

**CITY OF RAYTOWN  
BOARD OF ZONING ADJUSTMENT  
MEETING**

**AGENDA**

**Raytown City Hall  
Board of Aldermen Meeting Chambers  
10000 East 59<sup>th</sup> Street  
September 12, 2024  
7:00 pm**

- 1. Welcome by Chairperson and Introduction of new Planning & Zoning Coordinator.**
- 2. Call meeting to order and Roll Call**

Rochester:	Apprill:	McDaniel:
Riehle:	Tush:	Walker:
- 3. Approval of Minutes – December 8, 2022, Regular Meeting Minutes**
  - a) Revisions
  - b) Motion
  - c) Second
  - d) Additional Board Discussion
  - e) Vote
- 4. Approval of Minutes – January 12, 2023, Regular Meeting Minutes**
  - a) Revisions
  - b) Motion
  - c) Second
  - d) Additional Board Discussion
  - e) Vote
- 5. Old Business: None**
- 6. Election of Chairperson and Vice-Chairperson**
- 7. New Business:**
  - A. Case No.: BZA-2024-01**

**Applicant: Truman Heritage Habitat for Humanity**  
**Reason: Requesting the approval of an Exception for Dwellings on Small Lots for the properties listed as Jackson County Parcel ID #'s: 32-740-27-06-00-0-00-000 and 32-740-27-00-0-00-000.**

    1. Introduction of Application by Chair

2. Explanation of any ex parte' communication from Board members regarding the application.
3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff Report
  - b. Application Supporting Documents and PowerPoint Presentation.
5. Introduction of Application and Power Point by Staff
6. Presentation of Application by Applicant
7. Enter Relevant Applicant's Exhibits into Record as Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Board Discussion
11. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**8. Other Business: None**

**8. Set Future Meeting Date – With no applications before it, the next Board of Zoning Adjustment Meeting, scheduled for October 10, 2024, is cancelled. The next Regular Board of Zoning Adjustment Meeting is Scheduled for Thursday, November 14, 2024, at 7:00 PM.**

**9. Adjourn**

**MINUTES  
CITY OF RAYTOWN  
BOARD OF ZONING ADJUSTMENT  
MEETING**

December 8, 2022  
7:00 P.M.

Raytown City Hall  
10000 East 59<sup>th</sup> Street  
Raytown, MO 64133

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**MEETING**

**1. Open Meeting**

*Chairman Riehle called the meeting to order at 7:00 PM.*

**2. Roll Call**

<i>Aprill Present</i>	<i>Cook Absent</i>	<i>Wilson (Alt.) Present</i>
<i>McDaniel Absent</i>	<i>Riehle Present</i>	<i>Tush (Alt) Absent</i>
<i>Robert Walker Present</i>	<i>Rochester Absent</i>	

**3. Approval of Previous Meeting Minutes** – Minutes of May 12, 2022, and July 12, 2022, were approved by a vote of 3 in favor with one abstention.

**4. Old Business:**

**A. Case #: BZA 2022-03**

**Location:** 10402 E. 350 Hwy.

**Request:** Request for Additional Time to Complete Part of One Condition

**Applicant:** Anthony Davis, Big A's Lawn and Snow Removal

**Property Owner:** Pamela Pierce

Mr. Gilbert gave a brief update on this case from July 14, 2022, and stated that the applicant for this case had made substantial progress and needed more time on one item, the storage area screening fence. The applicant, Mr. Davis presented photos of the progress and a sample alternate fence material for the screened storage area he would like to use. Mr. Gilbert stated the City would accept the alternate material.

- a) *Motion – Wilson*
- b) *Second – Walker*
- c) *Additional Board Discussion – None*
- d) *Vote – Motion carried 4-0. The time extension was approved.*

**5. New Business:**

**A. Case #: BZA 2022-04**

**Location:** 5614 / 5616 Raytown Road

**Request:** Appeal of an Administrative Decision by the Acting Director of Community Development that the Subject Property has Lost Legal Non-Conforming Status and can Only be Used for Permitted or Conditional Uses Allowed in the NC, Neighborhood Commercial District.

**Applicant:** McDonald Metro Properties, LLC

**Property Owner:** Brad McDonald, McDonald Metro Properties, LLC

Chairman Riehle opened the public hearing and introduced the case.

1. Swearing in of any person who may wish to speak for or against the application

*Performed by City Counsel of all persons wishing to testify.*

2. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.

*None.*

3. Entering of exhibits into the record:

*Chairman Riehle introduced the staff report and its attachments into the record. Additional documents were introduced into the record during the hearing and are stored in the case file for this case for anyone who wishes to view them.*

4. Introduction of application by staff.

*Chris Gilbert, planning & Zoning Coordinator, presented the staff report for the case and reviewed the reasons for informing the applicant the property had lost its legal non-conforming status.*

5. Presentation of appeal application by applicant

*The property owner, Brad McDonald, with his Attorney Christopher Mattix, rebutted the City's position.*

6. Request for public comment

*Mr. Randy Ognibene, a former tenant of the subject properties spoke on behalf of Mr. McDonald's position.*

7. Rebuttal, if necessary, by the applicant.  
*Rebuttals by both City staff and Mr. McDonald's side continued for a lengthy period of time.*

8. Summary of additional information by staff  
*Mr. Gilbert and the applicant ultimately reached agreement to keep a modified version of only Conditions 3 and 5 from the staff report, with Condition 3 specifically the last sentence and Condition 5 being changed to "requesting the intended buyer of the property work with City staff to address all surfacing and screening issues related to outdoor parking/storage areas and any future intended additions or new construction" after purchase.*

9. Board discussion  
*Board discussion on the merits of the application.*

10. Close public hearing  
*Chairman Riehle closed the public hearing.*

11. Board decision to approve, conditionally approve or deny the application:

**e) Motion – Aprill**

**f) Second – Wilson**

**g) Additional Board Discussion – None**

**h) Vote – Motion carried 4-0. Variance request was approved with conditions as identified in Item 8 above..**

**6. Other Business – None.**

**7. Set Tentative Future Meeting Date** – Chris Gilbert stated January 12, 2023, would have a new case to be heard.

**8. Adjourn** – Meeting was adjourned upon motion by Mr. Wilson and second by Mr. Aprill at 9:54 P.M.

**AGENDA  
CITY OF RAYTOWN  
BOARD OF ZONING ADJUSTMENT  
MEETING**

**January 12, 2023  
7:00 P.M.**

**Raytown City Hall  
10000 East 59<sup>th</sup> Street  
Raytown, MO 64133**

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**1. Welcome by Chairman Riehle. Chairman Riehle called the meeting to order at 7:00 PM.**

**2. Roll Call**

Apprill: Present  
Riehle: Present

Walker: Present  
Rochester: Present

McDaniel: Present  
Tush (Alt): Absent

**3. Approval of Meeting Minutes** – The Board voted to hold over approving the minutes of the December 8, 2022, Regular Meeting by 5-0.

**4. Old Business** – None.

**5. New Business:**

A. **Case #:** BZA 2023-01, Chris Kline, Husch Blackwell, LLP on behalf of Laark Investments, LLC

**Request:**

(1) Variance from Section 50-467(2) to permit a decorative wrought iron fence to be constructed within 10 feet of the property line for security and aesthetic purposes.

(2) A variance from Municipal Code Section 50-469(c) to permit a shrubbery-only landscape design to be planted with the approval of the Missouri Dept. of Transportation in the right of way for 350 Highway.

**Applicant:** Chris Kline of Husch Blackwell, LLP

**Property Owner:** Laark Investments, LLC

**1. Introduction of the application.**

Mr. Riehle introduced the application.

**2. Explanation of ex parte communication regarding this application.**

No members reported any ex parte communications regarding these applications.

**3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.**

**4. Enter additional information into the public record.**

There was no additional information presented to be entered into the public record.

**5. Staff Presentation of Applications.**

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report and Power Point, addressing the background of the request, and purpose of the requested Variance application.

**6. Applicant Presentation of Application.**

The applicant, Chris Kline, provided additional background for the request. In particular, he made three (3) points: 1. That the fence is vital for security purposes. 2. That denial of the application would cause a 35% loss of space if not approved. 3. Approval of the Variance would be a benefit to the whole neighborhood.

**7. Commission Discussion.**

Mr. Rochester inquired about the future of the property. Mr. Kline stated that the existing building will be demolished and that they intend to use the entire property for their sales lot. Mr. Apprill inquired if the existing transmission shop will remain.

Mr. Arash Kamali, property owner and owner of Vantage Motors, replied that the transmission shop is the only building on that block that they don't own. Mr. Apprill inquired about the drive-thru car wash that used to exist on the back side of the properties. Mr. Kamali responded that they purchased that property in 2016.

Chris Bell, architect for the project, provided additional background for the request.

Mr. Apprill asked if there were additional questions for the applicants. There were none.

Mr. Gilbert stated that there were public comments received from two (2) neighbors who were residents of the neighborhood. The residents were in support of the application. Mr. Walker inquired if other neighbors or business owners have expressed support or not for the application. Mr. Gilbert stated that they have not received any additional feedback.

Mr. Gilbert stated that he is recommending approval of the application.

**8. Commission Decision to Approve, Conditionally Approve, or Deny Application.**

Mr. Rochester made a motion to approve the application. Mr. Walker seconded the motion.

VOTE: Motion passed 5-0.

6. **Other Business** – Mr. Gilbert stated that Mr. Jim Cook is no longer a Raytown resident and will no longer be eligible to serve as Vice Chair on the Board of Zoning Adjustment. A new officer must be elected at the next meeting.
7. **Set Tentative Future Meeting Date** – There were no pending applications to be considered for a February meeting, so the next meeting was tentatively scheduled for March.
8. **Meeting was adjourned at 7:27 PM.**

DRAFT



**Community Development Department**  
Planning and Zoning Division  
10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
Phone: 816-737-6014 • Fax: 816-737-6164

## Staff Report

**To:** City of Raytown, Board of Zoning Adjustment

**From:** Shana Kelly, Planning & Zoning Coordinator

**Case #: BZA-2024-01**

Exception for Dwellings on Small Lots

**Board of Zoning Adjustment Meeting:**

September 12, 2024



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**Applicant:** Truman Heritage Habitat for Humanity

**Location:** The property is generally located on E. 59<sup>th</sup> Street, slightly northeast of the intersection of E 59<sup>th</sup> Street and Claremont Avenue. The parcels can currently be identified as Parcel ID #'s: 32-740-27-06-00-0-00-000 and 32-740-27-00-0-00-000, but they have been consolidated with Jackson County and are awaiting a new Parcel ID number. A map has been included in the attachments.

**Zoning:** R-1, Low-Density Residential

**Ward:** 3

**Total Land Area:** 0.16 Acre

**Property Owner:** Truman Heritage Habitat for Humanity

**Project Summary:** The applicant is requesting the approval of an *“Exception for Dwellings on Small Lots”* application for a reduction in the minimum lot depth and lot area in an R-1, Low-Density Residential district for the purpose of constructing a single-family home on the property that will otherwise continue to be undevelopable.

**Staff Recommendation:** Staff recommends **Approval with Conditions** of the application. Conditions are outlined below.

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**Background Information:** The subject property is owned by Truman Heritage Habitat for Humanity and is part of the Crestview Subdivision, which was originally platted in 1931. When the subdivision was originally platted, all lots were approximately 25 feet wide and 140 feet deep. Over time, the lots were sold, consolidated, and developed. The subject property has never developed and remains vacant.



The property is zoned R-1, Low-Density Residential. Although the subject property was properly platted in 1931, the two lots combined still do not meet the present-day R-1 Zoning District requirements in terms of lot width and minimum lot area. The table below compares the existing conditions of the subject property with the present-day R-1, Low-Density, regulations for height, area, and yard.

	<b>R-1 Requirements</b>	<b>Subject Property</b>	<b>Requirement Met?</b>
Minimum Lot Width	60 feet	50 feet	<b>No</b>
Lot Area Per Household	7,700 square feet	7,000 square feet	<b>No</b>

**Section 50-85** of the Raytown Municipal Code, *“Exception for dwellings on small lots”* makes provisions for lots such as these to undergo special consideration in order to be developed.

- 1. For lots of record, such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership.**

The adjacent properties are owned by separate entities.

- 2. For this provision only, the minimum lot area may be reduced by up to 30 percent.**

The subject property is approximately 7,000 square feet. R-1 standards require a minimum lot area of 7,700 square feet. Thus, a reduction of **10%** is being requested. Section 50-85 allows for a reduction of up to 30%. This request meets the criteria.

- 3. For this provision only, the minimum width of the lot of record may be reduced up to 20 percent.**

The subject property is approximately 50 feet wide. R-1 standards require a minimum lot width of 60 feet. Thus, a reduction of **17%** is being requested. Section 50-85 allows for a reduction of up to 20%. This request meets the criteria.

- 4. For this provision only, the minimum depth of the lot of record may be reduced up to ten percent.**

The lot is approximately 140 feet deep. The R-1 Zoning District standard requires a minimum lot depth of 90 feet. The subject property exceeds this amount. No exception for lot depth is required.

- 5. All front, rear and side yard requirements shall be met unless varied by the board of zoning adjustment.**



If the builder determines that other setback requirements are unable to be met, they will request the approval of a separate variance application.

	<b>Amount Allowed by Sec. 50-85</b>	<b>Amount Requested</b>	<b>Requirement of Sec. 50-85 met?</b>
Minimum Lot Width	May be reduced by up to 20%  (48 linear feet)	A reduction of 17%  50 linear feet	<b>Yes</b>
Lot Area Per Household	May be reduced by up to 30%  (5,390 square feet)	A reduction of 10%  7,000 square feet	<b>Yes</b>

**Public Noticing:** *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **August 20, 2024**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on or before **August 16, 2024**. A copy of the letter is included with the attachments to this report.

**Neighborhood Meeting:** The applicant held a neighborhood meeting on **August 20, 2024**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

**Adjacent Properties:**

	<b>Zoning:</b>	<b>Current Land Use:</b>
<b>North:</b>	R-1, Low-Density Residential	Single-Family Homes
<b>South:</b>	R-1, Low-Density Residential	Single-Family Homes
<b>East:</b>	R-1, Low-Density Residential	Single-Family Homes
<b>West:</b>	R-1, Low-Density Residential	Single-Family Homes

**Street Classification:** E 59<sup>th</sup> Street is classified as a **Collector Street**.

**Vehicular and Pedestrian Access:** Vehicular access is provided along E 59<sup>th</sup> Street. Pedestrian access is available via a sidewalk adjacent to E 59<sup>th</sup> Street, along the south frontage of the street.

**Factors to Be Considered:**

1. That the request arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.



**Community Development Department**

Planning and Zoning Division

10000 E 59<sup>th</sup> Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

The request arises from a condition that is unique to the property in question, is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.

The subject property remains as it was originally platted in 1931, with the exception of the recent consolidation of the two lots. The consolidation of the two lots have brought the site closer to conformance with today's standards, however, in spite of the lot combination, the parcel still does not meet present-day R-1 code requirements in terms of minimum lot width and area.

**2. That approval of the application will not adversely affect the rights of adjacent property owners.**

The property was platted and designated for the construction of single-family homes. The granting of the exception will make this development possible and will not adversely affect the rights of adjacent homeowners.

**3. That the strict application of the provisions of this chapter of which the exception is requested will constitute unnecessary hardship upon the property owner represented in the application.**

As stated above, the properties were properly platted, approved, and recorded, according to the standards of that day. Over time, zoning district and building code requirements have changed. This strict application of these codes has made it impossible to develop this property, thus rendering it vacant. If the application is not approved, the property owners will continue to have ownership of land that is unable to serve its original purpose for the construction of a single-family home.

**4. That the exception desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.**

The neighborhood is residential in nature and zoned for single-family homes. The granting of the application will not adversely affect the health, safety, morals, order, convenience, prosperity or general welfare of the public. It will allow for a home to be constructed on property that has been vacant for as long as records indicate, thus improving the neighborhood and providing a home for a family.

**5. That granting the exception desired will not be opposed to the general spirit and intent of this chapter.**

As outlined above, the granting of this exception will not be opposed to the general spirit and intent of this chapter, but rather will allow it to fulfill its original purpose, which is for the construction of a single-family home.



**PUBLIC WORKS:**

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
    - NONE
  - **Items that are conditions of approval:**
    - NONE
  - **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
    - NONE
- 

**ATTACHMENTS:**

- Zoning Map
  - Site Photos
  - Crestview Plat - 1931
  - Neighborhood Letter
  - 185-ft Buffer Map
  - Neighborhood Meeting Sign-In Sheet
  - Neighborhood Meeting Minutes
  - Affidavit of Publication
  - Application
  - Receipt of Paid Taxes
  - Street Classification Map
  - 1996 Comprehensive Plan – Future Land Use Map
- 

Staff recommends that the Board of Zoning Adjustment **APPROVE** application **BZA-2024-01** subject to the following conditions:

1. When submitting a construction permit, a certified land survey plan, stamped by a licensed Missouri Land Surveyor will be required. Although not required on the survey, please include information on the approximate distances of adjoining homes setbacks to the property lines of the proposed dwelling.
2. All other R-1, Low-Density Residential Zoning District requirements shall be met. If it is determined that the new construction is unable to meet the required setbacks, a new variance application for those items must be submitted.



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Planning and Zoning Division  
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**Zoning Map:**





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**Site Photos:**





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# CRESTVIEW

This is a plat of lots of the South and West halves of the northeast quarter (1/4) of the southeast quarter (1/4) of Section 33, Township 43 North, Range 22 West, Jackson County, Missouri.

The accompanying plat of the above described land and lots is hereby approved and the same is to be submitted to the county represented in the accompanying plat of the subdivision and plat shall become a part of the same.

## CRESTVIEW

The streets, easements and other things shown on the accompanying plat of the subdivision intended to public use as the streets and easements are hereby dedicated to public use and the same shall be subject to the same as if they were dedicated to public use and the same shall be subject to the same as if they were dedicated to public use and the same shall be subject to the same as if they were dedicated to public use.

1. No business houses shall be constructed on any lot in this subdivision and no part of any lot in this plat shall be used as a place for business purposes.

2. No residence shall be constructed in said subdivision at cost of less than thirty five hundred dollars (\$3500.00).

3. No new dwelling house with the exception of a garage and one or more detached garages shall be erected on any lot owned by the owner or any of his heirs or assigns provided however that this shall not prevent the erection of a duplex house with facilities for two sets of families.

4. The dwelling houses and detached garages shall have the ground space which the lot front and no part thereof shall be less than twenty five feet to the front property line. All other structures shall be in the rear of the dwelling house and no structure shall be less than five feet to the rear to the back property line. All other structures shall be set back from the rear of a lot a distance of not less than five feet and a character of building the value of the property in case of a corner lot, or otherwise, garages, etc., shall be placed not nearer than fifteen feet to the property line of the rear street.

5. No fence shall be constructed within five feet of the property line of any side street in which it is placed.

6. No garage or detached garage shall be used or occupied by the owner of the premises for residence except by written consent of the Jackson County Board of Supervisors.

7. When the engineer plans are constructed on any lot, the owner shall at the same time construct a sanitary system of approved character to provide drainage for same.

8. No property in this subdivision shall be conveyed, leased, or used or occupied by any person other than the owner of the whole or a portion thereof.

9. The undersigned engineer shall have the right to locate, construct and maintain, or utilize the location, construction or maintenance of streets, water gas and sewer pipes, poles and wires, at all or any of them upon the rear five feet of all lots in this subdivision and over and under the sidewalks of such lots adjacent to the rear of such lot or lots.

The foregoing conditions, restrictions and conditions shall remain in force until August 1, 1935, after which time they shall no longer be in force and they are imposed upon each parcel or tract of land in said subdivision for the benefit of each and every other parcel and tract of land in said subdivision and they shall be binding upon the heirs, assigns and assigns of each and every owner of any parcel or tract of land in said subdivision.

It is the intent of the undersigned engineer to create a public use easement in the rear five feet of each and every lot in this subdivision and to reserve the right to locate, construct and maintain, or utilize the location, construction or maintenance of streets, water gas and sewer pipes, poles and wires, at all or any of them upon the rear five feet of all lots in this subdivision and over and under the sidewalks of such lots adjacent to the rear of such lot or lots.

In testimony whereof, I have hereunto set my hand and seal of my office in Jackson County Missouri, this 11th day of April, 1931.

*John B. Little*  
*John B. Little*  
*Austin, Mo.*

State of Missouri)  
County of Jackson) *John B. Little* Subscribed and sworn to before me personally appeared *John B. Little* and *John B. Little*, his wife and *Charles E. Little*, a single person, as the persons to be the parties described in and who executed the foregoing instrument and to testify that they executed the same as their free act and deed, *Charles E. Little* being single and unmarried and to testify that I have hereunto set my hand and seal of my office in Jackson County Missouri, this 11th day of April, 1931.

*Arthur R. Phillips*  
Notary Public in and for Jackson County, Mo.  
April 11, 1931.





We strive for a better world where everyone has a decent place to live.

August 9, 2024  
Re: Case No: BZA-2024-01

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope.

Dear Property Owner/Tenant:

**Notice of Neighborhood Meeting and Public Hearings in Your Area**

The Raytown Community Development Department is processing an "Exception for Dwellings on Small Lots – Variance" application filed on behalf of Truman Heritage Habitat for Humanity, requesting the approval of a reduction in minimum lot width and total lot area for parcel ID #'s:

- 32-740-27-06-00-0-00-000; and,
- 32-740-27-07-00-0-00-000

These properties cumulatively consist of 0.16 acre of land and are located within the City of Raytown, Missouri. They are legally described as:

CRESTVIEW; LOT 24 BLK 8

and

CRESTVIEW; LOT 25 BLK 8

The Crestview Subdivision was originally platted in the year 1931, approximately 20 years prior to the incorporation of The City of Raytown. When the lots were platted, they were all approximately 25 feet wide and 140 feet deep. Over the years, lots were sold and consolidated for development. The two lots referenced above remain as they were originally platted and are owned by Truman Heritage Habitat for Humanity.

Present-day zoning standards did not exist when the properties were originally platted, and consequently, they do not meet the present-day zoning requirements for lots within the R-1, Low-Density Residential Zoning District in terms of minimum lot width and total lot area. Even though the two (2) lots are currently in the process of being combined with Jackson County, the combined lots still do not meet present-day requirements. Thus, Truman Heritage Habitat for Humanity requests the approval of a Variance from the City of Raytown Board of Zoning Adjustment for the following:

- A reduction in the required lot width:
  - R-1 Zoning District Standards require a minimum lot width of 60 feet. The combined total of the two lots will be 50 feet.
  - Section 50-85 of the Raytown Municipal Code, "Exception for Dwellings on Small Lots" allows for the Board of Zoning Adjustment to amend the required lot width up to 20%.
  - Truman Heritage Habitat for Humanity is requesting a variance of **10 linear feet** street frontage, which is a reduction of **17%**.
- A reduction in the total lot area:
  - R-1 Zoning District Standards require a minimum lot area of 7,700 square feet. The combined total of the two lots will be 7,000 square feet.
  - Section 50-85 of the Raytown Municipal Code, "Exception for Dwellings on Small Lots" allows for the Board of Zoning Adjustment to amend the required lot area up to 30%.
  - Truman Heritage Habitat for Humanity is requesting a variance of **700 square feet**, which is a reduction of **9%**.

**OFFICERS**

Christina Leakey  
PRESIDENT & CEO

Carla Simpson  
CHIEF OPERATING OFFICER

Paul Raddant  
CONSTRUCTION DIRECTOR

**EXECUTIVE BOARD**

Dan O'Neill  
CHAIR

Jill Esry  
VICE CHAIR

Joe Kenney  
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SECRETARY

**BOARD MEMBERS**

Shaylyn Dean

Gwen Goins

Jeff Griffith

Angie Judy

Celeste Maddocks

Mark McDonald

Paul Menne

Brandyce Parks

Kenneth Soule

Mahoganie Taylor

Laurie Dean Wiley

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 4:00pm on Tuesday, August 20, 2024, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustments at 7:00 PM on **Thursday September 12, 2024**. The full packet and agenda should be available for view on the City of Raytown website on **Friday, September 6, 2024**.

**All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59<sup>th</sup> Street, Raytown, MO 64133.**

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59<sup>th</sup> Street, by phone at (816)737-6059 or by email at [shanak@raytown.mo.us](mailto:shanak@raytown.mo.us).

If you will require any special accommodations (i.e., qualified interpreter, large print reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.





## Neighborhood Meeting 8/20/2024

Started meeting at 4:03pm

After sharing facts & the mission of Habitat for Humanity and providing pictorial renderings of the house to be built, we opened the floor for questions/comments.

1. The pictures provided- will that be the specific house? Will it have a basement?
  - a. This rendering represents one of 4 styles. Each style will ensure that the house is accessible and there is a basement.
2. This picture shows the house as forward facing. Not all houses on 59<sup>th</sup> St are forward facing.
  - a. Yes it will be forward facing
3. Who are you people?
  - a. Went around the room to introduce who we are & how we were connected to Habitat and/or Raytown
    - i. Jason Sneddon- Raytown resident & businessperson, serves on Board of Zoning as well as Habitat advocacy committee member
    - ii. Paul Raddant- Construction Director
    - iii. Lindsay Browne- Community Engagement Director
    - iv. Crystal Martinez- Raytown resident & Family Services Director
    - v. Kiyanna Bell- Americorps member
4. What will final floor plan and square footage be?
  - a. HFHI (Habitat for Humanity International) standards state the house will be 1200-1400 sq ft. We will use the floor plan that best fits the lot. There will be no steps for full accessibility for the homebuyer to age gracefully. And we will be sure to match the neighborhood.
5. Can neighbors come to the September meeting?
  - a. Yes
6. Can neighbors block this from happening?
  - a. Board will allow community input during the meeting. Their comments could impact the decision by the board to approve the variance request.
7. Don't you know that a house tried to be built here before; about 20 years ago and it went to this type of meeting and didn't pass?
  - a. None of the staff present were aware of that
8. Have you already picked the family?
  - a. The first step is to make sure a house can be built on this lot. Once that is decided, then the affiliate needs to secure funding for the build project and identify a timeline for production. Once that happens, an application process will be initiated for interested homebuyers to apply and 3 eligibility requirements are considered: Need, Ability to Pay, Willingness to Partner. A lot of moving parts before we select the future buyer. And a typical build timeline can be 9-12 months.

9. You say this can take 9-12 months. How do you minimize the impact to neighbors? 59<sup>th</sup> Street is a narrow road and there are other infrastructure projects going on, that have nothing to do with you all and this project, but it's impacting neighbors.
  - a. There isn't much that can be done to minimize impact. Our build schedule is during the day, so we try not to have increased traffic during higher traffic times of earlier morning & evening. But there will be traffic and noise as it's a build site.
10. You mentioned that you support the buyer throughout the process but what about things like yard maintenance? They might not know how to mow their grass.
  - a. We have a 9 week curriculum that is required to be part of the application pool. Those classes are various support topics to ensure that the future homeowner is successful. Also walk throughs with the construction team when the house is completed allows for additional education for house upkeep.
11. What is the impact to property value to current homeowners?
  - a. Jason Sneddon is a real estate agent and explained that if any neighbor tried to sell their houses soon after this house was built that this home couldn't be used as a comp so wouldn't impact.
12. A comment was made that the neighborhood meeting shouldn't be mentioned in small font on the back of the letter. And 4pm was an inconvenient time for a neighborhood meeting if we wanted more people there.
  - a. We appreciated their feedback.
13. You mention a lot of support for the buyer but what about community involvement & support?
  - a. We don't do much now, but working to do better
14. What's the timeline to have a completed house?
  - a. 2-4 years
15. Expressed concern for current trees/landscaping.
  - a. Trees may have to be removed for construction/safety/success of future homeowner
  - b. Significant amount of dirt will be removed from the lot for successful location(height) of home
  - c. HFHI & the City have requirements of trees/landscaping that will be honored as the house is complete.
16. How are we as neighbors able to keep up with the progress after the Sept 12<sup>th</sup> meeting?
  - a. Lindsay provided her business card

Meeting was adjourned at 5:19pm





Community Development Department  
 Planning and Zoning Division  
 10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
 Phone: 816-737-6014 • Fax: 816-737-6164

## BOARD OF ZONING ADJUSTMENT APPLICATION

Office Use Only	
Case #:	VAR-000185-2024
Fee Paid:	\$350.00
BZA Meeting Date:	September 18, 2024
Newspaper Notice Date:	August 20, 2024
Notice Letters Date:	August 16, 2024

<b>Request:</b>	
Project Address: 11412 E 59 <sup>th</sup> St. Raytown, MO 64133	
Existing Zoning: R-1, Low-Density Residential	Existing Land Use: VACANT RESIDENTIAL LOT
Total Acreage: 0.16 Acre	
<b>Applicant:</b>	
Name of Applicant:	Company (If Applicable): Truman Heritage Habitat for Humanity
Address: 505 N. Dodgion City: Independence State: MO Zip: 64050	
Phone: 816-461-6557	Email: cleakey@trumanhabitat.org
Applicant Signature: X	
<b>Property Owner:</b>	
Name of Property Owner:	Company (If Applicable): Truman Heritage Habitat for Humanity
Address: 505 N. Dodgion City: Independence State: MO Zip: 64050	
Phone: 816-461-6557	Email: cleakey@trumanhabitat.org
Property Owner Signature: X	



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**Please Give a Detailed Description of the Proposal Below:**

TRUMAN HERITAGE HABITAT FOR HUMANITY PROPOSES TO REQUEST A VARIANCE FROM THE TERMS OF ZONING REGULATIONS, SPECIFICALLY WITH REGARD TO LOT WIDTH AND MINIMUM SETBACKS, IN ORDER TO DEVELOP ONE UNIT OF SINGLE FAMILY RESIDENTIAL CONSTRUCTION, IN ORDER TO PROVIDE THE OPPORTUNITY OF HOMEOWNERSHIP TO A QUALIFYING PARTNER FAMILY, WHO WILL MEET NUMEROUS PROGRAM REQUIREMENTS IN ORDER TO BE SUCCESSFUL IN THEIR HOMEOWNERSHIP ENDEAVORS.

STRICT ENFORCEMENT OF THE ZONING PROVISIONS WOULD ALTOGETHER PROHIBIT THE DEVELOPMENT OF THE LOTS IN QUESTION FOR RESIDENTIAL USE. DEVELOPMENT OF SAID LOTS WOULD IN NO WAY BE OPPOSED TO THE GENERAL SPIRIT OF THE RAYTOWN CODE OF ORDINANCES, NOR THE INTENTIONS OF THE ZONING CHAPTER, BUT RATHER WOULD CONTRIBUTE TO THE ORDER, PROSPERITY, AND GENERAL WELFARE OF THE CITY OF RAYTOWN.

**Additional Contact Information**

Please provide additional contact information if applicable below:

<b>Additional Contact #1:</b>			
Name:	Crystal Martinez	Company:	Truman Heritage Habitat for Humanity
Address:	505 N. Dodson	City:	Independence State: MO Zip: 64050
Phone:	816-226-6175	Email:	cmartinez@trumanhabitat.org



Community Development Department  
 Planning and Zoning Division  
 10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
 Phone: 816-737-6014 • Fax: 816-737-6164

<b>Additional Contact #2:</b>	
Name:	Company:
PAUL RADDANT, CONSTRUCTION DIRECTOR, TRUMAN HERITAGE HABITAT FOR HUMANITY	
Address:	
501 N DODGION ST	City: INDEPENDENCE State: MO Zip: 64050
Phone:	Email:
816 813 3013	PRADDANT@TRUMANHABITAT.ORG

Section 50-83. Variances:

"A request for a variance may be granted in such case, upon finding of the Board of Adjustment that the following conditions have been met":

Please describe how your request meets these criteria:

1. That the variance requested arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant;

THE ADJOINED LOTS HAVE AN APPROXIMATE COMBINED WIDTH OF 50 FEET.  
THE R-1 ZONING DISTRICT REQUIRES A MINIMUM WIDTH OF 60 FEET. NATURALLY,  
THE LOT AS PLOTTED DOES NOT MEET THE CITY'S OWN REQUIREMENTS, AND  
THEREBY LIMITS DEVELOPMENT WITHOUT A VARIANCE. TRUMAN HERITAGE  
HABITAT DID NOT PLOT THE LOTS, AND ONLY WISHES TO DEVELOP THE LOT  
TO PROVIDE A HOMEOWNERSHIP OPPORTUNITY TO A DESERVING FAMILY IN A GOOD  
NEIGHBORHOOD.

2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents;

TRUMAN HERITAGE HABITAT INTENDS TO BUILD A HOME APPROXIMATELY  
THIRTY-FOUR FEET IN WIDTH, COMING VERY CLOSE TO THE REQUIRED  
EIGHT-FOOT SETBACK REQUIRED ON EITHER SIDE. DEVELOPMENT OF



Community Development Department  
Planning and Zoning Division  
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THE LOT WOULD NOT RESULT IN ANY RISK OF DAMAGE NOR IMPEDE ON  
THE RIGHTS OF ADJACENT RESIDENTS. IT WOULD ALSO NOT IMPEDE UPON  
THE INTENDED DENSITY OF 4 HOMES PER ACRE IN AN R-1 DISTRICT.

3. That the strict application of the provisions of this chapter of which variance requested will constitute unnecessary hardship upon the property owner represented in the application;

THE STRICT APPLICATION OF PROVISIONS OF SECTION 50-129 WOULD  
ALTOGETHER PREVENT THE DEVELOPMENT OF THE COMBINED LOT IN QUESTION,  
AND BOTH PREVENT TRUMAN HERITAGE HABITAT IN FULFILLING ITS MISSION,  
AND PREVENT THE OPPORTUNITY OF AFFORDABLE HOMEOWNERSHIP FOR  
A DESERVING FAMILY AND POTENTIAL TAX-PAYING RESIDENT OF  
RAYTOWN, MO.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare;

THE VARIANCE DESIRED IS FOR THE DEVELOPMENT OF ADDITIONAL  
SINGLE-FAMILY DETACHED RESIDENTIAL CONSTRUCTION, WHICH FOLLOWS  
THE INTENDED USE OF THE R-1 ZONING DISTRICT. NOT ONLY WILL  
PUBLIC HEALTH AND SAFETY NOT BE ADVERSELY AFFECTED, IT WILL  
LIKELY BE IMPROVED BY THE ADDITION OF A FAMILY INTENT TO  
BUILD A FUTURE AND CONTRIBUTE TO THE GENERAL WELFARE OF  
THE RAYTOWN COMMUNITY.



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10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
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5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter.

THE GENERAL SPIRIT AND INTENT OF THIS CHAPTER IS TO PROMOTE SAFETY,  
MORALS, ORDER, CONVENIENCE, PROSPERITY, AND GENERAL WELFARE, AND TO PROVIDE  
FOR EFFICIENCY AND ECONOMY IN THE PROCESS OF DEVELOPMENT, AND FOR THE  
APPROPRIATE AND BEST USE OF LAND, AND FOR HEALTHFUL AND CONVENIENT DISTRIBUTION  
OF POPULATION ADDING A UNIT OF AFFORDABLE HOUSING, AND PROVIDING THE  
OPPORTUNITY TO A DESERVING FAMILY TO SET ROOTS, BUILD GENERATIONAL WEALTH,  
AND BECOME CONTRIBUTING, PROPERTY-OWNING MEMBERS OF THE CITY OF  
RAYTOWN SURELY WOULD NOT OPPOSE THAT SPIRIT, BUT RATHER WOULD  
SINCERELY AND THOROUGHLY SUPPORT IT.

## Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

<b>Parcel ID:</b>	32-740-27-07-00-0-00-000	<b>Property Address:</b>	NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133					
<b>General Information</b>								
Property Description	CRESTVIEWLOT 24 BLK 8							
Property Category	Land and Improvements							
Status	Active, Locally Assessed							
Tax Code Area	022							
Remarks	From Conversion							
<b>Property Characteristics</b>								
No Property Characteristics Found								
<b>Parties</b>								
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>					
Taxpayer	100	TRUMAN HERITAGE HABITAT FOR HUMANITY	505 N DODGION ST, INDEPENDENCE, MO 64050					
Owner	100	TRUMAN HERITAGE HABITAT FOR HUMANITY	505 N DODGION ST, INDEPENDENCE, MO 64050					
<b>Property Values</b>								
<b>Value Type</b>	<b>Tax Year 2023</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>	<b>Tax Year 2019</b>			
Market Value Total	14840	9500	9500	9300	9300			
Taxable Value Total	2820	1805	1805	1767	1767			
Assessed Value Total	2820	1805	1805	1767	1767			
<b>Motor Vehicle Account Asset Inventory</b>								
<b>Item Type</b>	<b>Make</b>	<b>Model</b>	<b>Series</b>	<b>Model Year</b>	<b>Item ID</b>	<b>Plate Number</b>	<b>Name on Title 1</b>	<b>Name on Title 2</b>
No Vehicle Account Assets Found								
<b>Active Exemptions</b>								
No Exemptions Found								
<b>Tax Balance</b>								
No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.								
<b>Distribution of Current Taxes</b>								
<b>District</b>					<b>Amount</b>			
BOARD OF DISABLED SERVICES					\$2.02			
CITY - RAYTOWN					\$10.69			
FIRE DISTRICT - RAYTOWN					\$30.55			
JACKSON COUNTY					\$14.43			
MENTAL HEALTH					\$2.69			
METRO JUNIOR COLLEGE					\$5.02			
MID-CONTINENT LIBRARY					\$8.21			
RAYTOWN SCHOOL C-II					\$178.22			
STATE BLIND PENSION					\$0.84			
<b>Receipts</b>								
<b>Date</b>	<b>Receipt No.</b>	<b>Amount Applied to Parcel</b>	<b>Amount Due for Parcels Selected</b>	<b>Receipt Total</b>	<b>Change</b>			
12/20/2023 14:24:00	13973965 (ReceiptDetail.aspx?receiptnumber=13973965)	\$252.67	\$6,628.49	\$6,628.49	\$0.00			
12/21/2022 10:54:00	13423824 (ReceiptDetail.aspx?receiptnumber=13423824)	\$169.79	\$4,118.82	\$4,118.82	\$0.00			
01/03/2022 00:00:00	12969953 (ReceiptDetail.aspx?receiptnumber=12969953)	\$170.38	\$170.38	\$170.38	\$0.00			
12/30/2020 10:00:00	12343867 (ReceiptDetail.aspx?receiptnumber=12343867)	\$168.40	\$168.40	\$168.40	\$0.00			
12/27/2019 00:00:00	11768820 (ReceiptDetail.aspx?receiptnumber=11768820)	\$167.50	\$167.50	\$167.50	\$0.00			

12/28/2018 08:47:00	11183539 (ReceiptDetail.aspx? receiptnumber=11183539)	\$75.65	\$75.65	\$75.65	\$0.00
01/08/2018 11:25:00	10701655 (ReceiptDetail.aspx? receiptnumber=10701655)	\$73.50	\$73.50	\$73.50	\$0.00
01/13/2017 08:12:00	10148501 (ReceiptDetail.aspx? receiptnumber=10148501)	\$71.26	\$71.26	\$71.26	\$0.00
02/10/2016 15:14:00	9615834 (ReceiptDetail.aspx? receiptnumber=9615834)	\$71.44	\$71.44	\$71.44	\$0.00
01/05/2015 12:55:00	9017132 (ReceiptDetail.aspx? receiptnumber=9017132)	\$69.93	\$69.93	\$69.93	\$0.00
01/02/2014 15:45:00	8427191 (ReceiptDetail.aspx? receiptnumber=8427191)	\$69.97	\$69.97	\$69.97	\$0.00
01/02/2014 15:28:00	8426967 (ReceiptDetail.aspx? receiptnumber=8426967)	\$0.00	\$76.70	\$76.70	\$0.00
01/15/2013 07:22:00	7917736 (ReceiptDetail.aspx? receiptnumber=7917736)	\$69.88	\$69.88	\$69.88	\$0.00
01/07/2012 09:45:00	7357097 (ReceiptDetail.aspx? receiptnumber=7357097)	\$69.84	\$69.84	\$69.84	\$0.00
12/30/2010 10:16:00	6734596 (ReceiptDetail.aspx? receiptnumber=6734596)	\$72.77	\$72.77	\$72.77	\$0.00
03/03/2010 09:45:00	6294317 (ReceiptDetail.aspx? receiptnumber=6294317)	\$79.76	\$79.76	\$79.76	\$0.00
02/27/2009 10:27:00	5737606 (ReceiptDetail.aspx? receiptnumber=5737606)	\$312.20	\$312.20	\$312.20	\$0.00
12/17/2007 00:00:00	4958233 (ReceiptDetail.aspx? receiptnumber=4958233)	\$69.60	\$69.60	\$69.60	\$0.00
12/27/2006 00:00:00	4493292 (ReceiptDetail.aspx? receiptnumber=4493292)	\$67.70	\$67.70	\$67.70	\$0.00
01/09/2006 14:07:00	4045654 (ReceiptDetail.aspx? receiptnumber=4045654)	\$63.41	\$13,026.67	\$14,012.04	\$0.00
02/04/2005 10:51:00	3538065 (ReceiptDetail.aspx? receiptnumber=3538065)	\$346.86	\$346.86	\$346.86	\$0.00
04/01/2003 13:22:00	2532792 (ReceiptDetail.aspx? receiptnumber=2532792)	\$132.64	\$132.64	\$140.00	\$7.36
02/09/2000 12:00:00	875244 (ReceiptDetail.aspx? receiptnumber=875244)	\$46.67	\$46.67	\$46.67	\$0.00
12/31/1998 12:00:00	113936 (ReceiptDetail.aspx? receiptnumber=113936)	\$45.55	\$45.55	\$45.55	\$0.00

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### Property Account Summary

Links: [Segregation/Merge Data](#) [Where are my tax dollars going?](#)

<b>Parcel ID:</b>	32-740-27-06-00-0-00-000	<b>Property Address:</b>	NO ADDRESS ASSIGNED BY CITY , RAYTOWN, MO 64133		
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General Information	
Property Description	CRESTVIEWLOT 25 BLK 8
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	022
Remarks	From Conversion

Property Characteristics	
No Property Characteristics Found	

Parties			
Role	Percent	Name	Address
Taxpayer	100	TRUMAN HERITAGE HABITAT FOR HUMANITY	505 N DODGION ST, INDEPENDENCE, MO 64050
Owner	100	TRUMAN HERITAGE HABITAT FOR HUMANITY	505 N DODGION ST, INDEPENDENCE, MO 64050

Property Values					
Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Market Value Total	14840	9500	9500	9100	9100
Taxable Value Total	2820	1805	1805	1729	1729
Assessed Value Total	2820	1805	1805	1729	1729

Motor Vehicle Account Asset Inventory								
Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions	
No Exemptions Found	

Tax Balance	
No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.	

Distribution of Current Taxes	
District	Amount
BOARD OF DISABLED SERVICES	\$2.02
CITY - RAYTOWN	\$10.69
FIRE DISTRICT - RAYTOWN	\$30.55
JACKSON COUNTY	\$14.43
MENTAL HEALTH	\$2.69
METRO JUNIOR COLLEGE	\$5.02
MID-CONTINENT LIBRARY	\$8.21
RAYTOWN SCHOOL C-II	\$178.22
STATE BLIND PENSION	\$0.84

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/20/2023 14:24:00	13973965 (ReceiptDetail.aspx?receiptnumber=13973965)	\$252.67	\$6,628.49	\$6,628.49	\$0.00
12/21/2022 10:54:00	13423824 (ReceiptDetail.aspx?receiptnumber=13423824)	\$169.79	\$4,118.82	\$4,118.82	\$0.00
01/03/2022 00:00:00	12969950 (ReceiptDetail.aspx?receiptnumber=12969950)	\$170.38	\$170.38	\$170.38	\$0.00
12/30/2020 09:59:00	12343865 (ReceiptDetail.aspx?receiptnumber=12343865)	\$164.78	\$164.78	\$164.78	\$0.00
12/27/2019 00:00:00	11768819 (ReceiptDetail.aspx?receiptnumber=11768819)	\$163.90	\$163.90	\$163.90	\$0.00

12/28/2018 08:47:00	11183538 (ReceiptDetail.aspx? receiptnumber=11183538)	\$75.65	\$75.65	\$75.65	\$0.00
01/08/2018 11:24:00	10701652 (ReceiptDetail.aspx? receiptnumber=10701652)	\$73.50	\$73.50	\$73.50	\$0.00
01/13/2017 08:13:00	10148502 (ReceiptDetail.aspx? receiptnumber=10148502)	\$71.26	\$71.26	\$71.26	\$0.00
02/10/2016 15:11:00	9615827 (ReceiptDetail.aspx? receiptnumber=9615827)	\$71.44	\$71.44	\$71.44	\$0.00
01/05/2015 12:55:00	9017131 (ReceiptDetail.aspx? receiptnumber=9017131)	\$69.93	\$69.93	\$145.16	\$0.00
01/02/2014 15:45:00	8427190 (ReceiptDetail.aspx? receiptnumber=8427190)	\$69.97	\$69.97	\$69.97	\$0.00
01/02/2014 15:28:00	8426907 (ReceiptDetail.aspx? receiptnumber=8426907)	\$0.00	\$76.70	\$76.70	\$0.00
01/15/2013 07:23:00	7917738 (ReceiptDetail.aspx? receiptnumber=7917738)	\$69.88	\$69.88	\$69.88	\$0.00
01/07/2012 09:45:00	7357096 (ReceiptDetail.aspx? receiptnumber=7357096)	\$69.84	\$69.84	\$69.84	\$0.00
12/30/2010 10:58:00	6735392 (ReceiptDetail.aspx? receiptnumber=6735392)	\$72.77	\$1,660.30	\$1,660.30	\$0.00
03/03/2010 09:48:00	6294326 (ReceiptDetail.aspx? receiptnumber=6294326)	\$181.86	\$181.86	\$180.73	\$0.00
12/17/2007 00:00:00	4960698 (ReceiptDetail.aspx? receiptnumber=4960698)	\$151.89	\$151.89	\$151.89	\$0.00
01/09/2006 14:07:00	4045654 (ReceiptDetail.aspx? receiptnumber=4045654)	\$63.41	\$13,026.67	\$14,012.04	\$0.00
12/10/2004 00:00:00	3236310 (ReceiptDetail.aspx? receiptnumber=3236310)	\$57.47	\$57.47	\$57.47	\$0.00
12/31/2003 12:15:00	2918933 (ReceiptDetail.aspx? receiptnumber=2918933)	\$190.94	\$190.94	\$190.94	\$0.00
04/01/2003 13:24:00	2532795 (ReceiptDetail.aspx? receiptnumber=2532795)	\$67.51	\$67.51	\$67.51	\$0.00
02/09/2000 12:00:00	875245 (ReceiptDetail.aspx? receiptnumber=875245)	\$46.67	\$46.67	\$46.67	\$0.00
12/31/1998 12:00:00	113935 (ReceiptDetail.aspx? receiptnumber=113935)	\$45.55	\$45.55	\$45.55	\$0.00

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RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI  
11/16/2004 11:54:56 AM

INSTRUMENT TYPE: WD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

200410106382

ROBERT T. KELLY, DIRECTOR OF RECORDS

## MISSOURI WARRANTY DEED

**THIS INDENTURE**, Made on November 11, 2004 by and between

**Grantor:** PHILLIP A HEATH AND TERESA HEATH, HUSBAND AND WIFE  
OF JACKSON COUNTY, MISSOURI

**AND**

**Grantee:** TRUMAN HERITAGE HABITAT FOR HUMANITY, INC.  
whose mailing address is 201 W. LEXINGTON, INDEPENDENCE, MISSOURI 64050

**WITNESSETH:** THAT THE SAID GRANTOR(S), in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** to be paid by said grantee(s) (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee(s) his/her/their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of **Jackson** and State of **Missouri**, to-wit:

**Legal Description:**

**Lot 24, Block 8, CRESTVIEW**, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

**ACCOMMODATION  
ONLY**

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee(s) and unto his/her/their heirs and assigns forever; the said grantor(s) hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she/they has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her/them or those under whom he/she/they claim; and that he/she/they will warrant and defend the title to the said premises unto the said grantee(s) and unto his/her/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said grantor(s) has/have hereunto set his/her/their hand(s) and seal the day and year above written.

Phillip A. Heath  
PHILLIP A HEATH

Teresa Heath  
TERESA HEATH

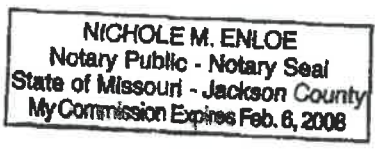
State of Missouri )  
County of Jackson )

On this 11th day of November, 2004, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PHILLIP A HEATH AND TERESA HEATH, HUSBAND AND WIFE to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

Nichole M. Enloe  
Notary Public  
Nichole M. Enloe  
Printed Name

My Commission Expires: \_\_\_\_\_



after recording return to: COMMONWEALTH TITLE  
Commonwealth Land Title Insurance Company - OE0408009

grantee-front  
ACCOMMODATION  
ONLY

RECORDER'S CERTIFICATION  
JACKSON COUNTY, MISSOURI

12/31/2003 12:20:15 PM

INSTRUMENT TYPE: WD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2003I0151950

ROBERT T. KELLY, DIRECTOR OF RECORDS

## MISSOURI WARRANTY DEED

**THIS INDENTURE**, Made on Dec. 30, 2003 by and between

Grantor: **PHILLIP A. HEATH AND TERESA A. HEATH, HUSBAND AND WIFE**  
OF JACKSON COUNTY, MISSOURI

AND

Grantee: **THE TRUMAN HERITAGE HABITAT FOR HUMANITY**  
whose mailing address is 201 W. Lexington - S - 303, Indep. MO  
64050

**WITNESSETH:** THAT THE SAID GRANTOR(S), in consideration of the sum of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** to be paid by said grantee(s) (the receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said grantee(s) his/her/their heirs and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of **Jackson** and State of **Missouri**, to-wit:

**Legal Description:**

**Lot 25, Block 8, CRESTVIEW**, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.

**TO HAVE AND TO HOLD** The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said grantee(s) and unto his/her/their heirs and assigns forever; the said grantor(s) hereby covenanting that he/she/they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that he/she/they has/have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by him/her/them or those under whom he/she/they claim; and that he/she/they will warrant and defend the title to the said premises unto the said grantee(s) and unto his/her/their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, The said grantor(s) has/have hereunto set his/her/their hand(s) and seal the day and year above written.

*Phillip A. Heath*

PHILLIP A. HEATH

*Teresa A. Heath*

TERESA A. HEATH

State of MISSOURI )

County of JACKSON )

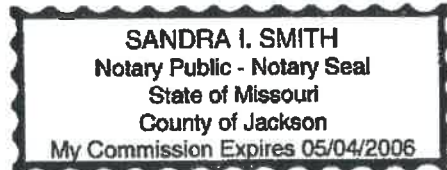
On this 30th day of December, 2003, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared PHILLIP A. HEATH AND TERESA A. HEATH, HUSBAND AND WIFE to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office, the day and year last above written.

*Sandra I. Smith*

My Commission Expires: \_\_\_\_\_

Notary Public  
*Sandra I. Smith*  
Printed Name



REALTY TITLE CO.  
110 N. LIBERTY  
INDEPENDENCE, MO 64050

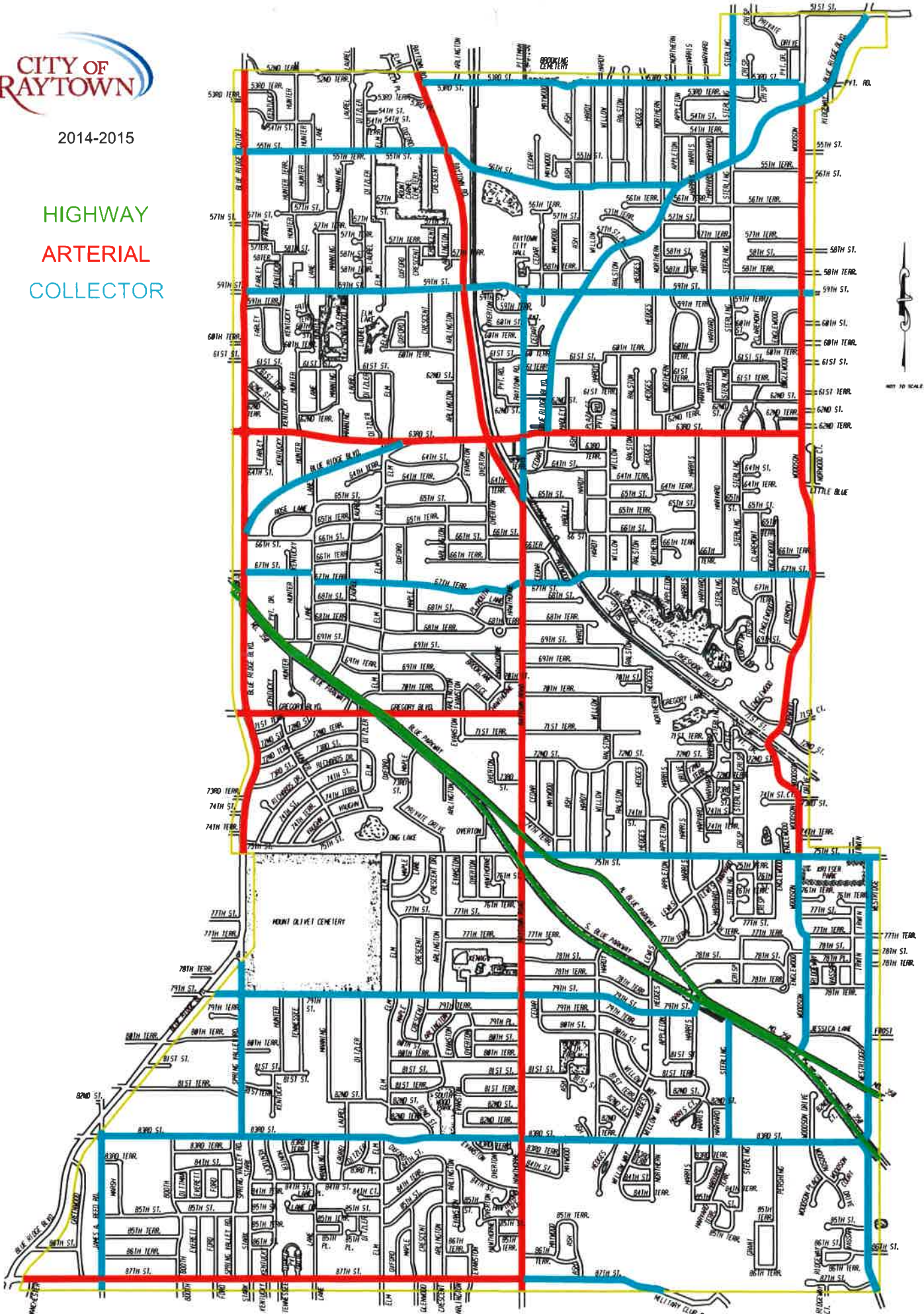
*Human Heritage - pg 1*  
Commonwealth Land Title Insurance Company - OE0312010





2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR



**FIGURE 11**  
**Future Land Use Map**

