

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

Clatanoff \_\_\_\_\_ Cook \_\_\_\_\_ Riehle \_\_\_\_\_

Aprill \_\_\_\_\_ White \_\_\_\_\_ Wilson (Alt) \_\_\_\_\_

Tush (Alt) \_\_\_\_\_

**3. Approval of December 11, 2014 Meeting Minutes**

A. Changes: \_\_\_\_\_

B. Motion: \_\_\_\_\_

C. Second: \_\_\_\_\_

D. Vote: For: \_\_\_\_\_ Against: \_\_\_\_\_

**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. 79<sup>th</sup> 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. 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
- (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-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
- (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. 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
- (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 – June 11, 2015**

**7. Adjourn**

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

**December 11, 2014  
6:30 P.M.**

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

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**Minutes**

**1. Mr. Riehle opened the Meeting**

**2. Roll Call**

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

**3. Approval of October 9, 2014 Meeting Minutes**

- A. Changes: None
- B. Motion: Ms. White made a motion to approve the October 9<sup>th</sup>, 2014 Minutes
- C. Second: Mr. Cook seconded the motion
- D. Vote:      For:   5        Against:   0

**4. Old Business – None**

**5. New Business:**

- A. **Case #:**      BZA-2014-004  
**Request:**      Application for a Variance of (15) fifteen feet to the depth of the side yard specified in Article VII, Section 50-187 of the City of Raytown Code of Ordinances, as amended.  
**Applicant:**    Durbin Tree Service  
**Location:**    6411 Evanston

(1) Introduce application

Mr. Riehle introduced BZA 2014-004 application

(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

Attorney Kapke swore in all that were speaking.

(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-g into 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 December 11, 2014 Board of Zoning Adjustment meeting
- g. Letter from Neal Clevenger in support of this application

(6) Presentation of application by applicant

Chad Anderson, 205 NE Maple, Lee's Summit, MO 64063. I am with Mar Enterprises we are looking at putting a truck port up on Mr. Durbin's property. The purpose of the truck port is to get the trucks out of the weather. Originally when the property was purchased there was an eight (8) foot variance set back so that is what the original building is now that was back in the mid 70's. We want to go from the 8 encroach 5 foot in to it so can put a 32x50 truck port. We basically want to encroach 5 more feet into the property. Mr. Durbin has been a long time business owner here in Raytown and is in good standing with the community.

Ms. Clatanoff asked what was surrounding the property.

Mr. Durbin explained who his neighbors are and how they all have a good neighbor relationships with all neighbors and he maintains the his property on both sides of the chain link fence. We try to maintain everything around there.

Mr. Cook asked if the existing building if I am reading this correctly is roughly 33x26 is that right.

Mr. Durbin stated the existing building is 40x60 and is considered our shop.

Mr. Riehle stated the property to the right and left is zoned commercial is that correct.

Mr. Durbin stated that is correct.

Request for public comment.

None

(7) Rebuttal, if necessary, by the Applicant.

None

(8) Summary of additional information by staff

Mr. Benson had nothing further at this time

(9) Board Discussion

None

(10) Close Public Hearing

Mr. Riehle closed the public hearing

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

- a. Ms. White made a motion to approve subject to Durbin owning the property.
- b. Mr. Riehle seconded the motion
- c. Additional Board Discussion
- d. Vote was taken

Clatanoff	Yes
Cook	Yes
Aprill	Yes
White	Yes
Riehle	Yes

Motion Passed 5-0

**6. Other Business**

None

**7. Set Tentative Future Meeting Date – January 8, 2015**

**8. Adjourn**

# STAFF REPORT

**To: Board of Zoning Adjustment**

**From: Community Development Department**

**Date: May 14, 2015**

**Subject: Agenda Item No. 5.A - Case No. BZA-2015-001:**

**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.**

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## **BACKGROUND**

Gary Stansbury is seeking a variance to the minimum open space requirement of sixty (60) percent as required by the Low Density Residential Zoning District regulations. The property to which the application applies is located at 8721 E. 79<sup>th</sup> Street, which is on the southwest corner of 79<sup>th</sup> Street and Spring Valley Road.

Over the past few months Mr. Stansbury has constructed a new house on the property, which has recently neared completion. The new house has a garage on the lower (basement) level of the house that is accessed from Spring Valley Road. The variance is being sought as Mr. Stansbury wants to construct a second driveway on his property that will provide more direct access to the front door of the house. The second driveway though, will increase the impervious surface on the property. The impervious surface area is comprised of the total area of the two driveways and the square footage of the footprint of the house. The increased impervious surface area reduces the minimum open space area on the property below the minimum sixty (60) percent. Therefore, the second driveway cannot be constructed unless a variance is granted or the amount of impervious surface on the property is reduced elsewhere on the property.

## **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.)*

According to the submitted application, the variance is unique as the lot is a corner lot with almost eight feet of fall from the front yard along 79<sup>th</sup> Street to the south property line. The change in elevation created an opportunity for a raised ranch with the main garage in the basement of the house. Due to the elevation change and the location of the garage, the applicant states that this necessitates an additional driveway off of 79<sup>th</sup> Street.

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

According to the submitted application, allowing driveway off of 79<sup>th</sup> Street variance will enhance the property values of adjacent properties.

The Public Works Director is concerned about the proximity of the proposed driveway to the intersection of 79<sup>th</sup> Street and Spring Valley Road and the potential safety issues it could create.

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 submitted application if the variance application is denied, it will result in physical difficulties for the applicant as he has a bad hip and cannot negotiate the stairs from the basement level to the main floor of the house.

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 submitted application, approval of the variance request will greatly improve the function of the house on the corner lot. In addition, the application states there will be no impact on the public health, safety or public interest.

The Public Works Director, however, is concerned about the proximity of the proposed driveway to the intersection of 79<sup>th</sup> Street and Spring Valley Road and the potential safety issues it could create.

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 submitted application the variance is the minimum amount necessary as the main driveway off of Spring Valley Road requires a turnaround so that vehicles from the property do not have to back out onto Spring Valley Road, which could be dangerous due to the change in elevation between the driveway and the intersection of Spring Valley Road and 79<sup>th</sup> Street resulting a limited sight distance. Because of the need for this turnaround it reduces the minimum open space area on the property.

Staff would like to note that the width of the second driveway as proposed on the attached driveway is of a width for two vehicles to be parked side by side. If the width of the second driveway were narrowed so as to not allow for two vehicles to be parked side by side, it would increase the minimum open space.

## **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.

<b>FACTORS</b>	<b>POSSIBLE FINDINGS OF FACT FOR APPROVAL OF THE REQUESTED VARIANCE</b>	<b>POSSIBLE FINDINGS OF FACT FOR DENIAL OF THE REQUESTED VARIANCE</b>
<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 a corner lot with almost eight feet of fall from the front yard along 79<sup>th</sup> Street to the south property line. While the change in elevation created an opportunity for a raised ranch with the main garage in the basement of the house it necessitates an additional driveway off of 79<sup>th</sup> Street.</p>	<p>The variance is not unique as the applicant constructed the house knowing what the change in the elevation of the property was. Therefore, the applicant has created his own hardship by how he had the house designed.</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>Allowing a driveway off of 79<sup>th</sup> Street will enhance the property values of adjacent properties,</p>	<p>The proximity of the proposed driveway to the intersection of 79th Street and Spring Valley Road creates a potential safety issues that could adversely affect adjacent properties.</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</i></p>	<p>If the variance application is denied, , it will result in physical difficulties for the applicant as he has a bad hip and cannot negotiate</p>	<p>The applicant constructed the house knowing what the change in the elevation of the property was. Therefore,</p>

<p><i>hardship upon the property owner represented in the application.)</i></p>	<p>the stairs from the basement level to the main floor of the house.</p>	<p>the applicant has created his own hardship by how he designed the house.</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 variance will greatly improve the function of the house on this corner lot and will have no impact on the public health, safety or public interest.</p>	<p>The proximity of the proposed driveway to the intersection of 79th Street and Spring Valley Road creates a potential safety issues that could adversely affect adjacent properties.</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 amount necessary as the main driveway off of Spring Valley Road requires a turnaround so that vehicles from the property do not have to back out onto Spring Valley Road, which could be dangerous due to the change in elevation between the driveway and the intersection of Spring Valley Road and 79<sup>th</sup> Street resulting a limited sight distance. Because of the need for this turnaround it reduces the minimum open space area on the property.</p> <p>In addition, the variance will help alleviate the physical difficulties for the applicant as he has a bad hip and cannot negotiate the stairs from the basement level to the main floor of the house.</p>	<p>The width of the second driveway as proposed on the attached driveway is of a width for two vehicles to be parked side by side and therefore is not the minimum variance necessary.</p>

Case Number: \_\_\_\_\_

Date Received: 4/21/15

Fee Received: \_\_\_\_\_

**CITY OF RAYTOWN**  
**APPLICATION TO BOARD OF ZONING ADJUSTMENT**  
**FILING FEE \$200.00**  
**Deposit \$250.00 \***

1. I hereby apply for:

- Appeal from an administrative decision  
 Variance from any specific requirement  
(Specify Section) \_\_\_\_\_

2. Name of Property Owner (as appears on deed): R Stansbury LLC

3. Phone Number: 913 549 7764

4. Address of Property Owner: 8721 E 79th St  
Raytown MO 64133

5. Signature of Owner: [Handwritten Signature]

6. I appoint the following person as my agent during consideration of my request.  
Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Address \_\_\_\_\_

**\* An additional deposit amount may be required to be submitted if additional costs are incurred by the City of Raytown in the processing of your application.**

7. The property to which this application applies is located at: 8721 E 79th St  
Raytown MO 64133

Approximate Address (If address is currently unassigned): \_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_

1. Leave Retaining wall app 5' in Public R.O. W  
2. Construct driveway to front of house  
on 79th St.

10. The proposed variance (or exception) would not be contrary to public health, safety and the public interest because: \_\_\_\_\_

No impact to public health,  
safety or the public interest.

Public interest will be best served if  
retaining wall is left as constructed.

11. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: \_\_\_\_\_

No driveway to the front entrance  
to our new home. I am disabled due to  
a bad hip, and cannot negotiate the stairs  
from the basement level to the main floor  
daily.

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:

the lot is a corner lot, with about 8' of fall from the front yard along 79<sup>th</sup> St to the South property line perpendicular to Spring Valley, creating an opportunity for a raised ranch, main quarters in the basement, and necessitating an additional driveway off 79<sup>th</sup> St to access the front door.

13. The proposed development or variance would not adversely affect the rights of adjacent property owners because:

The property values of adjacent property owners will be enhanced.

14. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because:

the resultant covered, impervious area exceeding the max of 35% will greatly improve the function of the home on the corner lot.

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

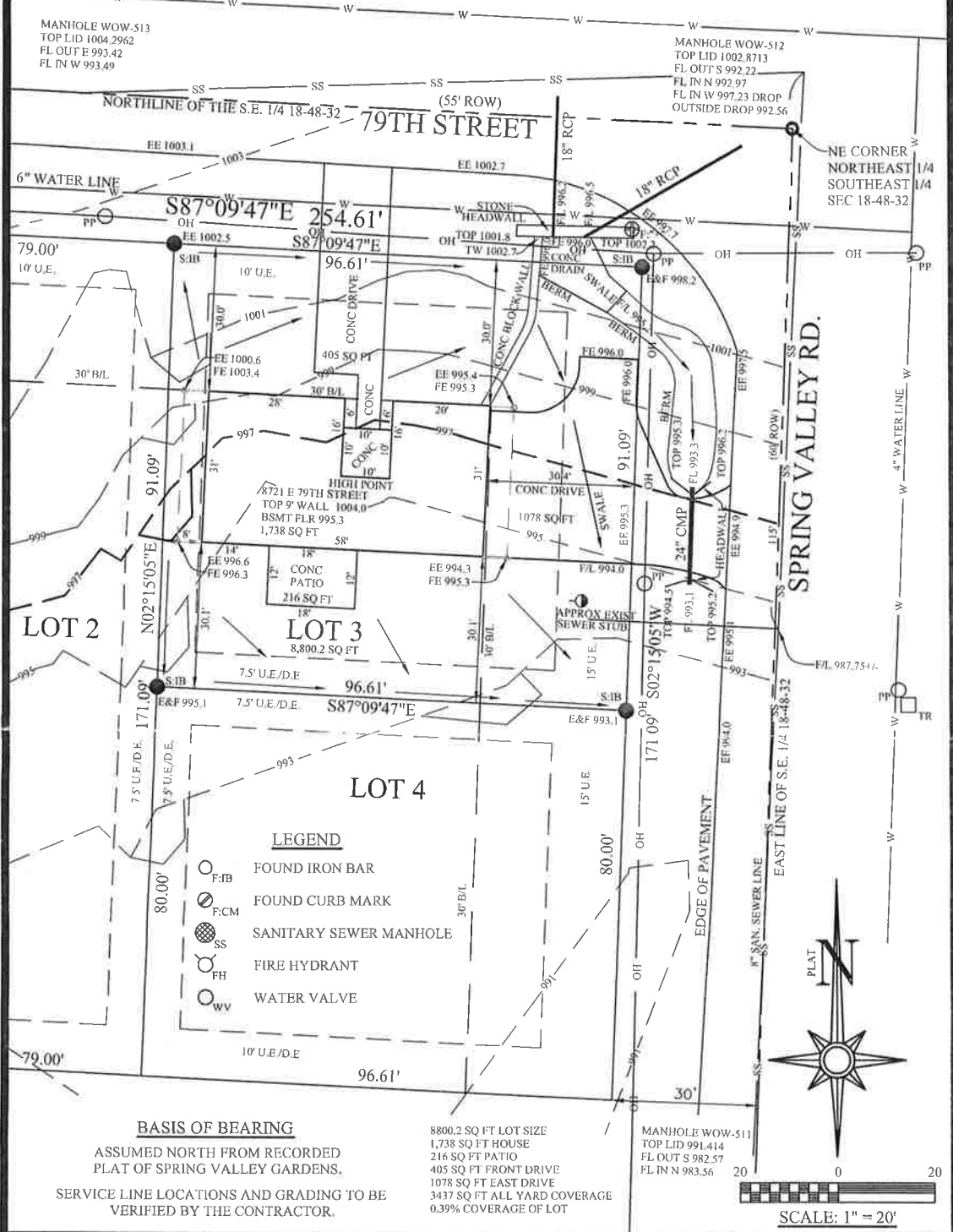
the main driveway requires a turn-around to avoid having to back out onto Spring Valley, a dangerous maneuver at best, thus diminishes the allowable coverage area for the driveway on 79<sup>th</sup> St.

I 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
- Published notice in the newspaper

I further understand these costs are estimates. In the event the actual costs incurred exceed the deposited amount, payment for the additional charges will be required prior to further departmental action on my case. Any funds remaining will be returned to me.

# PLOT PLAN FOR BUILDING PERMIT



<b>8721 E 79TH STREET</b>		<b>MLO=0000.00</b>
<b>LOT 3</b>	<b>SPRING VALLEY GARDENS</b>	<b>MBFE=0000.00</b>
ORDERED BY: GARY STANSBURY 8721 E 79TH STREET RAYTOWN, MO 64133 (913) 549-7764 CELL	DESCRIPTION: ALL OF LOT 3, SPRING VALLEY GARDENS, A SUBDIVISION OF LAND IN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.	
<b>HUFFMAN LAND SURVEYORS, LLC</b> P.O. Box 661 Raymore, Missouri 64083 (816) 322-4544 / FAX (816) 331-4030 Email: huffmanm@swbell.net	ESMT. FOR GUY WIRE 69 FEET SOUTH AND 10 FEET EAST OF N.E. CORNER. BK 725 PG 438	MARCH 23, 2015

# STAFF REPORT

**To:** Board of Zoning Adjustment  
**From:** Community Development Department  
**Date:** May 14, 2015  
**Subject:** Agenda Item No. 5.B - Case No. BZA-2015-002:  
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 at 5840 Hunter Court.

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## BACKGROUND

Sharon Morgan is seeking approval of her Home Occupation Accessory Use Permit application for a proposed pharmacist consulting office in her home located at 5840 Hunter Court.



## FACTORS TO CONSIDER

The Zoning Ordinance states that the Board of Zoning Adjustment may issue a permit if the proposed accessory home occupation is compatible with the surrounding neighborhood. In reaching its determination, the Board may add conditions on the following items, among others that the Board feels are appropriate to ensure that the business continues to be compatible with the surrounding uses in the neighborhood in which it is located.



**1. Hours of operation.**

According to the submitted application, the applicant will be the only person working from her home. Therefore, the hours of operation will be any time the applicant is home. However, there will be no evidence of the business hours from outside her home.

**2. Signage.**

According to the submitted application, there will be no exterior signage associated with the business.

**3. Employment of individuals who do not reside on the property.**

According to the submitted application, no other individuals will be employed. Rather the applicant will be the only employee working at her home.

**4. Outdoor storage.**

According to the submitted application, there will be no outdoor storage associated with the business.

**5. Need for an Occupation License.**

The type of business proposed does require issuance of an occupation license from the City of Raytown. The applicant is aware of this requirement and has indicated that upon approval of her accessory use home occupation application she will obtain all required Occupational License(s).

**6. Parking.**

According to the submitted application, no one will come to her home as a result of her business operating from there. Therefore no additional parking will be needed.

**7. Traffic.**

No additional traffic will be generated by the proposed business as the applicant will be the only person who will be working from her home.

**RECOMMENDATION**

It is the recommendation of staff that if the application is approved, the approval be subject to the following conditions:

1. The home based business shall operate in accordance with the characteristics provided in the submitted application for this business and any proposed change or deviation from those characteristics will require review and approval by the Board of Zoning Adjustment unless otherwise allowed by the City of Raytown Zoning Ordinance.
2. The business shall be allowed to operate as long as the applicant resides in the home.
3. The applicant shall comply with all applicable local, state and federal laws and regulations.

Case Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

Fee: ~~\$250.00~~ *waived*

*AB*

**CITY OF RAYTOWN  
BOARD OF ZONING ADJUSTMENT  
HOME OCCUPATION ACCESSORY USE PERMIT APPLICATION**

1. Address of property on which Home Occupation is proposed: \_\_\_\_\_

*5840 Hunter Court Raytown Missouri 64133*

2. Name of Property Owner (as appears on deed): \_\_\_\_\_

*Sharon Morgan*

3. Phone Number: *816-786-7691*

4. Address of Property Owner: \_\_\_\_\_

*5840 Hunter Court Raytown Missouri 64133*

5. Signature of Owner: *Sharon Morgan*

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

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

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

8. Name and address of owners of all property located within 185 feet of the property on which the Home Occupation Accessory Use Permit would be located.

FOR EACH OF THE FOLLOWING QUESTIONS, PLEASE ATTACH  
ADDITIONAL SHEETS IF NECESSARY.

9. Describe the type of use proposed: Pharmacist consulting services  
One room in home designated to have phone  
calls and receive phone calls; Write reports on  
computer.
10. What will be the hours of operation for the home occupation?: \_\_\_\_\_  
Not applicable -  
Pharmacist visits Nursing facilities for consulting services
11. Will any signage be associated with the home occupation?

\_\_\_\_\_ Yes

No

If Yes, Please describe the size, location and nature of the signage: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*(Prior to installing any signage a sign permit will need to be obtained from the Community  
Development Department.)*

12. Will the proposed home occupation employ any individuals who do not reside on  
the property where the home occupation will be located?

\_\_\_\_\_ Yes

No

If yes, how many individuals will be employed? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

13. Will there be any outdoor storage associated with the home occupation?

Yes

No

If Yes, please describe the type of materials to be stored outdoors and the location on the property where they will be stored. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

14. Does the proposed home occupation require an Occupational License?

Yes

No

15. Will the proposed home occupation require the need for additional off-street parking to be provided?

Yes

No

Please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16. Will customers, clients or other individuals come to the property as a result of the proposed home occupation?

Yes

No

If yes, how many and how often: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_