

**CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING
August 11, 2016
7:00 P.M.**

**Raytown City Hall
10000 East 59th Street
Raytown, MO 64133**

MEETING

1. Open Meeting

2. Roll Call

Clatanoff _____ Cook _____ Riehle _____
Apprill _____ White _____ Wilson (Alt) _____
Tush (Alt) _____

3. Approval of April 14, 2016 Meeting Minutes

A. Changes: _____
B. Motion: _____
C. Second: _____
D. Vote: For: _____ Against: _____

4. Approval of July 14, 2016 Meeting Minutes

E. Changes: _____
F. Motion: _____
G. Second: _____
H. Vote: For: _____ Against: _____

5. Old Business – None

6. New Business:

**A. Case #: BZA-2016-003
Request: Variance to 720 square foot maximum accessory building
size in a Low Density Residential (R-1) zoning district**

specified in Section 50-127 of the Code of Ordinances of the City of Raytown.

Applicant: Congregation Beth Shalom

Location: 5529 Ditzler Ave

- (1) Introduce application
- (2) Open Public Hearing
- (3) Swearing in of any person who may wish to speak for or against the application
- (4) Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
- (5) Entering of exhibits into the record:
 - a. Application for Variance submitted by applicant
 - b. Notice of Public Hearing in the Daily Record newspaper
 - c. Notice of Public Hearing Mailed to Neighboring Property Owners,
 - d. City of Raytown Zoning Ordinance as provided in Chapter 50 of the Raytown Code of Ordinances
 - e. City of Raytown Comprehensive Plan
- (6) Presentation of requested variance by applicant
- (7) Request for public comment
- (8) Rebuttal, if necessary, by the applicant.
- (9) Summary of additional information by staff
- (10) Board discussion
- (11) Close public hearing
- (12) Board decision to approve, conditionally approve or deny the application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

B. Case #: BZA 2016-004

Request: Application for a Home Occupation Accessory Use Permit as provided in Article III, Sections 50-79 through 50-86 of the City of Raytown Code of Ordinances which seeks to operate a family day care.

Location: 6300 Sterling Ave

- (1) Introduce application

- (2) Open Public Hearing
- (3) Swearing in of any person who may wish to speak for or against the application
- (4) Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
- (5) Entering of exhibits into the record:
 - a. Application for Accessory Use Home Occupation submitted by applicant
 - b. Notice of Public Hearing in the Daily Record newspaper
 - c. Notice of Public Hearing Mailed to Neighboring Property Owners,
 - d. City of Raytown Zoning Ordinance as provided in Chapter 50 of the Raytown Code of Ordinances
 - e. City of Raytown Comprehensive Plan
- (6) Presentation of requested variance by applicant
- (7) Request for public comment
- (8) Rebuttal, if necessary, by the applicant.
- (9) Summary of additional information by staff
- (10) Board discussion
- (11) Close public hearing
- (12) Board decision to approve, conditionally approve or deny the application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

C. Case #: BZA 2016-006

Request: Request for a variance to the twenty (20) foot side yard setback requirement in the Neighborhood Commercial (NC) Zoning District specified in Section 50-187 of the Code of Ordinances of the City of Raytown to allow for a lot split from the neighboring property which would put the dwelling on the property within the side yard setback area.

- (1) Introduce application
- (2) Open Public Hearing
- (3) Swearing in of any person who may wish to speak for or against the application

- (4) Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
- (5) Entering of exhibits into the record:
 - f. Application for Variance submitted by applicant
 - g. Notice of Public Hearing in the Daily Record newspaper
 - h. Notice of Public Hearing Mailed to Neighboring Property Owners,
 - i. City of Raytown Zoning Ordinance as provided in Chapter 50 of the Raytown Code of Ordinances
 - j. City of Raytown Comprehensive Plan
- (6) Presentation of requested variance by applicant
- (7) Request for public comment
- (8) Rebuttal, if necessary, by the applicant.
- (9) Summary of additional information by staff
- (10) Board discussion
- (11) Close public hearing
- (12) Board decision to approve, conditionally approve or deny the application.
 - e. Motion
 - f. Second
 - g. Additional Board Discussion
 - h. Vote

5. Other Business

6. Set Tentative Future Meeting Date – September 8, 2016

7. Adjourn