

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

**November 10, 2016
7:00 P.M.**

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

MEETING

1. Open Meeting

2. Roll Call

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

3. Approval of October 13, 2016 Meeting Minutes

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

4. Old Business – None

A. Case #: BZA-2016-007
Request: Variance to the sign regulations specified in Section 50-493 of the Code of Ordinances of the City of Raytown to allow a wall sign above the maximum allowed size in a High-Density Residential (R-3) zoning district.
Applicant: Tutera Senior Living & Health Care
Location: 11901 Jessica Lane

- (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. New Business:

A. Case #: BZA 2016-009
Request: Request for a variance to the maximum height of an accessory building allowed in an R-1 (Low Density Residential) District as specified in Section 50-129 of the Code of Ordinances of the City of Raytown.
Location: 5529 Ditzler Ave

- (1) Open Public Hearing
- (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. Letter from City to Applicant notifying of the order to have the sign removed.
- b. Letter from Applicant appealing decision by Staff.
- c. Notice of Public Hearing in the Daily Record newspaper
- d. Notice of Public Hearing Mailed to Neighboring Property Owners,
- e. City of Raytown Zoning Ordinance as provided in Chapter 50 of the Raytown Code of Ordinances
- f. 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 – December 8, 2016

7. Adjourn

**CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING MINUTES
October 13, 2016
7:00 P.M.**

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

MEETING

1. Open Meeting- Chairman Pat Riehle opened the meeting.

2. Roll Call

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

Due to the presence of four commissioners, the minimum required for a quorum, Chairman Riehle noted that all applications would require a unanimous vote of 4-0 in order to be approved.

Also present: Ray Haydaripoor, Acting Director of Development and Public Affairs, Ron Williamson, Planning Consultant, Scott Peterson, Permit Technician, George Kapke, City Attorney, and June Van Loo, Permit Technician.

3. Approval of August 11, 2016 Meeting Minutes

- A. Changes: None
- B. Motion: Mr. Cook made a motion to approve the minutes for the August 11, 2016 meeting.
- C. Second: Mr. Aprill seconded Mr. Cook's Motion.
- D. Vote: Motion passed unanimously 4-0.

4. Approval of September 8, 2016 Meeting Minutes

- A. Changes: None
- B. Motion: Mr. Cook made a motion to approve the minutes.
- C. Second: Ms. Clatanoff seconded Mr. Cook's motion.

D. Vote: Motion passed unanimously 4-0.

5. Old Business – None

6. New Business:

A. Case #: BZA-2016-007
Request: Variance to the sign regulations specified in Section 50-493 of the Code of Ordinances of the City of Raytown to allow a wall sign above the maximum allowed size in a High-Density Residential (R-3) zoning district.
Applicant: Tutera Senior Living & Health Care
Location: 11901 Jessica Lane

- (1) Introduce application- Mr. Riehle introduced the application, and noted that the applicant had requested that the public hearing be continued to the November 10 meeting.
- (2) Board decision to approve, conditionally approve or deny the application.
 - a. Motion- Ms. Clatanoff made a motion to continue the application to the November 10 Board of Zoning Adjustment Meeting.
 - b. Second- Mr. Cook seconded Ms. Clatanoff's motion.
 - c. Additional Board Discussion- None.
 - d. Vote- Motion passed unanimously 4-0.

B. Case #: BZA 2016-005
Request: Appeal to Staff order to remove a nonconforming pole sign as per the sign regulations specified in Section 50-492 and Section 50-498 of the Code of Ordinances of the City of Raytown.
Location: 9323 E 350 Highway

- (1) Open Public Hearing- Mr. Riehle opened the public hearing.
- (2) Swearing in of any person who may wish to speak for or against the application- Mr. Kapke swore in those wishing to speak for or against the application.
- (3) Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.- None.
- (4) Entering of exhibits into the record:
 - a. Letter from City to Applicant notifying of the order to have the sign removed.
 - b. Letter from Applicant appealing decision by Staff.
 - c. Notice of Public Hearing in the Daily Record newspaper
 - d. Notice of Public Hearing Mailed to Neighboring Property Owners,

- e. City of Raytown Zoning Ordinance as provided in Chapter 50 of the Raytown Code of Ordinances
- f. City of Raytown Comprehensive Plan

(6) Presentation of requested variance by applicant- Daniel Chambers, representing QuikTrip Corporation out of 5527 Foxridge Dr, Mission, KS, presented the application to the Board. Mr. Chambers stated that the QuikTrip location at 9323 E 350 Hwy would like to keep an existing pole sign that staff had ordered be removed due to the property being not in use for longer than sixty (60) days, making the pole sign a non-conforming use.

Mr. Chambers feels that the business was in continuous use during construction of the QuikTrip due to the fact that they were constantly in construction and maintained active business and liquor licenses with the City.

(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- Other Discussion from the Board included the re-investment of QuikTrip into the property and the community, the nonconforming state of the sign, and the safety issues caused by removing or keeping the pole sign.

. Mr. Aprill asked if a taller monument sign could be achieved instead of the pole sign. Mr. Chambers responded that the company investigated that possibility but ultimately felt it was not feasible, and at the height they would need they felt that it would not be a very aesthetically pleasing sign.

(11) Close public hearing- Mr. Riehle closed the public hearing.

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

- a. Motion- Mr. Cook made a motion to approve the appeal subject to the following conditions:
 - 1. The sign may not increase in sign.
 - 2. The appeal only applies to the pole sign while QuikTrip owns and occupies the property.

Mr. Cook made the motion on the basis that:

- 1. The sign is still in spirit with the intent of the ordinance.
 - 2. He disagrees that the business ever vacated the land, rendering the sign to be illegal nonconforming.
- b. Second- Ms. Clatanoff seconded Mr. Cook's motion.
 - c. Additional Board Discussion- Mr. Riehle asked what the expected lifespan of the new QuikTrip facility would be. Mr. Chambers responded that QuikTrip owns the land and the facility and that the company plans to remain at that location for a long-term commitment.

d. Vote- Motion passed unanimously 4-0.

C. Case #: BZA-2016-008
Request: Request to allow a variance to the minimum parking regulations specified in Section 50-538 of the Code of Ordinances of the City of Raytown.

- (1) Introduce application- Mr. Riehle introduced the 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- Mr. Kapke swore in those wishing to speak for or against 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. 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
 - f. Site plan
- (6) Presentation of requested variance by applicant- Paul Miller, representing Davidson Architecture & Engineering, requested a variance to the minimum required parking standards on the Dollar General located at 5105 Blue Ridge Blvd. Mr. Miller felt that Dollar General only needed 30 spaces, and thus the required 36 spaces by the zoning ordinance was not necessary.

Mr. Cook asked staff for clarification on why a Certificate of Occupancy could not be issued if the application was denied. Mr. Peterson responded that staff can't issue a Certificate of Occupancy to a building that is known to be in violation of the Zoning Ordinance.
- (7) Request for public comment- A representative for the office building across the street of the applicant property requested to know how many employees would be on the site at one time. Mr. Miller responded about 2-3 at any time.
- (8) Rebuttal, if necessary, by the applicant.- None.
- (9) Summary of additional information by staff- None.
- (10) Board discussion- None.

(11) Close public hearing

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

e. Motion- Mr. Apprill made a motion to approve the application.

f. Second- Ms. Clatanoff seconded Mr. Apprill's motion.

g. Additional Board Discussion- None.

h. Vote- Motion passed unanimously 4-0.

5. Other Business- None.

6. Set Tentative Future Meeting Date – November 10, 2016

7. Adjourn

STAFF REPORT

To: Board of Zoning Adjustment
From: Development and Public Affairs Department
Date: November 10, 2016
Subject: Agenda Item No. 4.A - Case No. BZA-2016-007: Variance to the sign regulations specified in Section 50-493 of the Code of Ordinances of the City of Raytown to allow a wall sign above the maximum allowed size in a High-Density Residential (R-3) zoning district.

BACKGROUND

Tutera Senior Living & Health Care is seeking to construct a wall sign on the south side of the Westridge Gardens Rehabilitation & Health Care Center. The proposed sign will be facing westbound Highway 350 and is projected to be about ninety (90) total square feet and a total length of thirty-six (36) feet. The applicant property is zoned High-Density Residential (R-3). Section 50-493 states that bulletin board and identification signs in all residential districts may be no larger than sixteen (16) square feet in size and only one identification sign is permitted per zoning lot.



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 applicant states that the existing wall has no existing sign on its façade, and that the sign ordinance restricts the ability of passersby on Highway 350 from knowing the nature and use of the applicant property.

- 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, the variance will not impact any adjacent properties as there is a vacant tract of land between the proposed sign and the highway, so no neighbors will be impacted by the large sign.

- 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 applicant denial of the variance will cause unnecessary hardship because most properties along the Highway 350 corridor are zoned commercial and are allowed to have large wall signs. The applicant states that Westridge Gardens is at a disadvantage with no community recognition that signs provide.

- 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 applicant, the proposed variance will not be contrary to the general spirit and intent of the zoning ordinance because most businesses along 350 Highway are allowed signs showing the spirit of the code.

- 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 applicant the variance is the minimum necessary as the readable distance to Highway 350 determines the size of the sign. The applicant believes that the building is far enough away from the highway to warrant a larger sign to allow vehicles passing by to safely read the sign.

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 making a decision on the variance application. Also, the concurring vote of four members of the Board is required to approve the variance.

| 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 property is a residentially zoned property along the Highway 350 corridor that allows larger wall signs for commercial properties.</p> | <p>The variance is not unique as the property is zoned correctly for its current use, and therefore its proximity to the highway is not relevant and should be required to follow the applicable zoning ordinance. Also the property does not have access to highway 350.</p> |
| <p><u>Effects on Adjacent Properties</u></p> | <p>The variance will not impact</p> | <p>The vacant property to the south is potentially</p> |

| | | |
|--|---|--|
| <p><i>(The granting of the variance will not adversely affect the rights of adjacent property owners or residents.)</i></p> | <p>any adjacent properties as the property to the south is currently vacant. Neighboring residential properties will not be in view of the sign.</p> | <p>buildable, and any structure built on that lot would be in full view of, and also could block the view from the highway of the proposed sign.</p> |
| <p><u>Hardship</u> <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 variance will result in the applicant not being able to adequately identify the use of the property for those passing by the Highway while other businesses are allowed larger wall signs.</p> | <p>The applicant is currently allowed the same signage as other similar businesses located in a residential district and therefore is on an equal playing field with its competitors.</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 and intent of the zoning ordinance as it will not hinder neighboring properties, nor negatively affect the quality of the neighborhood.</p> | <p>The proposed variance will be contrary to the general spirit and intent of the zoning ordinance as the applicant property is a multi-family residential complex that does not provide the same business and advertising needs as a commercial business within the 350 Highway Corridor. Also the sign is more than five times larger than the ordinance allows which is well beyond the intent of a variance.</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 as the property is far enough away from Highway 350 to provide a minimum safe size for the sign for drivers to see passing by.</p> | <p>There is no requirement that vehicles be allowed to see signs on buildings from Highway 350 in the zoning ordinance, so the minimum size of the sign is irrelevant to the property's proximity to the highway.</p> |

If the Board approves the variance, it should be conditioned that all other identification signs need to be removed from the building since only one is permitted per zoning lot.

Case Number: _____

Date Received: 07/28/16

Fee Paid: _____

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

1. I hereby apply for:

_____ Appeal from an administrative decision

Variance from any specific requirement

(Specify Section) 50-493

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

Tutera Senior Living & Health Care

3. Phone Number: 816-278-3104

4. Address of Property Owner: 7611 State Line Rd

Kansas City, MO 64114

5. Email: GeorgeH@Tutera.com

6. Signature of Owner: _____

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

Name: George Holler: Director of Capital Projects

Phone: 816-278-3104

Address 7611 State Line Rd, Kansas City, MO 64114

8. The property to which this application applies is located at: _____

11901 Jessica Lane, 64138

Approximate Address (If address is currently unassigned): _____

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

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

10. Please describe what you wish to do that the Zoning Ordinance prohibits: _____

Code limits one wall sign to 16 square feet
on street frontage
Request is to place one channel letter
sign (design and rendering attached) facing
Highway 350.

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

The sign would be a public service
announcement to the community in need
of their service.

12. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: _____

Most Businesses Facing 350 Highway in
Raytown are allowed these sign types by
code. Westridge Gardens is at a disadvantage
with no community recognition that signs
provide.

13. 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 existing wall has no sign(s) on it, and the code restricts the ability of passersby on Highway from knowing of this valuable community resource.

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

There are no establishments between the building and 350 Highway.

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

Most businesses along 350 Highway are allowed signs showing the spirit of the code.

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

The readable distance to 350 Highway determines the size of the letters.

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 legal costs exceed the amount paid, payment for the additional charges will be required prior to further departmental action on my case.

CHECKLIST FOR
BOARD OF ZONING ADJUSTMENT

Date Completed

✓

APPLICATION FEE AND LEGAL NOTICE FEE TOTALING \$250

~~✓~~

WRITTEN AND SIGNED CERTIFICATION FROM COUNTY TREASURER THAT ALL PROPERTY TAXES FOR THE PARCEL HAVE BEEN PAID IS ATTACHED.

N/A

WRITTEN AND SIGNED CERTIFICATION FROM THE CITY FINANCE DEPARTMENT THAT ALL OCCUPATIONATIONAL LICENSES FOR THE PARCEL ARE CURRENT IS ATTACHED.

COPY OF DEED WITH EXACT LEGAL DESCRIPTION IS PROVIDED.

N/A

SITE PLAN DEPICTING LAND ASSOCIATED WITH THE REQUEST.

A sketch plan, drawn to scale, showing the location and exterior dimensions of all existing and proposed structures, yard improvements, landscaping, off street parking areas, driveways, signs, all required setback, and right-of-ways, traffic, pedestrian walks and areas, storm water drainage facilities and exterior lighting fixtures in relation to parcel boundaries and adjacent right-of-ways and location of public utilities.

✓

IF SIGN, DRAWING ILLUSTRATING THE PROPOSED SIGN.

BUILDING ELEVATION

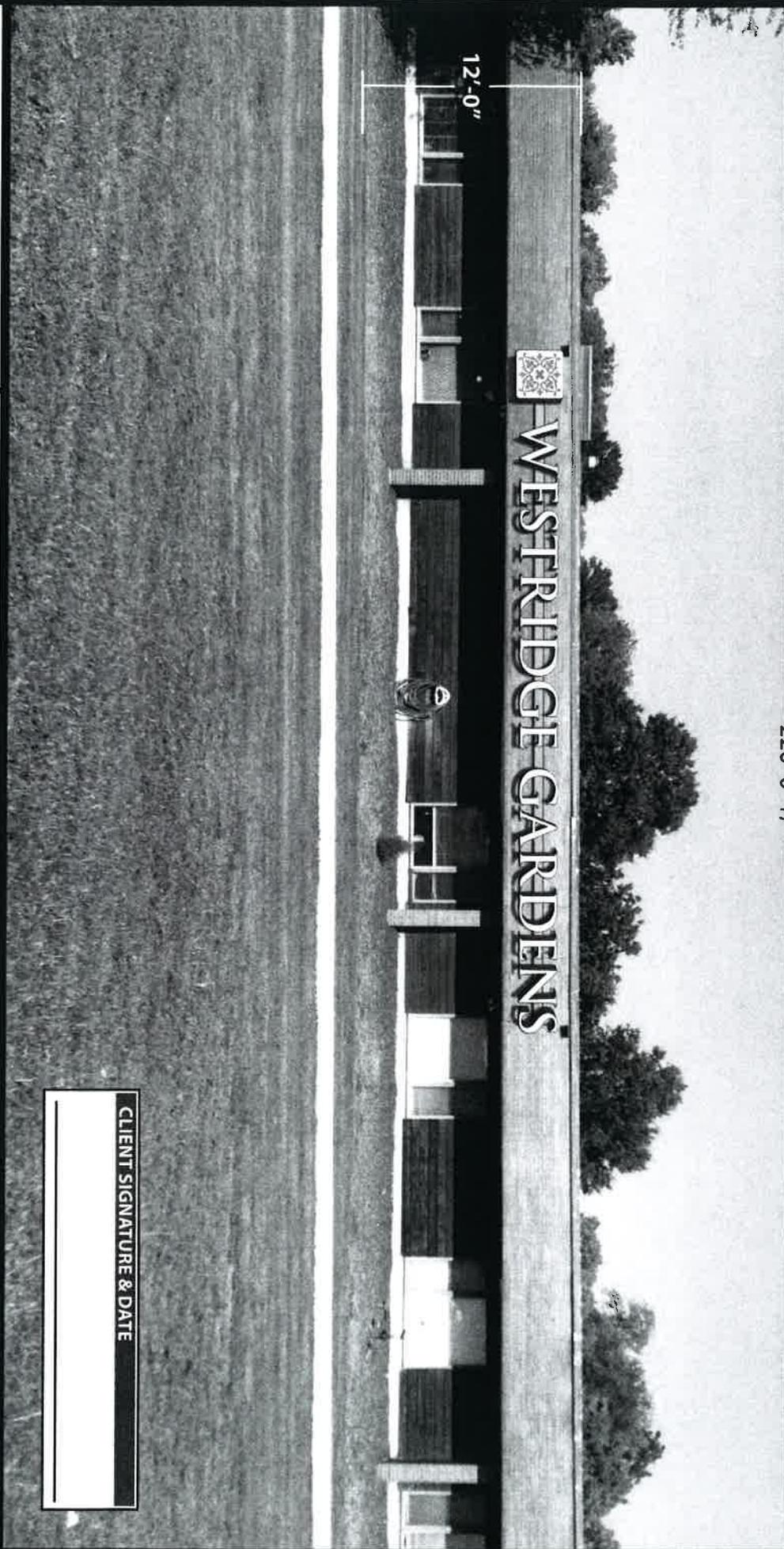
SCALE: 1/8" = 1'-0"

2640.0 SQFT OF FACADE

220'-0" +/-

12'-0"

 WESTRIDGE GARDENS



CLIENT SIGNATURE & DATE

THIS DESIGN IS THE SOLE PROPERTY OF HIGHTECH SIGNS AND CAN NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT

CLIENT:

WESTRIDGE GARDENS
RAV TOWN, MISSOURI
11901 Jessica Lane, 64138

DRAWING NO.

14-143

DATE

10.03.2014

SALESPERSON:

DICK ROBINSON

DESIGNER:

KEN ALBIN

**BUILDING
ELEVATION**

HIGHTECHSIGNS

SIGNS THAT MEAN BUSINESS

2339 Arrow Dr. Kansas City, KS 66106
Phone (913) 894-4422 Fax (913) 236-7446

SCALE: 1/4" = 1'-0"

36'-0"

30" 24"



WESTRIDGE GARDENS

- WIREWAY MOUNTED CHANNEL LETTERS
- INTERNALLY ILLUMINATED WITH WHITE SAMSUNG LED's
- 5" BRONZE ALUMINUM RETURNS
- 3/16" WHITE ACRYLIC FACES
- LOGO TO HAVE APPLIED TRANSLUCENT DIGITAL PRINT APPLIED
- 1" BRONZE JEWELITE TRIM CAP
- ALUMINUM WIREWAY PAINTS TO MATCH BUILDING FACADE
- CUSTOMERS ELECTRICIAN TO SUPPLY PRIMARY ELECTRICAL TO SIGN LOCATION

CLIENT SIGNATURE & DATE

Blank line for client signature and date.

THIS DESIGN IS THE SOLE PROPERTY OF HIGHTECH SIGNS AND CAN NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT

HIGHTECHSIGNS

SIGNS THAT MEAN BUSINESS

2338 Merriam Dr. Kansas City, KS 66106
Phone (913) 894-4422 Fax (913) 236-7446

CLIENT:

WESTRIDGE GARDENS
RAYTOWN, MISSOURI

11901 Jessica Lane 64138

DRAWING NO.

14-143 revised

DATE

07.26.2016

SALESPERSON:

DICK ROBINSON

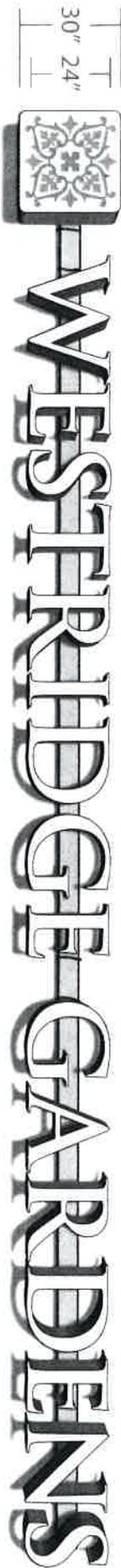
DESIGNER:

KEN ALBIN

SIGN
DETAIL

SCALE: 1/4" = 1'-0"

36'-0"



54.0 SQFT OF SIGNAGE

WIREWAY MOUNTED CHANNEL LETTERS
 INTERNALLY ILLUMINATED WITH WHITE SAMSUNG LED'S
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 CUSTOMERS ELECTRICIAN TO SUPPLY PRIMARY ELECTRICAL TO SIGN LOCATION

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2338 Marlow Dr, Kansas City, KS 66106
Phone (913) 894-4422 Fax (913) 256-7446

CLIENT:

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RAYTOWN, MISSOURI
11901 Jessica Lane, 64138

DRAWING NO.

14-143

DATE

10.03.2014

SALESPERSON:

DICK ROBINSON

DESIGNER:

KEN ALBIN

**SIGN
DETAIL**

BUILDING ELEVATION

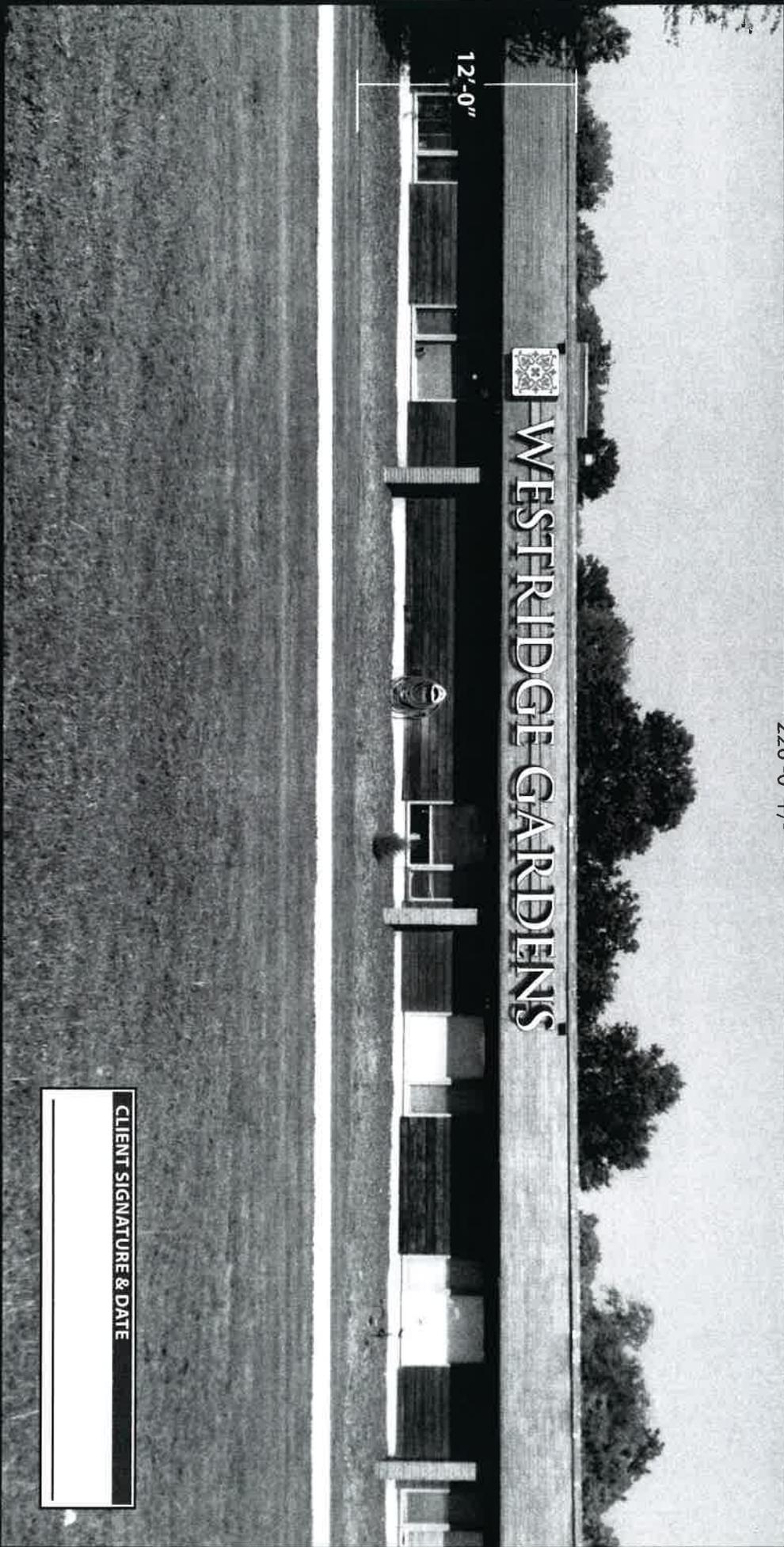
SCALE: 1/8" = 1'-0"

2640.0 SQFT OF FACADE

220'-0" +/-

 WESTRIDGE GARDENS

12'-0"



CLIENT SIGNATURE & DATE

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2330 Meridian Dr Kansas City, MO 66106
Phone (816) 894-4422 Fax (816) 258-7446

CLIENT:

WESTRIDGE GARDENS
RAYTOWN, MISSOURI
11901 Jessi Ln, Ray, MO 64138

DRAWING NO.

14-143 revised

DATE

07.26.2016

SALESPERSON:

DICK ROBINSON

DESIGNER:

KEN ALBIN

**BUILDING
ELEVATION**

BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

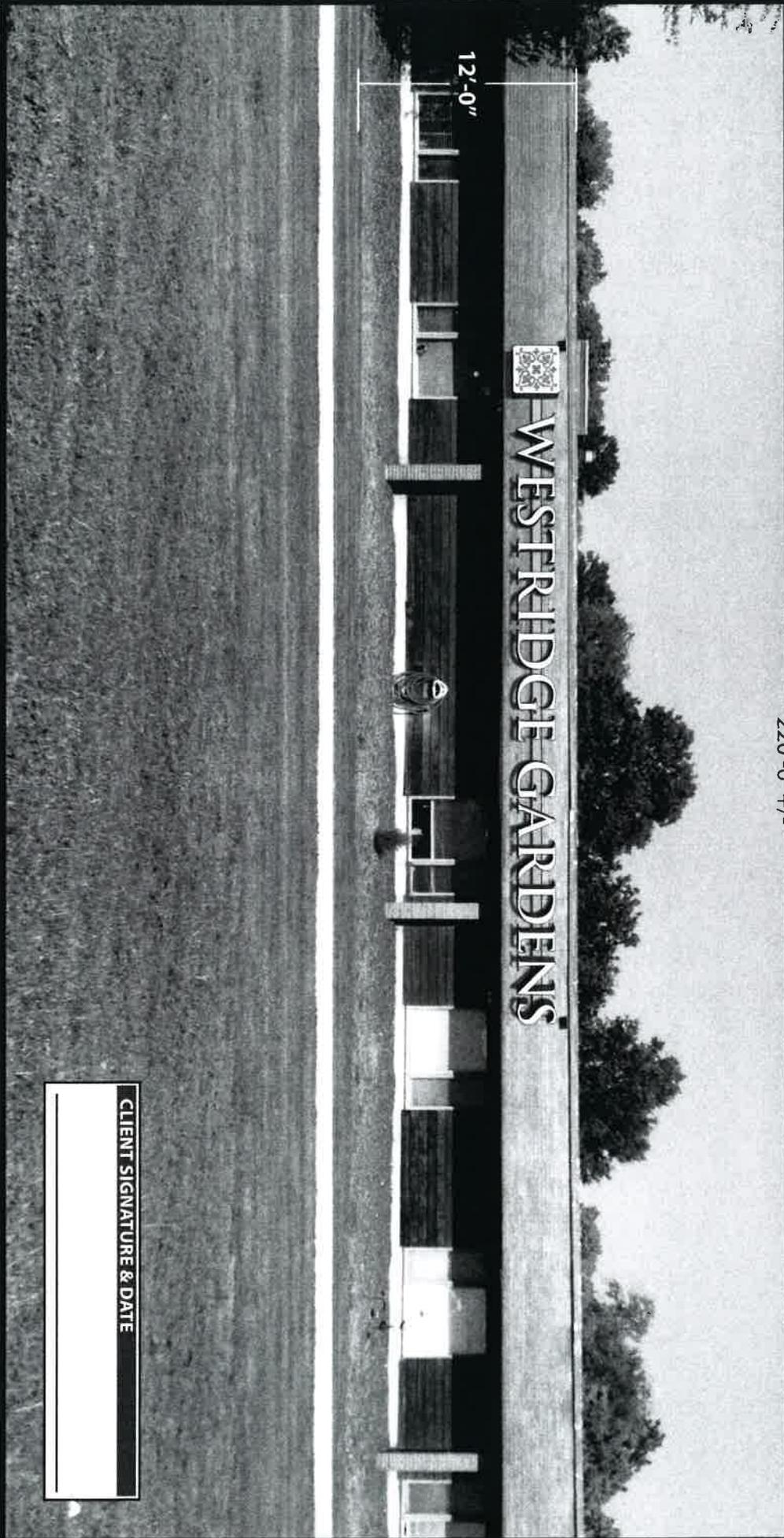
2640.0 SOFT OF FACADE

220'-0" +/-

12'-0"



WESTRIDGE GARDENS



CLIENT SIGNATURE & DATE

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SIGNS THAT MEAN BUSINESS

2358 Meridian Dr. Kansas City, MO 66106
Phone (913) 894-4422 FAX (913) 236-7446

CLIENT:

WESTRIDGE GARDENS
RAYTOWN, MISSOURI
11901 Jessica Lane, 64138

DRAWING NO.:

14-143 revised

DATE

07.26.2016

SALESPERSON:

DICK ROBINSON

DESIGNER:

KEN ALBIN

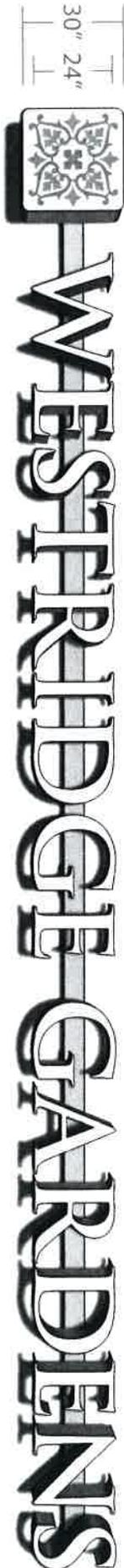
**BUILDING
ELEVATION**

ILLUMINATED CHANNEL LETTERS

90.0 SQFT OF SIGNAGE

SCALE: 1/4" = 1'-0"

36'-0"



- WIREWAY MOUNTED CHANNEL LETTERS
- INTERNALLY ILLUMINATED WITH WHITE SAMSUNG LED'S
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- CUSTOMERS ELECTRICIAN TO SUPPLY PRIMARY ELECTRICAL TO SIGN LOCATION

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HIGHTECHSIGNS

SIGNS THAT MEAN BUSINESS

2336 Marlow Dr. Kansas City, KS 66106
Phone (913) 894-4422 Fax (913) 236-7446

CLIENT:

WESTRIDGE GARDENS
RAYTOWN, MISSOURI
11901 Jessica Lane 64138

DRAWING NO.:

14-143 revised

SALESPERSON:

DICK ROBINSON

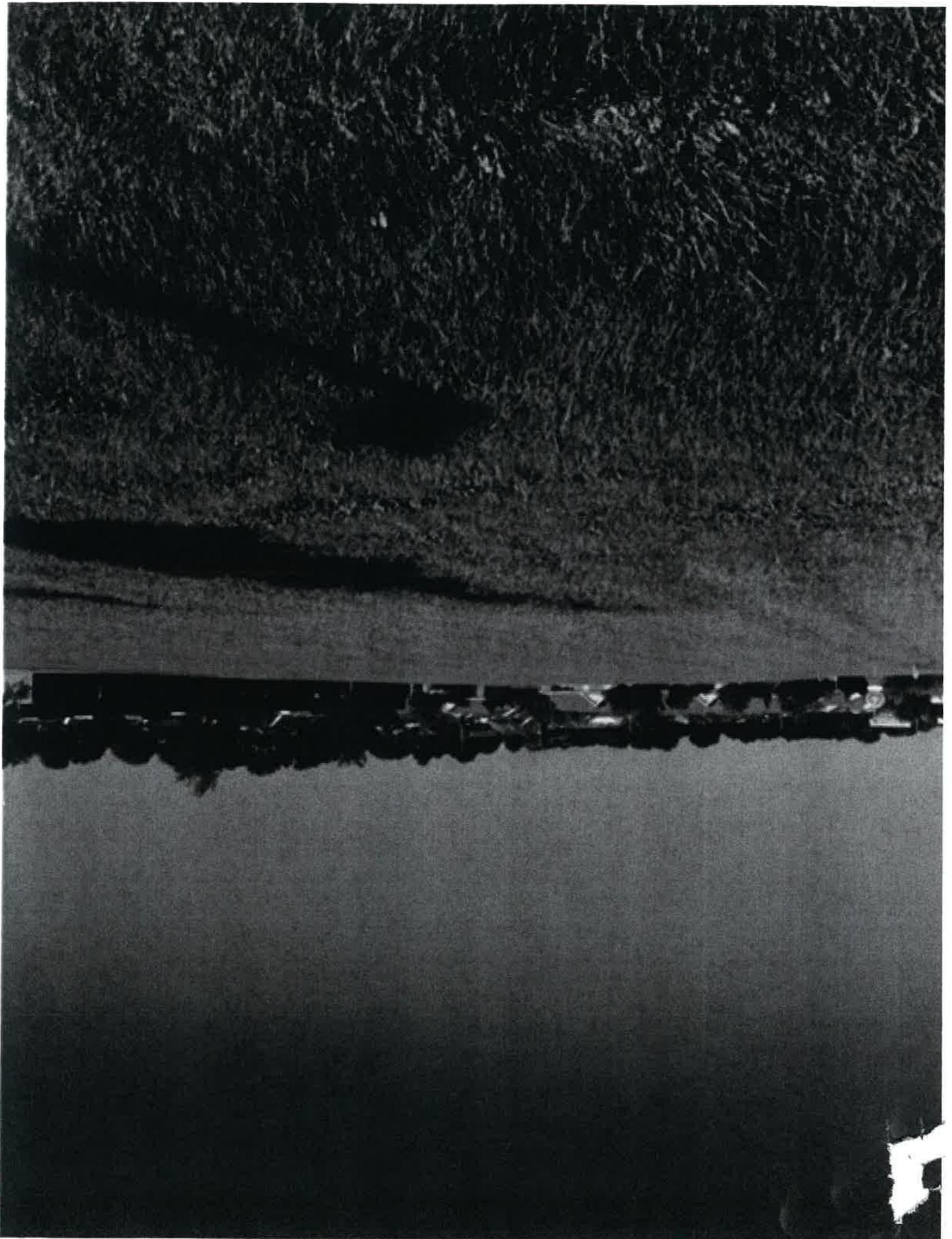
DATE

07.26.2016

DESIGNER:

KEN ALBIN

**SIGN
DETAIL**





NOTICE OF PUBLIC HEARING

Application: Request for a variance to allow a wall sign to be erected larger than the maximum square footage allowed in accordance with the sign regulations specified in Section 50-493 of the Code of Ordinances of the City of Raytown.

Location: 11901 Jessica Lane, 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 8, 2016 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 22nd day of August 2016.



Development & Public Affairs Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

August 24, 2016

**Notice of Public Hearing
to be held by the
City of Raytown Board of Zoning Adjustment
On September 8, 2016 at 7:00 pm**

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 Request for a variance to allow a wall sign to be erected larger than the maximum square footage allowed in accordance with the sign regulations specified in Section 50-493 of the Code of Ordinances of the City of Raytown. The property to which the variance applies is located at 11901 Jessica Lane, in Raytown, MO and contains multi-family housing units.

The variance is being requested as the property owner is requesting to place a wall sign facing Highway 350 that is larger than the maximum allowed sixteen (16) square feet for residentially zoned properties.

The public hearing before the City of Raytown Board of Zoning Adjustment to consider the proposed application will be held on Thursday, September 8, 2016 at 7:00 p.m. 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 on this application, you would like additional information regarding this application, you may contact the City of Raytown Development and Public affairs Department located in the Raytown City Hall at 10000 East 59th Street by e-mail at scottp@raytown.mo.us or by telephone at (816) 737-6011

Sincerely,

Scott Peterson
Permit Technician
City of Raytown

QUALITY PROPERTY LLC
17101 E KENTUCKY RD
INDEPENDENCE MO 64056

QUALITY PROPERTY LLC
17101 E KENTUCKY RD
INDEPENDENCE MO 64056

TA OPERATING LLC
255 WASHINGTON ST
NEWTON MA 2458

TI WESTRIDGE GARDENS LLC
11901 JESSICA LANE
RAYTOWN MO 64138

JESSICA ESTATES LP
5000 W 95TH ST STE 120
PRAIRIE VILLAGE KS 66207

DEAN DEVELOPMENT LLC
5000 W 95TH ST STE 120
PRAIRIE VILLAGE KS 66207

ARHC EMRAYMO01 LLC
7444 LONG AVE
SKOKIE IL 60077

RAYTOWN SENIORS APARTMENTS LP
3556 S CULPEPPER STE 7
SPRINGFIELD MO 65804

QUALITY PROPERTY LLC
17101 E KENTUCKY RD
INDEPENDENCE MO 64056

WESTRIDGE HOMES ASSOCIATION
8001 WESTRIDGE
RAYTOWN MO 64138

WESTRIDGE HOMES ASSOCIATION
8001 WESTRIDGE
RAYTOWN MO 64138

WESTRIDGE HOMES ASSOCIATION
8001 WESTRIDGE
RAYTOWN MO 64138

LOGUE SHARON R
8001 WESTRIDGE 102
RAYTOWN MO 64138

MAC ARTHUR KAREN M
8001 WESTRIDGE RD
RAYTOWN MO 64138

WINTER ARTHUR N & ANNIE E-TRUSTEES
6616 ENGLEWOOD AVE
RAYTOWN MO 64133

MARPLE VIRGINIA L
8001 WESTRIDGE RD UNIT 12
RAYTOWN MO 64138

WESTRIDGE HOMES ASSOCIATION
8001 WESTRIDGE
RAYTOWN MO 64138

VALVERDE CONNIE
8001 WESTRIDGE RD UNIT 24
RAYTOWN MO 64138

GILLILAND LOIS E
8001 WESTRIDGE RD UNIT 23
RAYTOWN MO 64138

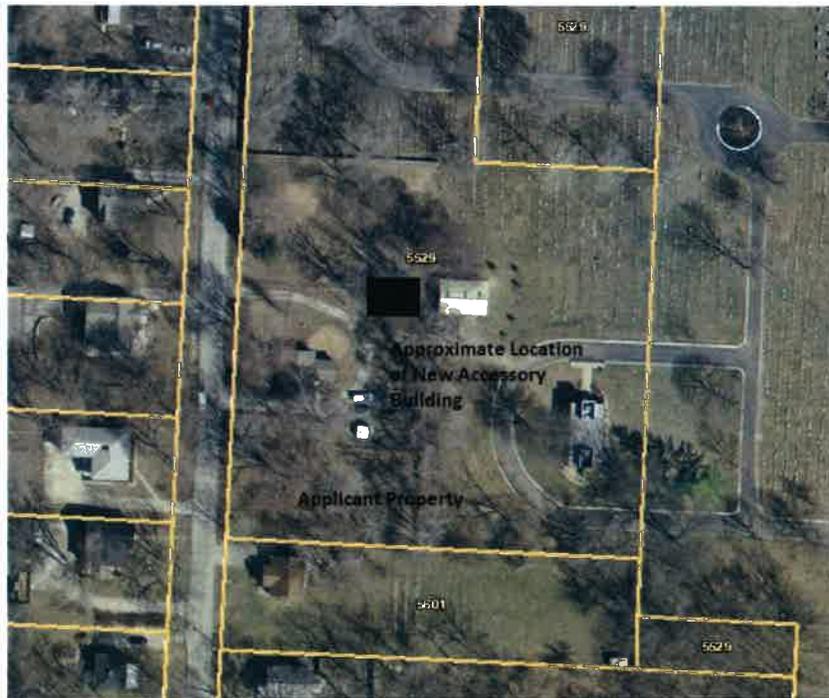
WESTRIDGE HOMES ASSOCIATION
8001 WESTRIDGE
RAYTOWN MO 64138

STAFF REPORT

To: Board of Zoning Adjustment
From: Scott Peterson, Planning and Zoning Coordinator
Date: November 10, 2016
Subject: Agenda Item No. 5.A - Case No. BZA-2016-009: Variance to Fifteen (15) foot maximum accessory building height in a Low Density Residential (R-1) zoning district specified in Section 50-127 of the Code of Ordinances of the City of Raytown

BACKGROUND

Congregation Beth Shalom is seeking approval of their application for a variance to the maximum accessory building height of 15 feet in a Low Density Residential (R-1) District. The proposed building to which the application applies will be a maintenance shed used for the storage of heavy equipment, and is proposed to reach a peak height of 19'-8.5". The property to which the application applies is located at 5529 Ditzler Avenue, which is currently in use as a cemetery. Kenny Miller of Rees Masilionis Turley Architecture is serving as the agent representing Congregation Beth Shalom for the application. The applicant previously received approval for a variance from the Board of Zoning Adjustment on July 14, 2016 for the same proposed building; the previous variance was to increase the maximum square footage from 720 square feet allowed for accessory buildings in an R-1 zone to 1,575 square feet.



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 applicant states that the use of the property as a cemetery requires that they will need larger pieces of equipment to adequately maintain the property than would normally be required for a single-family dwelling that usually occupies an R-1 zone. As such, they need more room to safely store their equipment. The height of the building as it is proposed is necessary for the applicant, as they need the garage door to be of sufficient height to allow the entry of large maintenance equipment.

- 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, the variance will not impact any adjacent properties as the applicant wishes to demolish the existing storage shed and build a nicer one in the same approximate location (twenty feet to the west). The new shed will have a nicer appearance than the current one, and there will still only be one accessory building on the property. The new building will also prevent neighboring properties from having to see maintenance equipment outside when not in use. The proposed shed sets back 203 ft. from the south property line; 204 ft. from the east property line; 109 ft. from Ditzler Avenue and 342 ft. from 55th street.

- 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 the existing shed is in disrepair and also no longer big enough to adequately and safely hold the equipment that is necessary for maintenance of the cemetery. Equipment is currently being stored outside, which is harmful when exposed to inclement weather.

- 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 applicant, the proposed variance will not be contrary to the general spirit and intent of the zoning ordinance as they are not adding any additional accessory buildings, and the use of the property as a cemetery is not a typical use in an R-1 zone.

- 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 applicant the variance is the minimum necessary as it is the minimum height necessary to provide a garage door e enough to fit the cemetery's largest machinery.

According to the applicant, the variance is the minimum height necessary to provide a garage door that is tall enough to accommodate the largest equipment.

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 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> <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 property is used as a cemetery in an R-1 zone, making its requirements for property maintenance exceed those of a typical single-family dwelling. The property is approximately 16 acres and can accommodate a building of this size.</p> | <p>The variance is not unique as the applicant is creating a larger and taller maintenance shed to replace an existing maintenance shed that is a nonconforming accessory building, and has received a variance to increase the square footage of the proposed 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 variance will not impact any adjacent properties as the proposed maintenance building will setback at least 110 feet from all property lines. Also a stone wall exists along 55th Street which will provide screening from the north.</p> | <p>The maintenance shed will be located twenty (20) feet closer to Ditzler Ave than the previous maintenance shed. This will make it easier to for adjacent property owners to see the 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 variance will result in the applicant not being able to adequately and safely store expensive maintenance equipment that is necessary for the proper upkeep of the property.</p> | <p>The cemetery is surrounded by residential properties that do not have the ability to construct accessory buildings of this size.</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>The proposed variance will not be contrary to the general spirit and intent of the zoning ordinance because the cemetery is a large use and needs a proportionately larger maintenance building. Also, it will not adversely affect traffic or pedestrians who drive or walk in the area.</p> | <p>The proposed variance will be contrary to the general spirit and intent of the zoning ordinance as the proposed building is more than 100% larger than the ordinance permits, and the height of the building will be over two feet past the maximum allowed.</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 variance is the minimum necessary because the existing shed is not big enough or tall enough to store all of the equipment the applicant owns and needs to maintain the cemetery properly.</p> | <p>The existing maintenance shed is already over the maximum size allowed for an accessory building in an R-1 zone.</p> |

If the Board finds the conditions to be favorable and approves the variance, it should consider adding the following conditions:

1. The maintenance building will be located on the site as shown on the plan and will not exceed the proposed peak height of 19'-8.5".
2. Staff shall approve the design of the building including elevations and building materials.
3. The existing maintenance building will be removed when the new building is occupied.

Case Number: _____

Date Received: _____

Fee Paid: _____

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

1. I hereby apply for:

_____ Appeal from an administrative decision

X Variance from any specific requirement

(Specify Section) 50-129 (a)

2. Name of Property Owner (as appears on deed): Congregation Beth Shalom

3. Phone Number: (913) 647-7279

4. Address of Property Owner: 14200 Lamar Ave, Overland Park, KS 6223

5. Email: _____

6. Signature of Owner: Elaine Levine, Executive Director

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

Name: Kenny Miller kenny@rmta.biz

Phone: (816) 502-1549

Address 2000 Shawnee Mission PKWY Suite 100, Mission Woods, KS 66205

8. The property to which this application applies is located at: _____

5529 Ditzler Avenue

Approximate Address (If address is currently unassigned): _____

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

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

10. Please describe what you wish to do that the Zoning Ordinance prohibits: _____

We wish to construct a new accessory work shed building to house
cemetery maintenance equipment that would replace and existing
building. The new building would exceed the maximum height of 15ft to
the midspan allowed by the zoning ordinance by 2'-6 1/4".

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

The new building is the replacement of an existing storage building that is
currently being used for the same purposes. The existing building is not
tall enough to adequately fit the equipment storage needs of the
cemetery staff.

12. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: _____

The existing storage building is in such a condition that it needs to be
removed. Without the ability to construct this new storage building the
equipment utilized by the cemetery staff will be not be able to be stored
in a secure environment and will be exposed to the elements. It will also
be in view of those visiting the cemetery and surrounding neighbors.

13. 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: This parcel is a cemetery that is located in a R-1 residential zoning district. Being a cemetery there are larger pieces of equipment that are needed for the day to day operations which are not typically needed for a single family residence.

14. The proposed development or variance would not adversely affect the rights of adjacent property owners because: This is the replacement of an existing building already on the parcel so the adjacent neighbors will notice no change to the number of accessory buildings on the site. They will notice a nicer building that will be able to conceal all the cemetery equipment from their view.

15. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because: The zoning district allows for accessory buildings of this type but with the cemetery not being a typical use for this district there are needs for the housing of larger equipment that exceed the intent for the smaller buildings stipulated in the ordinance.

16. The variance (or exception) requested is the minimum needed to make possible the reasonable use of the land or structure because: Following consultation with cemetery staff and the measurement of their existing equipment the building doors have been sized the minimum amount needed to fit all of their needs thus making the height of the building taller than the allowed height by the ordinance.

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 legal costs exceed the amount paid, payment for the additional charges will be required prior to further departmental action on my case.

Property Tax Account Summary

[Direct Link to Jackson County Assessment Profile](#)

Parcel Number 32-830-01-14-00-0-00-000 Property Address 5529 DITZLER AVE , RAYTOWN, MO 64133

General Information
 Property Description GREENE J H ACRES LOTS 2-5
 Property Category Land and Improvements
 Status Active, Host Other Property, Locally Assessed
 Tax Code Area 022

Property Characteristics
 Property Class 2010
 Parties

| Role | Percent | Name | Address |
|----------|---------|--------------------------|--|
| Taxpayer | 100 | BETH SHALOM CONGREGATION | 9400 WORNALL RD, KANSAS CITY, MO 64114 UNITED STATES |
| Owner | 100 | BETH SHALOM CONGREGATION | 9400 WORNALL RD, KANSAS CITY, MO 64114 UNITED STATES |

| Property Values | Tax Year 2015 | Tax Year 2014 | Tax Year 2013 | Tax Year 2012 | Tax Year 2011 |
|----------------------|---------------|---------------|---------------|---------------|---------------|
| Market Value Total | 217,263 | 217,263 | 217,263 | 217,263 | 217,263 |
| Taxable Value Total | 0 | 0 | 0 | 0 | 0 |
| Assessed Value Total | 69,524 | 69,524 | 69,524 | 69,524 | 69,524 |

Active Exemptions
 E08 Cemetary

No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County).

Distribution of Current Taxes

| District | Amount |
|----------------------------|----------|
| BOARD OF DISABLED SERVICES | 0.000000 |
| CITY - RAYTOWN | 0.000000 |
| FIRE DISTRICT - RAYTOWN | 0.000000 |
| JACKSON COUNTY | 0.000000 |
| MENTAL HEALTH | 0.000000 |
| METRO JUNIOR COLLEGE | 0.000000 |
| MID-CONTINENT LIBRARY | 0.000000 |
| RAYTOWN SCHOOL C-II | 0.000000 |
| STATE BLIND PENSION | 0.000000 |

| Date | Receipt No. | Amount Applied | Amount Due | Tendered | Change |
|-----------------|-------------|----------------|------------|----------|--------|
| No Events Found | | | | | |

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.

Content in Property Account Summary Developed by Manatron, Inc.
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 Version 1.0.5228.20119

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Sellers reserve the right to retain possession of the premises during their lifetime and so long as either of them occupy the premises as a residence. In the event of the death or the termination of possession as a residence by both sellers, the right of possession shall thereupon vest in buyers and all rights to possession by sellers shall cease and determine.

Sellers shall maintain the premises and make any and all repairs which may be required by them, at their own expense.

Sellers shall not be obligated to pay any rental for the premises during their period of occupancy of same as a residence.

Buyers shall keep in full force and effect, fire and extended coverage insurance in the amount of \$12,500.00, on the buildings. Buyers reserve the right at any time, at its option, in the event of total destruction to cause said buildings to be rebuilt, and this agreement shall thereupon remain in full force. In the event buyers shall exercise their option not to rebuild the premises, then in the event of total destruction of the premises, the buyers shall pay to the sellers an additional sum as purchase price of \$2,000.00. In the event of partial destruction by any cause, the same shall be repaired by buyers without cost to the sellers within a reasonable time.

Buyers are authorized to take possession of all that portion of the land herein described, commencing on a line five feet in the rear of the garage and tool shed now located on the premises, immediately upon delivery of deed.

by the buyer and this contract may or may not be thereafter operative, at the option of the seller.

Time is of the essence of this contract.

IN WITNESS WHEREOF, Said parties herunto subscribe their names.

Executed in triplicate

Walter L. ...
Matthew ...

NOTICE OF PUBLIC HEARING

Application: Request for a variance to the maximum height of an accessory building allowed in an R-1 (Low Density Residential) District as specified in Section 50-129 of the Code of Ordinances of the City of Raytown.

Location: 5529 Ditzler Avenue, 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, November 10, 2016 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 October 2016.



Development & Public Affairs Department
10000 East 59th Street
Raytown, Missouri 64133
(816) 737-6014
www.raytown.mo.us

October 26, 2016

**Notice of Public Hearing
to be held by the
City of Raytown Board of Zoning Adjustment
On November 10, 2016 at 7:00 pm**

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The variance is being requested as the property owner is proposing to construct an accessory building to be used as storage for maintenance equipment on the property that, as proposed, would exceed the maximum height allowed of 15 feet.

The public hearing before the City of Raytown Board of Zoning Adjustment to consider the proposed application will be held on Thursday, November 10, 2016 at 7:00 p.m. 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.

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Sincerely,

Scott Peterson
Permit Technician
City of Raytown

PARK ROBERT J & WF
5612 CRESCENT
RAYTOWN MO 64133

CRESENT CREEK REVITALIZATION LLC
7509 NW TIFFANY SPRINGS TFWY STE
200
KANSAS CITY MO 64153

CRESENT CREEK REVITALIZATION LLC
7509 NW TIFFANY SPRINGS TFWY STE
200
KANSAS CITY MO 64153

BECKWITH CASSANDRA R
5705 ELM AVE
KANSAS CITY MO 64133

HICKORY GLOBAL LLC
8509 N SYCAMORE AVE
KANSAS CITY MO 64157

CRESENT CREEK REVITALIZATION LLC
7509 NW TIFFANY SPRINGS TFWY STE
200
KANSAS CITY MO 64153

LAND TRUST OF JACKSON COUNTY
MISSOURI
4035 CENTRAL ST
KANSAS CITY MO 64111

RINEHART STANLEY & SALLY
9320 E 57TH TER
RAYTOWN MO 64133-3351

SMITH ROBERT W & R JO ANN-TR
9316 E 57TH TER
RAYTOWN MO 64133

SMITH ROBERT W & R JO ANN-TR
9316 E 57TH TER
RAYTOWN MO 64133

TYSON PHYLLIS PRINCE
5701 ELM
RAYTOWN MO 64138

HUMMELGAARD KRISTIN L
9300 E 57TH ST
RAYTOWN MO 64133

BETH SHALOM CONGREGATION
14200 LAMAR
OVERLAND PARK KS 66223

EBERT ANDREW S & SHERIDAN L
5620 CRESCENT AVE
KANSAS CITY MO 64133

COOK JOSEPH P & CHARLOTTE A
5625 DITZLER ST
RAYTOWN MO 64133

ROBERTSON WANDA L
5616 CRESCENT
RAYTOWN MO 64133

BETH SHALOM CONGREGATION
9400 WORNALL RD
KANSAS CITY MO 64114

BORTHWICK CORPORATION
8200 MAPLE LN
PRAIRIE VILLAGE KS 66208

ULURU PROPERTIES LLC
9824 W 115TH TER
OVERLAND PARK KS 66216

BURNS CARINNE
5604 CRESCENT AVE
RAYTOWN MO 64133

LATTA JOHN K
7108 E 67TH ST
KANSAS CITY MO 64133

DODD JEFFREY S
5600 CRESCENT
RAYTOWN MO 64133

CONGREGATION BETH SHALOM
14200 LAMAR
OVERLAND PARK KS 66223

MOORE MARK V & JUTTA E
5532 CRESCENT AVE
RAYTOWN MO 64133

DAVIS STEVEN L-TRUSTEE
5601 DITZLER AVE
RAYTOWN MO 64133

HARTLEIN AMY JO
5528 CRESCENT DR
RAYTOWN MO 64133

BAXTER RAYMOND D-TR &
608 N PREWITT
NEVADA MO 64772

FENTON PAUL
7442 CRANER AVE
SUN VALLEY CA 91352

YOUNG TRACY A
5520 CRESCENT
RAYTOWN MO 64133

PARKER VICTOR L & KELLY
9405 E 55TH ST
RAYTOWN MO 64133

NOTICE OF PUBLIC HEARING

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Sincerely,

Scott Peterson
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KANSAS CITY MO 64157

CRESENT CREEK REVITALIZATION LLC
7509 NW TIFFANY SPRINGS TFWY STE
200
KANSAS CITY MO 64153

LAND TRUST OF JACKSON COUNTY
MISSOURI
4035 CENTRAL ST
KANSAS CITY MO 64111

RINEHART STANLEY & SALLY
9320 E 57TH TER
RAYTOWN MO 64133-3351

SMITH ROBERT W & R JO ANN-TR
9316 E 57TH TER
RAYTOWN MO 64133

SMITH ROBERT W & R JO ANN-TR
9316 E 57TH TER
RAYTOWN MO 64133

TYSON PHYLLIS PRINCE
5701 ELM
RAYTOWN MO 64138

HUMMELGAARD KRISTIN L
9300 E 57TH ST
RAYTOWN MO 64133

BETH SHALOM CONGREGATION
14200 LAMAR
OVERLAND PARK KS 66223

EBERT ANDREW S & SHERIDAN L
5620 CRESCENT AVE
KANSAS CITY MO 64133

COOK JOSEPH P & CHARLOTTE A
5625 DITZLER ST
RAYTOWN MO 64133

ROBERTSON WANDA L
5616 CRESCENT
RAYTOWN MO 64133

BETH SHALOM CONGREGATION
9400 WORNALL RD
KANSAS CITY MO 64114

BORTHWICK CORPORATION
8200 MAPLE LN
PRAIRIE VILLAGE KS 66208

ULURU PROPERTIES LLC
9824 W 115TH TER
OVERLAND PARK KS 66216

BURNS CARINNE
5604 CRESCENT AVE
RAYTOWN MO 64133

LATTA JOHN K
7108 E 67TH ST
KANSAS CITY MO 64133

DODD JEFFREY S
5600 CRESCENT
RAYTOWN MO 64133

CONGREGATION BETH SHALOM
14200 LAMAR
OVERLAND PARK KS 66223

MOORE MARK V & JUTTA E
5532 CRESCENT AVE
RAYTOWN MO 64133

DAVIS STEVEN L-TRUSTEE
5601 DITZLER AVE
RAYTOWN MO 64133

HARTLEIN AMY JO
5528 CRESCENT DR
RAYTOWN MO 64133

BAXTER RAYMOND D-TR &
608 N PREWITT
NEVADA MO 64772

FENTON PAUL
7442 CRANER AVE
SUN VALLEY CA 91352

YOUNG TRACY A
5520 CRESCENT
RAYTOWN MO 64133

PARKER VICTOR L & KELLY
9405 E 55TH ST
RAYTOWN MO 64133