

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

July 14, 2022
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 – May 12, 2022.** (No Quorum at June 9 Meeting)
4. **Old Business – None**
5. **Election of Chairperson and Vice-Chairperson**
6. **New Business:**
 - A. **Case #:** BZA 2022-02
Location: 8900 E. 350 Highway
Request: Variance from Raytown Municipal Code Section 50-208 to reduce the minimum front yard setback adjacent to 69th Street from 25 feet to 8 feet to accommodate a commercial addition to the existing convenience store structure.
Applicant: Riad Baghdadi
Property Owner: Farah Impex Corporation
 - B. **Case #:** BZA 2022-03
Location: 10402 E. 350 Highway
Request: Appeal of an Administrative Decision by the Acting Director of Community Development that the property can no longer be used as a contractor's office and storage yard as the 6-month legal non-conformity continuation window passed without a valid business license being in effect.
Applicant: Pamela Pierce
Property Owner: Pamela Pierce
7. **Other Business**
 - A. **BZA Annual Meeting and Briefing for 2022**

8. **Set Tentative Future Meeting Date** – Next regularly scheduled Meeting date is August 11, 2022, but no cases have been filed for this date, so no meeting will be held.
9. **Adjourn**

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

May 12, 2022
7:00 P.M.

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

MEETING

1. Open Meeting

Vice-Chairman Cook called the meeting to order at 7:00 PM.

2. Roll Call

Apprill Absent

Cook Absent

Wilson (Alt.) Present

McDaniel Present

Riehle Present

Tush (Alt) Absent

Robert Walker Present

3. Approval of December 9, 2021 Meeting Minutes

A. Changes: N/A

B. Motion: Wilson

C. Second: McDaniel

D. Vote: Approved 2-0-2

4. Election of Chairperson and Vice-Chairperson

Motion by Riehle and Second by Wilson to continue to next meeting in June due to absence of so many members. Passed 4-0.

5. **Old Business** – None.

6. **New Business:**

A. Case #: BZA 2022-01

Location: 5725 Blue Ridge Cutoff

Request: Variance from Raytown Municipal Code Section 50-10(a)(1) to permit a roofed and enclosed front porch area within the required front yard setback.

Applicant: Catherine Packard

Property Owner: Catherine Packard

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

Catherine Packard presented the application to the Board and testified to the need for the enclosed front porch area.

6. Request for public comment

Sonja Hagebock testified to the applicant's need for the enclosed front porch area.

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 with the Condition that all required permits are applied for and the work is fully inspected and meets Code requirements.

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:

a) Motion – McDaniel

b) Second – Walker

c) Additional Board Discussion – Adding Condition of Approval that the applicant apply for all required permits, the work is inspected, and all Code requirements are met for the work.

d) Vote – Motion carried 4-0. Variance request was approved.

6. Other Business – None.

A. 3,2, One Raytown, GO (Bonds)! Presentation by City Administrator.

City Administrator Damon Hodges and Alderman of Ward 3, Ryan Myers, gave a presentation on the upcoming Bond and Levy Issues being presented to the Citizens in August for a vote. Some questions were asked by the BZA members.

B. BZA Annual Meeting and Briefings for 2022.

Motion by Wilson and Second by McDaniel to continue to next meeting in June due to absence of so many members. Passed 4-0.

7. Set Tentative Future Meeting Date – June 9 for postponed Annual Meeting, Election of Officers and a new application currently under review.

8. Adjourn – Meeting was adjourned by acclamation at 7:57 P.M.



Staff Report

Community Development
Planning and Development Services

BZA 2022-02

To: City of Raytown Board of Zoning Adjustment
From: Chris Gilbert, Planning and Zoning Coordinator
Date: June 9, 2022
Re: Application for Variance

VARIANCE APPLICATION SUMMARY

Applicant: Riad Baghdadi
Property Owner: Farah Impex Corporation
Property Location: 8900 E. 350 Highway, Raytown, Missouri
Request: A variance from Municipal Code Section 50-208 to allow for the front yard setback adjacent to 69th Street to be reduced from 25 feet to a minimum of 8 feet to accommodate the construction of a small retail addition approximately 400 square feet in size. This setback variance will only affect only the front setback adjacent to the lightly used 69th Street, not the setback adjacent to the heavily traveled 350 Highway.

BACKGROUND

Property's Zoning Classification	Highway Commercial (HC)
Surrounding Properties' Zoning	Highway Commercial , except Low Density Residential to the NE Across 69 th Street
Surrounding Overlay	Highway 350 Corridor Overlay
Surrounding Land Use	Commercial/Office, Single Family Residential
Designated Future Land Use	Single Family Residential
Ward	Ward 1
Approximate Land Area	0.34 Acres
Roadway Classification	Highway to SW and Local Street to North

SITE DESCRIPTION AND PRESENT USE

The subject parcel is a third-acre lot with an existing full Phillips 66 fuel station canopy with a convenience store structure underneath it at the east end. It has frontage onto heavily traveled 350 Highway and a lightly traveled local 69th Street. Lot coverage is over 90% with building and concrete although the canopy structure only covers a third of the lot. The factor that makes this variance request necessary for any updating of the property is the pie-shaped nature of the lot, which, if the 25-foot modern front yard setback distances are applied, would make the lot nearly useless for any commercial purposes. There is a lot of open frontage but this is very common for buildings located along 350 Highway that were constructed before modern design standards were put into place. Additionally, MoDot has been limiting driveway access along the Highway in recent years as can be seen in newer developments.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by older commercial parcels, including a vet clinic to the east, and Carstar Auto Body to the northwest, with the back yard of a single-family residential lot partially abutting from across 69th Street to the northeast corner of the property. All surrounding zoning is HC, Highway Commercial except the part of the residential lot across 69th Street which is zoned R-1, Low Density Residential. Across the wide 350 Highway corridor is more Highway commercial uses including a car sales lot and a Dairy Queen restaurant.

HISTORY

City records show the gas station use has been present on the property since 1966 per sewer construction records and built under the name of Champlin Oil. The canopy appears to have been added in the 1980s and by September of 2001 the property had become vacant. A new owner submitted an application for, and received, a Conditional Use Permit (included in attachments) to operate the site as a convenience store/fuel station, which use has continued since, and the current owner, Farah Impex Corporation is fully licensed to operate by the City.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on May 20, 2022. The Community Development Department has received no letters or calls regarding this application as of the date of packet publication (June 3, 2022). Any calls or letters received the week before the meeting will be updated at the BZA meeting on June 9, 2022.

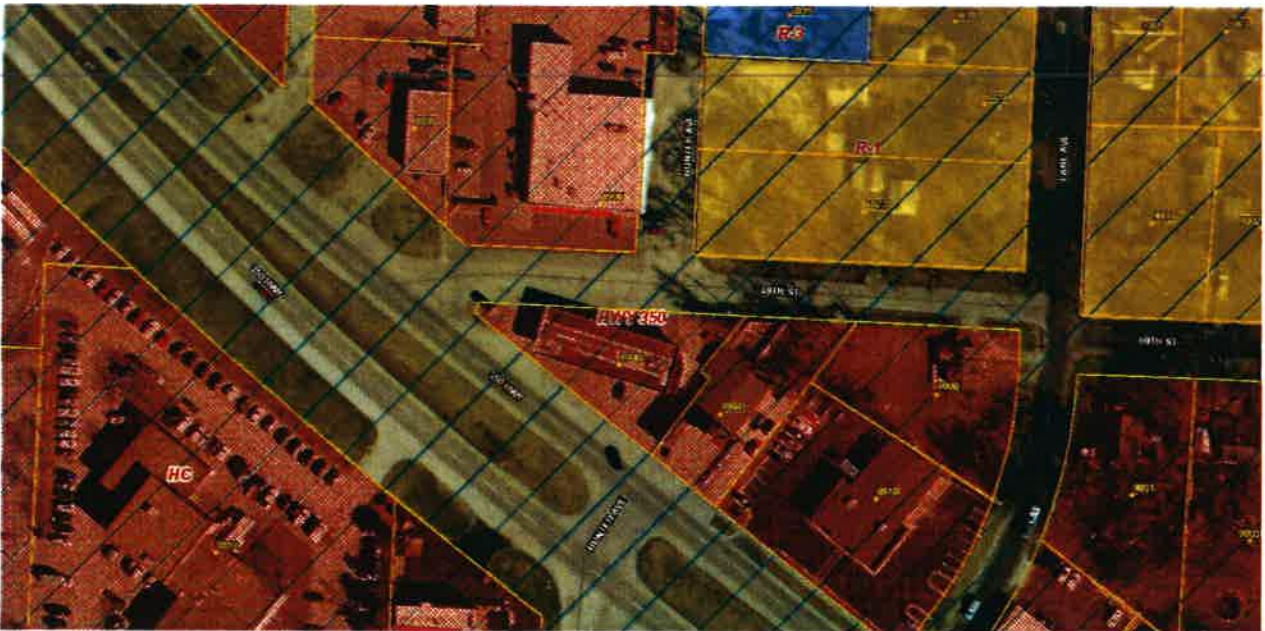


Figure 1 – Location and Zoning of Subject Property and Surrounding Area



ANALYSIS OF VARIANCE APPLICATION

Prior to examining the staff analysis presented below, please review the responses provided by the 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 shape and location of the subject parcel. It is a narrow pie shape lot with a neighbor on the east side that has its west wall very close the property line between the two, thus completely constraining the subject property owners from modernizing the property, which would be in the best interest of the community as a whole. Were it vacant instead of developed, current required setbacks would consume the vast majority of the parcel in such a manner that any reasonable use of the property would be difficult to achieve without variances of some kind.

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

Granting the variance to permit a small expansion of the existing business will not affect neighboring properties in any way. The proximity of the expansion to the veterinary clinic neighbor to the east will not change and reducing the proximity to the lightly used 69th Street right of way does not substantially impact properties on the other side of the 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.*

The unusual shape of the lot as a narrow pie slice-shaped parcel of land creates a hardship from the standpoint of permitting the property owner to update a very old development in ANY way due to the constraints of the multiple overlapping setbacks that leave only a very tiny portion in the center as usable to do anything with without variances. The benefits to the City are substantial as relates to preventing vacant properties and encouraging modernization of older properties along Raytown's principal commercial corridor.

- 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*



Staff Report

Community Development
Planning and Development Services

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 is a 17 foot front yard variance adjacent to a lightly traveled local street with all other bulk regulations being met, this proposed setback variance should not significantly affect the public health, safety, morals, order, convenience, prosperity or general welfare of the city and in addition, retaining our existing businesses and preventing vacant properties, which this very business was for a year once already, 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 site plan provided by the applicant.

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. If the variance is approved, the following is recommended as a Condition of Approval:

Condition of Approval:

1. A formal site plan review process is required for the addition, involving the owner submitting a complete site development application with professionally sealed drawings to the City and related agencies for review and approval.

Note: As part of the site plan review process, the public works dept. will determine if improvements are needed along 69th Street given the current open and uncurbed frontage. MoDot will also be consulted for their input regarding the frontage on 350 Highway which is not being changed in any way by the proposed project this variance would permit. The submission of a site plan to the City on property adjacent to a state Highway requires their input. Any deficiencies noted on the site may also need to be addressed but this will all be handled in the post-variance site plan review process.

Attachments:

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



Figure 2: North side of property looking east where addition will be located showing Side of Vet Clinic neighbor.



Figure 3: Zoomed out view of north side looking east showing open frontage onto 69th Street



Figure 4: Southwest side of building along 350 Highway (off picture to the left) that will not be affected by Variance Request showing open frontage.



Figure 5: East side of building looking north toward 69th Street showing fire access lane, dumpster enclosure and wall of adjacent Vet Clinic on right side of photo.

1 AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO OPERATE A
2 CONVENIENCE STORE/FUELING STATION IN THE HC (HIGHWAY COMMERCIAL)
3 DISTRICT ON LAND LOCATED AT 8900 EAST 350 HIGHWAY, FOR AN UNLIMITED
4 TERM OF YEARS, ALL IN ACCORDANCE WITH SECTION 20 OF THE
5 COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF RAYTOWN,
6 MISSOURI.

7
8 WHEREAS, Application #PZ-2002-0015, submitted by Sam F. Habib, applicant, on behalf
9 of Mike Pagliai, owner requesting a conditional use permit to operate a convenience store/fueling
10 station in District HC (Highway Commercial) on land located at 8900 East 350 Highway, was
11 referred to the Planning Commission to hold a public hearing; and,
12

13 WHEREAS, after due public notice in the manner prescribed by law, the Planning
14 Commission held a public hearing for the request on September 5, 2002, and rendered a report to the
15 Board of Aldermen containing findings of fact and a recommendation that the conditional use permit
16 be approved; and,
17

18 WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen
19 held a public hearing on September 17, 2002, and rendered a decision to grant said conditional use
20 permit.
21

22 Now therefore, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF
23 RAYTOWN, MISSOURI, as follows:
24

25 Section 1. That the application pursuant to Section 20 of the Comprehensive Zoning
26 Regulations to allow a convenience store/fueling station, in District HC (Highway Commercial) is
27 hereby granted for an unlimited term of years, with respect to the following described property:
28

29 All that part of Lot 5, except that portion of Lot 5 described as follows: Beginning at a point
30 in the Southwesterly line of said Lot 5, 130.7 feet Northwesterly from the Southeast corner thereof,
31 measured along the Southwest line of said lot, thence Northwesterly with said lot line to the West
32 corner of said Lot 5, thence East along the North line of said lot, 46 feet, thence Southerly 28.2 feet,
33 more or less, to the Point of Beginning in Block 26 Laurel Heights, a subdivision in Raytown,
34 Jackson County, Missouri, according to the recorded plat thereof; and all of Lot 4, except a tract
35 lying Easterly of a line drawn beginning at a point in the Southwesterly line of said Lot 4, 70 feet
36 Northwesterly of the Southeasterly corner of said lot, thence Northeasterly, parallel to the Westerly
37 line of said Lot 4, a distance of 80 feet, thence Northwesterly, parallel to the Southwesterly line of
38 said lot 4, a distance of 10 feet, thence Northeasterly, parallel to the Westerly line of said Lot 4, to the
39 Northerly line thereof, all in Block 26 Laurel Heights, a subdivision in Raytown, Jackson County,
40 Missouri according to the recorded plat thereof; and except any parts lying in streets or roads.
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42 Section 2. That the following conditions of approval apply:
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- a. The applicant shall provide proof to the Community Development Department that the existing underground storage tanks comply with current Federal and State of Missouri regulations and standards.
- b. The convenience store/fueling station shall comply with all local, State of Missouri, and Federal regulations.
- c. Unpaid property taxes must be paid prior to the issuance of any building permits or certificates of occupancy for the property.
- d. Unpaid costs incurred by the City to secure the property must be paid prior to the issuance of any building permits or certificates of occupancy for the property.
- e. The trash enclosure located at the rear of the building must be constructed of split-face block in a color consistent with the exterior of the building.

Section 3. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Regulations.

Section 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times, and upon final vote taken the 17 day of September, 2002, was approved by the Board of Aldermen of the City of Raytown, Jackson County, Missouri upon the following vote:

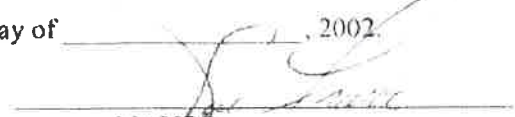
Aldermen	Aye	Nay	Absent/Abstain
Neal	✓		
Walters	✓		
Jerry Kinman	✓		
Wiley	✓		
Jeff Kinman	✓		
Melson			✓
Schlapia	✓		
Briggs	✓		
Knabe	✓		
Fleming	✓		
Tie Vote: Mayor Frank			

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Karlan Curtis
CITY CLERK

BILL NO. 5657-02 ORDINANCE NO. 4816-02 SECTION NO. X111

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APPROVED BY THE MAYOR the _____ day of _____, 2002.



MAYOR

or:
APPROVED without the Mayor's signature the _____ day of _____, 2002.

or:
APPROVED over the Mayor's veto the _____ day of _____, 2002.

ATTEST: Karlow Curtis

CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Sponsor(s): Fleming



Case Number: ~~BZA 3018~~

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

Variance from any specific requirement

(Specify Zoning Code Section) _____

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

Farah Impex Corp.

3. Phone Number: (913) 940-3952

4. Address of Property Owner: _____

8900 E M 350, Raytown MO 64133

5. Signature of Owner: _____

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

Name: Riad Baghdadadi

Phone: (913) 375-7659

Address 11661 College Blvd, Overland Park, KS 66210

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

8900 E M 350, 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: _____

Request variance to setback on the North Side
of the property. Set back on North Side to be
reduced to 8'-0".

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

Proposed variance does not adversely affect
public health, safety or public interest.

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

Due to location of property,
expanding in other directions is not
practical.

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:

Location of property between 350 HWY to the South and 69th Street to the North makes this property unique.

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

No adverse effect on adjacent properties.

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

proposed development is not contrary to the general spirit and intent of zoning ordinance.

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

The exception requested is the minimum required to make needed addition feasible.

I, Riad Baghdad, 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.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Tammy Morehead** 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 **May 20, 2022** edition and ending with the **May 20, 2022** edition, for a total of 1 publications:

05/20/2022

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

Affected Property: 8900 E. 350
Highway, Raytown, Missouri
Jackson County Parcel ID #
45-520-06-03-00-0-00-000

The City of Raytown Community Development Department has received an application for a Variance submitted by Farah Impex Corporation, owners of a commercial property located at 8900 E. 350 Highway in Raytown, Missouri. This application is requesting a variance from Raytown Municipal Code Section 50-208(b), requiring a minimum front yard setback of 25 feet in the HC, Highway Commercial Zoning District, to permit a new addition to the existing building to be constructed on the property as close as 9.5 feet from the property line adjoining the 69th Street Right of Way. The requested minimum front yard variance to facilitate this project is 15.5 feet. The front yard setback along the 350 Highway Right of Way will remain unchanged.

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

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

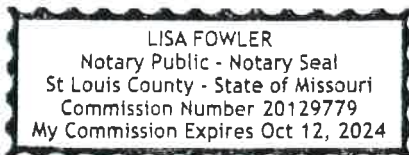
The public is invited to attend the public hearing to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816)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

Tammy Morehead

Subscribed & sworn before me this 24th day of May, 2022
(SEAL)

Notary Public



MAILING LIST FOR CASE BZA 2022-01 CATHERINE PACKARD FRONT YARD OBSTRUCTION VARIANCE

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
McDonald's Real Estate Company	One McDonald's Plaza, Oak Brook, IL 60523		
Caldwell Living Trust	637 NE Shore Line Drive, Lee's Summit, MO 64064		
Raytown Auto, LLC	6401 E. 40 Highway, Kansas City, MO 64129		
Green 350 Hwy. Properties, LLC	311 3 rd Ave., Farmville, VA 23901		
Missouri Collision Repair Shops, LLC	9641 Deer Run St., Lenexa, KS 66220		
Clark & Fahteema Parrish	6819 Hunter St., Raytown, MO 64133		
Charles Cawthorn	6822 Lane Ave., Raytown, MO 64133		
Chadwick Family Trust	2621 NW Lookout Rdg., Lee's Summit, MO 64081		
H&H 350, LLC	20836 W. 91 st Terrace, Lenexa, KS 66220		
Loren Tucker	8904 E. 350 Hwy., Raytown, MO 64133		

May 18, 2022

Dear Property Owner/Tenant:

Notice of Public Hearing in Your Area

The City of Raytown Community Development Department has received an application for a Variance submitted by Farah Impex Corporation, owners of a commercial property located at 8900 E. 350 Highway in Raytown, Missouri. This application is requesting a variance from Raytown Municipal Code Section 50-208(b), requiring a minimum front yard setback of 25 feet in the HC, Highway Commercial Zoning District, to permit a new addition to the existing building to be constructed on the property as close as 9.5 feet from the property line adjoining the 69th Street Right of Way. The requested minimum front yard variance to facilitate this project is 15.5 feet. The front yard setback along the 350 Highway Right of Way will remain unchanged.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustment **at 7:00 PM on Thursday, June 9, 2022**. The full packet and agenda should be available for view on the City of Raytown website on Friday, June 3, 2022.

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 this 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 phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

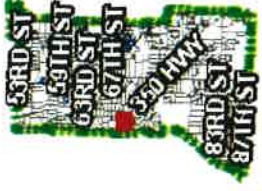
Raytown, MO



1 in. = 137 ft.

274.8 0 137.42 274.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend
- Road
- Parcel
- Address Point
- City Limit

Notes

	Company Name	DBA	Company Status	Business Address	Street Number	Street Name	License Number	License Expiration Date	License Type
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	CHIEF PETROLEUM	EX PICKENS	Active	8900 E STATE ROUTE 350	8900	STATE ROUTE 350	LIQR-001259-2022	06/30/2023	Liquor
EnerGovBusiness.BusinessLicense.SearchBusinessLicenseResult	CHIEF PETROLEUM	EX PICKENS	Active	8900 E STATE ROUTE 350	8900	STATE ROUTE 350	OGR-001258-2022	02/28/2023	Occupatio - Gross Receipts



JACKSON COUNTY JOINT GOVERNMENTAL TAX PAYMENT RECEIPT



RECEIPT NUMBER: 12899487

Page 1 of 1

Entered: 12/27/2021 12:20 PM

Cashier: userweb

Printed By: GRKLE1

Interest Date: 12/27/2021

Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-520-06-03-00-0-00-000	2021	022	\$6,796.30	\$0.00	A/V Principal- Commercial
	2021	REPL	\$1,034.64	\$0.00	Replacement Tax
Amount Applied for Tax Year 2021			\$7,830.94	\$0.00	Unpaid Balance Amount for Tax Year 2021

Agency	Amount
JACKSON COUNTY	\$419.3283
MID-CONTINENT LIBRARY	\$249.6961
RAYTOWN SCHOOL C-II	\$4,550.4027
CITY - RAYTOWN	\$343.0802
FIRE DISTRICT - RAYTOWN	\$940.8966
BOARD OF DISABLED SERVICES	\$47.7360
METRO JUNIOR COLLEGE	\$146.0161
MENTAL HEALTH	\$77.5440
REPLACEMENT TAX	\$1,034.6400
STATE BLIND PENSION	\$21.6000

Situs Address: 8900 E M 350 HWY, RAYTOWN

Legal Description: LAUREL HEIGHTS

ALL TH PT OF LOTS 4 & 5 DAF: BEG 70' NWLY OF SE COR OF SD LOT 4 TH NELY 80' TH NW 10' TH NE 65' MOL TH W 230' MOL TH S 13 DEG 58 MIN 45 SEC W 9.85' TH SELY 190' MOL TO POB

Total Paid on This Receipt: \$7,830.94

CITY OF GRANDVIEW

Run: 4/21/2022 9:34:27 AM

End of Receipt Number 12899487: 1 Page

APR 21 2022

Notes:

CUSTOMER SERVICE

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

Failure of this payment to clear your financial institution will void this receipt. A returned item fee and late penalty may be assessed. Please verify with your financial institution that this payment has cleared.

PAYER:

FARRAH IMPEX CORP
8900 E M 350 HWY
RAYTOWN MO 64133

OWNER:

FARRAH IMPEX CORP
8900 E M 350 HWY
RAYTOWN MO 64133



JACKSON COUNTY JOINT GOVERNMENTAL

TAX PAYMENT RECEIPT

RECEIPT NUMBER: 12094951

Page 1 of 1

Entered: 12/7/2020 12:16 PM

Cashier: userweb

Printed By: GRKLE1

Interest Date: 12/7/2020

Drawer: -1

Receipt Applied To:

Property Account No.	Year	District	Amount Applied	Unpaid Balance*	Description
45-520-06-03-00-0-00-000	2020	022	\$5,968.45	\$0.00	A/V Principal- Commercial
	2020	REPL	\$899.94	\$0.00	Replacement Tax

Amount Applied for Tax Year 2020	\$6,868.39	\$0.00	Unpaid Balance Amount for Tax Year 2020
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Agency	Amount
JACKSON COUNTY	\$382.6451
MID-CONTINENT LIBRARY	\$231.4659
RAYTOWN SCHOOL C-II	\$3,957.9661
CITY - RAYTOWN	\$300.0414
FIRE DISTRICT - RAYTOWN	\$837.4981
BOARD OF DISABLED SERVICES	\$40.6443
METRO JUNIOR COLLEGE	\$133.2682
MENTAL HEALTH	\$66.1331
REPLACEMENT TAX	\$899.9400
STATE BLIND PENSION	\$18.7878

Situs Address: 8900 E M 350 HWY, RAYTOWN

Legal Description: LAUREL HEIGHTS

ALL TH PT OF LOTS 4 & 5 DAF: BEG 70' NWLY OF SE COR OF SD LOT 4 TH NELY 80' TH NW 10' TH NE 65' MOL TH W 230' MOL TH S 13 DEG 58 MIN 45 SEC W 9.85' TH SELY 190' MOL TO POB

Total Paid on This Receipt: \$6,868.39

CITY OF GRANDVIEW

APR 21 2022

CUSTOMER SERVICE

Run: 4/21/2022 9:34:44 AM

End of Receipt Number 12094951: 1 Page

Notes:

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

Changes in the taxable value may alter your unpaid balance amount.

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

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

PAYER:

FARRAH IMPEX CORP
8900 E M 350 HWY
RAYTOWN MO 64133

OWNER:

FARRAH IMPEX CORP
8900 E M 350 HWY
RAYTOWN MO 64133

RECEIVED
APR 21 2022
BY: *DJS*

RECORDER'S CERTIFICATION
JACKSON COUNTY, MISSOURI
10/11/2002 10:49:48 AM
INSTRUMENT TYPE: WD FEE: \$26.00 3 Pages

Dee



INSTRUMENT NUMBER/BOOK & PAGE:

200210090589

MARY HELEN MURPHY, DIRECTOR OF RECORDS

First American Title Insurance Company
7370 College Parkway, Suite 104
Fort Myers, FL 33907
File # 9539

SPECIAL WARRANTY DEED

I 14193 8

This Deed, made and entered into this 2nd day of October, 2002, by and between 8900 E. 350 Hwy. Raytown MO, LLC, an Iowa limited liability company, hereinafter called "Grantor," and Farrah Impex Corp., a Missouri corporation, with an address of 12706 W. 120th Street, Shawnee Mission, KS 66213, hereinafter called "Grantee,"

Witnesseth, that the Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN and SELL, CONVEY and CONFIRM unto the Grantee, the following described real Estate, situated in the County of Jackson, and State of Missouri, to-wit:

See Exhibit 'A' attached hereto and made a part hereof

This conveyance is together with any improvements thereon and appurtenances thereto that are owned by grantor, and is subject to any easements and restrictions of record.

The Grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor, but not otherwise.

See Grantor
FIRST AMERICAN TITLE INSURANCE COMPANY
I 14193 8

Exhibit 'A'

All of Lot 5, except that portion of Lot 5 described as follows: Beginning at a point in the Southwesterly line of said Lot 5, 130.7 feet Northwesterly from the Southeast corner thereof, measured along the Southwest line of said Lot, thence Northwesterly with said Lot line to the West corner of said Lot 5, thence East along the North line of said Lot, 46 feet, thence Southerly 28.2 feet, more or less, to the point of beginning, in Block 26, LAUREL HEIGHTS, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof;

and all of Lot 4, except a tract lying Easterly of a line drawn beginning at a point in the Southwesterly line of said Lot 4, 70 feet Northwesterly of the Southeasterly corner of said Lot, thence Northeasterly, parallel to the Westerly line of said Lot 4, a distance of 80 feet, thence Northwesterly, parallel to the Southwesterly line of said Lot 4, a distance of 10 feet, thence Northeasterly, parallel to the Westerly line of said Lot 4, to the Northerly line thereof, all in Block 26, LAUREL HEIGHTS, a subdivision in Raytown, Jackson County, Missouri, according to the recorded plat thereof filed February 11, 1927 in Plat Book 8 at Page 80;

and all that part of Lot 5, Block 26, LAUREL HEIGHTS, a subdivision in Raytown, Jackson County, Missouri, more particularly described as follows: Commencing at a point on the Southwest corner of Lot 5; thence North 54 degrees 58'59" West, a distance of 130.70 feet along the Southwesterly line of said Lot 5 to the TRUE POINT OF BEGINNING; thence North 54 degrees 58'59" West along the Southwest line of said Lot a distance of 31.19 feet; thence North 13 degrees 58'45" East a distance of 9.85 feet to the North line of said Lot; thence North 90 degrees 00'00" East along said North line a distance of 30 feet; thence South 13 degrees 58'45" West a distance of 28.29 feet to the TRUE POINT OF BEGINNING.

More commonly known as 8900 E. 350 Hwy., Raytown, Missouri

Tax ID # 45-520-06-03

NCS# 9539

In Witness Whereof, the said Grantor has executed these presents the day and year first above written.

GRANTOR:
8900 E. 350 Hwy. Raytown MO, LLC

By: Michael A. Pagliai
Name: Michael A. Pagliai
Title: Vice President/Manager

STATE OF Iowa
COUNTY OF Polk

On this 2nd day of October, 2002, before me, a Notary Public in and for the state and county aforesaid, personally appeared Michael A. Pagliai, who acknowledged himself to be the Vice President/Manager of 8900 E. 350 Hwy. Raytown MO, LLC, an Iowa limited liability company, and that he in such capacity, being authorized to do so by the Managers of 8900 E. 350 Hwy. Raytown MO, LLC, an Iowa limited liability company executed the foregoing Agreement for the purposes therein contained by signing the name of such entity by himself in such capacity.

In Witness Whereof, I have hereunto set my hand and official seal.

Juliana Marie Fortado
Juliana Marie Notary Public

Fortado. My commission
expires: 4/23/04

(Affix Seal here)

Address Future Tax Statements to:
Farrah Impex Corp.
8900 E. 350 Hwy.
Raytown, MO



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Before the undersigned Notary Public personally appeared **Tammy Morehead** 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 **June 27, 2022** edition and ending with the **June 27, 2022** edition, for a total of **1** publications:

06/27/2022

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

Affected Property: 8900 E 350 Highway, Raytown, Missouri
Jackson County Parcel ID # 45-520-06-03-00-0-00-000

The City of Raytown Community Development Department has received an application for a Variance submitted by Farah Impex Corporation, owners of a commercial property located at 8900 E. 350 Highway in Raytown, Missouri. This application is requesting a variance from Raytown Municipal Code Section 50-208(b), requiring a minimum front yard setback of 25 feet in the HC, Highway Commercial Zoning District, to permit a new addition to the existing building to be constructed on the property as close as 9.5 feet from the property line adjoining the 69th Street Right of Way. The requested minimum front yard variance to facilitate this project is 15.5 feet. The front yard setback along the 350 Highway Right of Way will remain unchanged.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustment at **7:00 pm on Thursday, July 14, 2022.**

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.

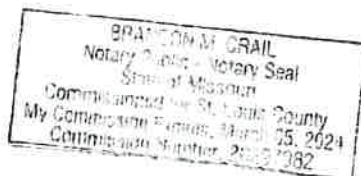
If you will require any special accommodation to attend this public hearing, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014

Tammy Morehead

Subscribed & sworn before me this 28 day of June, 2022

(SEAL)

Notary Public



AFFIDAVIT OF PUBLICATION

Page 2 of 2

no later than 48 hours prior to the
public hearing date.

12131819 Jackson Jun. 27, 2022



BZA 2022-03

To: City of Raytown Board of Zoning Adjustment
From: Chris Gilbert, Planning and Zoning Coordinator
Date: July 14, 2022
Re: Application to Appeal Administrative Decision

APPEAL APPLICATION SUMMARY

Applicant: Pamela Pierce
Property Owner: Pamela Pierce
Property Location: 10402 E. 350 Highway, Raytown, Missouri
Request: Appeal of an Administrative Decision by the Acting Director of Community Development that the property can no longer be used as a contractor’s office and storage yard as the 6-month legal non-conformity continuation window passed without a valid business license being in effect.

BACKGROUND

Property’s Zoning Classification	Highway Commercial (HC)
Surrounding Properties’ Zoning	Highway Commercial , except Low Density Residential to the N Across 75th Street
Surrounding Overlay	Highway 350 Corridor Overlay
Surrounding Land Use	Commercial/Office, Single Family Residential
Designated Future Land Use	Public/Semi-Public
Ward	Ward 4
Approximate Land Area	0.68 Acres
Roadway Classification	Highway to SW and Collector Street to North

APPEAL HISTORY

The subject parcel is a two-thirds-acre lot with an existing building and storage yard that previously served as the base of operations for Taylor Mechanical from 2006 to 2021 when the applicant purchased the property. The new owner was planning to convert the building into a bakery for a relative that would face 350 Highway (a permitted use in the HC, Highway Commercial District) and use the back storage yard as a vehicle storage area for Big A’s Lawn and Snow Removal, owned by the property owner’s son.

Staff met with the new owner on site in the summer of 2021, shortly after the property was purchased, and explained that the lawn and landscape business would be considered a grandfathered use of the property as it was similar to the previous mechanical contractor’s use of the property and 6 months had not passed since Taylor Mechanical departed. Staff also informed the owner that the new businesses needed use permits and licenses, in addition to some improvements required as part of the change of

use to ensure the storage area screening was adequate and the access road north to 75th Street was in good condition. Staff also asked the owner to tone down the deepest tone of the two-tone pink building color somewhat that was applied shortly after the property was purchased to be more in conformance with the intent of the 350 Corridor Design Guidelines. At the same time, the owners were going through the architectural plan process for the commercial bakery that would occupy the main building on the site.

Following this on-site meeting and further discussions through February of 2022, the owners of the lawn care business still did not file either a use permit or a business license to operate legally in Raytown as required by the Municipal Code. On May 2, 2022, a letter was mailed to the owners of the Lawn Care business, a copy of which is attached, notifying them of the expiration of the 6-month non-conformity window and that due to lack of a business license to legally operate, had to immediately cease operations. The option to appeal to the Board of Zoning Adjustment was provided and accepted.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is surrounded by commercial and institutional parcels, including a dentist's office and a church complex. To the north across 75th Street is a single-family residential neighborhood. All surrounding zoning is HC, Highway Commercial except to the north across 75th Street which is zoned R-1, Low Density Residential. Across the wide 350 Highway corridor are more Highway commercial uses including Wal-Mart.

PUBLIC COMMENTS

The public notice was published in *The Daily Record* on June 27, 2022. The Community Development Department has received no letters or calls regarding this application as of the date of packet publication (July 8, 2022). Any calls or letters received the week before the meeting will be updated at the BZA meeting on July 14, 2022.



Figure 1 – Location of Subject Property and Surrounding Area



ANALYSIS OF APPEAL APPLICATION

Prior to examining the staff analysis presented below, please review the Appeal requirements of Raytown Municipal Code Section 50-86:

- (a) In exercising the foregoing powers, the board of zoning adjustment, in conformity with the provisions of this section, may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken, may attach appropriate conditions and may issue or direct the issuance of a permit.
- (b) The concurring vote of four members of the board shall be necessary to reverse the order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this chapter, or to effect any variation in this article.
- (c) Any persons, jointly or severally aggrieved by any decision of the board of zoning adjustment, or any taxpayer, or any officer, department, board or bureau of the city may present to the circuit court of the county a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after filing of the decision in the office of the board.

Following receipt of the letter dated May 2, 2022, from the Acting Director of Community Development, the applicant swiftly filed the required paperwork for a use permit and to Appeal the Administrative Decision. Staff believes that with appropriate conditions enumerated below, the continued former legal non-conforming use on the property would not be a detriment to the City of Raytown.

RECOMMENDATION

Staff believes the Zoning Board of Adjustment should consider the entirety of the evidence presented as it pertains to the expiration of legal non-conforming rights on this property, including testimony from the applicant, affected neighbors, and the general public. **If the appeal is approved**, the following is recommended as Conditions of Approval:

Conditions of Approval:

1. The continued use of the property for Big A's Lawn and Snow Removal shall only be valid for so long as the business continues to operate with a valid business license. Thereafter the property shall only be used in its entirety in conformance with the requirements of the HC, Highway Commercial District.
2. Failure to renew the business license for Big A's Lawn and Snow Removal within 60 days following expiration of the license to operate shall constitute violation of these Conditions of Approval and thereby loss of ability to continue operating Big A's Lawn and Snow Removal at 10402 E. 350 Hwy.
3. All vehicles related to Big A's Lawn and Snow Removal shall be stored only within the existing fenced storage area. This storage area shall be screened in a manner to match the 350 Highway facing portion, and extended all the way around the enclosure including the gates.



Staff Report

Community Development
Planning and Development Services

4. The driveway access off of 75th Street shall be fully repaired and resealed from 75th Street to the enclosure gate and the vegetation trimmed back to present a proper and safe view in both directions along 75th Street. Acquire any necessary permits from City Staff prior to commencing paving work.
5. Either install a fully screened dumpster enclosure or store dumpster behind screened storage area. Dumpster shall not be permitted to remain visible.
6. Install shrubbery landscaping around the perimeter of the screened storage area that will mature into a reasonable continuous screen on all sides (gates excluded). Provide landscaping plan for approval.
7. Front parking area of property facing 350 Highway shall not be used for any parking or storage purpose other than parking of customers for the principal building on the property. This includes vehicles related to Big A's, tractor units, etc.

Attachments













Community Development Department
Business License Division
10000 59th Street
Raytown, MO 64133
Office (816) 737-6014

May 2, 2022

BIG A'S LAWN & SNOW REMOVAL
2308 SW FEATHER RIDGE ROAD
LEE'S SUMMIT, MO 64082

RE: Legal Nonconforming Use of 10402 E. M 350 Hwy

Mr. Davis:

The City of Raytown has received a business license application for Big A's Lawn & Snow Removal to operate and store outside its contractor's vehicles and equipment at 10402 E. M 350 Hwy, Raytown, Missouri 64133. At this time, the City cannot process this application due to the proposed use, outside storage of contractor's vehicles and equipment, being a nonconforming use within the Highway Commercial zoning district.

Taylor Mechanical Inc's. storage of contractor's vehicles and equipment was permitted due to their use being a grandfathered legal nonconforming use within Highway Commercial zoning. With the sale of the property on July 9, 2021, Taylor Mechanical Inc. ceased their legal nonconforming operations at 10402 E. M 350 Hwy, Raytown, Missouri.

Per Section 50-518 of the Raytown Municipal Code, prior to the use and occupancy of any building or land for the purpose of continuing a nonconforming use, the Community Development Director shall issue a use permit. Between July 2021 and February 2022, after multiple meetings with the new property owner, the Community Development Department did not receive from the new property owner or your business a Commercial Use Permit application identifying the desire to continue the legal nonconforming use. Therefore, per Section 50-453 of the Raytown Municipal Code, the nonconforming use ceased at 10402 E 350 Hwy. The City Code states a lawful nonconforming use of a building, structure or land that has been discontinued for a period of six consecutive months shall not thereafter be resumed.

Pursuant to Section 50-82 of Raytown Municipal Code, you have the right to file an appeal regarding this decision that the legal nonconforming use of the property has been discontinued. To appeal this decision you must, within 15 days from May 3, 2022, submit to the attention of the Director of Community Development at City Hall an appeal application to be filed with the Board of Zoning Adjustment ("BZA"). The application shall include the specific grounds for the appeal and payment of the \$350.00 application fee. Upon receipt of the appeal application and payment, it will be transmitted to the Board of Zoning Adjustment. For a public hearing on the matter and after proper notice is given, will be scheduled for July 14, 2022.

Following the July public hearing, the BZA may reverse or affirm, in whole or in part, modify the decision, attach appropriate conditions, or may direct the City to issue a commercial use permit and



Community Development Department
Business License Division
10000 59th Street
Raytown, MO 64133
Office (816) 737-6014

appropriate business license. A concurring vote of 4 (four) of the BZA members is necessary to reverse the decision that the legal nonconforming use has discontinued. If any person is aggrieved by the BZA's decision, they can appeal the BZA's decision to the Jackson County Circuit Court.

If you have questions regarding this matter, please contact Chris Gilbert in Community Development Department at (816) 737-6059, Monday through Friday, 8:00 am to 5:00 pm.

Sincerely,

A handwritten signature in blue ink that reads "Missy Wilson".

Missy Wilson
Acting Director
Community Development

cc: Andy Boyd, Building Official
Chris Gilbert, Planning and Zoning Coordinator
Ms. Pamela Pierce, Building Owner

Enclosure



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

Variance from any specific requirement

(Specify Zoning Code Section) 50-518

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

Pamela S. Pierce

3. Phone Number: 816-885-2321

4. Address of Property Owner 1301 SW Rylee Ln.

Lee Summit MO 64082

5. Signature of Owner: X

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

Name N/A

Phone

Address

The property to which this application applies is located at:

10402 E 350 Hwy, Raytown MO 64138

Approximate Address (If address is currently unassigned).

City of Raytown
Variance Application
Updated: 05/02/2022

SEE WITH LEGAL DESCRIPTION PLEASE ATTACH SEPARATE SHEET

SEE Attachment

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: _____

WE would like to Park our Lawn Service vehicles on the lot in the rear of the property. This does not create any additional traffic. The previous owner of the property had a grandfather clause on the property to park their vehicles. Because we did not apply for license within a particular time-frame, we lost the privilege.

10) The proposed variance (or exception) would not be contrary to public health, safety

and the public interest because THE area is fenced, with fence blinds covering most of the area. WE will put blinds in the total area.

Workers will pick-up vehicle in the morning and return them at the end of the work day. There will be no additional traffic.

11) The literal enforcement of the zoning regulations will result in the following

unnecessary hardships. WE will not be able to generate funds to develop the connecting property, which we are planning to build a multi-purpose facility.

WE was not aware of the time frame associated to the grandfather clause. If we were told, there was no emphasis placed on the process.

WE are asking the Board to grant us the permission with stipulations to use the area to park our vehicles.

Thank you in advance for any consideration that you may give this request.

City of Raytown
Variance Application
Updated: 05/02/2022

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

N/A

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

10402 E M 350 Hwy is owned by Pamela S. Pierce, also.

The other adjacent property is a baseball field owned by the church.

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

There is no new traffic being generated

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

I will help us to be able to generate new and additional revenue

I, Pamela Pierce 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.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF JACKSON

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Tammy Morehead** 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 **June 27, 2022** edition and ending with the **June 27, 2022** edition, for a total of **1** publications:

06/27/2022

Notice of Public Hearing City of Raytown Board of Zoning Adjustment

Affected Property: 10402 E. 350 Highway, Raytown, Missouri
Jackson County Parcel ID #
45-720-01-02-00-0-00-000

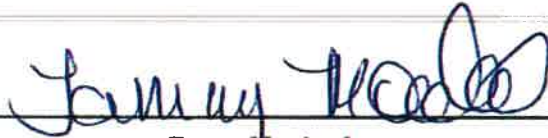
The City of Raytown Community Development Department has received an application filed by Pamela Pierce, owner of property located at 10402 E. 350 Highway in Raytown, appealing a decision affecting said property rendered by the Director of Community Development. This decision declared the six-month window for continuing the legal non-conforming use of the property for a contractor's office and storage yard as closed since no valid business license submitted by the current business continuing such use was in effect at the end of this 6-month period. As a result of this determination, the property can no longer be used as a contractor's office and storage yard in the future.

This application is requesting relief from the decision of the Director of Community Development to enforce the provisions of Section 50-453(a) of the Raytown Municipal Code. Relief would permit the current business operating on the property to complete the licensing process and continue the use of the property as a contractor's office and storage yard.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustment at 7:00 pm on Thursday, July 14, 2022.

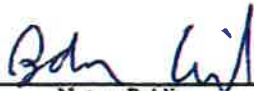
All public hearings take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

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

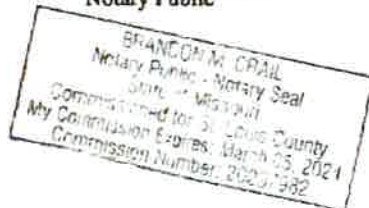


Tammy Morehead

Subscribed & sworn before me this 28 day of June, 2022
(SEAL)



Notary Public



AFFIDAVIT OF PUBLICATION

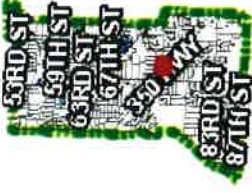
Page 2 of 2

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.

12131827 Jackson Jun. 27, 2022

Raytown, MO



- Legend**
- Road
 - Parcel
 - Address Point
 - City Limit



Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MAILING LIST FOR CASE BZA 2022-03 PAMELA PIERCE APPEAL OF ADMINISTRATIVE DECISION

OWNER	OWNER ADDRESS	OWNER	OWNER ADDRESS
Wal-Mart Real Estate Business Trust	P.O. Box 8050 MS 0555, Bentonville, AR 72716		
LAN Real Estate LLC	10208 E. 350 Highway, Raytown, MO 64138		
First Baptist Church of Raytown	10500 E. 350 Highway, Raytown, MO 64138		
Mary Dwight and Donita Davenport	7432 Hardy, Raytown, MO 64133		
Ray and Cheryl Breit	7428 Hardy, Raytown, MO 64133		
Randy and Natalie Hammerbacher	7433 Hardy, Raytown, MO 64133		
Michael and Danita Sterling	7429 Hardy, Raytown, MO 64133		
Stephen and Shelley Vaughn	7424 Willow, Raytown, MO 64133		
Jonathan Davis	7428 Willow, Raytown, MO 64133		
Jackson County Public Water Supply District #2	6945 Blue Ridge Blvd., Raytown, MO 64133		

June 17, 2022

Dear Property Owner/Tenant:

Notice of Public Hearing in Your Area

The City of Raytown Community Development Department has received an application filed by Pamela Pierce, owner of property located at 10402 E. 350 Highway in Raytown, appealing a decision affecting said property rendered by the Director of Community Development. This decision declared the six-month window for continuing the legal non-conforming use of the property for a contractor's office and storage yard as closed since no valid business license submitted by the current business continuing such use was in effect at the end of this 6-month period. As a result of this determination, the property can no longer be used as a contractor's office and storage yard in the future.

This application is requesting relief from the decision of the Director of Community Development to enforce the provisions of Section 50-453(d) of the Raytown Municipal Code. Relief would permit the current business operating on the property to complete the licensing process and continue the use of the property as a contractor's office and storage yard.

A public hearing to consider this application will be held by the Raytown Board of Zoning Adjustment **at 7:00 PM on Thursday, July 14, 2022**. The full packet and agenda should be available for view on the City of Raytown website on Friday, July 8, 2022.

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 this 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 phone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

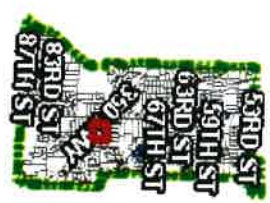
If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

Raytown, MO



1 in. = 206ft.

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Road
 - Parcel
 - Address Point
 - City Limit

Notes

10402 E 350 Hwy
Raytown, MO 64138
The Edge Landscaping
2410 Olive Ridge Road
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Mary Knight + Linda Trammert
1422 North
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Dan + Cheryl Brea
7428 North
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Pamela + Nolan Hammelbach
7433 North
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Jonathan Davis
1124 Willow
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Alphon + Shelly Naughton
1124 Willow
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Michael + David + Sherry
1124 Willow
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
First Baptist Church of Raytown
10500 E 350 Hwy
Raytown, MO 64138

10402 E 350 Hwy
Raytown, MO 64138
Walmart Retail Center Bus Feed
POB 8030 MS 0855
Lanhamville, NE 72716

10402 E 350 Hwy
Raytown, MO 64138
LAN Retail Est 02 LLC
10208 E 350 Hwy
Raytown, MO 64138

ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI



07/09/2021 3:33 PM
COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER
2021E0075277

File No.: 1244658
Stewart Title Company

MISSOURI WARRANTY DEED
(Multiple Grantors Conveying to an Individual Grantee)

THIS INDENTURE, made on this 17 day of July, 2021, by and between Gordon Taylor and Shari Taylor, Husband and Wife, of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and Pamela S Pierce, a married person, hereinafter referred to as "Grantee". The mailing address of the Grantee is 1301 SW Rylee Ln, Lees Summit, MO 64082

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the GRANTEE, their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

Tract I:
All that part of Lot 2 lying West of the East line of Lot 1, extended South to the North line of the right-of-way line of US Highway 50; also, all of Lot 1, all in COLE-WAGAMAN ADDITION, a subdivision in Raytown, Jackson County, Missouri.

Tract II:
All of Lot 2, EXCEPT that part described as lying West of the East line of Lot 1 extended South to the North line of the right of way of U.S. Highway No. 50, in COLE-WAGAMAN ADDITION, a subdivision in Raytown, Jackson County, Missouri.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto their heirs and assigns forever; the said Grantors hereby covenanting that they 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 or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

File No.: 1244658
Stewart Title Company

MISSOURI WARRANTY DEED
(Multiple Grantors Conveying to an Individual Grantee)

THIS INDENTURE, made on this 27 day of July, 2021, by and between Gordon Taylor and Shari Taylor, Husband and Wife, of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and Pamela S Pierce, a married person, hereinafter referred to as "Grantee". The mailing address of the Grantee is 1301 SW Rylee Ln, Lees Summit, MO 64082

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the GRANTEE, their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

Tract I:

All that part of Lot 2 lying West of the East line of Lot 1, extended South to the North line of the right-of-way line of US Highway 50; also, all of Lot 1, all in COLE-WAGAMAN ADDITION, a subdivision in Raytown, Jackson County, Missouri.

Tract II:

All of Lot 2, EXCEPT that part described as lying West of the East line of Lot 1 extended South to the North line of the right of way of U.S. Highway No. 50, in COLE-WAGAMAN ADDITION, a subdivision in Raytown, Jackson County, Missouri.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto their heirs and assigns forever; the said Grantors hereby covenanting that they 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 or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.

[Signature]
Gordon Taylor

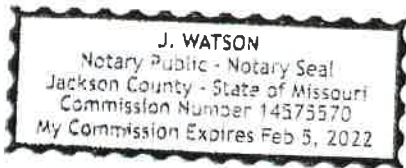
[Signature]
Shari Taylor

State of Missouri
County of Jackson

On this the 1 day of July, 2021, before me, [Signature], a Notary Public in and for said state, personally appeared Gordon Taylor and Shari Taylor, known to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public
My Commission Expires: 02/05/2022



myJacksonCounty
Your Jackson County Tax Receipt
Feb 9, 2022 at 11:45:33 AM
iamthepam@icloud.com

Your Payment Receipt

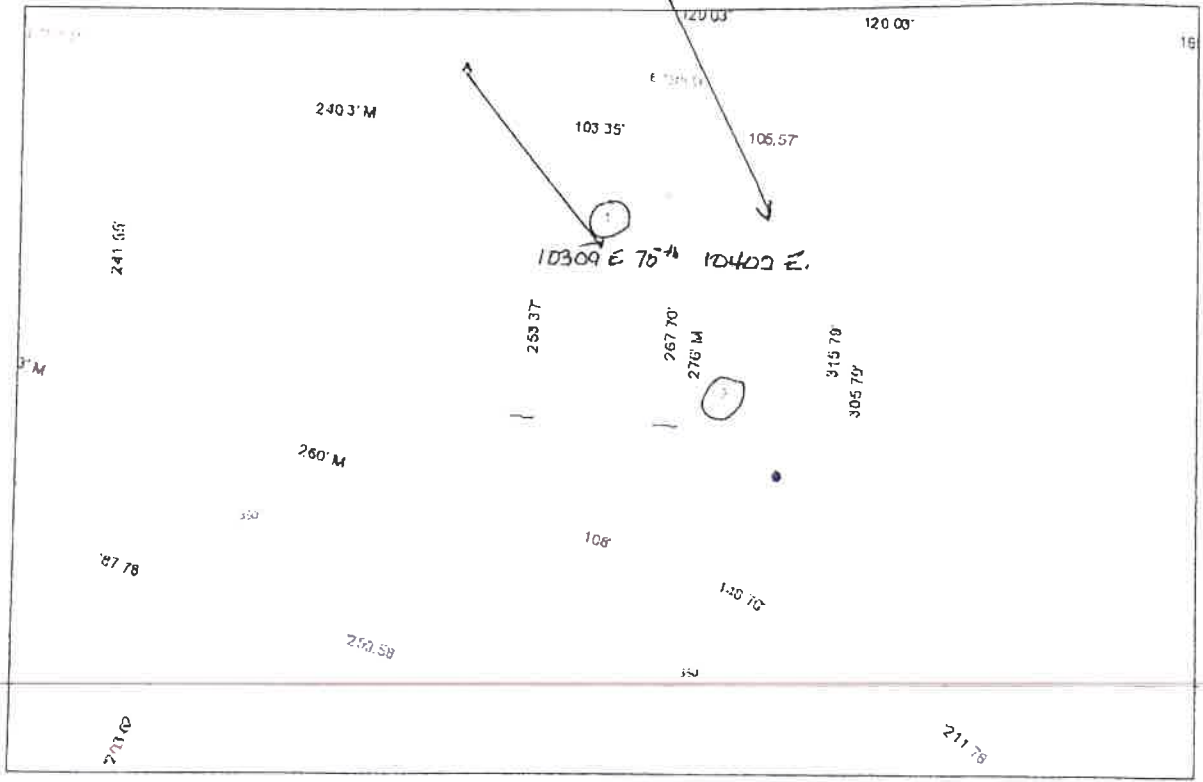
Thank you for your payment with **myJacksonCounty**.

Payment Summary

Pamela Pierce
6141 NBH BANK

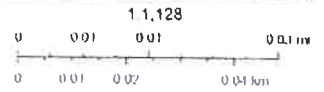
2021 Tax	\$5,149.25
2021 Tax	\$738.16
Processing Fee	\$1.25
Convenience Fee	\$2.00
Payment Total	\$5,890.66

10402 E M 350 Hwy



October 14, 2021

Tax Parcels Addresses
Addresses
Lot Tic



Source: Esri, DeLorme, NAVTEQ, NGA, NRCAN, Esri, Swisstopo, GEBCO, USGS, AeroGRID, IGN, Esri, Mapbox