

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

December 9, 2021
7:00 P.M.

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

- 1. Open Meeting**
- 2. Roll Call**
- 3. Approval of Meeting Minutes – November 11, 2021**
- 4. Old Business – None**
- 5. New Business:**
 - A. Case #:** BZA 2021-03,

Location: 9813 E. 66th Street

Request: A 10.12-foot variance from the 20-foot rear yard setback stated in stated in Municipal Code Chapter 50, Article IV, Sec. 50-187.

Applicant: Steve Mullally of Rolland Studios, represented by Christopher Jones of the Law Office of Christopher Jones, LC

Property Owner: Steve J. and Melanie R. Mullally
- 6. Other Business – None**
- 7. Set Tentative Future Meeting Date – No future meeting date set yet.**
Next meeting with an application will also be the 2022 Annual Meeting following completion of the case.
- 8. Adjourn**

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

November 11, 2021
7:00 P.M.

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

MEETING

1. Open Meeting

Chairman Riehle called the meeting to order at 7:00 PM.

2. Roll Call

Aprill Present

Cook Absent

Wilson Absent

McDaniel Present

Riehle Present

Tush (Alt) Present

3. Approval of June 10, 2021 Meeting Minutes

A. Changes: N/A

B. Motion: Aprill

C. Second: McDaniel

D. Vote: Approved 3-0-1

4. Old Business – None.

5. New Business:

A. Case #: BZA 2021-02

Location: Beverly Place Apts., 10309 E. 61st Street

Requests:

(1) A 2.5 foot variance to the maximum front yard fence height stated in Municipal Code Chapter 50, Article VII, Sec. 50-466(2)(d);

(2) A variance from the 40% open front yard fence surface area requirement stated in Municipal Code Chapter 50, Article VII, Sec. 50-466(3)(a) for that portion of the security fence that is located within the front yard setback and faces the sides of the property; and

(3) A 20.11-foot variance from the 30-foot front yard setback stated in stated in Municipal Code Chapter 50, Article IV, Sec. 50-167(b).

Applicant: Alpine Expo, LLC, represented by Husch Blackwell, LLP

Property Owner: Alpine Expo, LLC

Chairman Riehle opened the public hearing and introduced the case.

1. Swearing in of any person who may wish to speak for or against the application

Performed by City Counsel of all persons wishing to testify.

2. Explanation of any exparte' communication from Board of Zoning Adjustment members regarding the application.

None.

3. Entering of exhibits into the record:

Chairman Riehle introduced the staff report and its attachments into the record.

4. Introduction of application by staff.

Chris Gilbert, planning & Zoning Coordinator, presented the staff report for the case and reviewed the requested variance in detail.

5. Presentation of variance application by applicant

Chris Kline of Husch Blackwell, applicant, presented the application to the Board.

6. Request for public comment

Ron Jenkins, Raytown Landing Homes Association, Spoke regarding the application and was not opposed.

7. Rebuttal, if necessary, by the applicant.

None

8. Summary of additional information by staff

Mr. Gilbert provided the recommendation that the variance be granted as requested.

9. Board discussion
Board discussion on the merits of the application.
10. Close public hearing
Chairman Riehle closed the public hearing.
11. Board decision to approve, conditionally approve or deny the application:
Request (1)
a) ***Motion – Tush***
b) ***Second – Aprill***
c) ***Additional Board Discussion - None***
d) ***Vote – Motion carried 4-0. Variance request #1 was approved.***
- Request (2)**
a) ***Motion – Tush***
b) ***Second – McDaniel***
c) ***Additional Board Discussion - None***
d) ***Vote – Motion carried 4-0. Variance request #2 was approved.***
- Request (3)**
a) ***Motion – Tush***
b) ***Second – Aprill***
c) ***Additional Board Discussion - None***
d) ***Vote – Motion carried 4-0. Variance request #3 was approved.***
6. **Other Business – None.**
7. **Set Tentative Future Meeting Date – December 9, 2021, to consider a new application.**
8. **Adjourn – Meeting was adjourned by acclamation at 7:39 P.M.**

Board of Zoning Adjustment Meeting

November 11, 2021

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Daytime Phone #	Evening Phone #	E-Mail Address
Chris Kline	Chris.Kline@huntsblachwell.com	816-983-8285		
Ron Jenkins	Professors Laundry	816 510-2971		



Staff Report

Community Development
Planning and Development Services

BZA 2021-03

To: City of Raytown Board of Zoning Adjustment
From: Chris Gilbert, Planning and Zoning Coordinator
Date: December 9, 2021
Re: Application for Variance

VARIANCE APPLICATION SUMMARY

Applicant: Steve Mullally, represented by Christopher Jones of the Law Office of Christopher Jones, LC
Property Owner: Steve and Melanie Mullally
Property Location: 9813 E. 66th Street, Raytown, Missouri
Request: A variance from Municipal Code Section 50-187 to allow for the rear yard setback adjacent to the rear property line of the subject parcel to be reduced from 20 feet to a minimum of 9.88 feet to accommodate the construction of a new 2800 square foot storage building to serve the Rolland Studios business on the property that is owned by the applicant.

BACKGROUND

Property's Zoning Classification	Neighborhood Commercial (NC)
Surrounding Properties' Zoning	Neighborhood Commercial
Surrounding Overlay	None
Surrounding Land Use	Commercial/Office, Single Family Residential
Designated Future Land Use	Single Family Residential
Ward	Ward 1
Approximate Land Area	20,000 Square Feet
Roadway Classification	Local Street with nearby access to an Arterial

SITE DESCRIPTION AND PRESENT USE

The subject parcel is a nearly half acre lot with an existing Commercial business, Rolland Studios, and parking located on the property. It is 100 feet wide and 200 feet long with frontage onto 66th Street. Lot coverage is over 50% which is common for buildings located in Raytown's Commercial core but far less than the neighboring giant USA 800 complex. The current photography studio use is located within the existing original site building and has parking areas both in front of the building and behind the building where the new structure is intended to be located. While the number of parking spaces available will be reduced by the proposed project, the Zoning Ordinance does permit additional parking to be utilized within 300 feet with the permission of the owner. This would need to be done with a cross-parking easement agreement that is signed and notarized by both owners.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by non-conforming residential lots with single family homes constructed upon them to the north and west, and buildings and parking lots owned by the USA 800 complex to the east and south. Overton Avenue to the west marks the boundary between Neighborhood Commercial and Low Density Residential as shown on the location and zoning map below (Figure 1).

HISTORY

City records show the current property owners have been at the subject location since 1977 and have been licensed as Rolland Studios as far back as our current records show, to 1998. Rolland Studios is a participant in the industry of providing contractual school photography services and didn't have a need for a new building until the COVID pandemic's aftermath due to supply chain problems. Now the owners want to construct a separate storage building to stock up on all the materials and supplies needed to conduct their business to smooth out the volatility in ordering and receiving that comes with supply chain disruptions.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on November 22, 2021. The Community Development Department has received no letters or calls regarding this application as of the date of packet publication (December 3, 2021). Any calls or letters received the week before the meeting will be updated at the BZA meeting on December 9, 2021



Figure 1 – Location and Zoning of Subject Property and Surrounding Area



ANALYSIS OF VARIANCE APPLICATION

Prior to examining the staff analysis presented below, please review the responses provided by the attorney representing the applicant that directly addresses the 5 factors contained below from the property owners' point of view. This variance request is required to meet the following 5 conditions as contained in the Raytown Municipal Code Section 50-83:

- 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 situation can be viewed as unique based upon the COVID-19 pandemic and the resulting supply chain disruptions that have disrupted commerce nationwide for most of the current calendar year. Not all businesses have been impacted similarly by this supply chain disruption and the applicant is claiming that the building is necessary to stock up on materials needed to conduct business or risk the possibility of going out of business due to this issue. Solely based upon the uniqueness of the COVID-19 pandemic (over 100 years since the last historically defined pandemic caused by the Spanish Flu) and its economic aftermath, staff believes the uniqueness threshold can be viewed as being plausible.

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

The rear yard setback variance will most directly impact the property to the south of the rear property line, which is one of the several parking lots owned by the USA 800 company. Staff does not believe this setback will detrimentally impact a parking lot.

- 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.*

The COVID-19 pandemic and its resulting long running supply chain disruptions has been noted by the applicant as causing hardship to the Rolland Studio's operations if it cant keep enough stock of materials on site to run its business, and thus the building is needed to contain the stock necessary to survive.

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

The spirit and intent of the City of Raytown zoning regulations is to ensure that development is conducted in as orderly and safe a manner as possible in accordance with adopted ordinances. Since the only variance being requested in a 10.12-foot rear yard variance with all other bulk



Staff Report

Community Development
Planning and Development Services

regulations being met, this proposed setback variance would not significantly affect the public health, safety, morals, order, convenience, prosperity or general welfare of the city and in addition, retaining our businesses through the pandemic, most particularly our long term and highly invested members of the community, contributes to the general welfare of the community.

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

The size of the variance requested would be the minimum amount needed based upon the sealed survey drawing provided by the applicant showing the existing site and proposed new storage structure.

RECOMMENDATION

Staff believes that all five (5) factors for approval of the variance from Section 50-187 of the Raytown Municipal Code regarding rear yard setbacks, can be justified as required by state statute prior to the granting of a variance. In making its decision, and before concurring with this recommendation to approve, staff believes the Zoning Board of Adjustment should consider the entirety of the evidence presented as it all pertains to each of the five (5) factors discussed above including testimony from the applicant, affected neighbors, and the general public.

NOTE: Staff needs to note that if this variance is approved, a formal site plan review process will be required for the new building, involving the owner submitting an application with professionally sealed drawings to the City and related agencies for review. As part of that process, the removal of current parking behind the existing structure to accommodate the new building will need to be compensated for, in addition to parking required for the new structure. This will likely require a cross-parking easement agreement with a property owner within 300 feet that has additional parking in excess of their own needs to accommodate the code required number of spaces for this project.

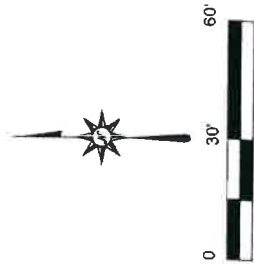
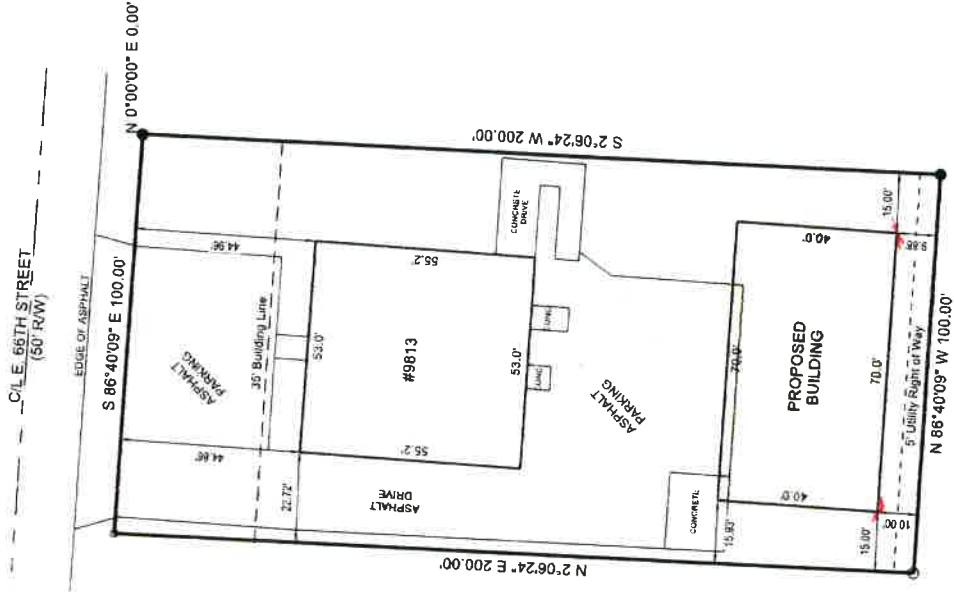
Attachments:

- Site Plan and Related Documents
- Application
- Public and Neighbor Notice Documents
- Ownership and Licensing Documents



PLAT OF SURVEY

DESCRIPTION:
 Lot 5, Block 2, PENCE'S RAYTOWN PLAZA, a
 subdivision of land in Jackson County, Missouri,
 according to the recorded plat thereof.



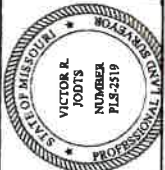
LEGEND	
○	FOUND 1/2" BAR
◦	FOUND 3/8" BAR
●	SET 1/2" BAR W/ CAP
●	STAMPED MO PLS 2519

NOTES:
 NO TITLE REPORT WAS FURNISHED TO ME SHOWING ANY EASEMENTS,
 IF ANY, WHICH MIGHT AFFECT THIS SURVEY.
 PARENT DEED - MISSOURI WARRANTY DEED INSTR #2018E0108924
 SURVEY ACCURACY CLASS - URBAN
 NO ATTEMPT TO LOCATE ANY UTILITIES ON THIS SURVEY.
 BEARING REFERENCE: ASSUMED

FOR: STEVE MULLALLY
 9816 E. 66TH STREET
 RAYTOWN, MO.

DATE: NOVEMBER 8, 2021 **JOB#:** 2021-416

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS



Region Land Survey, Inc.
 202 NW 12th Street
 Blue Springs, MO. 64015
 816.966.1191 office
 816.966-1441 fax
 service@regionsurvey.com





Case Number: BZA 2021 -

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) _____

2. Name of Property Owner (as appears on deed): Steve J. and Melanie R. Mullally

3. Phone Number: 816-356-3844

4. Address of Property Owner: 9813 E. 66th Street, Raytown, MO. 64133

5. Signature of Owner: 

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

Name: Christopher Jones of the Law Office of Christopher Jones, LC

Phone: 816-554-6202

Address: PO Box 2449, Lee's Summit, MO. 64063

7. The property to which this application applies is located at: 9813 E. 66th Street, 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: Construct a metal building behind the current structure on the property within Twenty (20) feet of the back property line. Site limitations require that the buildings back wall be within approximately Ten (10) feet of the rear property line.

10. The proposed variance (or exception) would not be contrary to public health, safety and the public interest because: The spirit and intent of the City of Raytown zoning regulations is to ensure that development is conducted in as orderly and safe a manner as possible in accordance with adopted ordinances. Since the area in question has many existing businesses with structures abutting their property boundary lines, Two (2) of the adjacent parcels, notable, the property to the east and the property to the south will suffer no adverse effects, as the current utilization of these parcels as parking lots will unlikely change and the construction of the proposed building will have no effect upon their present and potential future use. Furthermore, the proposed setback is sufficient to ensure no encroachment upon the existing boundary lines beyond the prayed for variance to the south property line and would not affect the public health, safety, morals, order, convenience, prosperity or general welfare of the city and in many ways the retention of businesses within the City of Raytown contributes to the general welfare of the community.

11. The literal enforcement of the zoning regulations will result in the following unnecessary hardships: The Covid-19 pandemic has caused unprecedented disruptions to the supply chain. As a business that has weathered the pandemic so far, the construction of the proposed building is a necessary step in the continuation of the business as just in time delivery of supplies is no longer available. The inability of the business to store necessary and critical supplies for its business operations on site would create further economic hardships and may lead to either the relocation of the business or its closure.

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: A unique feature of this property is that the south boundary has an approximately 6-foot elevation change to the lower adjacent property with a retaining wall that was not constructed by property owner. Furthermore, when the property was initially purchased by the current owner, an existing building was already located on the property that prohibits compliance with the current zoning regulations in the construction of this vitally necessary proposed addition. The only other solutions is to scrape the site and begin again, which is not economically feasible, or relocation of the business, which creates another economic hardship for the business. The unprecedented supply change disruptions experienced as a result of the Covid-19 pandemic have necessitated that business owners change and adapt their business model to remain relevant in this extremely challenging business environment.

13. The proposed development or variance would not adversely affect the rights of adjacent property owners because: As previously stated, the requested variance will not adversely affect the neighboring properties as their current use is not likely to change and the building, as proposed, will still have a feasible setback from the property boundary lines in the unlikely event the adjacent properties utilization in the future changes.

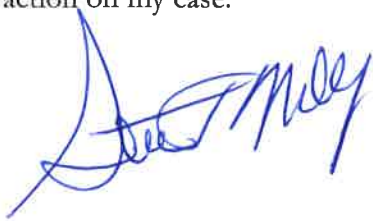
14. The proposed development would not be contrary to the general spirit and intent of the zoning ordinance because: The spirit and intent of the City of Raytown zoning regulations is to ensure that development is conducted in as orderly and safe a manner as possible in accordance with adopted ordinances. The prayed for variance would not affect the public health, safety, morals, order, convenience, prosperity or general welfare of the city and in many ways the retention of businesses within the City of Raytown contributes to the general welfare of the community.

-
-
15. The variance (or exception) requested is the minimum needed to make possible the reasonable use of the land or structure because: The size of the variance requested would be the minimum amount needed to construct the proposed structure on the site in accordance with the engineered plans to enable the business to continue its operations at the current location.

I, Steve Mollall, 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.

A handwritten signature in blue ink, appearing to read "Steve Mollall", is written over the text of the document.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared **Kathy Travis** on behalf of **THE DAILY RECORD, KANSAS CITY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 22, 2021** edition and ending with the **November 22, 2021** edition, for a total of 1 publications:

11/22/2021

**Notice of Public Hearing
City of Raytown Board of Zoning
Adjustment**

Affected Property: 9813 E. 66th Street, Raytown, Missouri
Jackson County Parcel ID #
45-240-12-04-00-0-00-000

The City of Raytown Community Development Department has received an application for a Variance submitted by Christopher Jones of the Law Office of Christopher Jones, LC, representing Steve and Melanie Mullaly, owners of Rolland Studios located at 9813 E. 66th Street. In Raytown, Missouri. This application is requesting a variance from Raytown Municipal Code Section 50-187(d), requiring a minimum rear yard setback of 20 feet in the NC, Neighborhood Commercial Zoning District, to permit a new structure to be constructed on the property as close as 9.88 feet from the rear property line. The requested minimum rear yard variance to facilitate this project is 10.12 feet.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustment at **7:00 pm on Thursday, December 9, 2021.**

All public hearings take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearing to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation to attend this public hearing, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the public hearing date.

12055060 Jackson Nov. 19, 2021


Kathy Travis

Subscribed & sworn before me this 22nd day of Nov, 2021
(SEAL)


Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

Rolland Studios

9813 E. 66TH ST.
RAYTOWN, MISSOURI 64133

Patrick & Cindy Morales
9816 E. 66th Street,
Raytown, MO 64133

NEOPOST
11/18/2021
US POSTAGE



Rolland Studios

9813 E. 66TH ST.
RAYTOWN, MISSOURI 64133

LTD Holdings, LLC
12521 E. US 40 Hwy., Suite A
Independence, MO 64055

NEOPOST
11/18/2021
US POSTAGE \$00



Rolland Studios

9813 E. 66TH ST.
RAYTOWN, MISSOURI 64133

Raytown C-2 School District
6608 Raytown Road
Raytown, MO 64133

NEOPOST
11/18/2021
US POSTAGE \$000.53



ZIP 64133
041L11260134

Rolland Studios

9813 E. 66TH ST.
RAYTOWN, MISSOURI 64133

Wanda Fowler Trust
6601 Overton Avenue,
Raytown, MO 64133

NEOPOST
11/18/2021
US POSTAGE \$000.53



ZIP 64133
041L11260134

Rolland Studios

9813 E. 66TH ST.
RAYTOWN, MISSOURI 64133

NEOPOST
11/18/2021
US POSTAGE \$000.53



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

17 November 2021

**Notice of Public Hearing
City of Raytown Board of Zoning Adjustment**

Affected Property: 9813 E. 66th Street, Raytown, Missouri

Jackson County Parcel ID # 45-240-12-04-00-0-00-000

The City of Raytown Community Development Department has received an application for a Variance submitted by Christopher Jones of the Law Office of Christopher Jones, LC, representing Steve and Melanie Mullally, owners of Rolland Studios located at 9813 E. 66th Street. in Raytown, Missouri. This application is requesting a variance from Raytown Municipal Code Section 50-187(d), requiring a minimum rear yard setback of 20 feet in the NC, Neighborhood Commercial Zoning District, to permit a new structure to be constructed on the property as close as 9.88 feet from the rear property line. The requested minimum rear yard variance to facilitate this project is 10.12 feet.

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If you will require any special accommodation to attend this public hearing, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the public hearing date.



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

12/07/2020 8:09 AM

FEE: \$24.00 2 PGS

INSTRUMENT NUMBER

2020E0116079

MISSOURI WARRANTY DEED

This Indenture, Made on December 5, 2020 by and between **Grantor** Mullally and Sons LLC (aka Mullally and Sonsl LLC as listed by typo) of the County of Jackson, State of Missouri, parties of the first part, and **Grantees** Steve J. Mullally and Melanie R. Mullally, husband and wife parties of the second part,

(Mailing address of said first named grantee is 9813 E 66TH ST, RAYTOWN, MO 64133:)

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, to Party of first part, paid by said party of the second part (receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said parties of the second part, its heirs and assigns, the following described lots, tracts and parcels of land lying, being and situate in the County of Jackson and State of Missouri, to-wit:

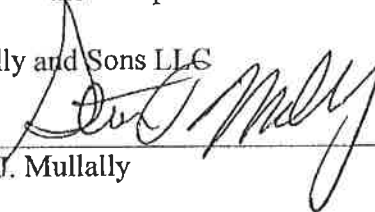
LOT 5 BLK 2, PENCE'S RAYTOWN PLAZA, a subdivision of land in Jackson County, Missouri according to the recorded plat thereof

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto his her their heirs and assigns covenanting that parties of the first part are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them under whom they claim(s), and that they will warrant and defend the title to the said premises unto the said party parties of the second part, and unto heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year above written.

Mullally and Sons LLC

by _____
Steve J. Mullally



STATE OF MISSOURI)
)SS
COUNTY OF JACKSON)

ACKNOWLEDGMENT

In the State of Missouri, County of Jackson, on December 5, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Steve J. Mullally to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, and that said Steve J. Mullally executed said deed on behalf of Mullally and Sons LLC pursuant to the authority granted him in the operating agreement as managing member.

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

Notary Public



JOHN G. SOMMER
My Commission Expires
January 27, 2023
Jackson County
Commission #15463342



Official Receipt

Jackson County, MO

2020 Property Tax

Paid December 17th, 2020

Receipt Details

Receipt Number 12261066	Amount Applied \$16,772.31
Payer Name MULLALLY STEPHEN J & MELANIE R	Tender Type ACH
Payer Address 9813 E 66TH ST RAYTOWN, MO 64133	

Real Property

Property Account Number 45-240-12-04-00-0-00-000

Name
MULLALLY STEVEN J & MELANIE R

Address
9813 E 66TH ST
RAYTOWN, MO 64133

Since 2020-12-05	To --
----------------------------	-----------------

Legal Line
PENCES RAYTOWN PLAZA---LOT 5 BLK 2 null

Tax Year 2020

Receipt Details

Amount Applied \$2,305.09	Unpaid Balance \$0.00	Description A/V Principal-Commer
Amount Applied \$347.57	Unpaid Balance \$0.00	Description Replacement Tax

Distribution of Districts

STATE BLIND PENSION
\$7.26
BOARD OF DISABLED SERVICES
\$15.70
MENTAL HEALTH
\$25.54
METRO JUNIOR COLLEGE
\$51.47
MID-CONTINENT LIBRARY
\$89.40
CITY - RAYTOWN
\$115.88
JACKSON COUNTY
\$147.78