



## **AGENDA**

Raymore Board of Adjustment Regular Meeting  
City Hall – 100 Municipal Circle  
Wednesday, June 11, 2025  
6:00 PM

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Personal Appearances**

**5. Consent Agenda**

- A. Approval of Minutes from the February 12, 2025 Meeting

**6. Unfinished Business**

**7. New Business**

- A. Case No. 25018: 204 N. Evans Fence Setback Variance (public hearing)
- B. Case No. 25019: 1520 Blueskye Building Setback Variance (public hearing)
- C. Case No. 25020: 601 Heron Street Fence Setback Variance (public hearing)

**8. Staff Report**

- A. May 2025 Development Services Report

**9. Public Comment**

**10. Adjournment**

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **BOARD OF ZONING ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, FEBRUARY 12, 2025** IN THE COUNCIL CHAMBERS AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, PAM HATCHER, STEPHANIE VELASCO (arrived at 6:04pm), AND TODD BERCK. ABSENT WAS JERRY MARTIN. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, ATTORNEY MANDY MARSHALL, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Hatcher called the meeting to order at 6:01 p.m.
2. **Roll Call** – Roll was taken and Chairman Hatcher declared there was a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Public Appearances** - None
5. **Consent Agenda** – Approval of Minutes from the September 11, 2024 meeting

**Motion by Board Member Woods, Seconded by Board Member Bailey to approve the consent agenda.**

**Vote on Motion:**

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Berck	Aye
Board Member Martin	Absent
Board Member Velasco	Absent

**Motion passed 4-0-0**

**6. Unfinished Business** – None

**7. New Business**

**a. Case #25001 - Hibner Acres Lot 1B Variance of Use (*Public Hearing*)**

The public hearing opened at 6:02pm.

Mike Blythe, the applicant for the project, came to the podium to give an overview of the request. Mr. Blythe will be building a 12,000 square foot contractor garage building which includes 6 tenant spaces. It will be a great property for local businesses to use, including his business Branched Out Gutters.

Chairman Hatcher asked if the tenant spaces will have overhead doors, and asked about the size of the spaces.

Mr. Blythe noted that the tenant spaces will be about 1,200 square feet and have two overhead doors per space.

Development Services Director David Gress gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning

actions, staff comments, and Staff recommendation. There are two buildings being proposed with a variety of uses, such as light office space, contractor garages, or construction sales and service businesses. The request for the case is for the use of construction sales and service be a permitted use in the C-2 district. There were two questions from residents regarding the case, but no concerns were noted. If approved, there are exclusions outlined which would prohibit certain types of businesses to occupy the tenant spaces. A rezoning application will be required to go before the Planning & Zoning Commission to rezone the size from C-2 to C-2P, which would require certain building design standards to be implemented, creating a more appealing building and site enhancements. A site plan will also be required to be submitted. The variance of use approval should have a one-year time frame to ensure enough time for the applicant to go through the rezoning and site plan processes. City Staff recommend the Board approve the request subject to the conditions as outlined.

Board Member Bailey asked why the property needs a variance of use.

Mr. Gress covered the section of the Unified Development Code that details the requirements for rezoning and explained the need for rezoning and variance of use.

Board Member Woods asked about storm drainage.

Mr. Gress noted that there is a drainage easement currently, but will be updated as the project moves along.

Chairman Hatcher wanted to make sure that the access agreements are in place with Casey's, and that the fire department has okayed the project.

The public hearing closed at 6:14pm.

**Motion by Board Member Velasco, Seconded by Board Member Woods to accept the Staff proposed Findings of Fact and approve Case #25001, Hibner Acres Lot 1B Variance of Use.**

**Vote on Motion:**

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Berke	Aye
Board Member Martin	Absent
Board Member Velasco	Aye

**Motion passed 5-0-0**

**8. Staff Comments -**

Mr. Gress gave the department update from January, and noted that there are no upcoming meetings.

**9. Board Member Comment - none**

**10. Adjournment**

**Motion by Board Member Woods, Seconded by Board Member Martin to adjourn.**

**Vote on Motion:**

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Berck	Aye
Board Member Martin	Absent
Board Member Velasco	Aye

**Motion passed 5-0-0**

The Board of Adjustment meeting for February 12, 2025 adjourned at 6:19 p.m.

Respectfully submitted,  
Emily Jordan

**204 EVANS AVENUE FENCE SETBACK VARIANCE**

**APPLICANT**

Property Owner:	Andes Properties LLC
Engineering/Arch. Firm	N/A

**PROJECT LOCATION      REQUESTED ACTION**

204 Evans Avenue	Variance of Development Standard: Section 440.030(D.)(1.)
NW Intersection of Evans Avenue and Keen Street	

**PROJECT NARRATIVE**

An application was filed requesting a variance to Unified Development Code (UDC) Section 440.030, allowing for a 6-ft chain link fence to be built beyond the front corner of the building up to the build line nearest the street right-of-way.



**ZONING AND LAND USE SUMMARY**

**EXISTING ZONING**

"M-1" Light Industrial-Commercial District

**SURROUNDING ZONING & LAND USE**

- North:** "AG" Agricultural District
- South:** "M-1" Light Industrial-Commercial District
- East:** "M-1" Light Industrial-Commercial District
- West:** "AG" Agricultural District



**LOT SIZE**

1.23 +/- Acres

**INFORMATIONAL NOTICES OR MEETINGS**

NOTICE	DATE
Good Neighbor	• May 21, 2025
Public Hearing Notice	• May 22, 2025

**PAST PLANNING ACTIONS**

1. The subject property was platted as Lot 8 of Raymore Development Park on December 29, 1986.
2. A building permit for the existing industrial building was not found on file. County records indicate that the building was built in 1988.

**STAFF COMMENTS**

The applicant has the following request (see site photos attachment for detail):

*A deviation from Section **440.030(D.)(1.)** requires that 6-ft fences of any type be no further past the front corner of a building. The applicant is asking to extend past the front building corner to the building line of the property, which is approximately 30-ft from the front property/right-of-way line.*

The applicant, a sewer infrastructure contractor and supplier, purchased the property this year mostly for its outdoor storage capabilities in the M-1 zoning district. The intent of the application is to allow more of the lot to be used as outdoor storage by fencing it in. The lot, which is narrower toward the street and wider in the rear due to it being located off a cul-de-sac, was originally developed with the existing building located on its northern half. Because of the lot's shape, location of the existing building and the fence regulations of the UDC, the area possible to securely store materials or equipment outside on the property is rather

limited as compared to other lots in the industrial park.

The surrounding properties consist of agricultural zoning and uses or light industrial zoning and uses. Staff does not feel that approval of the request would be a determinant to the neighboring or other properties in the area.

The UDC's section on screening is focused on the relationship between adjacent properties and right-of-ways. Since the application to bring a 6-ft chain link fence forward beyond the building corners to the front building line has been made, staff has requested from the applicant that the portion of fence adjacent to the street right-of-way provide an enhanced level of screening to protect views. Furthermore, the applicant will be providing landscaping across the front of the fence on either side of the sliding gate. Staff believes that in exchange for relief from the UDC section on fences, the improvements to the fence and landscape will provide enhanced aesthetics to the frontage on Evans Avenue.

## FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in the deliberation of variance of development standard request. Section 470.060(E) directs the Board of Adjustment to make determinations on eight (8) findings of fact:

1. The variance requested arises from such a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.

The property is located on a cul-de-sac lot, which explains why the existing building is positioned away from the street where it could fit within setbacks. This, plus the UDC's fence code greatly reduces the ability to fence a large portion of the lot compared to adjacent buildings on typical lots. The property is the only one in the industrial park's subdivision that is impacted to this extent based on its location on the cul-de-sac, making it a unique circumstance.

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

Due to the lot characteristics and existing building location, the owner of the property would experience an unnecessary hardship from the strict application of the UDC. Given the building setback, only a small portion of the property behind the building is allowed to be fenced based on the current regulations of the UDC. Outdoor storage is generally limited in other zoning districts, unlike the property's M-1 designation, and other properties within the development are able to utilize outdoor storage areas with fencing for security and screening. Allowing the fencing closer to the street would allow for better screening of materials or equipment stored outdoors.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

Staff believes that granting this variance will not adversely affect the rights of adjacent property owners.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

Granting this variance will not result in advantages or special privileges for the applicant.

5. Whether the requested variance is the minimum variance necessary to provide relief.

The applicant has indicated that in order for the lot to be utilized by the business to its fullest potential, building a 6-ft fence to the building line would be necessary.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The requested variance will not negatively affect public health, safety, morals, order, convenience, prosperity, or general welfare. If the variance is approved, an emergency services "Knox Box" would be required for fire access at the front gate.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Given the uniqueness of the property, the request will not be opposed to the intent of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

Approval of the variance request will result in substantial justice for both the public and private interests.

## PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Approval	June 11, 2025

## STAFF RECOMMENDATIONS

Staff recommends that the Board of Zoning Adjustment accept the proposed findings of fact and approve Case No. 25018 - Fence Setback Variance for 204 Evans Avenue.

## PROJECT ATTACHMENTS

1. Site Photos
2. Project Narrative by Applicant
3. Aerial Diagram (showing front build line/requested limits of 6-ft fence)

Looking North from the Evans Avenue and Keen Street Cul-de-sac



Looking Northeast from the South Property Line (Approximate Location of Front Build Line)



Looking Southwest from the East Property Line (Approximate Location of Front Building Line)





3008 MORNINGSIDE RD.  
FREMONT, NE 68025

P: 402-704-2290  
F: 888-520-8947

City of Raymore  
Development Services Department  
100 Municipal Circle  
Raymore, MO 64083

Dear Sir or Madam,

Please find this written statement for a variance request for the property at 204 N Evans Ave. I recently purchased this property with the intention of establishing a new branch location of my business, American Underground Supply LLC. We are a supplier of infrastructure products, specifically those that support storm, sewer and water lines.

I am specifically requesting allowance to bring the fence line up to be in line with the corners of the neighboring properties on either side. I understand the current rule is to not bring the fence beyond the building on the property. Given this is a corner lot the original builder set the property back on the lot. However, if they built it at the same set back as the neighboring properties the fence would have been allowed.

I am requesting this allowance, given the nature of my business. As a supplier, we will need to be able to store pipe, valves and fittings in a fenced yard. If we cannot fence the yard the property will not be a viable option for our business.

I have been in contact with the neighboring property to the right of the property and both are aware that we are fencing it as the back side has already been completed. I do not expect the installation of a fence to adversely affect either property, nor do I expect that it would provide any special privileges to us. I also do not see how this variance would adversely affect public health, safety, etc.

Granting of this variance will allow my company to establish itself as a business in Raymore and be a positive addition to the community as we supply the very materials that are necessary for developing and maintaining the waterworks infrastructure of a growing community. We look forward to the opportunity to grow our business in Raymore!

Sincerely,

Sarah Kneeland

President and Owner  
[Sarah@ausupply.com](mailto:Sarah@ausupply.com)  
402-440-4308



3008 MORNINGSIDE RD.  
FREMONT, NE 68025

P: 402-704-2290  
F: 888-520-8947



Approximate 30-ft  
Build Line/ Limits of  
Proposed Fence

30'-0"

Keen St



Published: 4/22/2025  
1 in = 47.02 ft

**1520 BLUESKYE LANE BUILDING SETBACK VARIANCE**

APPLICANT	
Property Owner:	Kevin Como
Engineering/Arch. Firm	N/A

PROJECT LOCATION	REQUESTED ACTION
1520 Blueskye Lane North of Hubach Hill Road and West of Blueskye Lane	Variance of Development Standard: Section 405.030(A.)

**PROJECT NARRATIVE**

An application was filed requesting a variance from the Unified Development Code (UDC) Rear Yard Setback of 30-ft on Lot 266 of Stonegate 5th Plat (1520 Blueskye Ln). The applicant desires to construct an addition to the existing home in which it will encroach into the established setback by 11-ft. The setback will be reduced to 19-ft if approved.

**ZONING AND LAND USE SUMMARY -**

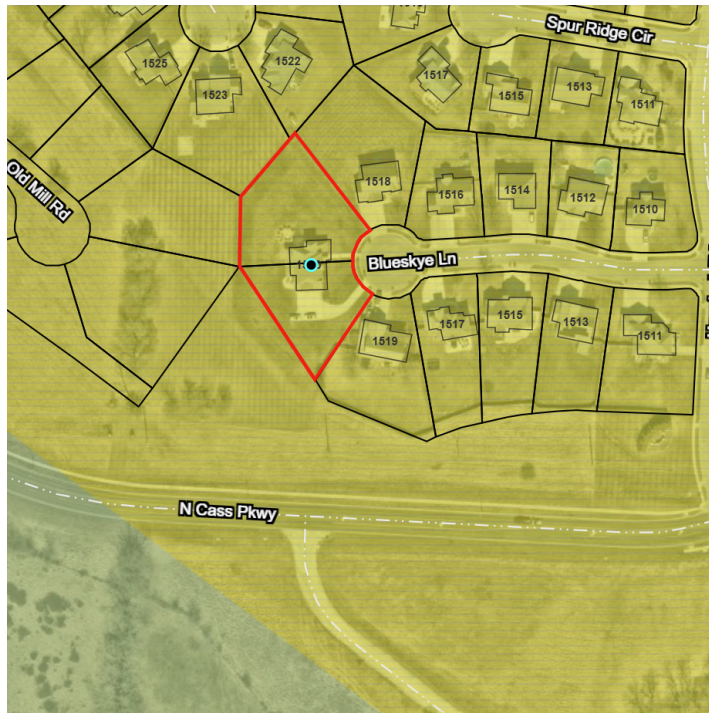
**EXISTING ZONING**

"R-1P" Single-Family Residential District (Planned District Overlay)

**SURROUNDING ZONING & LAND USE**

**North:** "R-1P" Single-Family Residential District (Planned District Overlay)/Single Family Dwelling, Detached

**South:** "R-1P" Single-Family Residential District (Planned District Overlay)/Single Family Dwelling, Detached



**East:** "R-1P" Single-Family Residential District (Planned District Overlay)/Single Family Dwelling, Detached

**West:** "R-1P" Single-Family Residential District (Planned District Overlay)/Vacant Lot

**TOTAL TRACT SIZE**

.32 +/- acres

**INFORMATIONAL NOTICES OR MEETINGS -**

NOTICE	DATE
Good Neighbor Meeting	• May 21, 2025
Public Hearing Notice	• May 22, 2025

**PAST PLANNING ACTIONS -**

1. The subject property was platted on May 27, 2003 as lots 266 and 267.
2. On February 6, 2013, a building permit was issued to construct the single-family home on lots 266 and 267.

**STAFF COMMENTS -**

1. The single-family home located at 1520 Blueskye Lane occupies both of lots 266 and 267 of Stongate 5th Plat. The applicant desires to construct a building addition to the west side of the existing home. The lots are subject to 30-ft setbacks along their rear (west) property lines. In order to accommodate the addition, the applicant is requesting to encroach into the rear yard setback of lot 266, which abuts open space, platted as city right-of-way. It is likely that there is no future need for this platted land as the original intent was to have a road run along it,

however, plans changed and the North Cass Parkway/Hubach Hill thoroughfare was shifted further south.

2. The applicant is asking to reduce the setback by 11-ft to 19-ft on lot 266. Lot 267 is not part of the variance request and the setbacks will remain unchanged.
3. A building permit and plot plan survey must still be reviewed prior to the construction of the proposed home addition.

### **FINDINGS OF FACT -**

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in the deliberation of variance of development standard request. Section 470.060(E) directs the Board of Adjustment to make determinations on eight (8) findings of fact:

1. The variance requested arises from such a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.

The original plat of Stongate 5th detailed a future road directly south west of lot 266, which likely had an impact on the depth of the property. That future road (North Cass Parkway) was later realigned with Hubach Hill Road further to the south. What was left was nearly 140-ft of open space from the closest corner of lot 266 and the Hubach Hill right-of-way. If not for that original planned alignment, this request may not have been necessary. The property is also unique in the sense that one home occupies 2 platted lots, which naturally provides greater existing setbacks compared to adjacent properties.

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

The strict application of the UDC limits the buildable area for the proposed addition on the back of the home.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

Granting the variance will not adversely affect the rights of adjacent owners or residents.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

The uniqueness of both lot 266 and the abutting platted right-of-way is special to this specific property, in addition to the large amount of open space (common area) adjacent to the lot is also a unique feature. Granting of the variance will not result in any special privileges to the applicant that the code denies to other land or structures in the same district.

5. Whether the requested variance is the minimum variance necessary to provide relief.

The requested variance is the minimum necessary to provide relief based on the applicant's proposed building expansion.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Granting the variance will not negatively impact the community's well-being.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Granting the variance will not be opposed to the purpose and intent of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

The variance will result in substantial justice for the property owner and general public.

**PROJECT REVIEW SCHEDULE**

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Approval	06/11/2025

**STAFF RECOMMENDATIONS -**

Staff recommends that the Board of Zoning Adjustment accept the proposed findings of fact and approve Case No. 25019 - Building Setback Variance for 1520 Blueskye Lane (Lot 266 of Stonegate 5th Plat).

**PROJECT ATTACHMENTS -**

1. Site Photographs
2. Applicant Findings of Fact
3. Plot Plan with Proposed Addition

Looking SE from NW corner of Lot 266



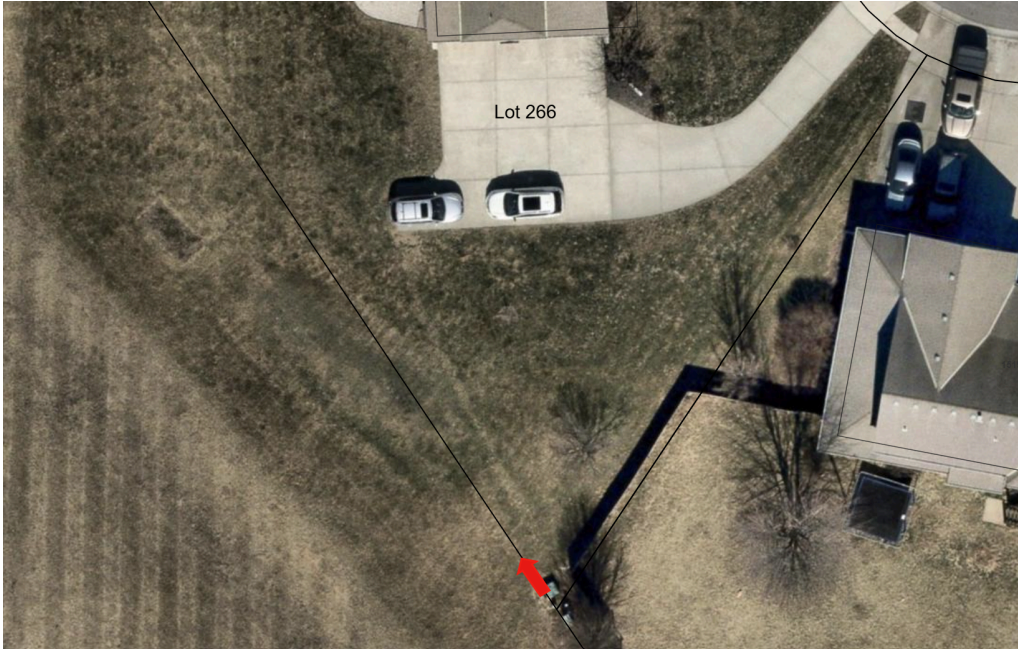
Overhead View of Picture Location



Looking NW from SE corner of Lot 266



Overhead View of Picture Location



# VARIANCE FROM BOARD OF ADJUSTMENT

## APPLICANT PROPOSED FINDINGS OF FACT



Case Number: 25019

Please respond to how the variance request addresses the following conditions of approval.

1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.
 

The lots on the original Stonegate subdivision plat were configured in coordination with the anticipated alignment for Cass County Parkway. However, the alignment of Cass County Parkway was reconfigured to turn further south and Hubach Hill was created as the continuing road to the east that now aligns the property. Had the rear lot line for the variance requested been configured with the existing Hubach Hill there would likely be no need for this variance.
2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.
 

We built on this property 11 years ago and want to remain at the property as we get older which requires a master bedroom and laundry room on the first floor. Also being located on a cul-de-sac, an additional garage is being proposed due to on street parking being limited for a 5 bedroom house.
3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
 

The only adjacent property owner is the Good Ranch which owns the land between Hubach Hill and our property. This property is not able to be developed due to configuration and size and is currently maintained by the Good Ranch.
4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.
 

The variance requested does not result in any advantage or special privilege.
5. Whether the requested variance is the minimum variance necessary to provide relief.
 

The requested variance is at a minimum for a fully functional additional garage and master bedroom space.
6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
 

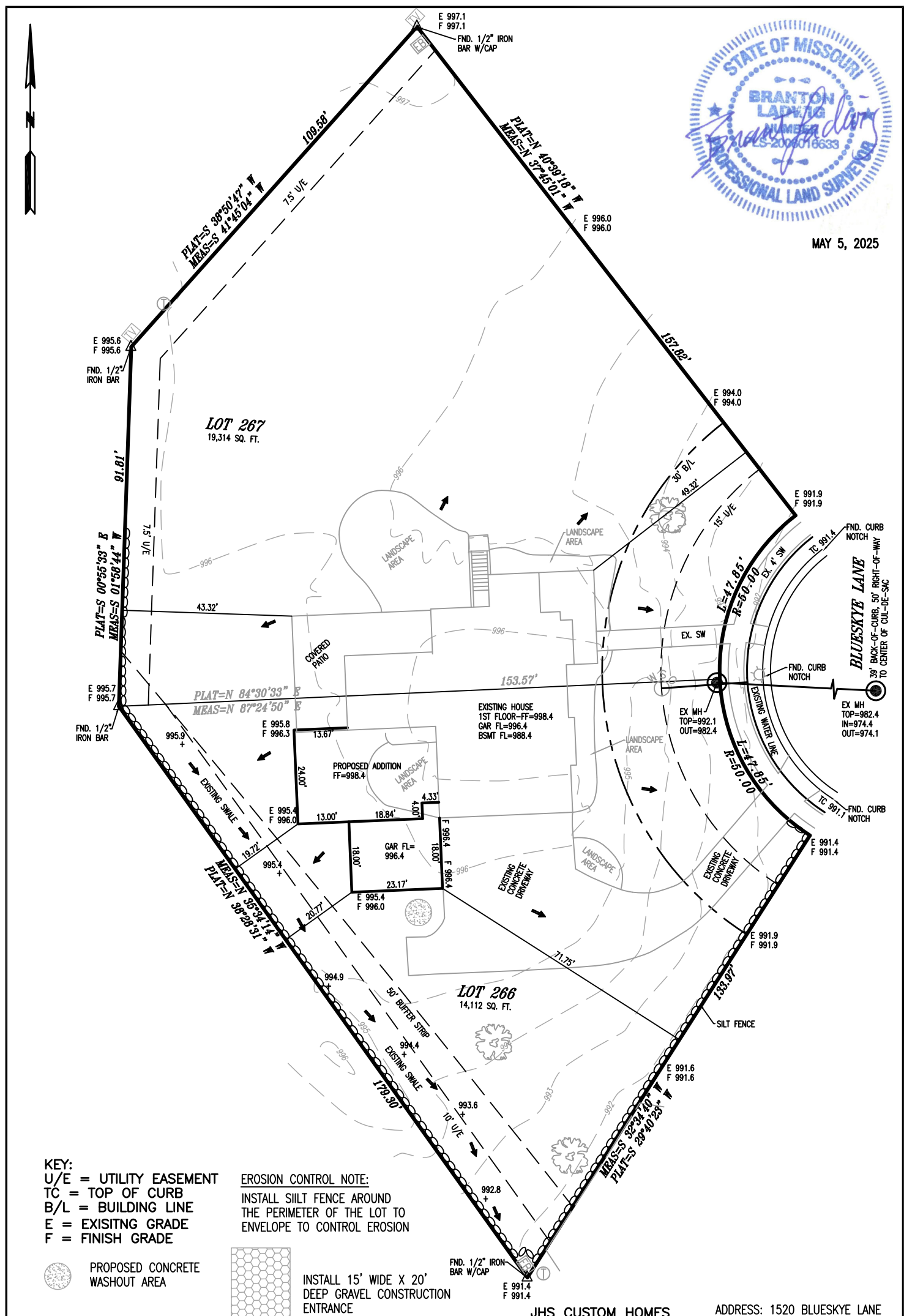
No property owner or any Raymore citizen will be affected by the proposed addition.
7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.
 

The rear yard setback is to prevent overcrowding, provide privacy to neighboring properties, and minimize the risk of fire hazards. Since there are no adjacent neighbors for this property line then there is no impact to the intent of the UDO.
8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.
 

The variance affects no adjacent property owner and allows for safer streets by reducing the need for on street parking. The proposed addition will ensure that we are able to stay at the property for many years to come. The use of any other part of the property for the addition would come at significant cost for utility relocation, functionality of the interior space would not be as efficient, it would affect the basement exterior exit path, and would impact three adjacent property owners to the north of the property.



MAY 5, 2025



**KEY:**  
 U/E = UTILITY EASEMENT  
 TC = TOP OF CURB  
 B/L = BUILDING LINE  
 E = EXISTING GRADE  
 F = FINISH GRADE

**EROSION CONTROL NOTE:**  
 INSTALL SILT FENCE AROUND THE PERIMETER OF THE LOT TO ENVELOPE TO CONTROL EROSION

 PROPOSED CONCRETE WASHOUT AREA  
 INSTALL 15' WIDE X 20' DEEP GRAVEL CONSTRUCTION ENTRANCE

- NOTES:**
- LEGAL DESCRIPTION OF PROPERTY PROVIDED BY CONTRACTOR. THIS PLOT PLAN DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY. THE CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFICATION OF PROPERTY BOUNDARY, PROPERTY CORNERS, DEED DESCRIPTIONS AND LOCATIONS OF PROPOSED HOUSE WITH RESPECT TO PROPERTY LINES.
  - EASEMENTS, BUILDING LINES AND SET-BACKS TAKEN FROM RECORDED PLAT ONLY.
  - CONTRACTOR TO VERIFY LOCATION AND DEPTH OF SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO CONSTRUCTION
  - CONTRACTOR TO VERIFY CONDITION OF ALL FILL PRIOR TO CONSTRUCTION.
  - GRADES ARE PROPOSED GRADES ONLY. FINAL GRADING AND ELEVATIONS SHALL BE CONTRACTORS RESPONSIBILITY.

JHS CUSTOM HOMES ADDRESS: 1520 BLUESKYE LANE

<b>PLOT PLAN</b>	
LOTS 266 & 267	
<b>STONEGATE AT THE GOOD RANCH-5TH PLAT</b>	
RAYMORE	MISSOURI
<b>LADWIG and ASSOCIATES, L.L.C.</b>	
LAND SURVEYORS	
DRAWN BY: <b>BEL</b>	SCALE: <b>1" = 30'</b>
DATE: <b>4/14/25</b>	DRAWING NO. <b>SGR-266-267</b>

**601 HERON STREET VARIANCE OF STANDARD**

**APPLICANT -**

Property Owner:	Lana Maddox
Engineering/Arch. Firm	N/A

**PROJECT LOCATION      REQUESTED ACTION**

601 Heron Street	Variance of Development Standard: Section 440.030(C.)(1.) and 440.030(C.)(2.)
SE Corner of Sandpiper and Heron Streets	

**PROJECT NARRATIVE**

An application was filed requesting a variance to Unified Development Code (UDC) Section 440.030, allowing for a 6-ft chain link fence to be built 5-ft from the front corner of the home (440.030(C.)(1.) and 60-ft into the setback/build line, from the home to the west property line (440.030(C.)(2.).



**ZONING AND LAND USE SUMMARY -**

**EXISTING ZONING**

"R-1" Single-Family Residential District

**SURROUNDING ZONING & LAND USE**

- North:** "R-1" Single-Family Residential District
- South:** "R-1" Single-Family Residential District
- East:** "R-1" Single-Family Residential District
- West:** "R-1" Single-Family Residential District



**LOT SIZE**

2.49 +/- Acres

**INFORMATIONAL NOTICES OR MEETINGS -**

NOTICE	DATE
Good Neighbor	• May 21, 2025
Public Hearing Notice	• May 22, 2025

**PAST PLANNING ACTIONS -**

1. The subject property was platted as Lot 103 of Sky Vue Estates on May 22, 1984.
2. The existing single-family home was permitted on April 1, 1986.
3. On September 20, 2022 a building permit was issued for the installation of the ground mounted solar panels.

**STAFF COMMENTS -**

1. The applicant has the following two requests (see site photos attachment for detail):
  - a. A deviation from Section **440.030(C.)(1.)** requires that 6-ft fences of any type be no closer than 10-ft from the front corner of the home. The applicant is requesting that the fence encroach into this setback by 5-ft. The existing earth contact home features an addition on its west side. The roof of the addition is low to the ground and the applicant has concerns of security with easy access to the second story windows. The UDC does not allow a fence to be constructed in a location that addresses the applicant's safety concerns, leaving easy access to the second story windows due to the grade along the north side of the home's addition.
  - b. A deviation from Section **440.030(C.)(2.)** of the UDC requires that a 6-ft fence of any type on corner lots be restricted to behind the

setbacks/build lines on the property (see attachment 3). The applicant is requesting to extend the 6-ft fence from the west facade of the home 60-ft into the setback/build line to the west property line along Sandpiper Street. The fence would then extend southward to the south property line where it would turn eastward and run along the south property line 60-ft to where it enters the allowed area of the lot where a 6-ft fence is permitted.

2. The remainder of the rear lot is proposed to be fenced. This area of the lot is not subject to review by the Board of Zoning Adjustment. The fence is permitted by-right behind the build-line.

## FINDINGS OF FACT -

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in the deliberation of variance of development standard request. Section 470.060(E) directs the Board of Adjustment to make determinations on eight (8) findings of fact:

1. The variance requested arises from such a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.

The applicant recently obtained the property through inheritance. The grade along the north side of the addition provides safety concerns for the applicant as access to the roof and second story windows could be done with ease, see photos. Additionally, a pond exists on the property in the rear yard area. In recent times, the applicant has witnessed people trespassing onto the property and fishing in the pond. Out of safety concerns, the applicant would like to secure the entire property with the 6-ft fence. The proposed fence would also secure the accessory structures on the property.

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

Given the design of the earth contact home, the location of the accessory structures and that

this is a corner lot, applying the fence code as written in the UDC creates unnecessary hardships for the property owner. The mix of these circumstances are not generally applicable to other properties in the district, as earth contact homes are not generally prevalent in the City.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

Staff believes that granting this variance will not adversely affect the rights of adjacent property owners.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

Granting this variance will not result in advantages or special privileges for the applicant.

5. Whether the requested variance is the minimum variance necessary to provide relief.

To secure the earth contact dwelling and accessory structures on the site, the applicant has requested the minimum variance necessary to provide relief.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The requested variance will not negatively affect public health, safety, morals, order, convenience, prosperity, or general welfare.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

Given the uniqueness of the property, the request will not be opposed to the intent of the UDC.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

Approval of the variance request will result in substantial justice for both the public and private interests.

**PROJECT REVIEW SCHEDULE**

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Approval	June 11, 2025

**STAFF RECOMMENDATIONS -**

Staff recommends that the Board of Zoning Adjustment accept the proposed findings of fact and approve Case No. 25020.

**PROJECT ATTACHMENTS -**

1. Site Photos
2. Project Narrative by Applicant
3. Original Plot Plan (showing build lines)

Looking south along west property line (Sandpiper to the Right)



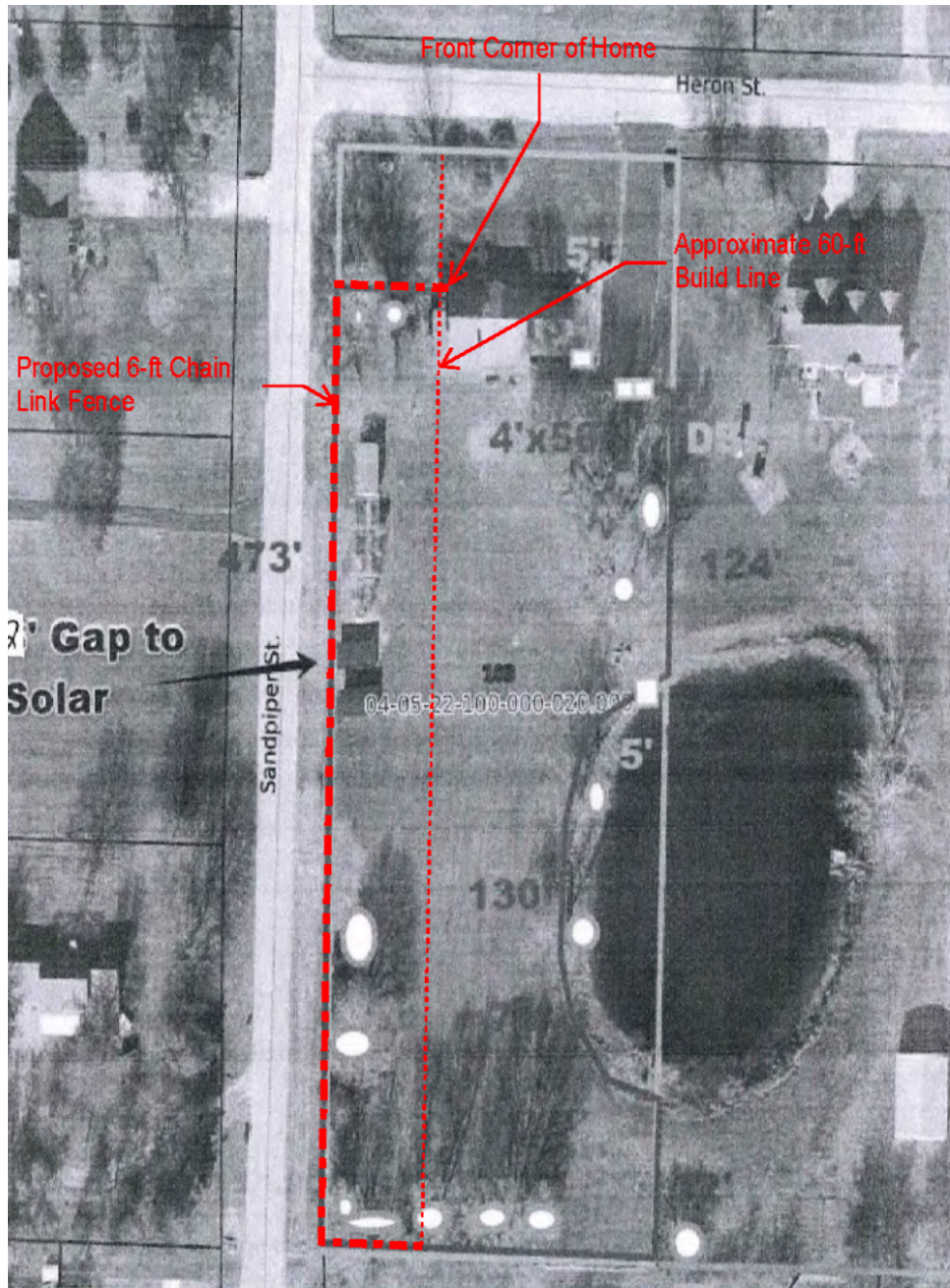
Looking north along west property line (Sandpiper to the Left)



Looking east from west property line at west building facade (Sandpiper behind)



Aerial Diagram of the Requests



Request 1 is for relief from the 10-ft setback requirement, for fences over 4-ft in height, from the front corner of the home (indicated above) to which the applicant is asking for a 5-ft setback from the front corner.

Request 2 is for relief from the build line requirement on the lot. The applicant is asking to encroach into the setback by 60-ft out to the west property line (indicated above). The 6-ft fence, represented by the thicker dashed line to the left of the small dashed line labeled “Approximate 60-ft build line” is the request. This code only applies to fences over 4-ft in height.

April 2025

Board of Adjustment  
City of Raymore, Cass County, Missouri

Dear Board Members,

My name is Lana Maddox; upon the death of my parents, I inherited my home at 601 Heron Street, Raymore, Missouri, 64083, Cass County parcel number: 04-05-22-100-000-020.000. I intend to install a six (6) foot black chain link fence around my 2.5-acre property and request two variances for its installation.

As a retired Police Detective, I have knowledge regarding the Crime Prevention Through Environmental Design (CPTED) program. The City of Raymore fencing code, §440.030, requires a ten (10) foot setback for fence installation; that is, setback to the South, from the front Northwest corner of the house, in the West side yard, along Sandpiper Street. A fence installed under those guide lines would allow an intruder to climb the fence and simply step onto the roof, which would provide easy access to upper-level bedroom windows out of view from the street or a watchful neighbor. The unique character of the home causes the aforementioned security issue. The granting of a variance for the fence installation to have at least a five (5) foot setback will not affect the neighbors nor the city's Growth Management Plan.

The property has a ground mounted solar energy array on the West edge of the property, and I have been advised that it may sit on or just over the building lot line. The fence will need to be at least two feet West of the West edge of the array for maintenance purposes. A variance is needed to place the fence just outside of the lot line at the top of the slope, approximately eleven (11) feet from the bottom of the drainage ditch where rain water flows into a city culvert on Sandpiper Street, just North of its intersection with Ash Street. The granting of a variance will in no way cause any obstruction of the flow of rain water, nor will it negatively affect neighbors or the city's Growth Management Plan. There is no sidewalk on either side of Sandpiper Street and the Growth Management Plan reports "the residents (in my neighborhood) have expressed a desire to not have sidewalks installed". There do not appear to be any utilities, city equipment, or appliances located along the property edge of the drainage ditch for a fence to interfere with.

Findings of Fact references for a fence as requested:

- would increase the property value;
- will not have any adverse impact on the general welfare of the neighborhood or community;
- will not cause substantial injury to the value of other property in the neighborhood;
- is not incompatible with the character of the surrounding property in terms of planning, scale and design;
- is not incompatible with/not applicable regarding the character of the surrounding property in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation;
- is not applicable with consideration of the location, size, nature or intensity of the proposed conditional use, and would not prevent the development and use of neighboring property in accordance with the applicable zoning district regulations.
- It would not affect the nature, height of buildings, structure, wall and other fences on the property (there are none) nor would it affect the nature and extent of landscaping/screening on the property;
- Is not applicable to off-street parking issues nor would it cause any injurious effect upon adjoining residential uses;

- would not have any effect on the city's infrastructure or services; however, any future demands made by the city will be accommodated;
- will have no impact on pedestrian safety and comfort;
- will not impact access roads, drives, traffic congestion, or alleys, and will not cause any traffic hazards;
- is not applicable to signage and cluster development.

Unified Development Code all-encompassing statement. A fence as requested surrounding the property will have no effect on the health, safety, morals, comfort, and general welfare of the city or neighboring community, except that property values will be increased.

The South, East-West fence line, will not be placed on the city easement that runs East to West between the two properties there.

Thank you for your consideration,

A handwritten signature in black ink that reads "Lana Maddox". The signature is written in a cursive, flowing style.

Lana Maddox

NO. 8592

PLOT PLAN

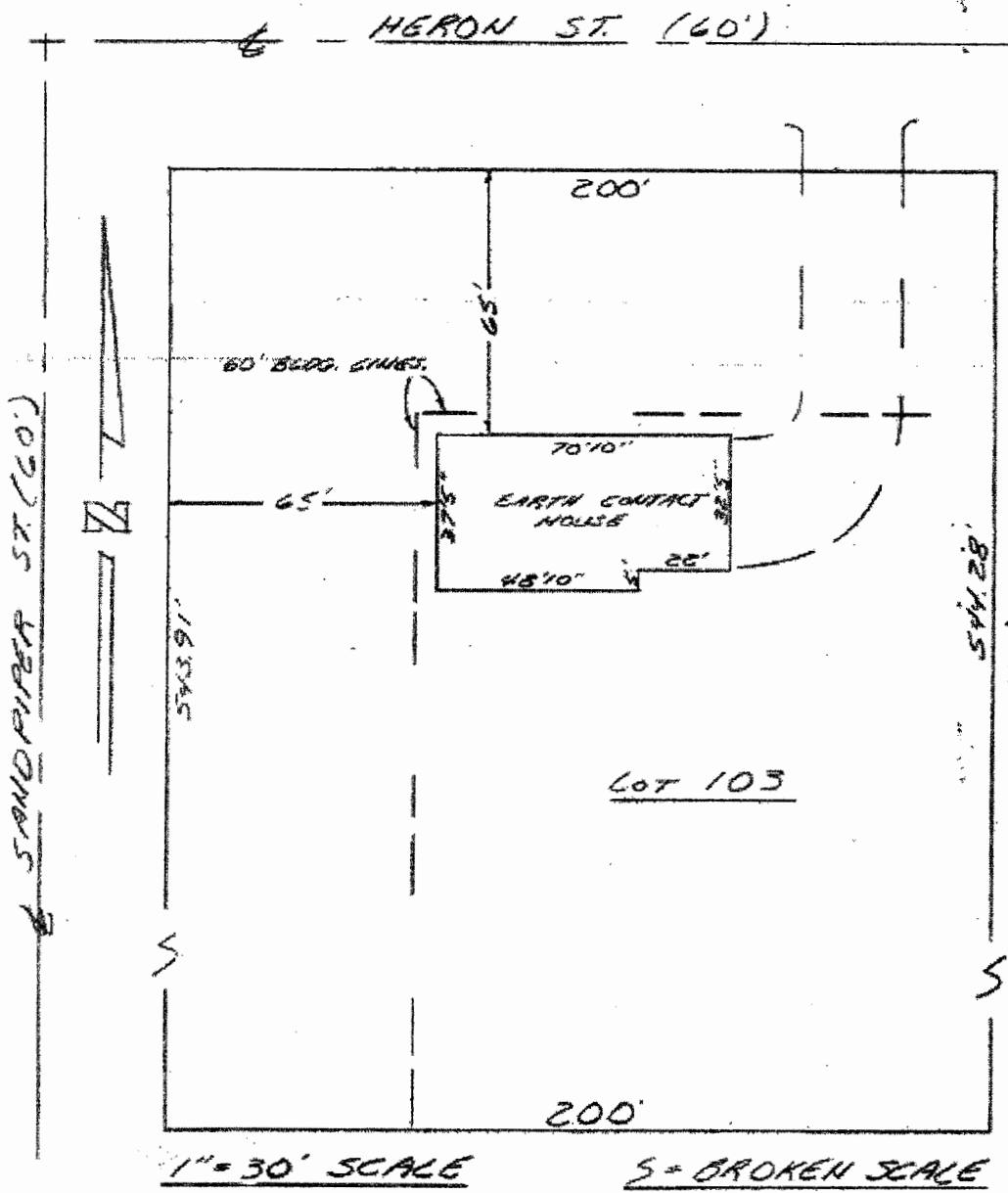
APRIL 7, 1986

FOR: JOHN WILLIS, BUILDER  
RAYMORE, MISSOURI

*601 Heron*

DESCRIPTION: LOT 103, "SKY VUE ESTATES", A SUBDIVISION OF LAND IN  
THE CITY OF RAYMORE, CASS COUNTY, MISSOURI.

BY: SHERMAN & BOWERS SURVEY COMPANY  
P.O. BOX 71, HARRISONVILLE, MO.



# MONTHLY DEPARTMENT REPORT MAY 2025

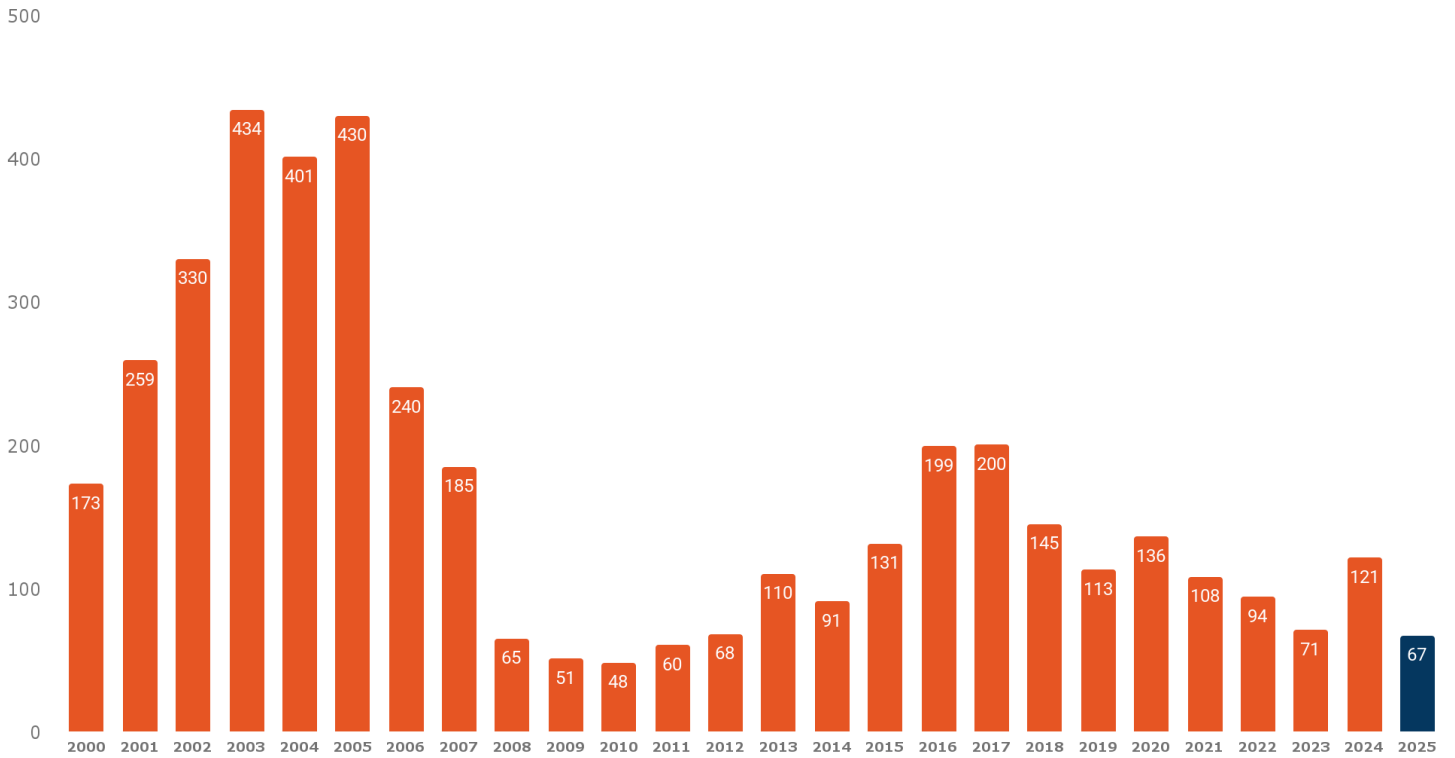
## BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	MAY 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	12	67	30	121
Attached Single-Family Residential	0	0	32	80
Multi-Family Residential (apartment)	0	0	9	13
Miscellaneous Residential (deck; roof)	74	274	329	733
Commercial - New, Additions, Alterations	1	9	10	35
Sign Permits	11	32	31	70
BUILDING INSPECTIONS	MAY 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	371	2,084	2,357	4,871
Residential Inspections	336	1,475	1,079	3,107
Commercial Inspections	35	609	1,278	1,764
INVESTMENT	MAY 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$4,122,300	\$23,520,120.00	\$12,730,900	\$59,015,960
Total Commercial Permit Valuation	\$65,000	\$28,853,580.00	\$34,404,900	\$38,506,341

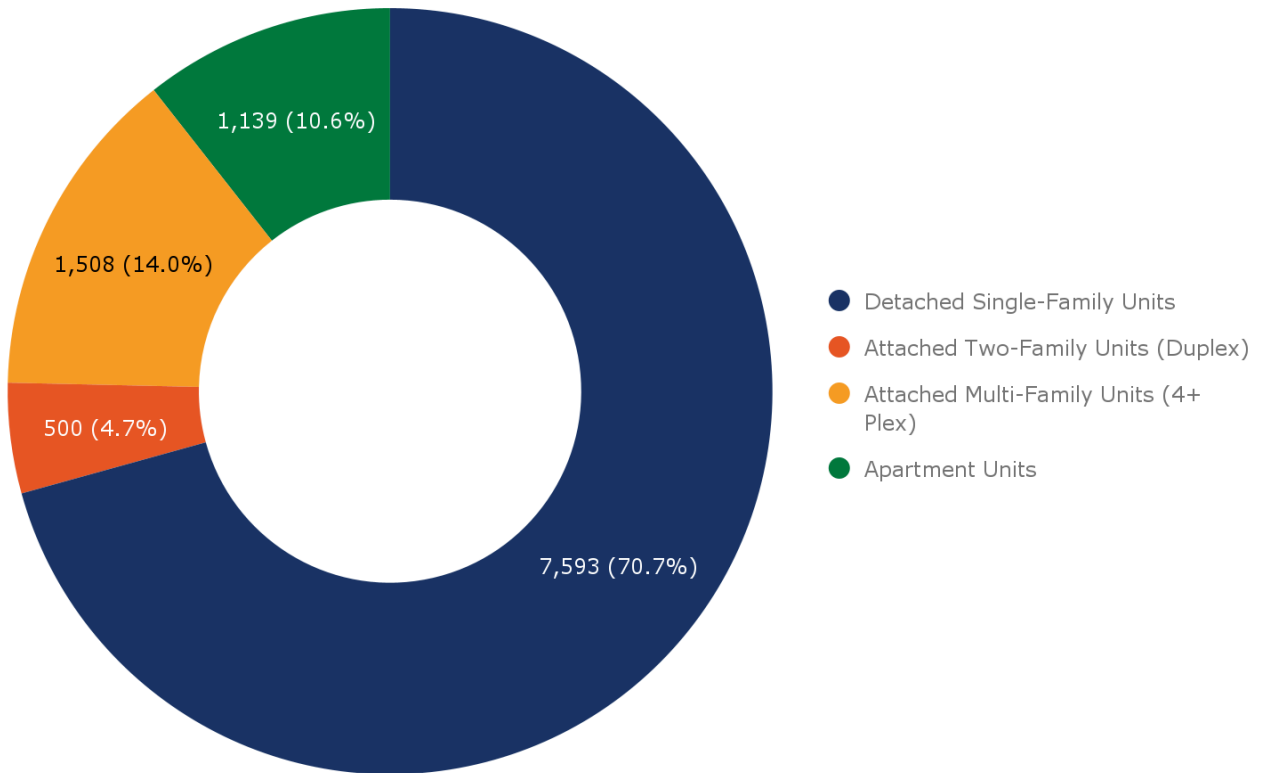
## BUILDING CONSTRUCTION ACTIVITY -

- Building construction of the multi-tenant building located at [1830-1838 W. Foxwood Drive](#). Exterior building improvements are nearing completion in addition to site improvements.
- Tenant finish work continues at the Einstein Bros. Bagels at 1838 W. Foxwood Drive. Building signage was recently installed and inspected.
- Building construction continues at the Ascend residential community located at Dawn Street and Sunrise Drive.

**Single Family Housing Permit Trends 2000-2025**



**Existing Housing Unit Inventory**



## CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	MAY 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	73	285	323	764
<i>Notices Mailed</i>				
-Tall Grass/Weeds	45	77	64	160
- Inoperable Vehicles	6	104	129	257
- Junk/Trash/Debris in Yard	3	36	50	127
- Object placed in right-of-way	0	6	3	11
- Parking of vehicles in front yard	10	21	11	41
- Exterior home maintenance	3	13	33	83
- Other (trash at curb early; signs; etc)	3	8	0	0
Properties mowed by City Contractor	12	16	18	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	3	5
Signs in right-of-way removed	69	335	251	670
Violations abated by Code Officer	3	18	21	48
Citations Issued	9	70	-	-

## ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

### MAY 6, 2025 PLANNING AND ZONING COMMISSION -

- Hibner Acres Lot 1B Rezoning (Branched Out Gutters) - C-2 to C-2P (public hearing), recommended approval
- Comprehensive Plan Adoption (public hearing), recommended approval
- Madison Valley 5th Final Plat, recommended approval

### MAY 12, 2025 CITY COUNCIL -

- 1st Reading - Hibner Acres Lot 1B Rezoning (Branched Out Gutters) - C-2 to C-2P (public hearing), approved
- 1st Reading - Comprehensive Plan Adoption (public hearing), approved
- 1st Reading - Timber Ridge Final Plat, approved
- 2nd Reading - Madison Valley 4th Final Plat, approved

### MAY 20, 2025 PLANNING AND ZONING -

- Meeting Canceled - lack of business items

### MAY 26 2025 CITY COUNCIL -

- Meeting Canceled - Memorial Day 2025

## TENTATIVE UPCOMING MEETINGS -

### JUNE 3, 2025 PLANNING AND ZONING COMMISSION -

- Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan)

### JUNE 9, 2025 CITY COUNCIL -

- 1st Reading - Madison Valley 5th Final Plat
- 2nd Reading - Hibner Acres Lot 1B Rezoning (Branched Out Gutters) - C-2 to C-2P
- 2nd Reading - Timber Ridge Final Plat

### JUNE 11, 2025, BOARD OF ZONING ADJUSTMENT -

- 204 N. Evans Fence Setback Variance (public hearing)
- 1520 Blueskye Building Setback Variance (public hearing)
- 601 Heron Street Fence Setback Variance (public hearing)

### JUNE 17, 2025 PLANNING AND ZONING COMMISSION -

- No Items Currently Scheduled

### JUNE 23, 2025, CITY COUNCIL -

- 1st Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan)
- 2nd Reading - Madison Valley 5th Final Plat

## MAY DEPARTMENT ACTIVITY & EVENTS -

- GIS Coordinator Thomas Ehlinger completed map updates for the Raymore Chamber of Commerce Community Guide, including links to various city maps and resources.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's event committee meeting and scholarship task force meeting.
- Director David Gress attended the Raymore Chamber of Commerce monthly Friday coffee, as well as the monthly Board meeting.
- The Development Services team said farewell to the department's LEAD Center intern, Brielle Atwell. Brielle assisted the Development Services and Economic Development departments and others within City Hall for the last several months. She will be graduating from Ray-Pec this year. Congrats, Brielle!
- Economic Development Director Jordan Lea attended the International Economic Development Council's Emerging Leaders New Member Committee monthly meeting.



- Economic Development Director Jordan Lea attended United WE's Champions For Change Breakfast.
- Development Services Director David Gress, GIS Coordinator Thomas Ehlinger and Economic Development Director Jordan Lea attended the LEAD Center's end of the year showcase.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce Coffee and Conversation event.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly board meeting.
- Economic Development Director Jordan Lea attended the ribbon cutting and grand opening for The Barn. The Barn is a new facility for [The Quilted Cow](#) for learning, retreats and creating connections. The Barn is located next to The Quilted Cow at 210 W. Walnut Street.
- Development Services Director David Gress attended the Cass County Coalition of Chambers Cass County Connections meeting, which featured updates from Cass County Chambers of Commerce, and Cities. Mr. Gress discussed recent development activities in the City, the recent adoption of the Raymore Blueprint 2045 Comprehensive Plan, and the recent passage of the Public Safety Sales Tax in the City of Raymore.
- GIS Coordinator Thomas Ehlinger conducted field work with Public Works staff regarding the City's ongoing program to update utility location information across the community.
- Development Services staff received variance applications, including:
  - Fence setback variance for the property located at 602 Heron St.
  - Fence setback variance for the property located at 204 N. Evans Ave.
  - Build Line variance for a proposed home addition located at 1520 Blueskye Lane
 Staff will review the applications and present the requests to the Board of Zoning Adjustment at their June 11 meeting.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's events committee and marketing task force meeting.
- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's quarterly investor access event and networking event.
- Development Services, Engineering and Police staff met to review and discuss the City's street naming and addressing policies and procedures. The GIS Division is responsible for coordinating the assignment and maintenance of all addresses within the City limits. Visit the [City's Street Naming and Addressing Policy Map](#) for more.
- The US Census Bureau recently released their 2024 population estimates, which ranked the City of Raymore as the #1 fastest growing city in the Kansas City Metro, with an estimated 2024 population of 25,962! The community added more than 600 new residents and families to the City in 2024.
- Development Services staff assisted in the review of this year's fireworks permit applications.
- Economic Development Director Jordan Lea judged excellence award applications for the International Economic Development Council (IEDC).

- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly luncheon.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the ribbon cutting ceremony for [Ate 1 Six Barbeque](#). They are located at 505 E Walnut St. Stop in on Saturday, May 31, to celebrate their grand opening!