

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

**September 10, 2015
6:00 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 May 14, 2014 Meeting Minutes

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

4. Old Business – None

5. New Business:

A. Case #: BZA-2015-003

Request: Application for a variance to the following regulations:
(1) **Maximum number of accessory buildings allowed in an R-1 (Low Density Residential) District as adopted by Ordinance No. 5181-07 of the City of Raytown; and**
(2) **Maximum building coverage requirements specified in Section 50-129 of the Code of Ordinances of the City of Raytown.**

Applicant: Andrew & Marie Pickard

Location: 10806 E. 83rd Street

- (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

5. Other Business

6. Set Tentative Future Meeting Date – November 12, 2015

7. Adjourn

**CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING
May 14, 2015
6:00 P.M.**

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

MEETING

1. Open Meeting

2. Roll Call

Clatanoff: Present Cook: Absent Riehle: Present
Aprill: Present White: Present Wilson (Alt): Absent
Tush (Alt): Present

3. Approval of December 11, 2014 Meeting Minutes

- A. Changes: None
- B. Motion: Ms. White made a motion to approve the minutes.
- C. Second: Ms. Clatanoff made a second on Ms. White's motion.
- D. Vote: For: 4 Against: 0 Abstain: 1 (Tush)

4. Old Business – None

5. New Business:

A. Case #: BZA-2015-001
Request: Application for a variance of to the minimum open space requirement of sixty (60) percent as specified in Article VII, Sections 50-148 of the City of Raytown Code of Ordinances, as amended.
Applicant: Gary Stansbury
Location: 8721 E. 79th Street

(1) Introduce application

Mr. Riehle introduced the application to the board.

(2) Open Public Hearing

Mr. Riehle opened the public hearing.

- (3) Swearing in of any person who may wish to speak for or against the application

The City Attorney swore in members of the public wishing to speak in regards to the application.

- (4) Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.

None

- (5) Entering of exhibits into the record:

Mr. Riehle entered exhibits a-f in to the record.

- a. Variance Application
- b. Notice of Public Hearing in the Daily Record
- 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
- f. Staff Report for October 9, 2014 Board of Zoning Adjustment meeting

- (6) Presentation of application by applicant

Mr. John Benson, Director of Development and Public Affairs, notified the board that there was an error on the staff report for this application. The minimum open space requirement should be 65% of the property, not 60% as stated.

Mr. Stansbury presented his application to the Board. Mr. Stansbury wished to install a front driveway opening onto 79th St. but required a variance due to open space requirements from the Raytown Zoning Ordinance. City Staff also felt that the driveway would be too close to the stop sign at 79th St. and Spring Valley Rd.

- (7) Request for Public Comment

None

- (8) Rebuttal, if necessary, by the Applicant.

None required

- (9) Summary of additional information by staff

Mr. Benson deferred to Jim Melvin, Director of Public Works. Mr. Melvin described the previously mentioned two issues facing Mr. Stansbury's

property, that being the open space requirements and the driveway location near the stop sign. The open space requirements are designed to help with storm water runoff. The driveway location near a stop sign is considered unsafe, and as such Staff recommended that no driveway be placed in the front yard, but that a single-wide driveway could be considered an acceptable alternative.

(10) Board Discussion

The board asked Mr. Stansbury about the four different proposals he provided regarding the driveway on 79th St.

(11) Close Public Hearing

Mr. Riehle closed the public hearing.

(12) Board Decision to Approve, Conditionally Approve or Deny the application.

- a. Motion- Mr. Aprill made a motion to approve the application subject to an amendment allowing a single car driveway with turnaround to be approved by the Public Works Department.
- b. Second- Ms. White Seconded Mr. Aprill's motion.
- c. Additional Board Discussion- None.
- d. Vote: Motion passed unanimously.

B. Case #: BZA-2015-002
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 an office from a residential home.
Applicant: Sharon Morgan
Location: 5840 Hunter Court

(1) Introduce application

Mr. Riehle introduced the application to the board.

(2) Open Public Hearing

Mr. Riehle opened the public hearing.

(3) Swearing in of any person who may wish to speak for or against the application

The City Attorney swore in those wishing to speak in regards to the application.

(4) Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.

None.

- (5) Entering of exhibits into the record:
- a. Accessory Use Home Occupation Application
 - b. Notice of Public Hearing in the Daily Record
 - 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
 - f. Staff Report for October 9, 2014 Board of Zoning Adjustment meeting

- (6) Presentation of application by applicant

Sharon Morgan presented her application to the board. She wished to start a business in a residential home that is zoned R-2 Medium-Density Residential, which requires Board approval.

- (7) Request for Public Comment

None.

- (8) Rebuttal, if necessary, by the Applicant.

None required.

- (9) Summary of additional information by staff

None.

- (10) Board Discussion

Mr. Riehle requested additional concerns from Staff. Mr. Benson stated that Staff recommended approval of the application subject to three conditions:

1. That the business be operated in accordance with the characteristics provided in the submitted application.
2. The business shall be allowed so long as the applicant lives in the home.
3. The applicant shall comply with all local, state and federal laws.

- (11) Close Public Hearing

Mr. Riehle closed the public hearing.

- (12) Board Decision to Approve, Conditionally Approve or Deny the application.

- a. Motion- Ms. White made a motion to approve the application subject to Staff recommendations.
- b. Second- Mr. Tush seconded Ms. White's motion.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed unanimously.

5. Other Business

None.

6. Set Tentative Future Meeting Date – June 11, 2015

7. Adjourn

STAFF REPORT

To: Board of Zoning Adjustment
From: Community Development Department
Date: September 10, 2015
Subject: Agenda Item No. 5.A - Case No. BZA-2015-003: Application for a variance to the following regulations:

- (1) **Maximum number of accessory buildings allowed in an R-1 (Low Density Residential) District as adopted by Ordinance No. 5181-07 of the City of Raytown; and**
 - (2) **Maximum building coverage requirements specified in Section 50-129 of the Code of Ordinances of the City of Raytown.**
-

BACKGROUND

Andrew & Marie Pickard want to construct a 23 foot by 26 foot car port on their property located at 10806 E. 83rd Street. The subject property is 1.5 acres in size and is zoned R-1 (Low Density Residential). In addition to the house, the property contains a detached garage and a detached wood shed. The R-1 district, however, limits the number of accessory buildings on the property to two. Therefore, in order for the carport to be constructed the applicants are requesting a variance to the maximum number of accessory buildings allowed in an R-1 District and to the maximum building coverage requirements.

The initial application submittal included a request for a variance to the maximum building coverage allowed. However, following submittal of the application and publishing of the required public hearing notices, staff has completed an analysis of the square footage of the existing buildings on the property, proposed car port as well as the area covered by the driveway on the property and determined that the total area covered does not exceed the maximum allowed. Therefore, a variance to (2) Maximum building coverage requirements specified in Section 50-129 of the Code of Ordinances of the City of Raytown is not required. As a result a variance to the maximum number of accessory buildings is only required in order for the proposed carport.

FACTORS TO CONSIDER

The Zoning Ordinance states that a request for a variance may be approved upon a finding that all of the following conditions have been met:

1. **Uniqueness:** *(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 variance is unique as the lot is larger than the typical residential lot found elsewhere in Raytown.

- 2. Effects on Adjacent Properties:** *(The granting of the variance will not adversely affect the rights of adjacent property owners or residents.)*

The subject property is larger than the typical lot in Raytown and will not adversely impact the amount of open space still remaining on the lot. In addition, the property is heavily wooded. As a result, the carport will not be located in close proximity to neighboring properties, will be screened by the trees on the property and will not cause any adverse effects on adjacent properties.

- 3. Hardship:** *(The strict application of the provisions of these regulations of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.)*

Denial of the application would result in the applicant not constructing the carport and then not having a place to park their vehicles under a cover or would require the applicant to remove their existing wood shed under which they store fire woods. Removal of the wood shed would result in the fire wood being stacked outside and then covered with a tarp that the applicant feels would be unsightly.

- 4. Spirit and Intent:** *(The variance desired will not be opposed to the general spirit and intent of the zoning regulations and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.)*

The maximum number of accessory buildings helps to ensure there is adequate open space area on each residential lot. The subject property is approximately 1.5 acres in size which is larger than most residential lots in Raytown. Due to the larger lot size, allowing an additional detached building will not adversely impact the amount of open space still remaining on the lot thereby maintaining the spirit and intent of the city's zoning regulations while not adversely affecting the public health, safety, morals, and general welfare of surrounding residents.

- 5. Minimum Variance:** *(The amount or size of the variance requested is the minimum amount or size needed to achieve the purpose for which the variance is requested.)*

The 23 foot by 26 foot carport proposed is of a size that would allow for two of the applicant's vehicles to be parked underneath it.

POSSIBLE FINDINGS OF FACT

After considering the above factors, the Board will need to decide if the variance request should be:

- ◆ Approved,
- ◆ Approved with conditions, or
- ◆ Denied.

The following are two sets of POSSIBLE findings of fact based upon the information submitted as part of the application, which is contained in this staff report. The set of possible findings of fact provided in the middle column support the approval of the variance requested while the second set of possible findings provided in the column on the right side of the table below provide facts supporting denial of the variance request. The Board should accept a set of

findings of fact they deem most appropriate for either approval or denial based upon the information provided in this staff report and at the public hearing. Please note, however, that in order to approve a variance, ALL of the factors described in the middle column must be met. If one or more of the findings in the middle column are not found to be true then the application cannot legally be approved. It should be noted, that the following possible findings of fact are solely based upon the information contained in this staff report. Additional information could be presented at the public hearing, which may alter the following findings of fact. If additional information is presented at the public hearing, which alters the findings contained below, the applicable set of findings of fact need to be modified at the meeting to reflect the additional information presented so that the Board may use it as a basis in a making a decision on the variance application.

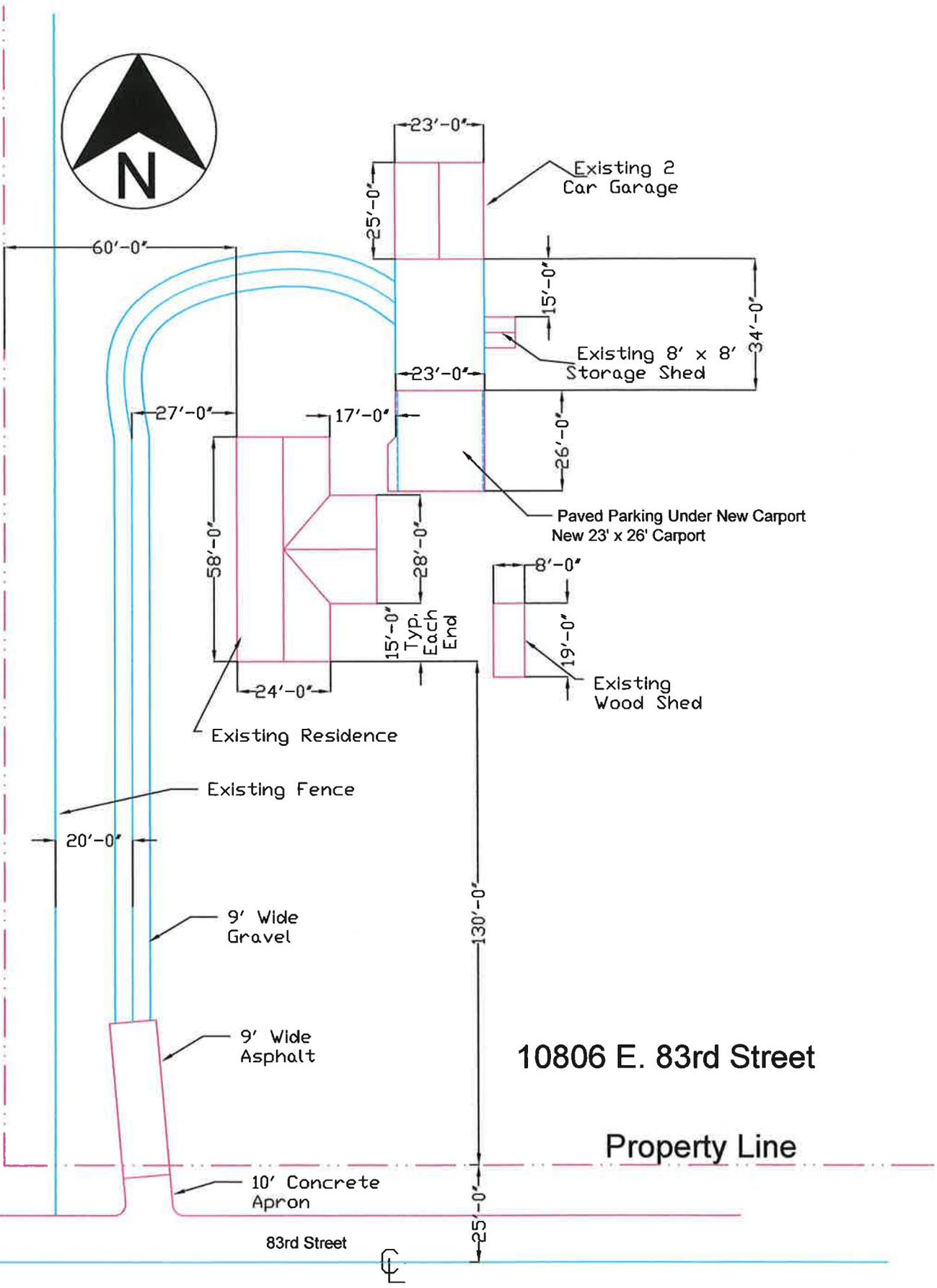
FACTORS	POSSIBLE FINDINGS OF FACT FOR APPROVAL OF THE REQUESTED VARIANCE	POSSIBLE FINDINGS OF FACT FOR DENIAL OF THE REQUESTED VARIANCE
<p><u>Uniqueness</u></p> <p><i>(The variance requested arises from such condition that is unique to the property in question, is not ordinarily found in the same zoning district and is not created by an action of the property owner / applicant).</i></p>	<p>The variance is unique as the lot is larger than the typical residential lot found elsewhere in Raytown.</p>	<p>The variance is not unique as the applicant is creating their own hardship by wanting to construct a detached accessory building.</p>
<p><u>Effects on Adjacent Properties</u></p> <p><i>(The granting of the variance will not adversely affect the rights of adjacent property owners or residents.)</i></p>	<p>The subject property is larger than the typical lot in Raytown and will not adversely impact the amount of open space still remaining on the lot. In addition, the property is heavily wooded. As a result, the carport will not be located in close proximity to neighboring properties, will be screened by trees on the property and will not cause any adverse effects on adjacent properties.</p>	<p>The applicant is creating their own hardship by wanting to construct a detached accessory building.</p>

<p><u>Hardship</u></p> <p><i>(The strict application of the provisions of these regulations of which the variance is requested will constitute an unnecessary hardship upon the property owner represented in the application.)</i></p>	<p>Denial of the application would result in the applicant not constructing the carport and then not having a place under which to park their vehicles or would require the applicant to remove their existing wood shed under which they store fire woods, resulting in the fire wood being stacked outside and covered with a tarp that the applicant feels would be unsightly.</p>	<p>The applicant is creating their own hardship by wanting to construct a detached accessory building.</p>
<p><u>Spirit and Intent of the Zoning Ordinance</u></p> <p><i>(The variance desired will not be opposed to the general spirit and intent of the zoning regulations and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.)</i></p>	<p>Due to the large lot size allowing an additional detached building will not adversely impact the amount of open space on the lot thereby maintaining the spirit and intent of the city's zoning regulations.</p>	<p>The applicant is creating their own hardship by wanting to construct a detached accessory building.</p>
<p><u>Minimum Amount / Size of Variance Necessary</u></p> <p><i>(The amount or size of the variance requested is the minimum amount or size needed to achieve the purpose for which the variance is requested.)</i></p>	<p>The 23 foot by 26 foot carport proposed is of a size that would allow for two of the applicant's vehicles to be parked underneath it.</p>	<p>The applicant is creating their own hardship by wanting to construct a detached accessory building.</p>





Property Line



10806 E. 83rd Street

Property Line

83rd Street



METAL CARPORT INSTALLATION PLANS AND DETAILS
AND
FRAMING AND FASTENER SPECIFICATIONS

PREPARED FOR:
CAROLINA CARPORTS, INC
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017

GENERAL NOTES:

1. ALL STEEL TUBING SHALL BE 50 KSI STEEL
2. SNOW LOAD 30 PSF
3. LOCATE ANCHORS AT EACH END OF BOW.
4. FASTEN METAL ROOF AND WALL PANELS TO BOW OR ENDWALL FRAMING WITH 1/4" X1" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHER 8" O.C. MAX (SEE TABLES 1 AND 2 FOR FASTENER SPACING SPECIFICATIONS)
5. ALL FIELD CONNECTIONS SHALL BE 1/4"X1" SELF DRILLING SCREWS.
6. ALL SHOP CONNECTIONS SHALL BE WELDED.
7. THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2012 MISSOURI BUILDING CODE.



MAR 0 2014

CAROLINA CARPORTS INC.
P.O. BOX 1263, CAROLINA, 27017
1-800-670-4282

Scale: 1/8" = 1'-0"
Date: 3/17/14
Checked by: S.P.P.
Drawn by:

1 of 8

TABLE 1—BOW FRAME AND PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	BASIC WIND SPEED 3-SECOND GUST (MPH)	MAXIMUM BOW SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG BOWS, RAFTERS, AND POSTS (INCHES)	
			INTERIOR BOWS	END BOWS
B OR C	100 TO 130	5.0	6	6
	140 TO 150	4.0	6	6

- Specifications applicable to 29 gauge (100 to 130 mph) and 26 gauge (140 TO 150 MPH) metal panels fastened to 12 or 14 gauge steel tube bow frames.
- Fasteners consist of 1/4"-14 X1" self-drilling screws with control seal washer.
- Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14' (3:12 pitch). Spacing requirements for other roof heights and/or slopes may vary.

TABLE 2—END POST AND END WALL PANEL FASTENER SPACING SPECIFICATIONS

WIND EXPOSURE CATEGORY	BASIC WIND SPEED 3-SECOND GUST (MPH)	MAXIMUM POST SPACING (FEET)	AVERAGE FASTENER SPACING ON-CENTERS ALONG END POST. (INCHES)	
			INTERIOR BOWS	END BOWS
B OR C	100 TO 150	5.0	6	6

- Specifications applicable to 29 gauge (100 to 130 mph) and 26 (140 TO 150 MPH) metal panels fastened directly to 12 or 14 gauge steel tube bow frames.
- Fasteners consist of 1/4"-14 X1" self-drilling screws with control seal washer
- Specifications applicable only for mean roof height of 20 feet or less, and roof slopes of 14' (3:12 pitch). requirements for other roof heights and/or slopes may vary.

WINDOW AND DOOR NOTE

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY, AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

ANSI/AAMA/NWDA 101/IS2 2/97

THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330, STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE OF EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE

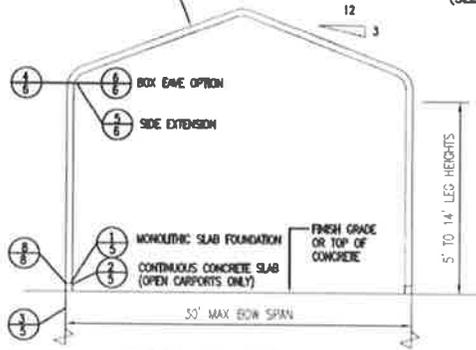
CARPORT WIDTH	MAX DOOR WIDTH
12'	8'
18' TO 20'	12'
22' TO 24'	16'
26' TO 30'	20'
32' TO 36'	24'
38' TO 40'	30'



MAR 0 2014

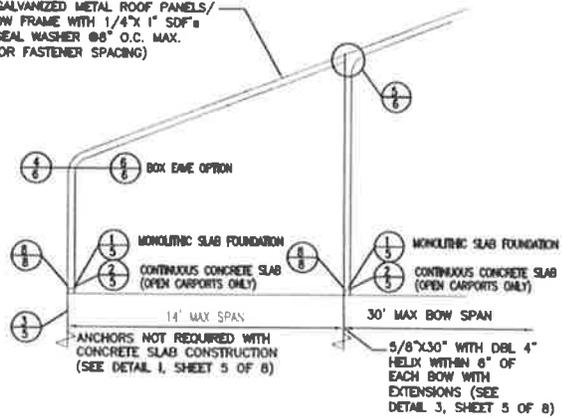
CAROLINA CARPORTS INC.
P.O. BOX 1251
DOBSON, NORTH CAROLINA 27017
1-800-670-4262

29 OR 26 GA. GALVANIZED METAL ROOF PANELS FASTENED TO BOW FRAME WITH 1/4" X 1" SDF'S WITH CONTROL SEAL WASHER (SEE TABLE 1 FOR FASTENER SPACING)



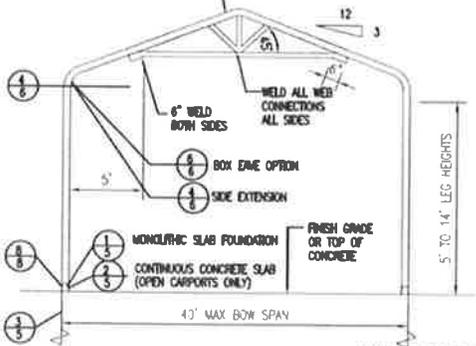
TYPICAL BOW SECTION
N.T.S.

29 OR 26 GA. GALVANIZED METAL ROOF PANELS/ FASTENED TO BOW FRAME WITH 1/4" X 1" SDF'S WITH CONTROL SEAL WASHER @8" O.C. MAX. (SEE TABLE 1 FOR FASTENER SPACING)



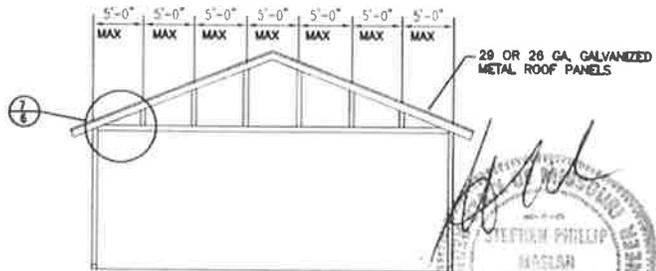
ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION. (SEE DETAIL 1 SHEET 5 OF 6)

29 OR 26 GA. GALVANIZED METAL ROOF PANELS FASTENED TO BOW FRAME WITH 1/4" X 1" SDF'S WITH CONTROL SEAL WASHER. (SEE TABLE 1 FOR FASTENER SPACING)



TRUSS BOW SECTION
N.T.S.

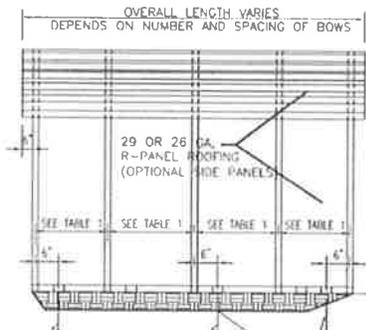
ANCHORS NOT REQUIRED WITH CONCRETE SLAB CONSTRUCTION (SEE DETAIL 1, SHEET 5 OF 6)



GABLED OPEN END WALL SECTION
N.T.S.

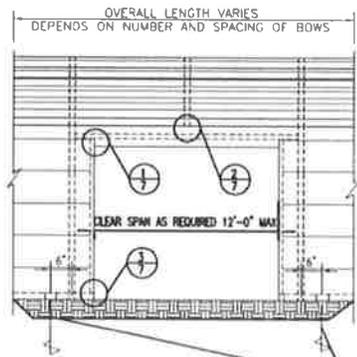
Professional Engineer Seal for Stephen Phillip, License Number E-20397, State of North Carolina. Includes a date stamp: MAR 03 2014.

CAROLINA CARPORTS INC.
P.O. BOX 1263
DOBSON, NORTH CAROLINA 27017
1-800-870-4262



SIDE ELEVATION
N.T.S.

GROUND ANCHORS @ 25' O.C. MAX
(SEE DETAIL 3, SHEET 5 OF 8)
ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION
(SEE DETAIL 1, SHEET 5 OF 8)

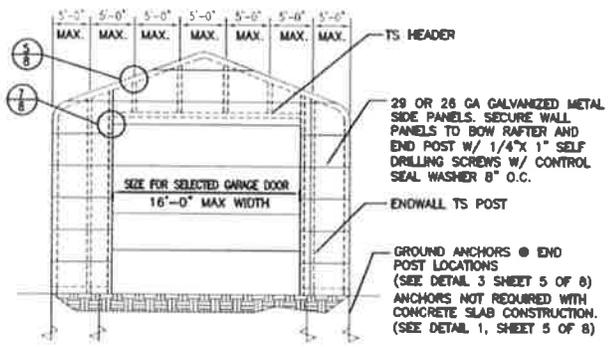


SIDE OPENING
N.T.S.

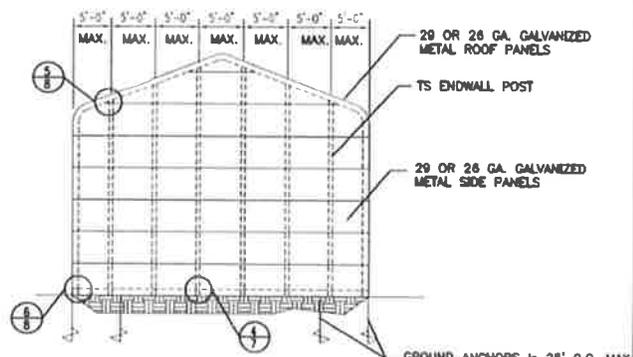


MAR 0 2 2014

TIE DOWN ENGINEERING, 30" LONG WITH
5/8" ROD & DBL. 4" HELIX EYE ANCHOR
(SEE DETAIL 3, SHEET 5 OF 8)
ANCHORS NOT REQUIRED WITH
CONCRETE SLAB CONSTRUCTION.
(SEE DETAIL 1, SHEET 5 OF 8)



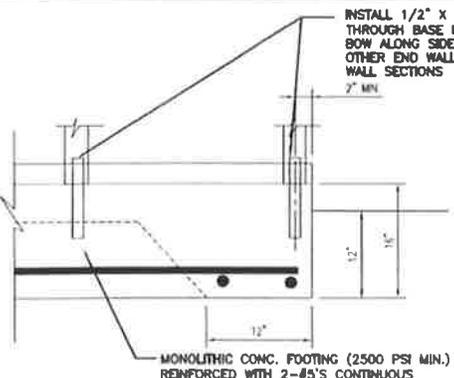
FRONT WALL ELEVATION
N.T.S.



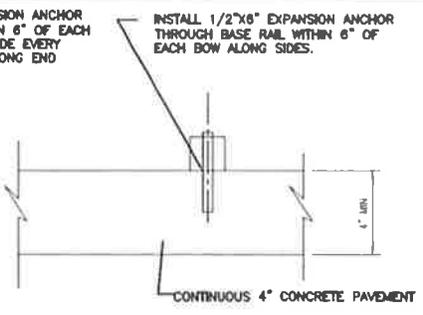
REAR WALL ELEVATION
N.T.S.

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1-800-670-4252

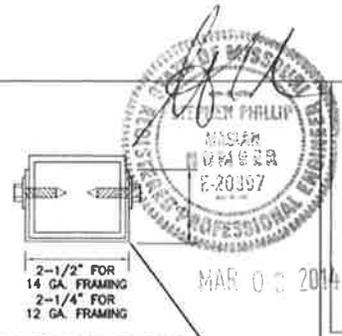
DATE	
BY	
CHECKED BY	
APPROVED BY	



1 CONCRETE BASE RAIL ANCHORAGE
N.T.S. (OPTIONAL)



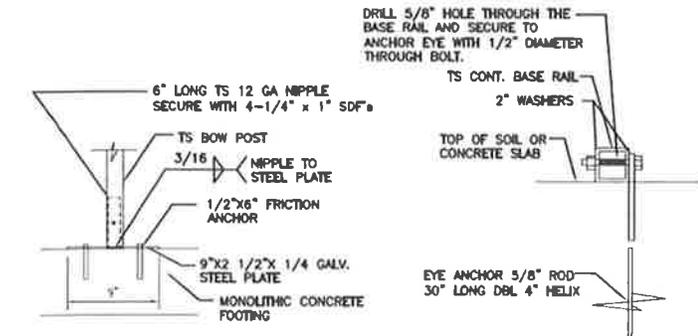
2 CONCRETE BASE RAIL ANCHORAGE
N.T.S. (OPTIONAL OPEN CARPORTS ONLY)



BRACE SECTION
N.T.S.



MAR 03 2014



ALTERNATE BOW TO POST CONCRETE FOUNDATION CONNECTION DETAIL

3 BASE RAIL ANCHORAGE
N.T.S.

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

COVER OVER REINFORCING STEEL FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT OR 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER 1 1/2 INCHES FOR MASONRY UNITS NOT EXPOSED TO EARTH OR WEATHER.

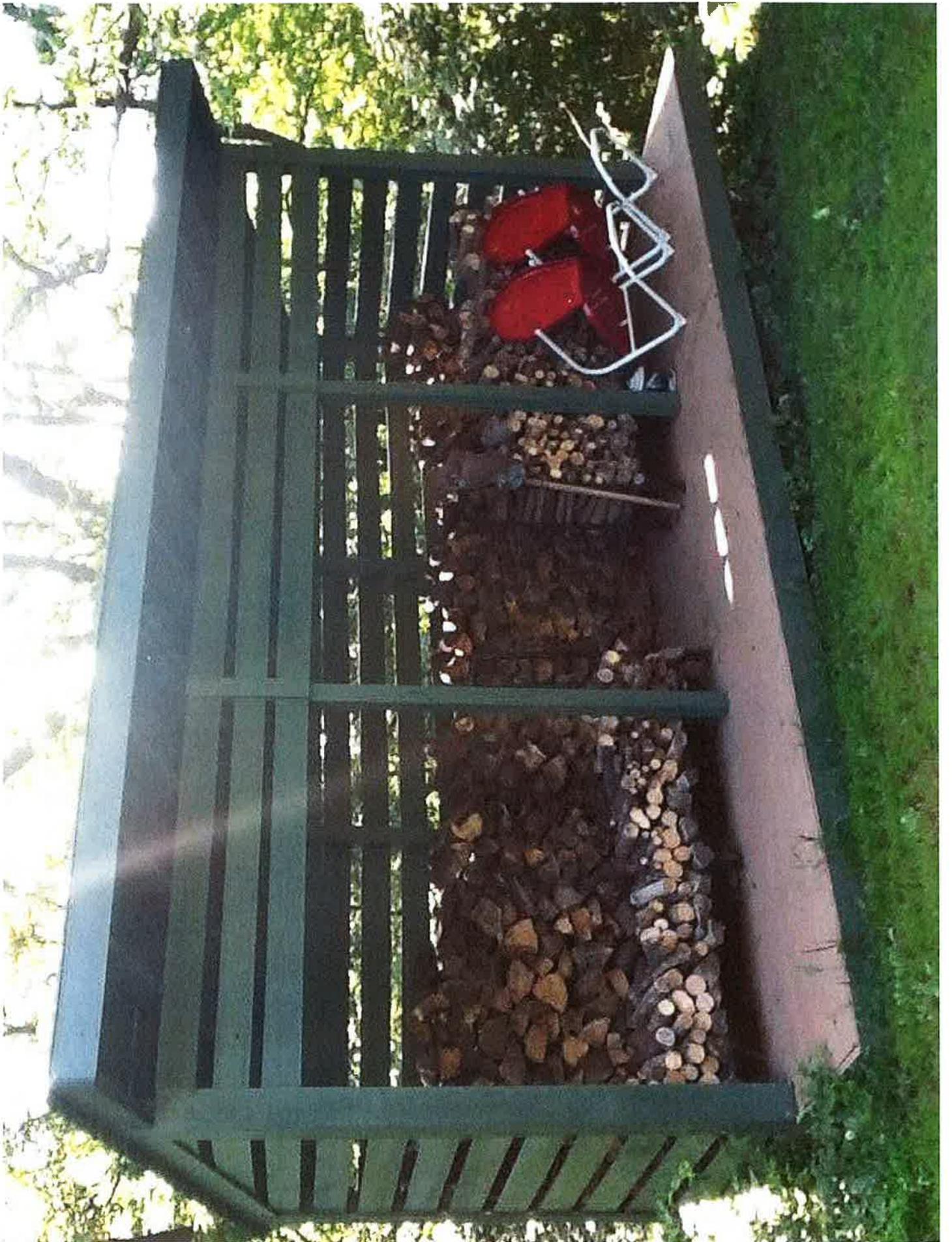
REINFORCING STEEL:
THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40.

GALVANIZATION:
METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS AND NAILS EXPOSED DIRECTLY TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED
1. ALL REINFORCEMENT IS BENT COLD.
2. THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX BAR DIAMETERS.
3. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

EXCEPTION - WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL, BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE PERMITTED TO BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

CAROLINA CARPORTS INC.
P.O. BOX 1283
DOBSON, NORTH CAROLINA 27017
1-800-670-4262



Case Number 2015-003
Date Received 8-4-15
Map Page _____

**CITY OF RAYTOWN
APPLICATION FOR CONDITIONAL USE PERMIT**

PART I Background Information

1. This request applies to property at the following address:

10806 E. 83rd St

2. The name(s), address(es), and phone number(s) of the property owners: (As listed on the deed)

Name	Address	Phone
<u>Andrew Pickard</u>	<u>10806 E. 83rd St</u>	<u>816 510 8798</u>
<u>Marie Pickard</u>	<u>10806 E. 83rd St</u>	<u>816 510 2305</u>

3. We, the property owner(s), do hereby appoint the following person as our agent during consideration of our request:

Name	Address	Phone/Email

4. The property is currently being used for the following purposes:

~~Woodshed~~ Carport

5. Zoning classification of the property: _____

6. Specify the use desired for the property: ~~Woodshed~~ Carport

7. Please list all existing structures and their heights located on the property:

Structure	Height
<u>House</u>	<u>1 story</u>
<u>Detached Garage</u>	<u>1 story</u>
<u>woodshed</u>	<u>12'</u>
<u>metal shed</u>	<u>7'</u>

8. We, the undersigned, do hereby authorize the submission of this application and associated documents, and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Amber Pickard

Andrew Pickard

PART II Conditional Use Permit Information

In considering an application for a conditional use permit, the city shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to the following factors:

1. The stability and integrity of the various zoning districts;
2. Conservation of property values;
3. Protection against fire and casualties;
4. Observation of general police regulations;
5. Prevention of traffic congestion;
6. Promotion of traffic safety and the orderly parking of motor vehicles;
7. Promotion of the safety of individuals and property;
8. Provision for adequate light and air;
9. Prevention of overcrowding and excessive intensity of land uses;
10. Provision for public utilities and schools;
11. Invasion by inappropriate uses;
12. Value, type and character of existing or authorized improvements and land uses;
13. Encouragement of improvements and land uses in keeping with overall planning; and
14. Provision for orderly and proper renewal, development and growth.

The information provided by the applicant to the following questions is an opportunity to justify approval of a conditional use permit based on the above listed factors.

If the space provided is not adequate, the applicant may attach additional pages. The applicant is also encouraged to submit any other pertinent information, such as photographs, drawings, maps, statistics, legal documents, and letters of support.

A. The proposed conditional use will be in keeping with the character of the neighborhood because:

We would like to add the carport to preserve and protect a valuable vintage camper trailer that we rebuilt.

B. The proposed use will be consistent with the uses and zoning on nearby parcels because:

The carport (proposed) would be in a position that is several hundred feet from any neighboring property, and is screened by

C. This property is more suited for the proposed use than its current uses because:

The current parking area will not protect the vintage camper trailer from severe weather, particularly hail storms.

D. The proposed conditional use could have the following detrimental effects on nearby parcels:

I do not think any neighboring property would be adversely affected by the proposed carport as it is in the center of a large property and is screened by mature woodlands.

E. Prior to submitting this application, the property has been vacant for:

N/A

F. If the application is denied, the property owner(s) will face the following hardships:

The denial of the carport would expose the vintage camper to the effects of weather, including hail, which would cause severe damage.

G. Public facilities and utilities are adequate to serve the proposed use as follows:

N/A

H. Additional comments:

I am applying for a variance in order to keep my woodshed and to add a carport to protect a ~~new~~ refurbished vintage trailer from adverse weather, particularly hail storms.

NOTICE OF PUBLIC HEARING

Application: Request for a variance to the following regulations:

- (1) Maximum number of accessory buildings allowed in an R-1 (Low Density Residential) District as adopted by Ordinance No. 5181-07 of the City of Raytown; and
- (2) Maximum building coverage requirements specified in Section 50-129 of the Code of Ordinances of the City of Raytown.

The variance is being requested as the applicant wishes to construct a carport.

Location: 10806 E 83rd Raytown, MO 64133

Notice is hereby given that the City of Raytown Board of Zoning Adjustment will hold a public hearing regarding the above-described application on Thursday, September 10, 2015 at 7:00 p.m., at Raytown City Hall located at 10000 East 59th Street, Raytown, Missouri. The public is hereby invited to attend the public hearing and be heard.

Certified for publication this 25th day of August, 2015.

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(816) 737-6014
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August 26, 2015

**NOTICE OF PUBLIC HEARING
TO BE HELD BY THE
CITY OF RAYTOWN BOARD OF ZONING ADJUSTMENT**

Notice is hereby given that the City of Raytown Board of Zoning Adjustment will hold a public hearing to consider an application for a variance to the following regulations:

- (1) Maximum number of accessory buildings allowed in an R-1 (Low Density Residential) District as adopted by Ordinance No. 5181-07 of the City of Raytown; and
- (2) Maximum building coverage requirements specified in Section 50-129 of the Code of Ordinances of the City of Raytown.

The property to which the variance application applies is located at 10806 E. 83rd Street in Raytown, Missouri. The variance is being requested as the applicant wishes to construct a carport.

A public hearing to consider the above described application will be held by the City of Raytown Board of Zoning Adjustment on Thursday, September 10, 2015 at 7:00 p.m. The public hearing will be held in the Council Chambers at Raytown City Hall located at 10000 East 59th Street in Raytown, Missouri. You are invited to attend the public hearing to provide input and / or ask questions regarding the application.

If, prior to the public hearing you would like additional information regarding this application, you may contact the City of Raytown Development and Public affairs Department located in Raytown City Hall at 10000 East 59th Street or by sending an email to jbenson@raytown.mo.us or by calling (816) 737-6011.

Sincerely,

John Benson, AICP, MPA
Director of Development & Public Affairs
City of Raytown