



AGENDA

Raymore Board of Adjustment Regular Meeting
City Hall – 100 Municipal Circle
Wednesday, June 24, 2026
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 11, 2026 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. Case No. 26006 - 606 Meadow Ct: Front Yard Setback Variance (public hearing)
- 8. Staff Report**
 - A. May Department 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 11, 2026** IN THE COUNCIL CHAMBERS AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, JERRY MARTIN, PAM HATCHER, TODD BERCK (ARRIVED AT 6:05pm) AND KARA ELGIN (ARRIVED AT 6:07pm). ABSENT WAS ADAM PEDEN. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DAVE MCCUMBER, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Chairman Hatcher called the meeting to order at 6:00 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 October 8, 2025 meeting

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

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Board Member Martin	Aye
Chairman Hatcher	Aye
Board Member Berck	Absent
Board Member Peden	Absent
Board Member Elgin	Absent

Motion passed 4-0-0

6. Unfinished Business – None

7. New Business

a. Case #26001 - Tim's Garage Variance (Public Hearing)

The public hearing opened at 6:03pm.

City Planner Dave McCumber gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning actions, staff comments, and staff recommendation. The property in question is at 503 N. Prairie Lane Road, and the request is to allow for a detached garage to project into a required front yard setback of lot nine (9) of the Estates at Knoll Creek. Lot nine (9) of the Estates at Knoll Creek was platted in 2004 as part of the larger subdivision. Unlike the rest of the neighborhood, the subject property contains a pre-existing single family dwelling which fronts North Prairie Lane Road.

Lots of the subdivision that have frontage along North Prairie Lane feature a 50-foot build line to provide a uniform setback from the roadway, which is a typical distance for a

minor collector type of roadway. Of the lots along North Prairie Lane Road, Lot 9 is the only property where a home faces the minor collector due to its pre-existing nature. When the lot was platted, the 50-foot build line bisected the home as shown on the plat and plot plan, which effectively created a legal non-conforming use, as it encroaches past the 50' platted build line.

The mature trees on the property create a hardship in where the applicant would like to place the detached garage, which also contributes to the needs for the variance request. The rear yard has a current 30' setback requirement. The request is largely driven by the fact that the owner would prefer not to remove the trees for the construction of the garage.

While the request is to place the detached garage 16 ft past the platted build line, it will sit behind the front face of the principal structure. Staff recommend the Board accept the findings of fact and approve the request.

Chairman Hatcher acknowledged the public hearing was open for public comments.

Steven Drumm, representative of the builder and the homeowner addressed the Board. Mr. Drumm noted that two neighbors of the project were in attendance, and that they were in support of the project and the request.

The public hearing was closed at 6:08pm.

Motion by Board Member Woods, Seconded by Board Member Bailey to accept the Staff proposed Findings of Fact and approve Case #26001 - Tim's Garage Variance

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Board Member Martin	Aye
Chairman Hatcher	Aye
Board Member Berck	Aye
Board Member Peden	Absent
Board Member Elgin	Aye

Motion passed 6-0-0

8. Staff Comments -

Mr. Gress explained that Board member Berck was noted as present after arriving late, and also introduced Board member Kara Elgin to the Board, who was recently appointed, in addition to Board member Adam Peden, who was absent for this meeting. Mr. Gress provided an overview of the monthly report for January, as well as the City's new development project map.

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
Board Member Martin	Aye
Chairman Hatcher	Aye
Board Member Berck	Aye
Board Member Peden	Absent
Board Member Elgin	Aye

Motion passed 6-0-0

The Board of Adjustment meeting for February 11, 2026 adjourned at 6:11p.m.

Respectfully submitted,
David Gress

VARIANCE - RUPARD'S GARAGE

APPLICANT -	Brent Riegert
Property Owner:	Kendall Rupard
Engineering/Arch. Firm	N/A

PROJECT LOCATION	REQUESTED ACTION
606 Meadow Court	Variance of Development Standard: Section 405.030(B.)(1.)

PROJECT NARRATIVE

An application was filed by the property owner, Kendall Rupard, requesting a variance to the Unified Development Code Section (UDC) 405.030(B)(1), allowing for a detached garage to project into the required front yard setback of Lot 92 of Evan-Brook.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"R-1" Single-Family Residential District

SURROUNDING ZONING & LAND USE

North: "R-1" Single Family Residential District/Dwelling, Single-family Detached

South: "R-1" Single Family Residential District/Dwelling, Single-family Detached

East: "R-1" Single Family Residential District/Dwelling, Single-family Detached

West: "R-1" Single Family Residential District/Dwelling, Single-family Detached



TOTAL LOT SIZE

13,000 +/- sq ft

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE

DATE

Good Neighbor Notice (mailed)

- May 22, 2026

Public Hearing Notice (North Cass Herald)

- May 21, 2026

PAST PLANNING ACTIONS -

1. The property was rezoned to "R-1" Single-family Residential District, on November 9, 1990 by the City Council.
2. The 3rd Plat of Evan-Brook was approved by the City Council on February 22, 1993.

STAFF COMMENTS -

- When Lot 92 of Evan-Brook was platted, it featured a 30-ft build line, typical of subdivisions in the 1990s. A build line simply establishes the nearest location a principal structure may be built from a front yard property line. This property has two front yard areas, one along Meadow Lane and another along Meadow Court.
- When a permit was eventually issued for the lot, the builder proposed to pull the building 8.5-ft behind the build line that runs parallel to Meadow Lane (see diagram on next page). This shift away from the south build line resulted in more front yard depth.
- As a result, the area of the lot where accessory structures could be built was limited further than if the builder would have built the home at the build line, a more typical practice.

- With the backyard of the home constrained for space, the applicant is requesting to construct a new two-car garage that will extend into the front yard area along Meadow Lane. According to the applicant, the building will not extend past the originally platted 30-ft build line, but will encroach into the front yard area. Staff will verify the exact placement at the time the building permit is reviewed and the site inspection to ensure compliance.
- A fence that currently exists on the property, which is legal non-conforming due to its height and type, will be reconstructed in the same alignment with this project, which is an administrative review and approval.
- The garage will be accessed from the existing driveway off Meadow Court. No new curb cuts along either frontage are proposed. An existing storage shed is in the location of the proposed structure, which will be removed.

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.

Within the Evan-Brook subdivision, the building being setback from the platted build line is not common. The decision to move the building further away from the street was an intentional move by the builder, however, at the time the home was permitted (1993) the city zoning code did not restrict where accessory structures could be built on a residential lot.

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.

With a smaller rear yard area, where an accessory structure can legally be built today, the application of today's Unified Development Code (UDC) would place unnecessary hardship on the property owner by pushing the building further behind the home, filling more of the limited rear yard with a building.

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

The adjacent properties generally do not feature the same unique circumstance found on the subject property. The majority of the homes within the subdivision have homes built right at the 30' build line, where the applicant wishes to place their accessory structure, thus it is not likely they will be adversely impacted.

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 the variance would not result in advantages or special privileges to the property owner due to the uniqueness of Lot 92 regarding the home's placement on the lot.

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

The requested variance is the minimum necessary for relief from the restrictions of the UDC. The desired location of the accessory structure will allow the use of the existing driveway to be extended and prevent additional curb cuts onto the streets. It also allows the backyard to remain relatively open, free of large structures.

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

The properties to the west feature homes built at the 30-ft build line. Due to the proposed accessory building not encroaching past the build line, it will stay in line with the neighboring homes along the Meadow Lane frontage. The variance, if granted, will not adversely affect the 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.

The requested variance does not oppose the purposes and intent of the UDC. No building will encroach past the platted 30' build line.

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.

An approved variance would be justice for the public and the applicant as it shows that the city is able to apply the code consistently and fairly while using logic to consider unique circumstances for properties that face development challenges particularly those that are a result of pre-existing structures and past city codes.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Decision	June 10, 2026

STAFF RECOMMENDATIONS -

Staff recommends that the Board of Zoning Adjustment accept the proposed findings of fact and approve Case No. 26006 Variance - Rupard's Garage.

PROJECT ATTACHMENTS -

1. Site Photos

Meadow Court Looking West



Meadow Lane Looking North



MONTHLY DEPARTMENT REPORT MAY 2026

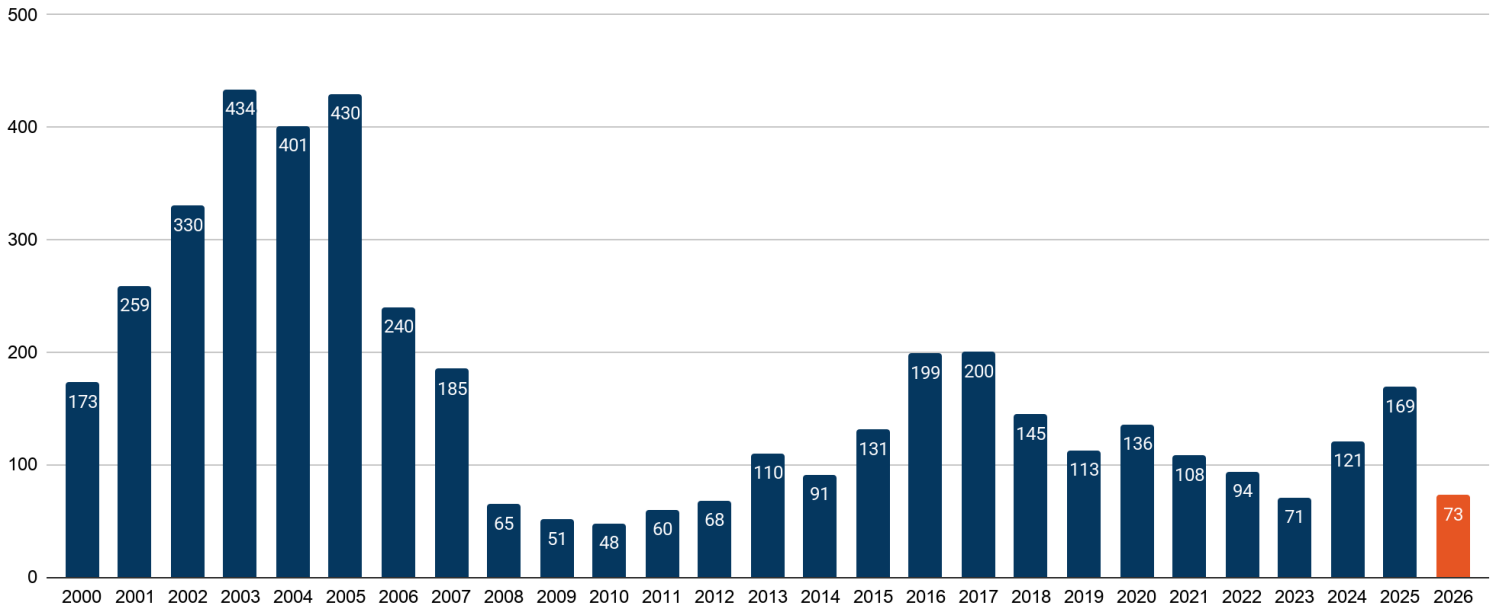
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	MAY 2026	2026 YTD	2025 YTD	2025 TOTAL
Detached Single-Family Residential	16	73	67	169
Attached Single-Family Residential	12	20	0	0
Multi-Family Residential (apartment)	0	0	0	0
General Permits (decks, roofs, MEP)	46	170	274	715
Commercial	2	8	9	28
Sign Permits	1	17	32	60
BUILDING INSPECTIONS	MAY 2026	2026 YTD	2025 YTD	2025 TOTAL
Total No. of Inspections	367	1,667	2,084	4,894
Residential Inspections	342	1,496	1,475	3,550
Commercial Inspections	25	171	609	1,344
INVESTMENT	MAY 2026	2026 YTD	2025 YTD	2025 TOTAL
Total Residential Permit Valuation	\$9,201,600	\$32,946,140.00	\$23,520,120.00	\$63,247,710
Total Commercial Permit Valuation	\$780,880	\$2,787,510.00	\$28,853,580.00	\$98,904,525

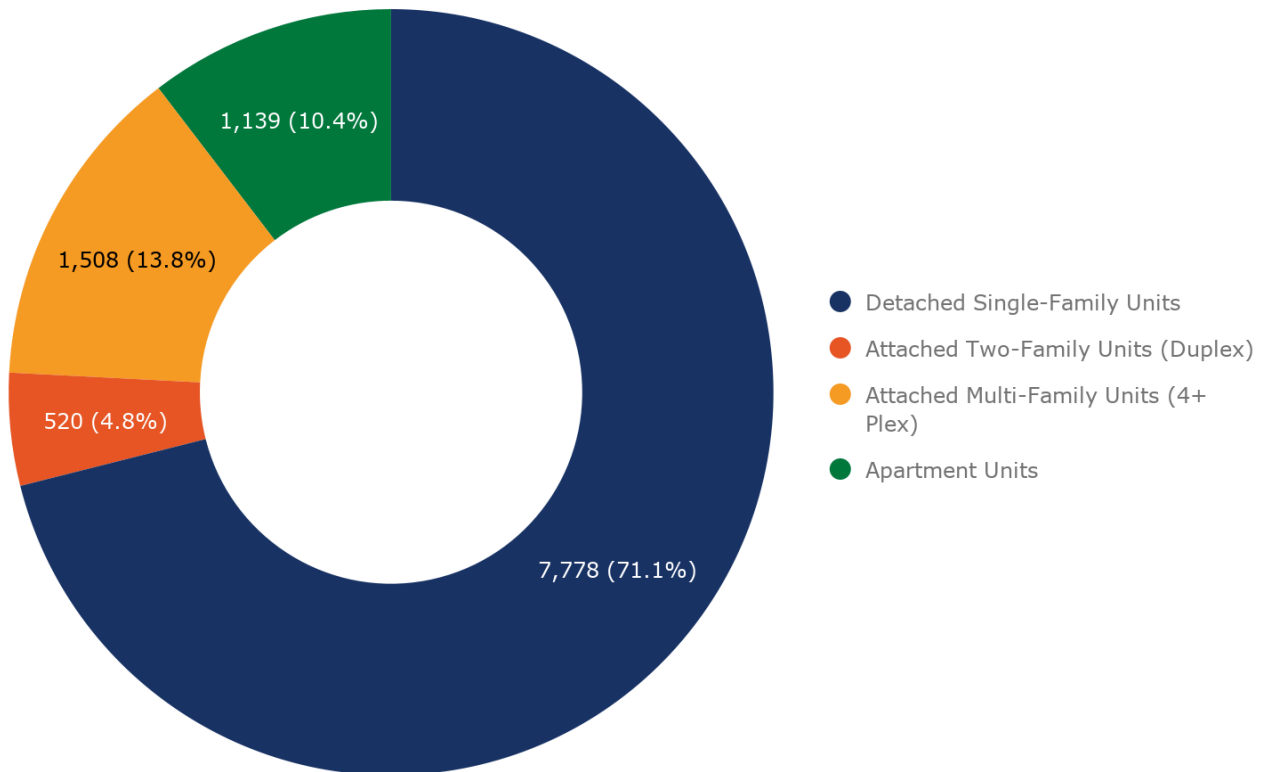
BUILDING CONSTRUCTION ACTIVITY -

- 16 new single-family home permits were issued in the Sendera, Estates at Knoll Creek, Saddlebrook, Creekmoor and Creekside Ranch neighborhoods.
- 12 new attached single family/duplex permits were issued in the Timber Ridge neighborhood
- The pool, clubhouse and amenity area were permitted for construction in the Sendera neighborhood.
- Nuuly continues to make significant progress on the expansion of their facility at 1300 S. Dean Avenue.

Single Family Residential Permit Trends 2000-2026



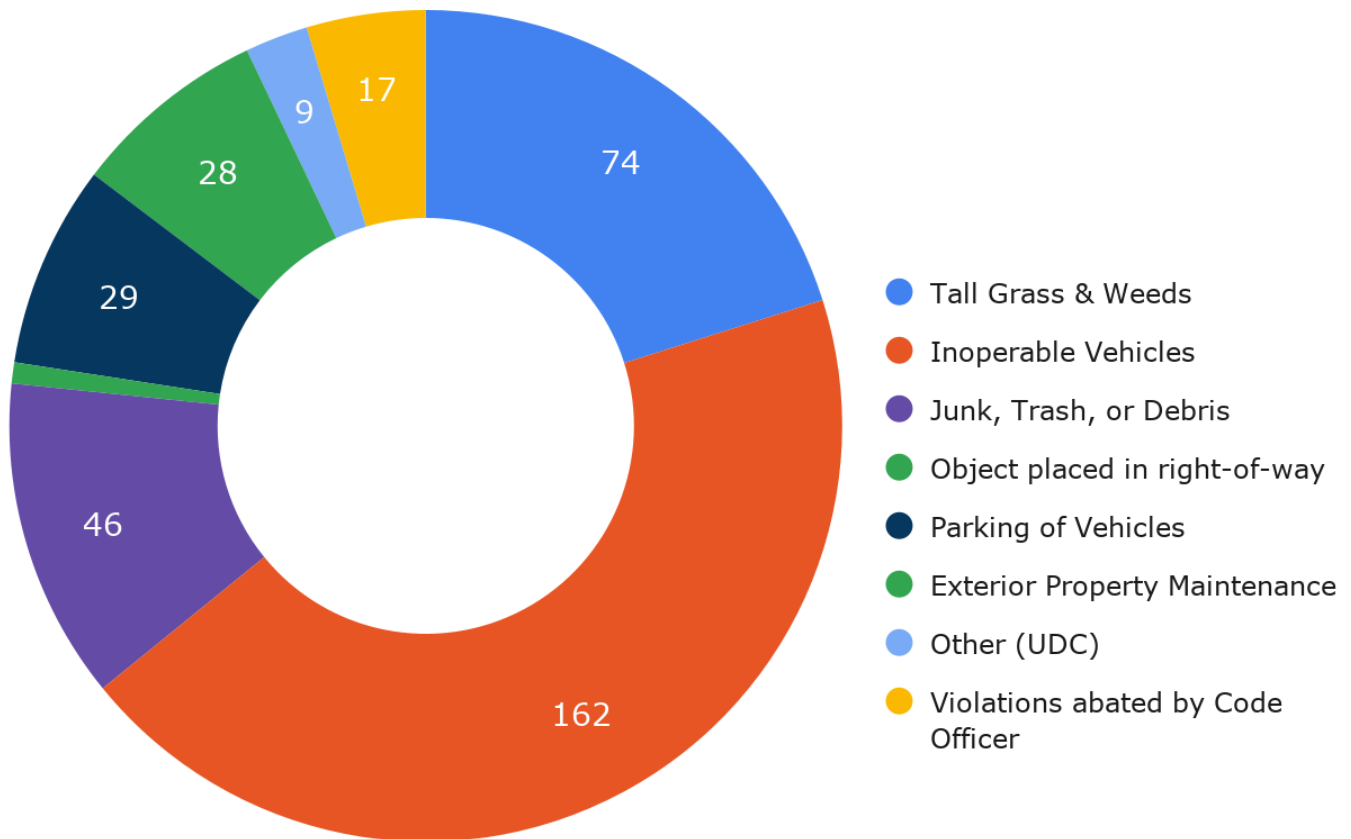
Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	MAY 2026	2026 YTD	2025 YTD	2025 TOTAL
Code Enforcement Cases Opened	91	378	285	751
<i>Notices Mailed</i>		0		
Tall Grass/Weeds	46	74	77	198
Inoperable Vehicles	15	162	104	213
Junk/Trash/Debris in Yard	9	46	36	114
Object placed in right-of-way	1	3	6	13
Parking of vehicles in front yard	8	29	21	86
Exterior home maintenance	7	28	13	54
- Other (trash at curb early; signs; etc)	2	9	8	10
Properties mowed by City Contractor	7	12	16	57
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	21
Signs in right-of-way removed	83	535	335	732
Violations abated by Code Officer	3	17	18	41
Citations Issued	8	82	70	154

CODE ENFORCEMENT SUMMARY - 2026 Year-to-Date



ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - MAY

MAY 5, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items

MAY 11, 2026 CITY COUNCIL -

- No Development Services items currently scheduled

MAY 12-16, 2026

- Staff Conference - Congress for the New Urbanism (CNU) Fayetteville & Bentonville, AR)

MAY 19, 2026 PLANNING AND ZONING COMMISSION -

- No Development Services items currently scheduled

MAY 25, 2026 CITY COUNCIL -

- No meeting - Memorial Day Holiday

TENTATIVE UPCOMING MEETINGS -JUNE

JUNE 2, 2026 PLANNING AND ZONING COMMISSION -

- Meeting Canceled - no business items

JUNE 8, 2026 CITY COUNCIL -

- 1st Reading - Lofts at Foxridge Water Line Easement - Vacation & Dedication

JUNE 10, 2026 BOARD OF ZONING ADJUSTMENT -

- Rupard Detached Garage Setback Variance - 606 Meadow Ct. (public hearing)

JUNE 16, 2026 PLANNING AND ZONING COMMISSION -

- No Development Services items currently scheduled

JUNE 22, 2026 CITY COUNCIL -

- 2nd Reading - Lofts at Foxridge Water Line Easement - Vacation & Dedication

MAY DEPARTMENT ACTIVITY & EVENTS -

- Planning deck or roof repairs, building a new fence or shed or other home improvement projects? Always verify that your contractor is licensed with the City and be sure to check with the City regarding property maintenance code requirements. [Click here for more information.](#)
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce After Hours event at Anna Lou's Guesthouse.

- Economic Development Director Jordan Lea attended the University of Missouri-Extension's child care community development bootcamp.
- Economic Development Director Jordan Lea attended the International Economic Development Council's monthly emerging leaders meeting.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly Coffee and Conversation event.
- Economic Development Director Jordan Lea participated in the Raymore Chamber of Commerce scholarship selection committee.
- The May 5 meeting of the Planning and Zoning Commission was cancelled due to lack of business items.
- Development Services Director David Gress attended the ribbon cutting for [Nervology](#), a chiropractic and neurodevelopment health office located at [246 Broadmoor Drive](#).
- Development Services Director David Gress attended the monthly Raymore Chamber of Commerce Board meeting and monthly Coffee + Conversation hosted by Nervology.
- Staff held interviews with candidates for the open Administrative Assistant position.
- Economic Development Director Jordan Lea attended a lunch and learn hosted by the Missouri Department of Economic Development's International Trade and Investment Office.
- Economic Development Director Jordan Lea attended United WE's Champions for Change event.
- Economic Development Director Jordan Lea attended the University of Missouri-Extension's child care community development bootcamp.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council district director meeting.
- Economic Development Director Jordan Lea attended the Workforce YOU Housing core group meeting.
- Economic Development Director Jordan Lea participated in the LEAD Center's panel for student entrepreneurs.
- Economic Development Director Jordan Lea attended the Mid-America Regional Council's Sustainable Places Policy Committee meeting.
- Development Services Director David Gress and Senior Planner Dave McCumber attended the annual conference of the Congress for New Urbanism, located in Bentonville and Fayetteville, Arkansas.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce events committee meeting.
- Economic Development Director Jordan Lea attended the Workforce YOU Child Care core group meeting.

- Economic Development Director Jordan Lea attended the University of Missouri-Extension's child care community development bootcamp.
- Mayor Turnbow, Mayor Pro Tem Circo, Councilmember Burke, Councilmember Barber and City staff attended the ribbon cutting ceremony for [Church & Dwight's](#) new distribution hub at Raymore Commerce Center South. [Click here for more information.](#)
- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's investor access event.
- Economic Development Director Jordan Lea attended the International Economic Development Council's monthly women in development meeting.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly membership luncheon.
- The June 2 meeting of the Planning and Zoning Commission was canceled due to lack of business items.
- Economic Development Director Jordan Lea attended the University of Missouri-Extension's child care community development bootcamp.

