

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

November 8, 2018
7:00 P.M.

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

MEETING

1. Open Meeting

2. Roll Call

Aprill _____ Cook _____ Morales _____
Murray _____ Riehle _____ Tush (Alt) _____
Wilson (Alt) _____

3. Approval of June 14, 2018 Meeting Minutes

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

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 in R-1 zoning.

1. Open Public Hearing by Chair
 2. Swearing in of any person who may wish to speak for or against the application
 3. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.
 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*
 5. Introduction of application by staff
 6. Presentation of variance application 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
-
4. **Other Business** - None
 5. **Set Tentative Future Meeting Date** – December 13, 2018 (1 Case)
 6. **Adjourn**

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

June 14, 2018
7:00 P.M.

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

MEETING

1. Open Meeting

2. Roll Call

Apprill Present

Cook Absent

Morales Present

Murray Absent

Riehle Present

Tush (Alt) Present

Wilson (Alt) Absent

3. Approval of May 10, 2018 Meeting Minutes

A. Changes: *N/A*

B. Motion: *Apprill*

C. Second: *Morales*

D. Vote: For: 4 Against: 0

4. Old Business – None

5. New Business:

A. Case #: BZA 2018-03
Request: Variance from R-1 Zoning Regulations
(Sec. 50-127 [7] & Sec. 50-129 [a])
Location: 11223 E. 63rd Street
Applicant: David Frazier
Property Owner: John D. and Dyonna Jo Frazier
Variance: An increase in the allowed square footage and the height of an accessory building.

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
Associate of City Attorney, Zach Enterline, swore in all individuals that were speaking regarding Case No. BZA 2018-03.
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
Planning and Zoning Coordinator, Michael Swan, introduced the case.
6. Presentation of variance application by applicant
Applicant, David Frazier discusses the history and current state of the accessory building. Mr. Frazier tells the board why he sees the need to renovate and increase the size of the building. Mr. Frazier mentions that he has personally gone around and spoken with his neighbors about his plans and that none of them have had any issues.
7. Request for public comment
None

8. Rebuttal, if necessary, by the applicant.

None

9. Summary of additional information by staff

None

10. Board discussion

Chairman Riehle asks for clarification on which driveways belong to which residents as seen on the maps being projected. Mr. Frazier explains that he and his neighbor share the U-shaped driveways.

Mr. Morales asks if there is a specific reason Mr. Frazier is asking for the 6 foot height variance. Mr. Frazier explains how he wants the accessory building to resemble his house and its 12-12 roof pitch. Mr. Frazier adds that the exterior of the accessory building will use similar materials as the exterior of his house.

11. Close public hearing

Chairman Riehle closed the public hearing.

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

Sec. 50-127 [7]

- a) *Motion – Aprill (approve)*
- b) *Second – Morales*
- c) *Additional Board Discussion*
- d) *Vote – **Motion carried 4-0***

Sec. 50-129 [a]

- a) *Motion – Morales (approve)*
- b) *Second – Tush*
- c) *Additional Board Discussion*
- 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, August 9th 7pm. Mr. Swan mentions that the deadline for cases to be entered onto the August 9th agenda is June 29th and that there have been not been any as of yet.*

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



Staff Report

Community Development
Planning and Development Services

BZA 2018-04

To: City of Raytown Board of Zoning Adjustments

From: Ray Haydaripoor, Director of Community Development

Date: November 8, 2018

Re: Application for Variance

Agenda Item: 1A

VARIANCE APPLICATION SUMMARY

Applicant: Sandra Kay Trundle and Cynthia B. Feagan

Property Owner: Sandra Kay Trundle

Property Location: 5721 Blue Ridge Boulevard

Request: A variance from the side yard setback line (Sec. 50-129 [c])

SITE DATA

Proposed Tract I: THAT PART OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 32 WEST IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BODDY ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, SAID POINT ALSO BEING ON THE SOUTHEAST RIGHT OF WAY LINE, OF BLUE RIDGE BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 55°-14'-22" WEST, A RADIUS OF 756.80 FEET, A CENTRAL ANGLE OF 4°-27'-06", AND AN ARC LENGTH OF 58.80 FEET; THENCE SOUTH 37°-36'-53" EAST, A DISTANCE OF 288.27 FEET TO THE NORTH LINE OF LOT 1, BOULEVARD PARK ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH 88°-59'-28" EAST ALONG SAID NORTH LINE, A DISTANCE OF 126.58 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHERN BOULEVARD; THENCE NORTH 0°-01'-49" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 22.84 FEET TO THE SOUTHWEST LINE OF LOT 4, SAID BODDY ADDITION; THENCE NORTH 46°-34'-57" WEST (PLAT=NORTH 46°-30' WEST) ALONG THE SOUTHWEST LINE OF SAID LOTS 3 AND 4, BODDY ADDITION, A DISTANCE OF 348.24 FEET TO THE POINT OF BEGINNING.

Proposed Tract II: THAT PART OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 32 WEST IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BODDY ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, SAID POINT ALSO BEING ON THE SOUTHWEST RIGHT OF WAY LINE, OF BLUE RIDGE BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 55°-14'-22" WEST, A RADIUS OF 756.80 FEET, A CENTRAL ANGLE OF 4°-27'-06", AND AN ARC LENGTH OF 58.80 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 756.80 FEET, A CENTRAL ANGLE OF 5°-00'-43", AND AN ARC LENGTH OF 66.20 FEET; THENCE SOUTH 28°-55'-57" EAST, A DISTANCE OF 223.09 FEET TO THE NORTH LINE OF LOT 17, BOULEVARD PARK ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH 88°-59'-28" EAST ALONG THE NORTH LINE OF LOTS 1 AND 17, SAID BOULEVARD PARK ADDITION, A DISTANCE OF 126.57 FEET; THENCE NORTH 37°-36'-53" WEST, A DISTANCE OF 288.27 FEET TO THE POINT OF BEGINNING.

Surrounding Zoning	Low-Density Residential (R-1)
Surrounding Overlay	None
Surrounding Land Use	Single-Family Residential
Designated Future Land Use	Single- Family Residential
Ward(s)	Ward 3
Approximate Land Area	49,218 ft ² or 1.13 acres
Roadway Classification	Arterial

BACKGROUND

The applicant is requesting a variance to Section 50-129 (c) of Raytown’s zoning code:

Section 50-129 (c) – “Side yard. There shall be a side yard of at least eight feet on each side of a dwelling. All detached accessory buildings shall provide a minimum side yard of five feet.”

Currently, there are two houses on the lot owned by the applicant. She would like to be able to split the lot and create two separate lots, each with one house. This would give her the ability to sell one of the homes/lots independently from the other.

The applicant is requesting to decrease the minimum building side yard by two (2) feet to accommodate the lot split line proposed to go between the two homes. Per city ordinances, the minimum side yard distance (between the property line and any dwelling structure) should be eight (8) feet. Currently there is only twelve (12) feet between the two homes (at the shortest point). Splitting this distance equally would give each lot a six (6) foot side yard setback in between the two homes.



Figure 1 – Aerial view of 5721/5725 Blue Ridge Boulevard

SITE DESCRIPTION AND PRESENT USE

The 1.13 acre parcel on Blue Ridge Boulevard between Ralston Ave. and Northern Ave. is occupied by two, two-story single family residences.



Figure 2 – Street view of 5721/5725 Blue Ridge Boulevard

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in a primarily residential neighborhood. The surrounding properties are single-family homes on lots generally smaller in size. If the lot split being requested would go through, it would make the two newly created lots about the same size as other lots in the area.

PUBLIC COMMENTS

The public notice was published in *The Daily Record*. POA, Cynthia Feagan hosted a neighborhood meeting at Raytown City Hall on Thursday, October 18 at 10:00 A.M. No members of the public attended this meeting. For BZA cases, neighborhood meetings are not required, but rather optional for the applicant.

ANALYSIS

FACTORS TO CONSIDER

Chapter 50 Zoning regulations state 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 two buildings on the lot were built before the current zoning and building codes were in place, making them legal nonconforming structures up until this point. It is a unique circumstance that two single family homes are both on the same lot and so close together. The current zoning and building codes would prevent a similar situation from occurring today.

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

The applicant states that the proposed variance would have no effect on surrounding property owners or residents. City Staff agrees with this belief as there are no proposed physical changes being made to either house or the property itself. If the variance is approved and the lot split goes through, there will be no physical difference from before and after the process. All that is being proposed is to split the lot in two with an additional, intangible lot line.

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.*

According to the application, if the requests are not granted the owner of the lot would not be able to sell one house independently from the other. She would have to sell both houses to a single buyer. This may be harder to come by than finding individual buyers of the two individual homes.

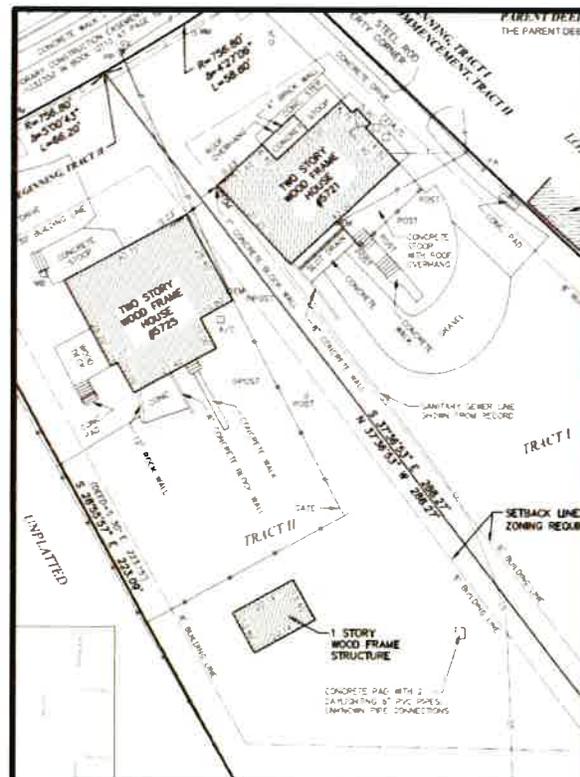
4. **Spirit and Intent:** *The variance desired will not be opposed to the general spirit and intent of the zoning regulations and will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.*

According to the application, the general spirit of all municipal zoning ordinances is to provide general guidelines for construction with the intent to safeguard the city and its citizens. Variances are often needed and granted to support unique projects such as this.

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.*

According to the certification of survey, the shortest distance between the two homes is 12 feet, and increases as it goes towards the back of the houses. Splitting this distance equally would give each house 6 feet of side yard at the shortest distance, increasing towards the back of the homes.

Figure 3 (Right) – Proposed lot split line showing 6’ side setback line between the two homes





Staff Report

Community Development
Planning and Development Services

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	POSSIBLE FINDINGS OF FACT FOR DENIAL
<p><u>Uniqueness</u> <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 there are two single-family homes on one parcel/lot of land.</p>	<p>The variance request is not unique as there are many instances where two or more single-family homes share the same parcel/lot of land.</p>
<p><u>Effects on Adjacent Properties</u> <i>(The granting of the variance will not adversely affect the rights of adjacent property owners or residents.)</i></p>	<p>The variance will have minimal impact on neighbors as there will be no physical changes to the homes/site and only an intangible lot line will be added.</p>	<p>The proposed variance would have tremendous effects on neighboring properties that could make them harder to maintain and/or sell.</p>
<p><u>Hardship</u> <i>(The strict application of the provisions of these regulations of which the variance is requested will constitute an</i></p>	<p>Denial of the variance will result in the property owner not being able to sell one house independently of the other.</p>	<p>As an alternative, the applicant could sell the two homes to a single buyer who will rent one of the homes</p>



Staff Report

Community Development
Planning and Development Services

<p><i>unnecessary hardship upon the property owner represented in the application.)</i></p>		<p>out.</p>
<p><u>Spirit and Intent of the Zoning Ordinance</u> <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>The proposed variance will not be contrary to the general spirit of the zoning ordinance. It will not adversely affect public health, safety, or general welfare of neighbors. It is a minor decrease in the minimum side setback.</p>	<p>The proposed variance will be contrary to the general spirit and intent of the zoning ordinance as the property will be less than the allotted minimum side setback.</p>
<p><u>Minimum Amount / Size of Variance Necessary</u> <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 variance is the minimum necessary to accommodate the applicant's lot split.</p>	<p>The variance could closer match the required 8 foot minimum side setback as required by zoning code.</p>

RECOMMENDATION

Staff recommends approval of Case No. BZA 2018-04, Variance from Sec. 50-129 (c) of the City of Raytown Zoning Regulations, subject to the following conditions:

1. The minimum side yard setback shall be six feet on the East side of 5725 Blue Ridge Boulevard and six feet on the West side of 5721 Blue Ridge Boulevard. All other setbacks for either property shall be as required per Raytown zoning codes.
2. Applicant must complete the lot split process through the City of Raytown – Community Development Department.



Development & Public Affairs Department
 Building Inspections Division
 10000 E. 59th Street
 Raytown, MO 64133
 Office (816) 737-6011 Fax (816) 737-6164

VARIANCE PERMIT

PERMIT #: 20182476	DATE ISSUED: 8/31/2018
	MUST COMMENCE BY: 8/31/2019
JOB ADDRESS: 5721 BLUE RIDGE	LOT #:
SUBDIVISION:	BLK #:
OWNER: Sandra Kay Trundle	CONTRACTOR: Bob Anderson
ADDRESS: 5721 Blue Ridge Boulevard	ADDRESS: 1270 NE Delta School Road
CITY, STATE ZIP: Raytown MO 64133	CITY, STATE ZIP: Lees Summit MO 64064
PHONE:	PHONE:
VALUATION: \$ 0.00	
SQ FT: 0.00	
OCCP TYPE:	
CNST TYPE:	
DESCRIPTION OF WORK:	

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	VARIANCE	\$ 350.00
TOTAL		\$ 350.00

Inspection Information

- All inspections require two working days (48 hours) advance notice.
- Inspections must be scheduled and approved before covering any work.
- APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.




Issued By: _____ Date: 8/31/18
 Applicant: _____ Date: 9/24/18

DATE : 08/31/2018 11:11 AM
OPER : DPA
TKBY : Community Developmen
TERM : 35
REC# : R00215828

EG EnterGov 350.00
INV-00001115 350.00

Paid By: ANDERSON, ROBERT (ANDERSON SURVE
2-CHK 350.00 REF: 70460

APPLIED 350.00
TENDERED 350.00
CHANGE 0.00



Case Number: BZA 2018- 04

Date Received: _____

Fee Paid: \$350.00

**City of Raytown – Board of Zoning Adjustments
Variance/Appeal Application**

1. I hereby apply for:

 Appeal from an administrative decision

 X Variance from any specific requirement

(Specify Zoning Code Section) 50-129c

2. Name of Property Owner (as appears on deed): SANDRA KAY TRUNDLE

3. Phone Number: 913-906-9007 Cynthia Feagan, POA Sandra Trundle; 816-353-0343 Sandra's home phone

4. Address of Property Owner: 5721 BLUE RIDGE BOULEVARD

5. Signature of Owner: Sandra Kay Trundle

6. I appoint the following person as my agent during consideration of my request.

Name: ROBERT ANDERSON - ANDERSON SURVEY COMPANY

Phone: (816) 246-5050

Address 1270 NE DELTA SCHOOL ROAD LEE'S SUMMIT, MO 64064

7. The property to which this application applies is located at: 5721 BLUE RIDGE BOULEVARD

Approximate Address (If address is currently unassigned): _____

INV# 115

8. Deed with Legal Description: (Please attach separate sheet).

For each of the following questions, please attach additional sheets if necessary.

9. Please describe what you wish to do that the Zoning Ordinance prohibits: To
PERFORM A LOT SPLIT, DIVIDING THE PROPERTY BETWEEN
THE EXISTING BUILDINGS. EXISTING BUILDINGS ARE LESS
THAN 10 FEET APART.

10. The proposed variance (or exception) would not be contrary to public health, safety and the public interest because: THERE WILL BE NO CHANGES TO THE
PROPERTY

11. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: OWNER OF PROPERTY WILL BE UNABLE TO
SELL ONE OF THE EXISTING HOUSES SEPARATELY FROM THE
OTHER

12. The following condition(s), which were not created by the owner's actions, are unique to this parcel and are not commonly found on parcels used in similar ways:

THERE ARE TWO HOUSES ON ONE PARCEL

13. The proposed development or variance would not adversely affect the rights of adjacent property owners because: IT WILL ONLY AFFECT THE PROPERTY

LINE BEING PROPOSED TO BE BETWEEN THE EXISTING HOUSES

14. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because: THERE IS NOT A PROPOSED DEVELOPMENT

15. The variance (or exception) requested is the minimum needed to make possible the reasonable use of the land or structure because: OWNER WANTS ABILITY TO

SELL ONE OF TWO EXISTING HOUSES

I, Sandra Kay Trundle, understand that in filing my application with the City of Raytown, I am responsible for paying the costs incurred in the processing of my application and agree to pay the City of Raytown for such costs, which include but are not limited to the following:

- Postage for public notice letters
- Published notice in the newspaper

I further understand these costs are estimates. In the event the legal costs exceed the amount paid, payment for the additional charges will be required prior to further departmental action on my case.

**CITY OF RAYTOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Raytown Board of Zoning Adjustment will hold a public hearing to consider a request for a variance from the requirements of **Sec. 50-129[c]** in order for the applicant to split their lot so that the two single-family homes currently on the lot can be independent of each other.

The requested variances are:

1. A proposed variance to decrease the minimum side yard in this zoning district (R-1: Low Density Residential) from eight (8) feet to six (6) feet.

The public hearing will be held on Thursday, November 8th, 2018 at 7:00 p.m., at Raytown City Hall - 10000 East 59th Street, Raytown, Missouri.

The public is invited to attend the public hearing and provide public comment. A complete copy of the application and proposed plans are available in the Community Development Office during regular business hours, or contact Ray Haydaripoor at rayh@raytown.mo.us or (816) 737-6093.

owner	SitusCity	SitusState	SitusAddre	SitusZipCo
MAGERS BRANDON & MICHELLE	RAYTOWN	MO	5728 NORTHERN AVE	64133
WASHINGTON BESSIE	RAYTOWN	MO	5801 HEDGES AVE	64133
HUTTON CHRISTI	RAYTOWN	MO	10804 E 58TH ST	64133
CUMMINGS LARRY	RAYTOWN	MO	5729 BLUE RIDGE BLVD	64133
CLEMENTS CHASE W JR	RAYTOWN	MO	5712 BLUE RIDGE BLVD	64133
FRASIER JUSTIN C	RAYTOWN	MO	10800 E 58TH ST	64133
GRAHAM EILEEN MARIE	RAYTOWN	MO	5712 NORTHERN AVE	64133
CAVALLO PAUL T & MEGAN R	RAYTOWN	MO	10800 E 57TH TER	64133
MEAD ROBIN E & CHARLES W	RAYTOWN	MO	5808 HEDGES AVE	64133
COLDWELL CARLA J & MICHAEL L	RAYTOWN	MO	5701 BLUE RIDGE BLVD	64133
KUDART JOYCE E	RAYTOWN	MO	5732 NORTHERN AVE	64133
SCHRANZ KARLENA	RAYTOWN	MO	10805 E 57TH TER	64133
EQUITY PRO PROPERTIES LLC	RAYTOWN	MO	5717 BLUE RIDGE BLVD	64133
TRUNDLE SANDRA KAY TRUSTEE	RAYTOWN	MO	5721 BLUE RIDGE BLVD	64133
CARTER CARL V JR & MELODY JO	RAYTOWN	MO	5703 BLUE RIDGE BLVD	64133
GALES DEAN A & CONNIE J	RAYTOWN	MO	5704 BLUE RIDGE BLVD	64133
CSMA BLT LLC	RAYTOWN	MO	5804 HEDGES AVE	64133
PEARSON SCOTT A	RAYTOWN	MO	5733 BLUE RIDGE BLVD	64133
ALVIDREZ ERICK	RAYTOWN	MO	5720 BLUE RIDGE BLVD	64133
BOLTEN MICHELLE A	RAYTOWN	MO	5741 BLUE RIDGE BLVD	64133
LEWIS MICHAEL L	RAYTOWN	MO	10801 E 57TH TER	64133

October 8, 2018

Dear Property Owner:

This letter is to inform you that the Raytown Board of Zoning Adjustment will hold a public hearing to consider a request for a variance from the requirements of the R-1 Low-Density Residential District (Section 50-127 [7] & Section 50-129 [a]) of the City of Raytown Zoning Ordinance.

Case Number: BZA 2018-04
Variance Request: Lot Split
Applicant: Sandra Trundle, Trustee
Property Owner: Sandra Trundle, Trustee
Property Address: 5721 Blue Ridge Boulevard
Parcel I.D.: 32-730-20-04-00-0-00-000

The public hearing will be held on November 8, 2018 at 7:00 p.m. at Raytown City Hall – 10000 East 59th Street, Raytown, Missouri.

The public is invited to attend the public hearing and be heard. A complete copy of the application and proposed plans are available in the community Development Office during regular business hours. If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend the public hearing, please notify the Community Development department at (816) 737-6014 no later than 48 hours prior to the public hearing date.

Prior to the public hearing, an optional community meeting will be held on Thursday, October 18, 2018 from 10:00 a.m. to 11:00 a.m. at Raytown City Hall – 10000 East 59th Street, Raytown, Missouri for community members who have questions or concerns.

Sincerely,



Sandra Trundle, Trustee

SUMMARY OF COMMUNITY MEETING Thursday, October 18 from 10:00 a.m. to 11:00 a.m.

CASE NUMBER: BZA 2018-04 VARIANCE REQUEST

APPLICANT: SANDRA KAY TRUNDLE, TRUSTEE OF THE SANDRA KAY TRUNDLE TRUST DATED October 2, 2009

PROPERTY ADDRESS: 5721/5725 BLUE RIDGE BOULEVARD

PARCEL I.D.: 32-730-20-04-00-0-00-000

1. The letter to inform property owners about the Raytown Board of Zoning Adjustment public hearing scheduled November 8, 2018 at 7:00 p.m. at Raytown City Hall to consider the request for a variance from the requirements of the R-1 Low-Density Residential District (Section 50-123(7) & Section 50-129 [a] of the City of Raytown Zoning Ordinance was mailed on October 10, 2018 prior to the Community Meeting on October 18, 2018.

The list of property owners who are to have letters mailed to their address was acquired from the City of Raytown. The list is attached.

Included in the notice letter for the Raytown Board of Zoning Adjustment public hearing was the notice, date, and place of the optional Community Meeting for community members who have questions or concerns.

2. Sandra Kay Trundle, Trustee of the Sandra Kay Trundle Trust and Cynthia B. Feagan, POA for Sandra Kay Trundle met at Raytown City Hall on October 18 from 10:00 a.m. to 11:00 a.m. No community members attended the meeting. The Community Meeting Log is attached. On or about 10:45 a.m., Mr. Ray Haydaripoor, Community Development Director, City of Raytown stopped by the meeting room and discussed the next steps with Ms. Trundle and Ms. Feagan.

Respectfully submitted,



Cynthia B. Feagan

POA for Sandra Kay Trundle

Case Number: BZA 2018-04 Variance Request: Lot Split
Applicant: Sandra Trundle, Trustee
Property Owner: Sandra Trundle, Trustee
Property Address: 5721/5725 Blue Ridge Boulevard
Parcel I.D.: 32-730-20-04-00-0-00-000

Community Meeting Log : Thursday, October 18 from 10:00 a.m. to 11:00 a.m.
Please include Name and Address on the list below.

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

CW
MTW
AKT

AGREEMENT TO GRANT ACCESS TO 5725 BLUE RIDGE BOULEVARD,
RAYTOWN, MO 64133 FOR PURPOSES LISTED BELOW:

FOR AND IN CONSIDERATION of the mutual agreement herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Michael Todd Ward and Crystal Ward ("Grantors") of 5725 Blue Ridge Boulevard, Raytown, MO 64133, who currently rent the property and intend to buy it, hereby agree to grant to Sandra Kay Trundle, Trustee of the Sandra Kay Trundle Trust Dated October 2, 2009 ("Grantee") of 5721 Blue Ridge Boulevard, Raytown, MO 64133, a perpetual, non-exclusive right of way and access to the SANITARY SEWER LINES, DRAIN LINES, and ANY OTHER UTILITY LINES THAT MAY CROSS ONTO THE PROPERTY AT 5725 Blue Ridge Boulevard, Raytown, MO 64133 from THE PROPERTY AT 5721 Blue Ridge Boulevard, Raytown, MO 64133.

THIS AGREEMENT TO GRANT ACCESS IS for INGRESS AND EGRESS TO, FROM, AND UPON AND OVER THE PROPERTY AT 5725 Blue Ridge Boulevard, Raytown, MO 64133 TO THE PROPERTY OWNER OF THE PROPERTY SITUATED AT 5721 Blue Ridge Boulevard, Raytown, MO 64133 and SHALL BE GOVERNED BY, CONSTRUED, AND ENFORCED IN ACCORDANCE WITH THE LAW OF THE STATE OF MISSOURI IN EFFECT ON THE DATE OF THE SIGNATURES AFFIXED BELOW.

SIGNED BY Michael Todd Ward DATE 10/29/18
MICHAEL TODD WARD, Grantor

SIGNED BY Crystal Ward DATE 10/29/18
Crystal Ward, Grantor

SIGNED BY Sandra Kay Trundle, Trustee DATE 10/29/18
Sandra Kay Trundle, Trustee of the Sandra Kay Trundle Trust Dated October 2, 2009, Grantee

STATE OF MISSOURI

COUNTY OF JACKSON

On this 29 day of October in the year 2018 before me, the Undersigned notary public, personally appeared:

Michael Todd Ward, Grantor

Crystal Ward, Grantor

Sandra Kay Trundle, Grantee

known to me to be the persons whose names are subscribed to the within instrument and

GW
MTW
DKT

acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public Paula Fats Cannon

Print Name: Paula Fats Cannon

My commission expires: 5/27/21

PAULA FATS CANNON
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
JACKSON COUNTY
MY COMMISSION EXPIRES 5/27/2021
MY COMMISSION # 13498865



PROPERTY PHOTO



32-730-20-04-00-0-00-000 06/02/2005

STREET MAP



AERIAL PHOTO



Parcel ID: 32-730-20-04-00-0-00-000
Parcel Address: 5721 BLUE RIDGE BLVD
 RAYTOWN
 MO 64133

Owner Information: TRUNDLE SANDRA KAY TRUSTEE
 5721 BLUE RIDGE BLVD
 RAYTOWN MO 64133

Complex Name: N/A

Mortgage Holder Information: N/A

Property Characteristics: Year Built: 1965
 Approx. Bldg. Area: 1757 sq.
 Neighborhood Tax Code: 5200
 Approx. Area (Sq Ft): 0 sq. ft.
 Approx. Area (Acres): 0 acres

Property Class (PCA Code): N/A

Land Use Type: 1110 - Single Family Residence

Tax Code Area: Code:
 City: N/A
 Fire: N/A
 Library: N/A
 School: N/A
 Water: N/A

Assessment Information: Tax Year: 2018
 Land Value:
 Agricultural: N/A
 Residential: \$38,605
 Commercial: N/A
 Improvements Value:
 Agricultural: N/A
 Residential: \$119,78
 Commercial: N/A
 Total Market Value: \$158,38
 Total Assessed Value: \$30,094
 Total Taxable Value: \$30,094

Exemptions and Abatements: No exemptions or abatements.

Community Improvement Dist: Property is not in a CID for which Jackson County collects a tax or assessment.

TIF Information: Property is not in a TIF Plan area or TIF Proj area known to Jackson County.

ELECTED OFFICIALS

Jackson County

County Executive:
 Frank White Jr. (D)

Individual Legislator:
 Scott Burnett (D) - District 1

At-Large Legislator:
 Crystal Williams (D) - District 2

State of Missouri

Representative:
 Jerome Barnes (D) - District 28

Senator:
 John Rizzo (D) - District 11

Governor:
 Michael L Parson (R)

United States

Representative:
 Emanuel Cleaver II (D) - District 5

Senator:
 Roy Blunt (R)

Senator:
 Claire McCaskill (D)



Jackson County Missouri

Official Tax Payment Receipt

Receipt No.:	10667220	Date and Time:	12/29/2017 00:00	Print Date:	8/29/2018 9:42:31 AM
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Receipt Details

Parcel No.	Tax Year	TCA/District	Amount Applied	Unpaid Balance Amount*	Description
32-730-20-04-00-0-00-000	2017	022	2,754.38	0.00	A/V Principal-Residential

Payer Name and Address Information

Name	Address	Tender Type	Amount Applied
TRUNDLE SANDRA KAY TRUSTEE	5721 BLUE RIDGE BLVD, RAYTOWN, MO 64133	Personal Check	2,754.38

Owner Name and Address Information

Parcel No.	Name	Address	Since	To
32-730-20-04-00-0-00-000	TRUNDLE SANDRA KAY TRUSTEE	5721 BLUE RIDGE BLVD, RAYTOWN, MO 64133 UNITED STATES	10/02/2009	Current

Distribution to Districts

Parcel No.	Tax Year	Agency	Amount
32-730-20-04-00-0-00-000	2017	BOARD OF DISABLED SERVICES	21.4570
	2017	CITY - RAYTOWN	152.2153
	2017	FIRE DISTRICT - RAYTOWN	300.5183
	2017	JACKSON COUNTY	145.9256
	2017	MENTAL HEALTH	34.9090
	2017	METRO JUNIOR COLLEGE	69.1258
	2017	MID-CONTINENT LIBRARY	119.2624
	2017	RAYTOWN SCHOOL C-II	1901.9384
	2017	STATE BLIND PENSION	9.0282

Real Estate Legal Descriptions

Parcel No.	Legal Line	Line No.
32-730-20-04-00-0-00-000	SECTION 33 TWNHP 49 RANGE	1
	32 BEG AT PT 824.85' N OF SE COR E 1/2 SW N 46 DEG	2
	36' W 381.3' TO SELY LI BLU RDG RD, TH IN SWLY DIR ALG	3
	SELY LI OF SD RD 125' S 30 DEG E223.15' E 278.15' TO	4
	BEG.	5

*Interest, penalties and fees will be assessed on any unpaid balance amount. The amount of any unpaid balance shown on this receipt is the unpaid balance amount at the time the receipt is run, exclusive of such interest, penalties and fees. Changes in the taxable value may alter your unpaid balance amount.

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed.

Please verify with your financial institution that this payment has cleared.

REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. **Click here to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. NOTE: Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.**

ATTENTION: This website will close at 11:00 p.m. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
12/19/2008 10:54:08 AM

INSTRUMENT TYPE: QCD FEE: \$24.00 2 Pages



INSTRUMENT NUMBER/BOOK & PAGE:

2008E0129257



ROBERT T. KELLY, DIRECTOR, RECORDER OF DEEDS

QUIT CLAIM DEED

THIS INDENTURE, made as of the 15th day of December, 2008, by and between Helen Trundle, a single person (hereinafter referred to as "Grantor"), and Sandra Kay Trundle, a single person, of the County of Jackson, State of Missouri, (hereinafter referred to as "Grantee").

Mailing address of said first named Grantee is: 5721 Blue Ridge Boulevard, Raytown, Missouri 64133.

WITNESSETH, that the said Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto the said Grantee, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

All of the following described tract: Beginning at a point 824.85 feet North of the Southeast corner of the East half of the Southwest quarter of Section 33, Township 49, Range 32, thence North 46 degrees 30 minutes West 381.8 feet to the Southeasterly line of Blue Ridge Road, thence Southwesterly along the Southeasterly line of Blue Ridge Road 125 feet, thence South 30 degrees East 223.15 feet, thence East 278.15 feet, to the point of beginning, in Raytown, Jackson County, Missouri.

Subject to reservations, restrictions, easements and covenants of record, if any.

Helen Trundle, Grantor, herein warrants that she and Louie R. Trundle were husband and wife at the time they acquired title to the property herein conveyed and that they remained husband and wife continuously thereafter until the death of Louie R. Trundle on January 26, 1984, in Jackson County, Missouri.

TO HAVE AND TO HOLD THE SAME, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said Grantee and unto her heirs and assigns, forever; so that neither the said Grantor, nor her heirs, nor any other

person or persons, for her or in her name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year above written.

Helen Trundle

Helen Trundle

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 15 day of Dec., 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Helen Trundle, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, and Helen Trundle further declared herself to be unmarried.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year above written.

Margaret A Sullivan
Notary Public
Printed Name: Margaret A Sullivan

My Commission Expires: 8/11/2012

