

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

November 8, 2018  
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**

**2. Roll Call**

*Apprill Absent*

*Cook Present*

*Morales Present*

*Murray Present*

*Riehle Present*

*Tush (Alt) Absent*

*Wilson (Alt) Absent*

**3. Approval of June 14, 2018 Meeting Minutes**

A. Changes:   *N/A*  

B. Motion:   *Morales*  

C. Second:   *Murray*  

D. Vote:   For:   **4**     Against:   **0**  

**4. Old Business – *None***

## 5. New Business:

A. Case #: BZA 2018-04  
Request: Variance from R-1 Zoning Regulations (Sec. 50-129 [c])  
Location: 5721 / 5725 Blue Ridge Boulevard  
Applicant: Sandra Kay Trundle and Cynthia Feagan  
Property Owner: Sandra Kay Trundle  
Variance: A decrease of 2 ft. in the minimum side yard setback

1. Open Public Hearing by Chair  
*Chairman Riehle opened the public hearing and introduced the case.*
2. Swearing in of any person who may wish to speak for or against the application  
*City Attorney, George Kapke, swore in all individuals that were speaking regarding Case No. BZA 2018-04.*
3. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.  
*None*
4. 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. Site Plan
  - e. City of Raytown Zoning Ordinances, as amended
  - f. City of Raytown Comprehensive Plan*Chairman Riehle introduced the exhibits into the record.*
5. Introduction of application by staff  
*Director of Community Development, Ray Haydaripoor, introduced the case.*
6. Presentation of variance application by applicant  
*Applicant, Cynthia Feagan, discusses the history and current state of the two homes on the parcel of land at 5721/5725 Blue Ridge Boulevard. The long-time residents of 5725 BRB currently rent the home from Ms. Trundle and have raised their children in the home. The residents would like to continue living in the home but would like to buy the property from Ms. Trundle. Additionally, because of Ms. Trundle's health, and the possibility of her needing to move into a nursing home, she would like to be able to sell the two homes independently of each other, if necessary.*
7. Request for public comment  
*Michael Ward, resident of the home at 5725 Blue Ridge Boulevard, introduces himself and explains that he runs a city licensed low voltage alarm company out of their home. Crystal, his wife, is a part of the Raytown Main Street Association and the Raytown Chamber of Commerce.*

*Melody Carter, resident of 5703 Blue Ridge Boulevard, has been Ms. Trundle's neighbor for 40 years. She says she would be thrilled if this were to happen because Ms. Trundle and her tenants have been great neighbors and they have had no issues with them over the years. Mrs. Carter's husband agrees with her statements.*

8. Rebuttal, if necessary, by the applicant.

*None*

9. Summary of additional information by staff

*Mr. Haydaripoor states that City Staff are recommending approval of the decrease in side yard setback for the two proposed lots given that the side yard setback be no less than the minimum six feet needed and that all other setbacks on either property are in agreement to city code. Additionally, the applicant will need to complete the Lot Split process through the Raytown Community Development Department.*

10. Board discussion

*Mr. Cook asks Mr. Haydaripoor if after the lots are split, both properties would need a variance for a decrease in side yard setback. Mr. Haydaripoor responds by saying no, that only the property being split would need the variance.*

*Mr. Cook asks if after the lots are split, the new 6 foot side yard setback line would apply to new accessory buildings or just the principal buildings. Mr. Haydaripoor states that the property line will go in the center between the two properties and that a sanitary line that City Staff requested the applicants to provide them with documentation and agreement for future maintenance of the sanitary line. The applicants successfully provided this to City Staff.*

11. Close public hearing

*Chairman Riehle closed the public hearing.*

12. Board decision to approve, conditionally approve or deny the application

- a) *Motion – Murray (approve)*
- b) *Second – Morales*
- c) *Additional Board Discussion - None*
- d) *Vote – **Motion carried 4-0***

6. **Other Business – None**

7. **Set Tentative Future Meeting Date** – *Chairman Riehle sets a tentative future meeting date of Thursday, December 13<sup>th</sup> 7pm. There is one case currently on the agenda for this date.*

8. **Adjourn** – *Chairman Riehle made a motion to adjourn.*