encroach towards the front yard of an adjacent lot.

Director Stanton said that under the Previous Action Section of the Staff Report:

- July 2, 2025 - A Code Compliance Case (Permit-25-0012) was opened for construction of a privacy fence without a permit.
- July 9, 2025 - A Building Permit (#25280) was submitted for removal of the existing chain link fence and replacement with a 6-foot-tall privacy fence. The submitted permit application and associated documentation are attached in the Staff Report. The permit has never been issued.
- July 14, 2025 - The Code Compliance Case was closed since an application for a permit was submitted despite the fact that the fence requires variances and the permit has not been paid for or issued.
- October 1, 2025 - The applicant submitted for variance.
- October 30, 2025 - Staff drove by to take pictures for the packet, see attached, and noticed that the fence is largely completed and appears to be in the right-of-way of E. Shady Lane. City staff measured the right-of-way and verified that the fence is located 8' inside the City's right-of-way for E. Shady Lane.

Under the Key Issues Section it is stated that:

- The property is currently zoned Near Downtown Two-Family Neighborhood (R-2B) District.
- The property is located on a corner lot adjacent to a non-corner lot, which means that the rear of this property abuts the side and front yards of the adjacent lot.
- The fencing regulations changed with the approval of Ordinance #3627 on February 21, 2023. The previous regulations pertaining to residential fences simply stated that "six (6) feet in the side yard and eight (8) feet in the rear yard, provided sight distance as shall be maintained on corner lots" was allowed. The current fencing regulations are much clearer about what is allowed and where.
- The applicant has already installed the fence and it is currently located 8' inside the right-of-way of E. Shady Lane and is in violation of the sight triangle requirements of Section 405.550.C.8.

Director Stanton said that in reviewing the five Standards listed in Section 405.615.B:

1. The particular physical surroundings and location does create a particular hardship upon the owner in that there is very little usable yard on this property.
2. The requested variance stems from the location of the house in relation to the property lines and the property owners' desire to fence in as much of their yard as possible. The

condition of the existing house's location in relation to the property lines are not commonly found on other property within the same zoning classification.

3. The effective date of this chapter was in 1991. The house was built in 1971, which is when the alleged hardship was created.
4. The granting of the requested variance, with the exception of that portion of the fence that was constructed in the City's right-of-way and the reduced sight triangle, will not result in a detriment to the public welfare in the neighborhood. The variance would allow the property owner to install a 3-foot-high wood privacy fence. The encroachment is towards the right-of-way of E. Shady Lane and the front yard of the abutting property owner at 706 E. Shady Lane who has provided a letter of support for the requested variance.
5. Staff does not believe the proposed variance will impair an adequate supply of light and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood, with the exception of that portion of fence constructed within the right-of-way of E. Shady Lane and the reduced sight triangle which is also a safety concern.

Director Stanton said that in support of the requested variance are the following facts:

- The applicants were somewhat considerate of their abutting neighbor's safety by providing a modified sight distance triangle;
- The property owner whose front yard is being encroached towards is supportive of the requested variance; 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, with the exception of that portion of fence constructed within the right-of-way of E. Shady Lane and the reduced sight triangle.

Staff recommends approval of the requested variance with the following conditions:

1. The portion of the fence located within the City right-of-way of E. Shady Lane shall be removed; and
2. The sight distance triangle shall be corrected to meet the City's Municipal Code Section 405.550.C.8.

Angela Kramer asked if moving the fence in the 8 feet on Shady Lane would bring the fence into compliance. Director Stanton said that staff would have to verify that the sight distance would be clear.

Bryan Wooten asked how we decide the sight triangle. Director Stanton said that we use the diagram on page Packet Page 9. Mr. Wooten asked who would be liable if there were an accident and the Board approved it. Alex Felzien said that the driver would be liable and maybe the homeowner, possibly the City if it was allowed as it is. Mr. Wooten added that there is a huge traffic problem on that street.

Brandon Lee spoke to the Board. He said the he brought his neighbors and that they are all supportive of his variance request. Michelle Hart asked him if he was willing to move the fence if they decided that was necessary. Mr. Lee said yes, he would be willing to do so and he would be happy to do whatever it takes.

Steve Nothangel, Trent Gilliam, and Dawn Paige all spoke on behalf of their neighbor and were supportive.

B. Appl. #VAR-25-003—Variance of Sections 405.550.C.5.d and e to allow for a privacy fence on a corner lot on property located at 500 N. Bradley Avenue to encroach towards the front yard of an adjacent lot - CONSIDERATION

Variance request has met all of the criteria. Variance was approved with Staff's conditions.

C. Appl. #VAR-25-004—Variance of Section 405. 405.325.B, C, D and E and Section 405.565.E.3 to allow for a gravel display lot for storage sheds on property located at 103 S. Commercial Street - PUBLIC HEARING

Director Statnton presented the Staff Report. The applicant is seeking variances to the setbacks and lot coverage requirements for the Service Business (C-2) District, Section 405.325.B, C, D, and E; and the "hard surface requirement", Section 405.565.E.3. The applicant intends to gravel the entire lot to utilize the site as a display location for storage sheds. Director Stanton said that she provided historical data related to this lot under the Previous Actions section of the Staff Report; however, she would not be reviewing this historical data since the lot is currently vacant due to the City demolishing the previously existing building.

Under the Key Issues Section of the Staff's Report it is stated that:

- The property is currently zoned Service Business (C-2) District.
- Section 405.325 includes the height and area regulations for the C-2 District. The required setbacks are as follows:

"B. Front yard. A front yard of less than thirty-five (35) feet shall be provided.

C. Side yards. There shall be a side yard on each side of not less than fifteen (15) feet on each side of a building.

D. Rear yard. The depth of the rear yard shall be at least fifteen (15) feet."

- Additionally, Section 405.325.E states that "the lot coverage shall not exceed eighty-five percent (85%)".
- Section 405.565.E.3 contains the City's "hard surface requirement".
 - Specifically, subsection a. states: "All parking areas and drives, except as specifically provided for in this Subsection E.3.a., shall be ready for use upon occupying a building and shall be surfaced with a minimum of two (2) inches of hot-mix concrete on a minimum four (4) inch compacted stone base or Portland cement concrete paving of equal strength. All such drives and off-street areas used by vehicles, except those serving single- and two-family dwellings, shall have curbs.."
 - Section 405.565.E.3.a.(2) provides the following exception for non-residential uses: "Except as required in Subsection E.3.a.(1), above, existing gravel parking lots with a non-residential use may remain as gravel until a new principal use structure is

constructed on the property at which time all parking areas shall meet the "hard surface requirement". This exception shall include a property with a previously approved special use permit condition(s), provided the requirements in Subsection E.3.a.(1) are met."

- The lot is very long and narrow and will likely require variances to setbacks to be usable, unless combined with the property immediately abutting to the east.

Additionally, an email was received Friday from Charles Cox, the property owner at 100 S. Commercial Street and was read into the record.

"I do not think this is a good choice for this type of business at one of your busiest intersections on Commercial Street. Because of what it looks like down by Trade Fair and for what Harrisonville wants to look like in the future. Some of the problems, Traffic vision problems at intersection, not secure to the ground, homeless people problems. Sorry I can not be at the zoning meeting 11-10-25. Thank you, David Cox, 100 S Commercial Street, Harrisonville, MO"

Director Stanton said that in reviewing the five (5) standards listed in Section 405.615.B:

1. The shape of the property is unique in that it is a long, narrow lot. The need for the variances to the setbacks are due to the narrowness of the lot. All newer developments in this area, and even several older ones, are meeting the requirement for a "hard surface". The requested variance to the "hard surface requirement" is not due to the uniqueness of the lot but likely is a financial hardship.
2. The conditions upon which the petition for the requested variances to the setbacks would not typically be associated with properties of the same zoning classification, as most lots are not normally long and narrow. The conditions upon which the petition for the requested variance to the "hard surface requirement" are made can only be assumed to be financial since no additional information was provided. This is a requirement for all developments and has been part of the City's Municipal Code since 1978.
3. The effective date of this chapter was in 1991. The alleged difficulty or hardship, pertaining to the required setbacks, is being caused by the narrowness of the lot in question. The alleged difficulty or hardship, pertaining to the "hard surface requirement", has not been substantiated.
4. The granting of the requested variances, pertaining to setbacks, will not result in a detriment to the public welfare in the area provided adequate sight distance is maintained. The granting of the requested variance to the "hard surface requirement" has the potential to be detrimental to the public welfare in that the traffic coming off this lot, if graveled, would bring said gravel into the right-of-way where it would have the potential of being flung by vehicles at other vehicles and potentially causing damage. Additionally, there is a concern for the creation of dust from a gravel surface that would not be present with a "hard surface" and would be a direct violation of Section 405.320.C: "No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside of a building and no dust, fly ash or gas that is toxic, caustic or obviously injurious to humans or property shall be produced."
5. The proposed variances, pertaining to setbacks, 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 (provided adequate sight distance is maintained) nor will it substantially diminish or impair property values within the neighborhood. The proposed variance to the "hard surface requirement" could potentially endanger the public safety as discussed above.

Findings of Fact:

- The "hard surface requirement" has been in the City's Municipal Code since 1978.
- Several industrial properties were allowed to utilize gravel over the years for unknown reasons since the "hard surface requirement" was part of the City's Code, but apparently was not being enforced on industrially zoned properties.
- The subject property is zoned Service Business (C-2) District.
- The subject property is a long, narrow lot.
- The subject property is very visible as folks coming off of I-49 at MO-2/Mechanic Street enter the heart of the community.

Staff recommends denial of the requested variances.

Director Stanton told the Board that the Applicant was not present.

With no questions or comments from the Public, the Public Hearing was closed at 6:33 PM

D. Appl. #VAR-25-004—Variance of Section 405. 405.325.B, C, D and E and Section 405.565.E.3 to allow for a gravel display lot for storage sheds on property located at 103 S. Commercial Street - CONSIDERATION

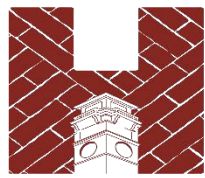
Variance request did not meet all of the criteria. The variance was denied.

4. Discussion Items

There were no discussion items.

5. Adjourn

With nothing further to come before the Board, Obie Carl made a motion to adjourn. Angela Kramer seconded. The meeting was adjourned at 6:34 PM.



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: June 9, 2026

Re: Appl. #VAR-26-001—Variance of Chapter 435, Appendix A: Non-Residential Sign Table by Structural Types to Allow for a Side Yard Setback of Approximately 1’ on Property Located at 807 S. Commercial Street

GENERAL INFORMATION

Applicant: Muhamamad Bhatti, 807 S. Commercial St.

Requested Actions: Approval of requested variance of Chapter 435, Appendix A: Non-Residential Sign Table by Structural Types to allow for a side yard setback of approximately 1’ on property located at 807 S. Commercial Street

Date of Application: May 8, 2026

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

Applicant is seeking a variance to the setback requirements pertaining to a proposed elevated sign. Appendix A: Non-Residential Sign Table by Structural Types states that the minimum setback for an elevated sign is 10’. The applicant wishes to utilize an existing sign footing from a prior sign, the prior sign structure itself has been long since abandoned and removed.

PREVIOUS ACTIONS

Required legal notices have been issued.

- May 3, 1967—The Final Plat of *Davis Addition, Lots 1& 2* was recorded with the Cass County Recorder’s Office by Instrument #06734.
- January 15, 1988—A Building (Sign) Permit (#4148) was issued for a sign to be “attached to post where old sign was”. Unfortunately, staff was not able to located any earlier sign permits and no dimensions were provided for this permit.

- May 6, 1993—A Building (Sign) Permit (#93080) was issued for a 4' x 8' elevated sign, 12' from the ground, 10' from "property line or St." It does not appear that a setback from the adjacent property line was considered.
- May 19, 1995—A Building (Sign) Permit (#95163) was issued for an elevated sign "By road 10' x 15', 15 – 20' on pole".
- October 12, 1999—The Board of Zoning Adjustments approved a variance (#VAR9911) to allow for a larger driveway (75' as opposed to the maximum of 36') for the then existing south driveway and to allow for a separation distance of 117'-8" (as opposed to 250') between the expanded driveway and the new southernmost driveway and a separation distance of only 60' from the new southernmost driveway to the driveway for the car wash for the Fire Station at 903 S. Commercial Street.
- October 20, 2016—The Final Plat of *Hawkins Addition, Lots 1 & 2* was recorded with the Cass County Recorder's Office by Instrument #593666.
- June 26, 2025—A Building Permit (#25201) was issued for a commercial alteration for a liquor store.
- September 25, 2025—A Building (Sign) Permit (#25427) was submitted for a proposed sign package of a 50' x 6' wall sign and the proposed 10' x 4' elevated sign, 10' above ground, with 36" x 12" metal wrapped pole. The permit has not yet been approved since staff learned that the applicant wanted to request a variance to the setback for the elevated sign.
- May 8, 2026—The applicant submitted for the requested variance.
- June 2, 2027—Staff drove to the site to take pictures for the packet (see attached). Attached pictures are referenced in discussions regarding the site plan and general layout.

KEY ISSUES

The property is currently zoned Service Business (C-2) District.

The applicant proposes to place a elevated sign approximately 1' from the southern property line, in order to utilize an existing prior sign footing.

The Applicant is seeking a variance to the setback requirements pertaining to a proposed elevated sign. Appendix A: Non-Residential Sign Table by Structural Types states that the minimum setback for an elevated sign is 10'. The applicant wishes to utilize an existing sign footing from a prior sign. The applicant is requesting a variance of 9' from the required 10' setback.

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 liquor store if the variance is not granted. The applicant would either install the proposed elevated sign in an approvable location or forego installing an elevated sign. The property owner has already had the 50' x 6' (300 sqft.) wall sign installed (as shown in

the site pictures attached). The owner claims that installing the sign in the location allowed by Code “would create traffic flow and safety concerns within the parking lot” by reducing “the ability to turn around”.

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. While the shape of this lot is irregular, the irregularity of the shape of the lot in question does not directly impact the placement of the sign. It could be argued that the shortened front parking area is unique; however, when looking at other properties along S. Commercial Street in this area most appear to have the same building setback and parking area (as can be observed from the attached Ariel Map). It is worth noting that most of these businesses do not have an elevated sign, as can be observed from the Google Maps Street Views (shown on page 7 of the Site Pictures and Street Views attachment).

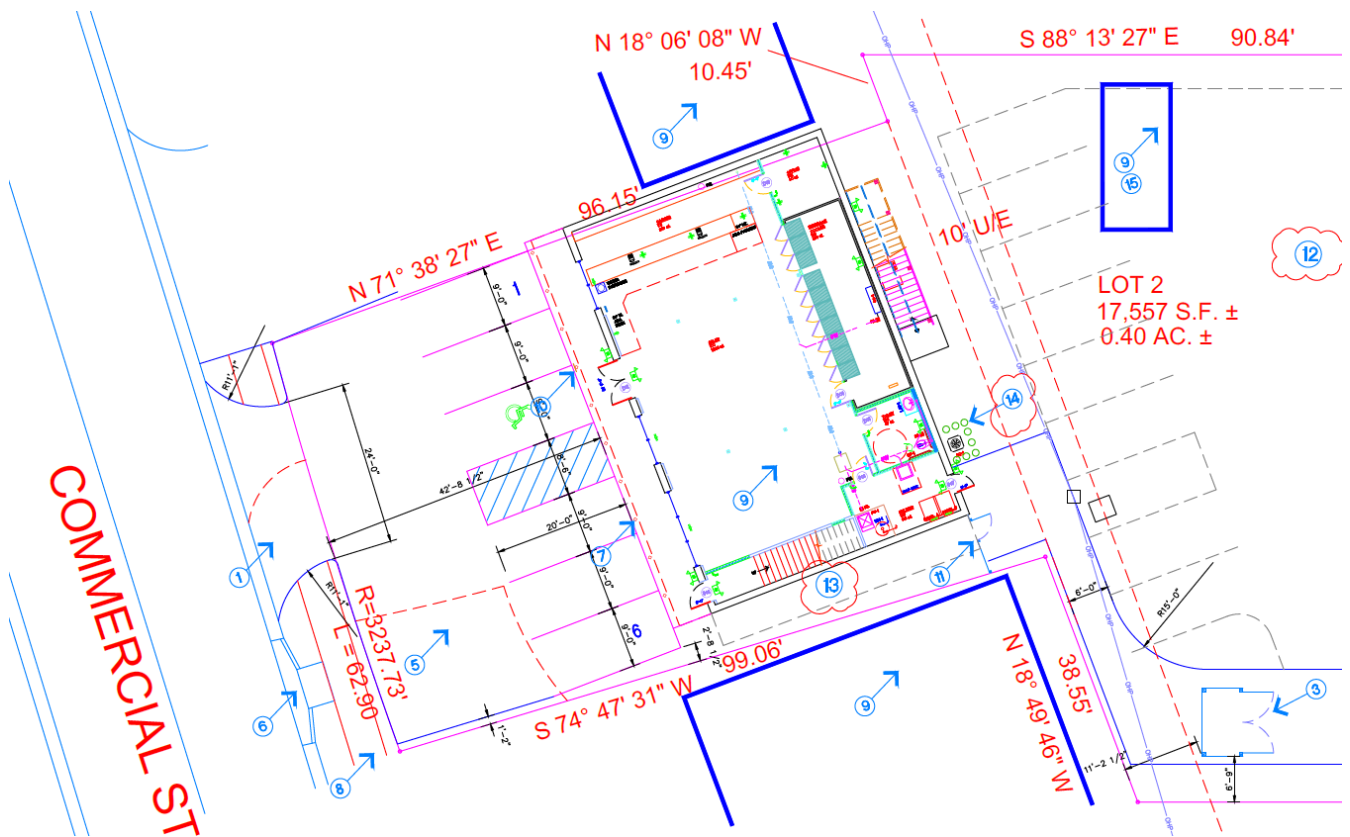
3. The variance, if granted, will not alter the essential character of the locality.

The variance, if granted, could potentially alter the essential character of the locality as very few businesses in the immediate area have elevated signs. The encroachment is towards the neighboring property to the south, the Fire Department. The Fire Chief, Rusty Sullivan, has stated that he does not believe that the proposed sign will create any visual issues for staff driving the fire trucks.

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 and location of the existing property does bring a particular hardship upon the property owner in terms of the proposed elevated sign; however, the property owner has already install a fairly large wall sign making any additional signage redundant. Staff concedes that to place an elevated sign 10’ from the southern property line, as required by Code for such sign could create difficulty in utilizing the southernmost two parking spaces as shown on the sniped site plan on the following page.



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 the applicant's desire to utilize and existing sign footing from a prior sign that has not existed from a number of years. Several other properties in the vicinity have similar building setbacks and parking, most do not have an elevated sign.

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 building, while recently remodeled, was originally built in 1945 (according to the County Assessor's Mapper). The original sign placement, which is evidenced by the remaining sign footing, is of an unknown date though records indicate that sign permits for revised signs were approved in 1988, 1993, and 1995.

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 neighborhood. The variance would allow the property owner to install the proposed elevated sign approximately 1-foot from the southern property line.

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 and air to adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

STAFF COMMENTS AND SUGGESTIONS

In support of the requested variance are the facts that:

- The Fire Chief has stated he does not believe that the proposed sign will create any visual issues for staff driving the fire trucks; 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 approval of the requested variance.

ATTACHMENTS

Application and Supporting Documentation
Site Pictures and Street Views
Hawkins Addition, Lots 1 & 2
Zoning Map
Aerial Map

VARIANCE APPLICATION

DATE: 5/8/2026

Applicant (Print): Muhammad Bhatti Signature: M. Bhatti

Company Name: _____

Street Address: 807 S Commercial St City: Harrisonville State: MO Zip: 64701

Telephone: 917-208-4004 Email: bhatti159@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:

807 S. Commercial St.

Harrisonville Properties, _____ Acres or Sq. Ft. .403

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. Strict compliance with current regulations would create traffic flow and safety concerns within the parking lot. It reduced the ability to turn around.

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 configuration of parking lot create unique site conditions making it impractical to maneuver or turn around.

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

Applicant Response: The sign is only moving slightly, it will not negatively impact neighbors due to a concrete wall already being in the easement area. It will still fit in with the other standards

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: Yes, Strict compliance would create a traffic flow and safety concern beyond just an inconvenience.

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

Applicant Response: This request is specific to the unique layout and traffic flow of this property and does not generally apply to similarly zoned properties.

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. The hardship results from the existing layout and traffic safety concerns and was not created by anything we have done.

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. This variance will improve traffic flow and safety on the property and will not negatively affect the surrounding neighborhood.

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

Applicant Response: The requested variance is minor and will not impact public safety or property values. This would be an improvement to safety.

Resources

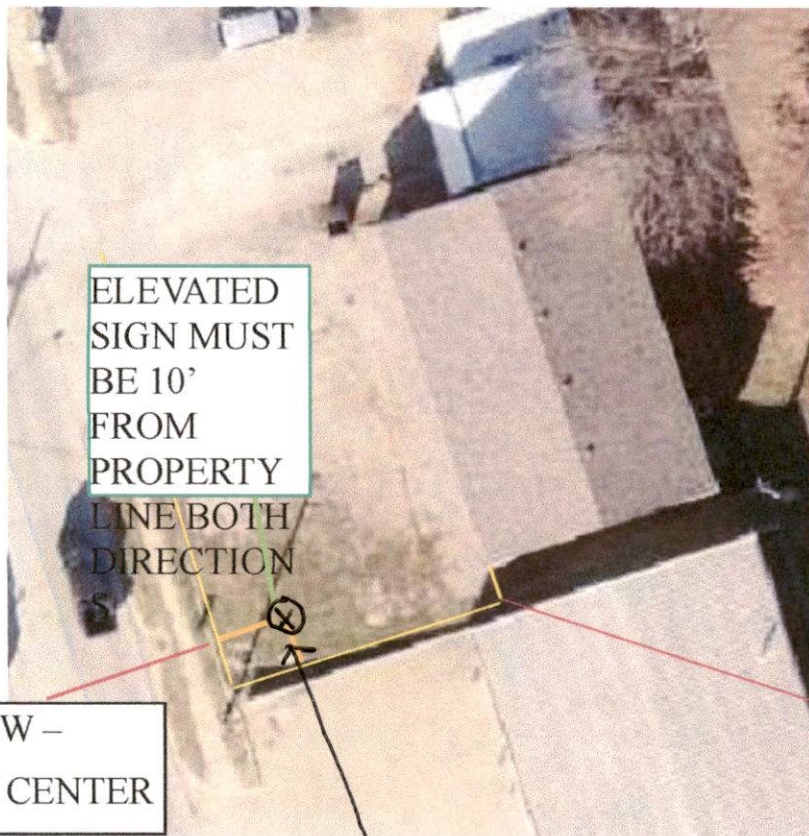
City Website	www.ci.harrisonville.mo.us
Zoning Map	https://www.ci.harrisonville.mo.us/documentcenter/view/6182
Zoning Regulations	https://www.ecode360.com/27908265
Subdivision Regulations	https://www.ecode360.com/27909481
Cass County GIS Map	https://cassgis.integritygis.com/h5/index.html?viewer=cass

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-26-001 Filing Fee. Amount Paid: \$ 265.00 Date: 5/12/26
Date Application Received: 5/12/26 BZA Meeting Date: June 9th, 2026
Note: _____



30' ROW -
FROM CENTER
OF
COMMERCIAL
ST.

ELEVATED
SIGN MUST
BE 10'
FROM
PROPERTY
LINE BOTH
DIRECTION

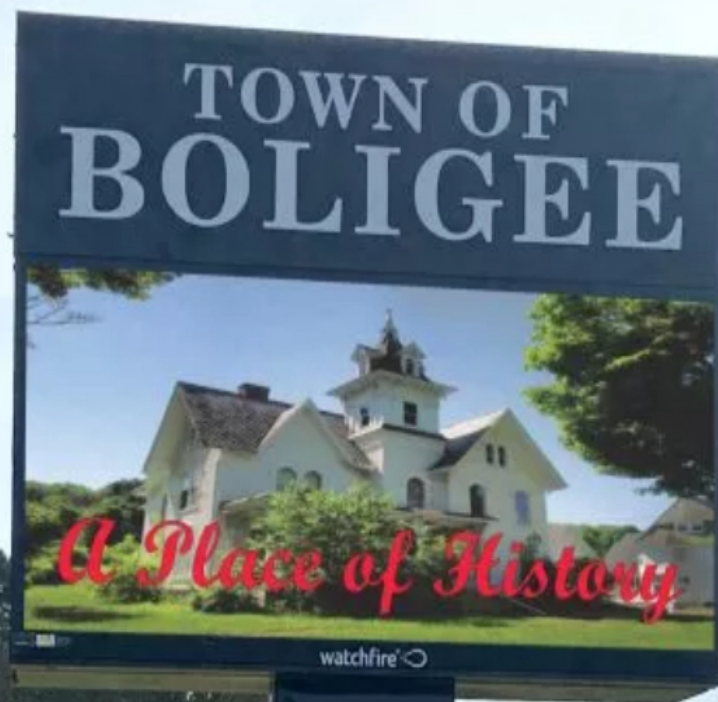
6'1" FROM
CORNER
OF
BUILDING
TO
PROPERTY
LINE

current
Approved
location.

Sign permit on file.



Varnave to move.
 to previously installed
 location.
 The Sign Footing is
 still installed Although
 the Sign has been
 removed. ~~1~~ 1' From
 Property line.
 Adjacent property has
 wall @ 1' From same
 Property line.



Picture of Existing Prior Sign Footing:



Approximately 10' from the southern property line would nearly line up with the existing storm sewer (shown on the other side of the trailer below):



Picture of Site (Building and Parking Area) Directly Across from Storm Sewer:



Next 5 Pictures Show Property from Across S. Commercial Street:







Google Maps Street View Looking North on S. Commercial Street:



Google Maps Street View Looking South on S. Commercial Street:

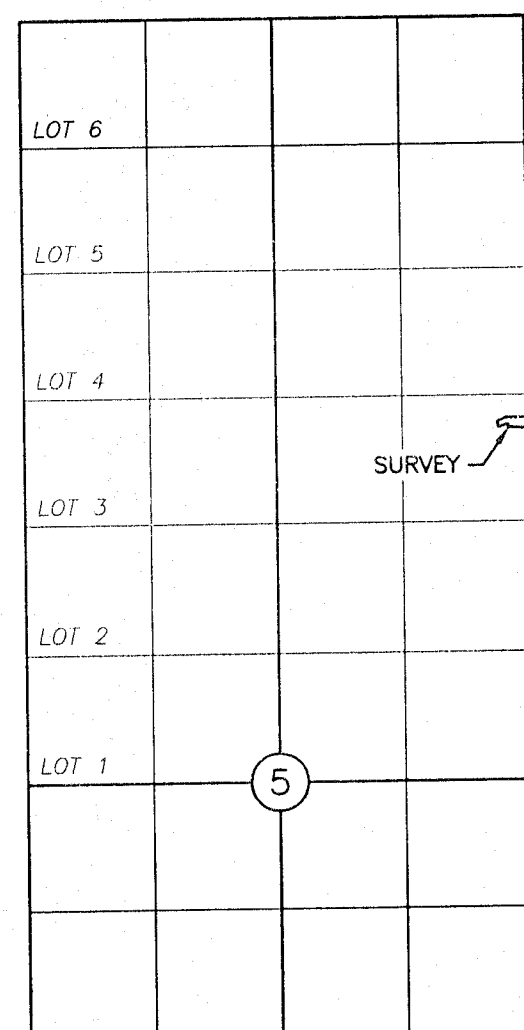
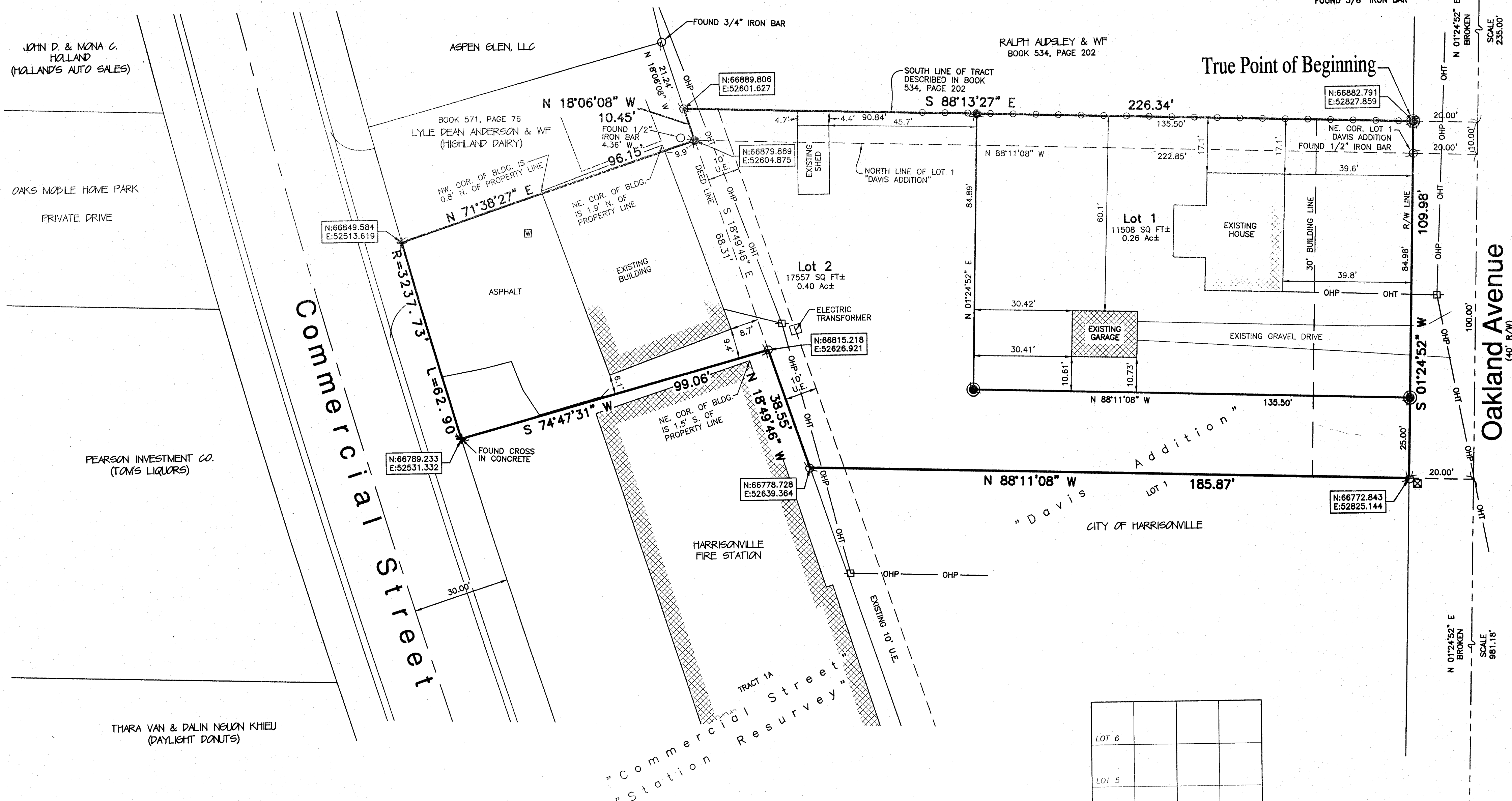


Description:

A TRACT OF LAND DESCRIBED IN BOOK 1846, AT PAGE 24, AND IN BOOK 1787, AT PAGE 74, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI, BEING PART OF LOT 1, "DAVIS ADDITION", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED, ALSO BEING PART OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44, RANGE 31, CASS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF LOT 3 OF THE NORTHEAST QUARTER OF SECTION 5, AFORSAID, RUN THENCE SOUTH 01°24'52" WEST ALONG THE EAST LINE THEREOF, 235.00 FEET TO THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE NORTH 88°13'27" WEST ALONG THE SOUTH LINE OF SAID CERTAIN TRACT OF LAND, 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF OAKLAND STREET, AS NOW LOCATED, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE SOUTH 01°24'52" WEST ALONG SAID RIGHT-OF-WAY LINE, 109.98 FEET TO THE NORTHEAST CORNER OF TRACT 1A, "COMMERCIAL STREET STATION RESURVEY", A SUBDIVISION OF LAND IN THE CITY OF HARRISONVILLE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED; THENCE NORTH 88°11'08" WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 185.87 FEET TO A NORTHERLY CORNER OF SAID TRACT 1A; THENCE SOUTH 74°47'31" WEST ALONG A NORTHERLY LINE OF SAID TRACT 1A, 99.06 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 1A, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIAL STREET, AS NOW LOCATED; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3237.73 FEET, A CHORD BEARING OF NORTH 18°21'28" WEST, AND AN ARC LENGTH OF 62.90 FEET, THENCE NORTH 71°38'27" EAST, 96.15 FEET, THENCE NORTH 18°06'08" WEST, 10.45 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 534, AT PAGE 202, IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI; THENCE SOUTH 88°13'27" EAST ALONG SAID SOUTH LINE, 226.34 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.67 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAYS.

Unofficial Plat Copy

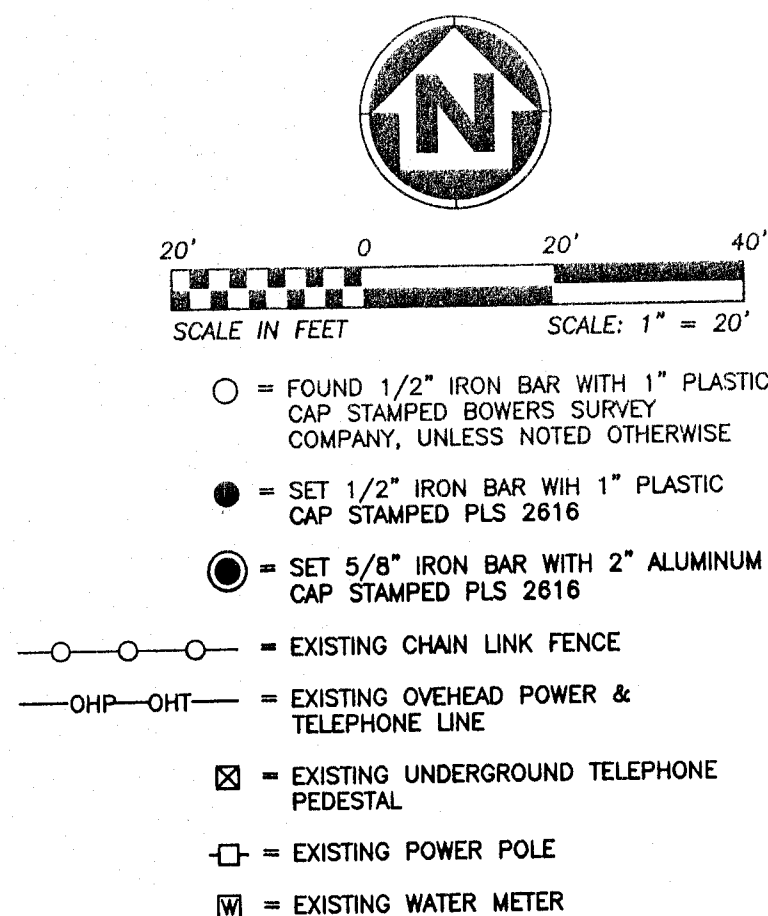
"Hawkins' Addition" being a Replat of part of Lot 1, "Davis Addition" & an Additional Tract in the City of Harrisonville, Cass County, Missouri



LOCATION MAP
SECTION 5, TOWNSHIP 44, RANGE 31
CASS COUNTY, MISSOURI
SCALE: 1" = 2000'

Notes:

- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE CITY OF HARRISONVILLE, MISSOURI, CONTROL MONUMENT NETWORK.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN SUBURBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- RECORD TITLE AND EASEMENT INFORMATION HAS BEEN PROVIDED BY THE CLIENT. THIS SURVEYOR HAS MADE NO ADDITIONAL 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 MUNICIPAL/PUBLIC/PRIVATE UTILITY SERVICE. 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. 29037C0188F, DATED JANUARY 2, 2013.
- EXISTING EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT:
A. RIGHT-OF-WAY OF INTERSTATE GAS COMPANY, DATED MAY 15, 1943 AS FULLY SHOWN BY INSTRUMENT OF RECORD IN BOOK 334, PAGE 536, FOR A PIPELINE WITH THE RIGHT-OF-WAY FOR ADDITIONAL LINES, BY SUBSEQUENT MATTERS SAID RIGHT-OF-WAY HAS BEEN ACQUIRED BY CITIES SERVICE GAS COMPANY.
B. TERMS AND CONDITIONS OF RIGHT-OF-WAY FOR PIPELINE PURPOSES OF CITIES SERVICE GAS COMPANY, DATED AUGUS 1, 1930 AS FULLY SHOWN BY INSTRUMENT OF RECORD IN BOOK 290, PAGE 82.
C. EFFECTS, IF ANY, OF RIGHT-OF-WAY GRANTED TO INTERSTATE GAS COMPANY OVER THE PREMISES IN QUESTION AS SHOWN BY THE INSTRUMENT RECORD MAY 23, 1946. INSTRUMENT LOCATION UNAVAILABLE.



Owner:

RICHARD T. HAWKINS AND JOAN F. HAWKINS, TRUSTEES
OF THE RICHARD T. HAWKINS AND JOAN F. HAWKINS REVOCABLE TRUST
DATED MAY 5, 1995
25825 S LINCOLN RD, HARRISONVILLE, MO
816-380-4777

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

20th DAY OF October, 2016.

Richard Hawkins
Joan F. Hawkins

STATE OF Missouri } SS
COUNTY OF Cass

BE IT REMEMBERED THAT ON THIS 20th DAY OF Oct, 2016,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME *Richard Hawkins* +
Joan F. Hawkins, TO ME, PERSONALLY KNOWN TO BE THE SAME PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY
AND YEAR ABOVE WRITTEN.

(SEAL)
NOTARY PUBLIC *Terena L. Wells*
MY COMMISSION EXPIRES: May 15, 2018

TERENA L. WELLS
Notary Public - Notary Seal
State of Missouri County of Cass
My Commission Expires May 15, 2018
Commission # 14393174

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 HEREINAFTER BE KNOWN AS "HAWKINS' ADDITION". IT SHALL BE A SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "HAWKINS' ADDITION".

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) OR "STORM DRAINAGE AND UTILITY EASEMENT" (S.D. & U.E).

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.

THIS PLAT OF "HAWKINS' ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE PLANNING AND ZONING COMMISSION THIS 18th DAY OF August, 2016.

Chad Clark
PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT OF "HAWKINS' ADDITION" INCLUDING EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE BOARD OF ALDERMAN HAS BEEN SUBMITTED TO AND APPROVED BY THE HARRISONVILLE BOARD OF ALDERMAN BY ORDINANCE NO. 3370, DULY PASSED AND APPROVED BY THE MAYOR OF HARRISONVILLE, MISSOURI, IN THE 16th DAY OF September, 2016.

(SEAL)
MAYOR: *David Hubbard*
ATTEST: *David Hubbard* CITY CLERK
David Hubbard CITY ENGINEER
David Hubbard COMMUNITY DEVELOPMENT DIRECTOR

THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THAT THE DESCRIBED PROPERTY IS BASED ON AN ACTUAL SURVEY MADE BY HIM OR UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM 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 SURVEY 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 MAY 10, 2016.

FOR: MR. TERRY HAWKINS 25825 S LINCOLN RD, HARRISONVILLE, MO

Bowers Engineering & Surveying, Inc.
P.O. BOX 71
106 E. FAIR STREET
HARRISONVILLE, MISSOURI 64701
ENGINEERING: 816.380.2600 SURVEYING: 816.380.4821

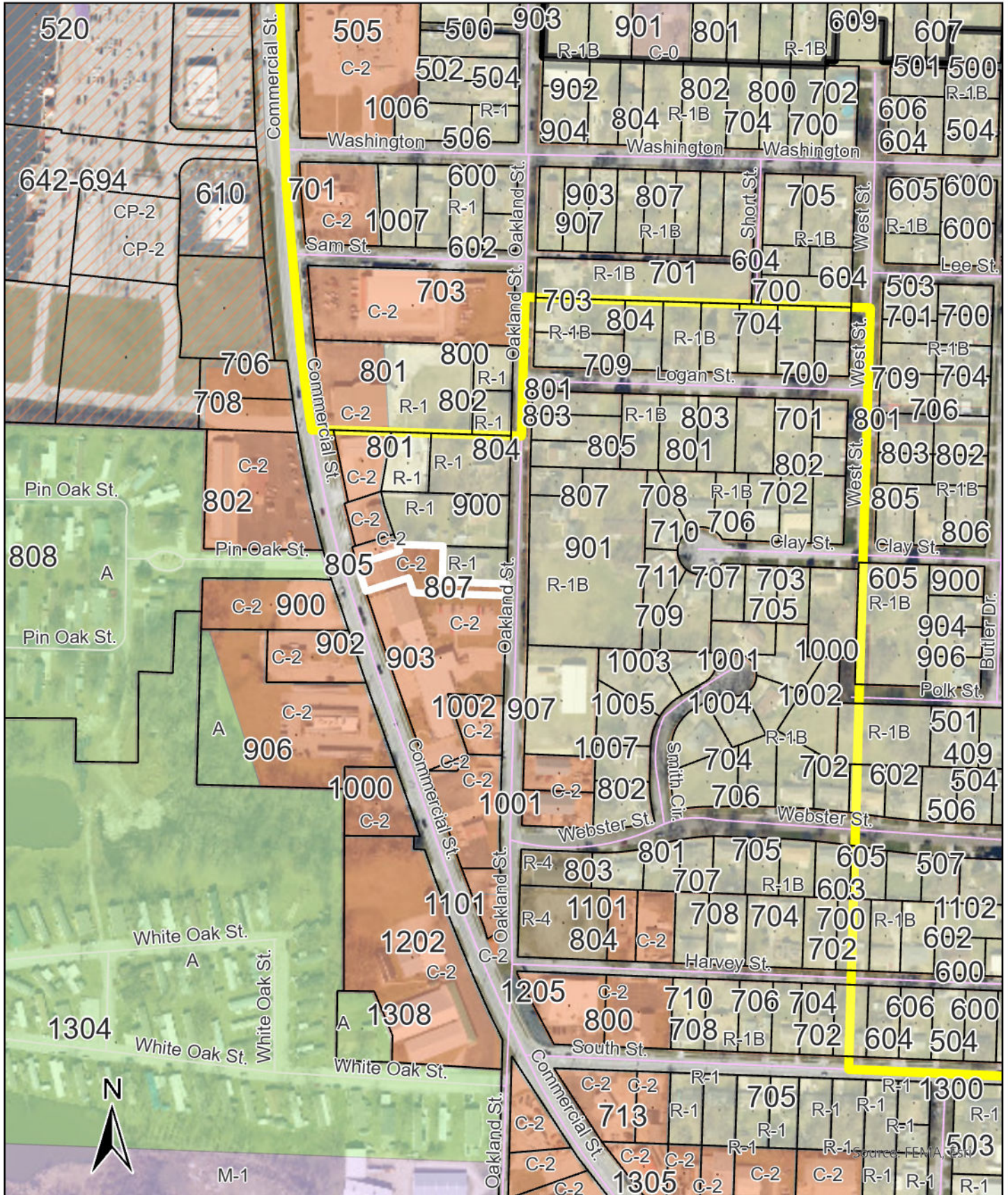
SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DATE	JOB NO.
5	44	31	CASS	MISSOURI	5/23/16	21298-18

DRAWING NO. 21298FP.DWG. DRAWN BY: RB CHECKED BY: TSB
PROFESSIONAL ENGINEERING CORPORATION, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 200203341
PROFESSIONAL LAND SURVEYING CORPORATION, MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 200602570

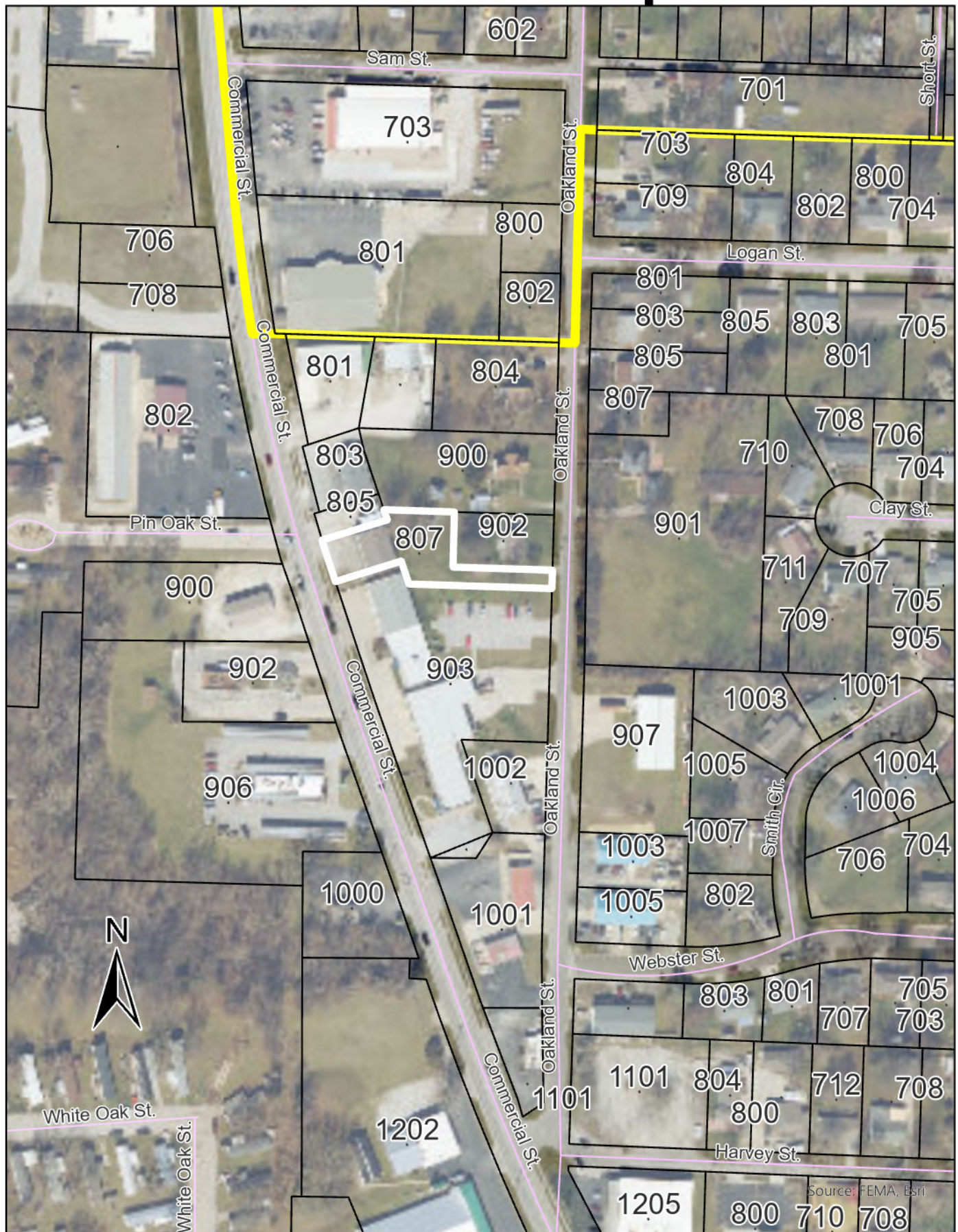
TROY S. BOWERS
PROFESSIONAL LAND SURVEYOR
MO LS 2616

Mike Medsker, Recorder of Deeds
Cass County, Missouri

Zoning Map



Aerial Map



Source: FEMA, Esri

0 150 300 600 US Feet