BOARD OF ADJUSTMENT

Howard L. Brown Public Safety Building
1100 SW Smith Street
Blue Springs, Missouri 64015

Wednesday, June 12, 2024
6:30 p.m.
A G E N D A

Board Members: ***To ensure a quorum, please call Dave McCumber at 816-220-4538 to advise of attendance.***

1. CALL TO ORDER / APPROVAL OF MINUTES

- December 13, 2023

2. PUBLIC HEARING – VARIANCE – VAR-03-24-9082 – "Kabel Street Variance" / 904 NW Kabel Street
Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publication in The Examiner, April 20, 2024 and May 25, 2024
4. 185-ft. Notification Map
5. Names/addresses of property owners w/in 185 ft. of site
6. Copy of letter sent to said property owners
7. Unified Development Code "UDC" (By Reference)

3. ELECTION OF OFFICERS – Board of Adjustment - Chair Board of Adjustment – Secretary (Vice Chair)

4. OTHER BUSINESS – The next scheduled meeting is Wednesday, July 10, 2024

5. ADJOURN

If special accommodations are required for citizen participation
Please call 816-228-0207 (voice) or 816-228-0250 (TDD)

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
June 10, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development

City of Blue Springs
903 Main Street
Blue Springs, Missouri 64015

BOARD OF ADJUSTMENT

MINUTES

Wednesday, December 13, 2023

A meeting of the Board of Adjustment of the City of Blue Springs was held in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street on Wednesday, December 13, 2023, with the following members and guests in attendance.

MEMBERS PRESENT	Ron Amos, Chair	Brittany Boswell, Board Member
	Erwin Gard, Vice Chair	Andrew Crick, Board Member

STAFF / OTHERS
Mike Mallon, Director, Community Development
Dave McCumber, Development Review Manager
Sarah Carnes, City Attorney
Traci Breshears, Recording Secretary
Jim Leacock, Public Stenographer

ABSENT Brian Ross, Board Member

CALL TO ORDER / APPROVAL OF MINUTES

Ron Amos, Chair, called the meeting to order at 6:30 p.m.

Erwin Gard, Vice Chair, motioned to approve the minutes from August 9, 2023 and November 8, 2023. This was seconded by Board Member Andrew Crick.

AGENDA ITEM 2 PUBLIC HEARING VARIANCE / VAR-10-23-8919 / "Bitnoff Driveway Variance." / 808 NW Rosaceae Dr.

Chairperson Amos opened the public hearing at 6:31 p.m. with a request for exhibits from the City Attorney. Ms. Sarah Carnes entered Exhibits 1 thru 7 for Agenda Item 2 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publication in The Examiner, October 21, 2023

4. 185 Ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Unified Development Code "UDC" (By Reference)

STAFF COMMENTS

Dave McCumber, Development Review Manager, stated that the applicant, Michael Bitnoff, 808 NW Rosaceae Drive, is requesting approval of a Variance from Section 407.010 (E) (4) (b), to allow additional parking space in the front yard area of the lot, not relating to a garage or carport, and to permit paving materials not currently allowed.

The Unified Development Code states that off-street parking areas serving single-family and duplex residences shall be graded and paved with an approved asphalt, concrete or paver brick. All passenger cars shall be parked on paved driveways or parking areas relating to a garage or carport. The Plot Plan that was originally approved with the building permit showed the approximately 20 feet wide driveway extending from the public right-of-way (Rosaceae Dr) onto the property and leading to the front loaded two-car garage. This Variance request is for the driveway addition completed by the applicant sometime between 2020 and 2021. The second part of the Variance is that the applicant made the addition out of paver blocks, which is a material not permitted by the code.

Staff recommends denial of the request because the application does not meet all five (5) review criteria for a Variance, listed in UDC 403.080.

QUESTIONS

Board Member Andrew Crick asked what the application process would be should the Board approve the Variance.

Erwin Gard, Vice Chair, asked what the permit process would be should the board deny the Variance.

Mike Mallon, Senior Director of City Development, stated that should the board deny the Variance they will not be able to get a permit for the current driveway addition.

APPLICANT

Michael Bitnoff, 808 Rosaceae Drive, Blue Springs, MO 64015, presented his responses to the review criteria and staff's interpretation. Mr Bitnoff also stated that the lawn maintenance company he hired, Arreola Lawn Maintenance, LLC, stated that they did not need a permit to lay the paver blocks.

Board Member Brittany Boswell asked what the burden would be on Mr Bitnoff should have to redo the driveway addition.

Mr Bitnoff stated that it cost $2500 in labor to have it put in

The Board Members discussed the possibility of covering the pavers instead of removing them, though it would still give the owners the issue of it not being in front of a garage. The discussion of adding a parking pad on the side of the house. The applicant stated he would be okay with that, but that it would take time to do due to the added costs.

The applicant's wife asked if they could leave the pavers if they no longer parked there.

Mike Mallon stated that if no one parked there anymore that they could leave the pavers and would no longer need a permit or variance

Erwin Gard, Vice Chair, asked staff about the potential of the pavers being approved for parking.

Mike Mallon stated that usually ordinance changes come from staff or City Council, but that he would look into the ability of a board member being able to initiate changes.

Erwin Gard asked the applicant if they would be fine with no longer parking there.

The applicant stated yes, and then asked if they would be able to pave in the future.

Erwin Gard stated that they would be able to pave in the future, but that he would still need to get a permit to do so.

The applicant stated that they would withdraw the Variance and no longer park on the pavers.

Mike Mallon stated that staff would write up a formal letter to state the understanding of no longer parking on the pavers had been concluded so if the applicant were to ever move that future occupants would know that the pavers were not for parking on.

Ron Amos, Chairperson asked if the applicant had concluded to which the applicant agreed.

WITNESSES IN FAVOR None.

WITNESSES OPPOSED None.

PUBLIC COMMENT None.

HEARING CLOSED With no further testimony to be taken, Chairperson Amos closed the public hearing at 7:26 p.m.

DISCUSSION None

MOTION AGENDA ITEM 2 PUBLIC HEARING VARIANCE / VAR-10-23-8919 / "Bitnoff Erwin Gard, Vice Chair, made a motion to accept the applicant's withrawal request.

Driveway Variance.” /
808 NW Rosaceae Dr

SECOND Brittany Boswell, Board Member, seconded.

VOTE

Ron Amos, Chairperson – Yes	Brittany Boswell – Yes
Erwin Gard, Vice Chair – Yes	Andrew Crick - Yes

(MOTION TO APPROVE
0-Aye, 4-No)

The withdrawal was approved.

OTHER BUSINESS The next meeting is scheduled for Wednesday, January 10, 2024.

ADJOURN With no further items to come before the Board, a motion was made by Brittany Boswell and seconded by Erwin Gard to adjourn at 7:28 p.m. motion carried unanimously.

_____
Traci Breshears, Recording Secretary

_____
Ron Amos, Chair Date

PLANNING APPLICATION REVIEW STAFF REPORT

Meeting Dates:	Board of Adjustment: May 8, 2024
Project Name:	***Kabel Street***
Site Location:	904 NW Kabel Street
Project Request:	VAR-03-24-9082; Variance to allow for a decreased side yard setback for the principal structure on the west side of the property

Applicant: Thomas Price
Property Owner: Thomas & Donna Price
Staff Planner: Adair Bright | Senior Planner

Project Description: **The applicant is requesting approval of a Variance from Section 405.020 to decrease the required side setback of a principal structure for a single-family house at 904 NW Kabel Street.**

The house is in the Melody Acres 4th Plat subdivision and was constructed in the mid-1960s. The applicant had a detached car port installed without a building permit and is now requesting to attach the structure to the house and decrease the required side yard setback.

Staff Recommendation: Staff does not recommend approval of the request because the application does not meet all five (5) review criteria for a Variance.

Previous Actions:

Date	Review Body	Action
09/19/1963	City Council	Approved a Final Plat for Melody Acres 4th Plat by Ord. No. 257.

Future Applications: If the Variance is approved, the building permit may be approved.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"TF" (Two-Family)	Semi-Attached Housing
South:	"SF-7" (Single-Family)	Detached Housing
East:	"SF-7" (Single-Family)	Detached Housing
West:	"SF-7" (Single-Family)	Detached Housing

VARIANCE ANALYSIS

Variances are a process to provide relief from a strict interpretation of the standards of this Code, when applied to a particular property and in a specific context would create an unnecessary hardship or practical difficulties on all reasonable use of the property.

Request: The applicant is requesting to decrease the required side yard setback for a principal structure from the required 8-ft. to 5-ft. on the west side of the property. Unified Development Code (UDC) Section 405.020 states Detached House – Neighborhood Lot Standards are as follows:

Standard		"SF-7" Requirement
Lot Size	Frontage Width	65-ft. min.
	Area	7,200-sf.
Setbacks	Front	25-ft. min.
	Side	8-ft. min.
	Corner Side	25-ft. min.
	Rear	15-ft. min.
Height		35 feet max.
Design and Performance Standards		Building Coverage = 40% of lot area max.

Review Criteria: *A variance shall be reviewed and approved only on the finding that all of the following conditions are met.*

1. The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.

   STAFF RESPONSE: The requested variance does not arise from conditions that are unique to the subject property. The condition is a result of the owner's action. The structure was built prior to obtaining City approval and now the property owner is attempting to rectify the situation.

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

   STAFF RESPONSE: Granting this variance will not adversely affect the rights of adjacent property owners or residents.

3. The strict application of the provisions of the zoning regulations of which the variance is requested will constitute unnecessary hardship or practical difficulties upon the property owner represented in the application.

   STAFF RESPONSE: The strict application of the zoning regulations would not constitute unnecessary hardship or practical difficulties upon the property owner represented in the application. If the Variance is denied, the car port will have to comply with the UDC which would result in taking it down and relocating it. The hardship would not be present had the request been made prior to constructing the car port.

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

   STAFF RESPONSE: The public health, safety, morals, order, convenience, prosperity, or general welfare will not be adversely affected by the approval of this variance.

5. Granting the variance would not violate any requirements set forth by State or Federal agencies.

   STAFF RESPONSE: The requested variance will not violate any State or Federal requirements.

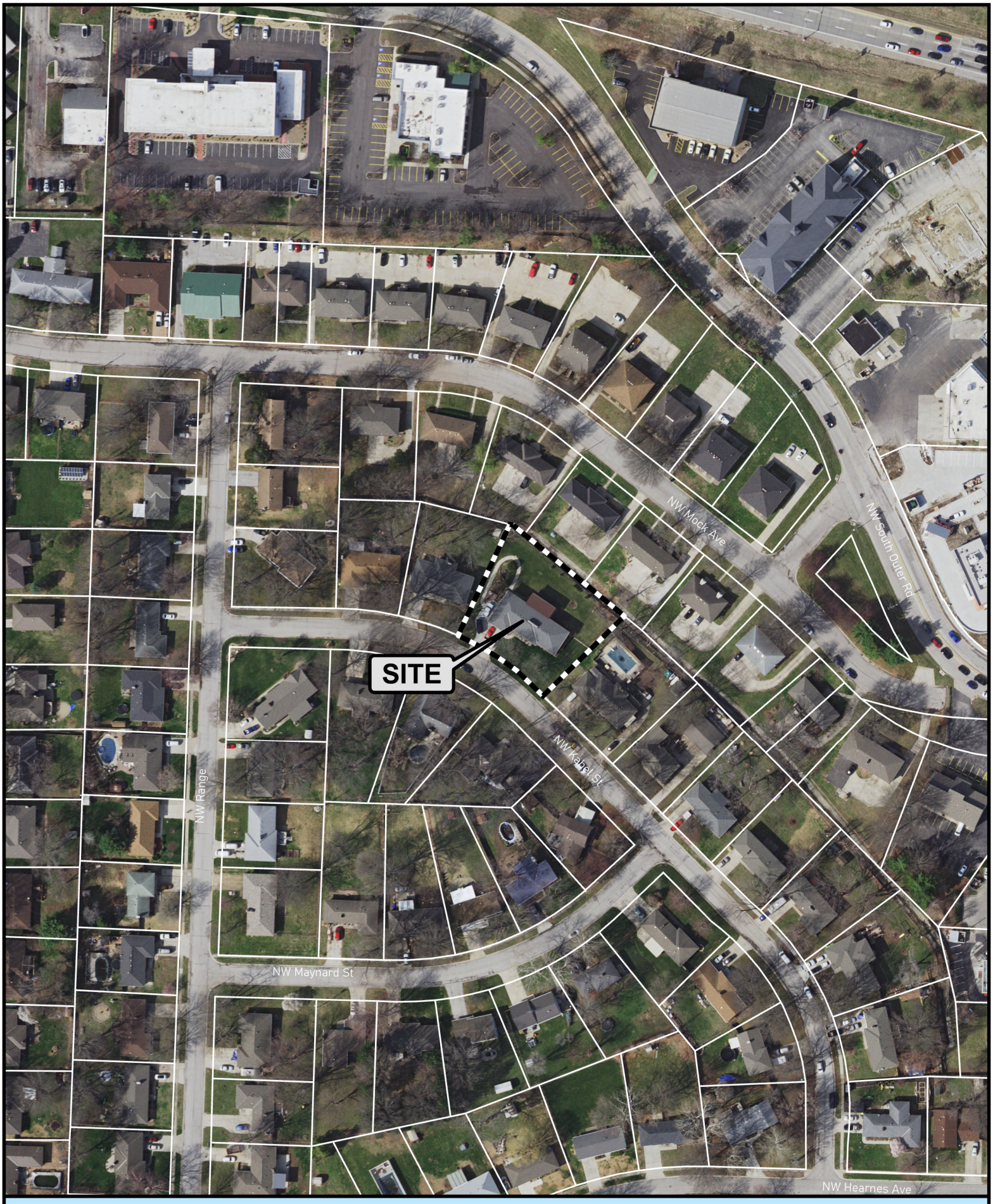
Findings of fact identifying and evaluating all factors relevant to the application shall be made part of the public record. A concurring vote of at least four (4) members of the Board of Adjustment shall be required to approve any variance request.

Staff Recommendation:

Staff does not recommend approval of the request because the application does not meet all five (5) review criteria for a Variance.

SUMMARY:

The Board of Adjustment must determine if the strict application of the provisions of the Unified Development Code, of which the variance is requested, will constitute a practical difficulty upon the property owner represented in the application. The Board must also find that the spirit and intent of the regulations are maintained by determining that the variance will not result in adversely affecting the rights of adjoining property owners or be detrimental to the character and quality of the surrounding properties.

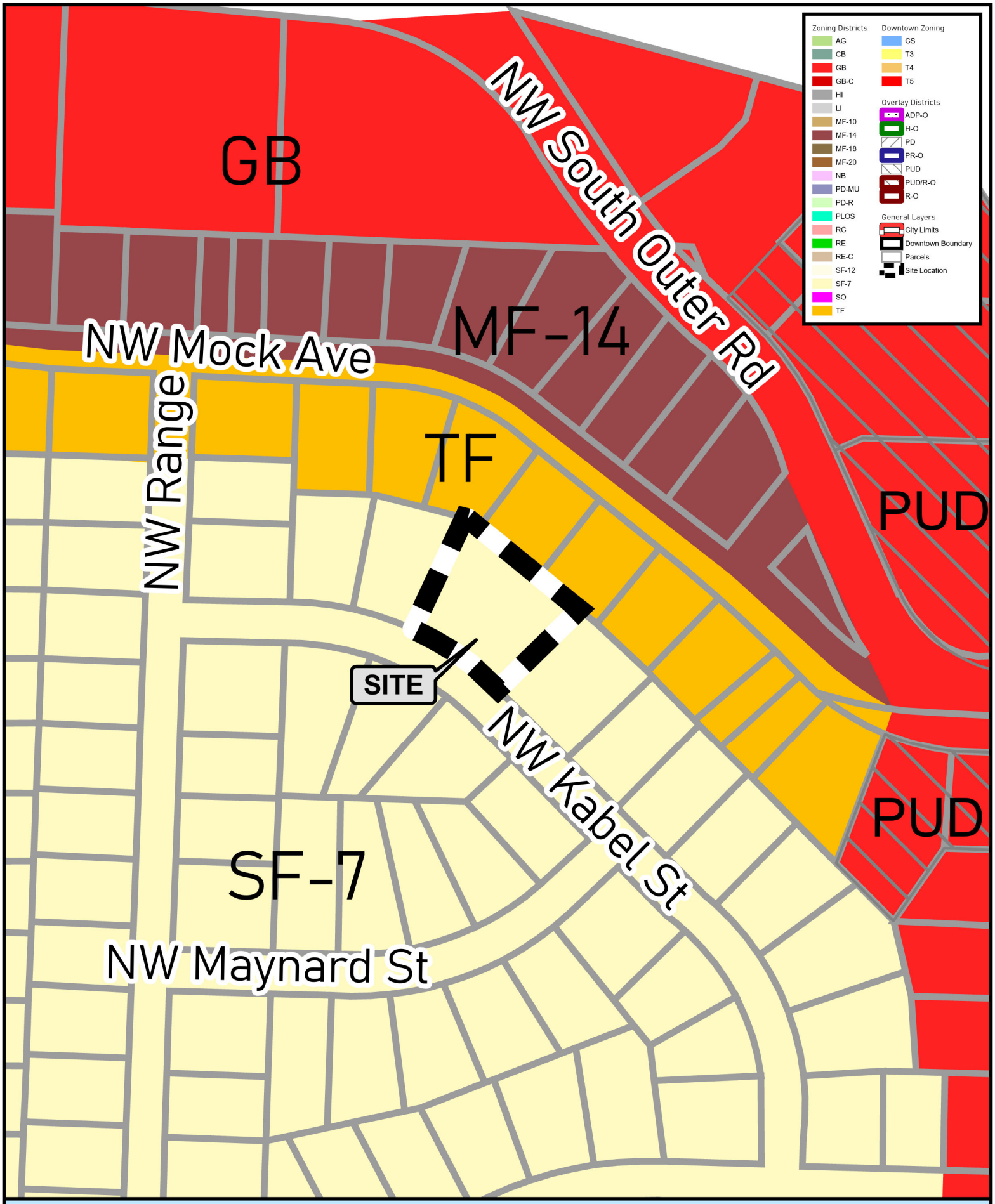


The City of Blue Springs Missouri

VAR-03-24-9082
PARCEL # 36-430-06-17-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 150 feet
Date: 3/21/2024



The City of Blue Springs Missouri

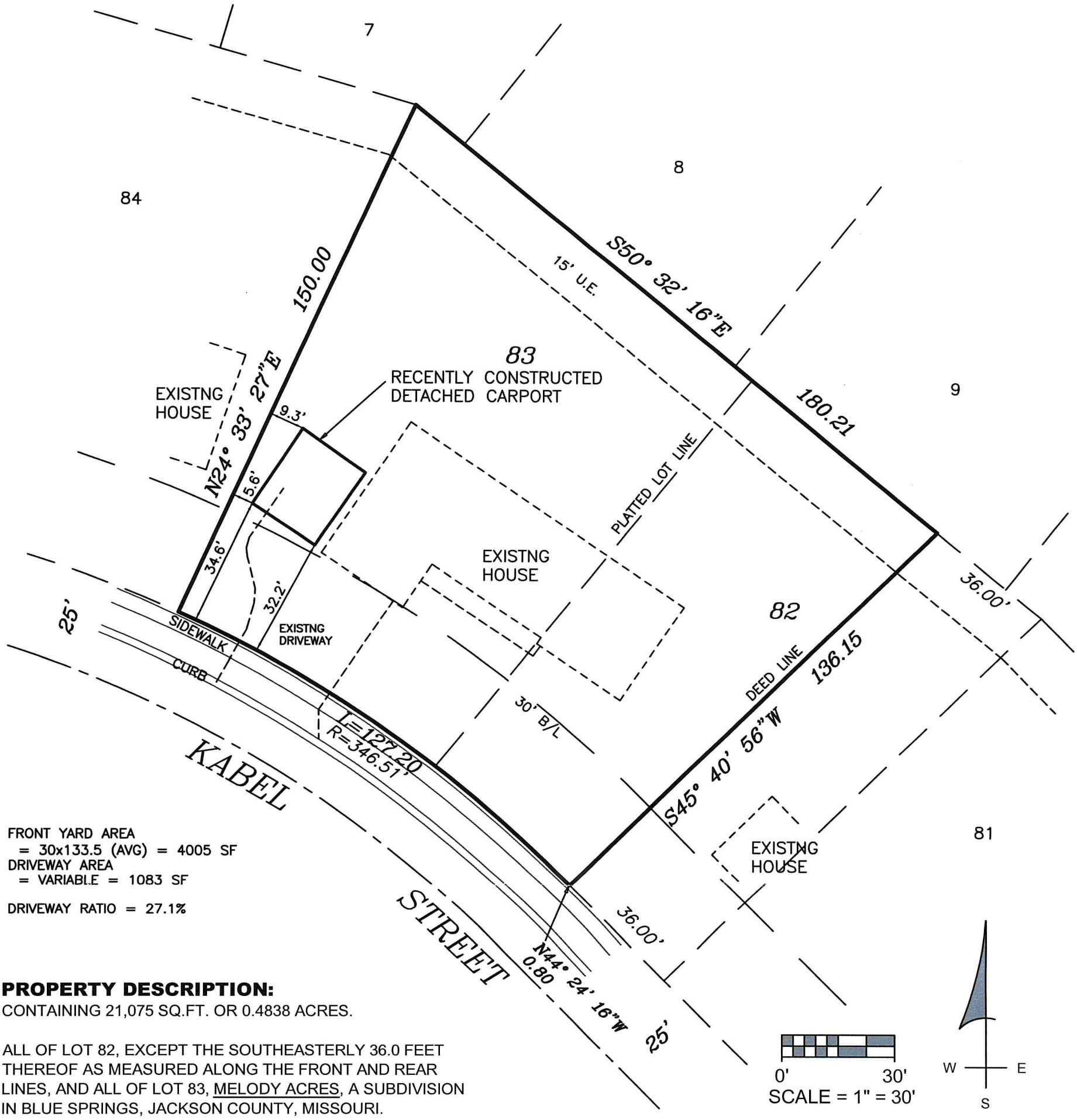
VAR-03-24-9082
PARCEL # 36-430-06-17-00-0-00-000
SITE LOCATION MAP

N

1 inch = 150 feet

Date: 3/21/2024

Z:\CAD drawing (from home comp)\CAD Drawings_SUBDIVISION Files\M\Melody Acres (BS)\Melody Acres MASTER.dwg, 1/5/2024 12:15:47 PM, SHARP MX-2615N PCL6



FRONT YARD AREA
= 30x133.5 (AVG) = 4005 SF
DRIVEWAY AREA
= VARIABLE = 1083 SF

DRIVEWAY RATIO = 27.1%

PROPERTY DESCRIPTION:

CONTAINING 21,075 SQ.FT. OR 0.4838 ACRES.

ALL OF LOT 82, EXCEPT THE SOUTHEASTERLY 36.0 FEET THEREOF AS MEASURED ALONG THE FRONT AND REAR LINES, AND ALL OF LOT 83, MELODY ACRES, A SUBDIVISION IN BLUE SPRINGS, JACKSON COUNTY, MISSOURI.

SURVEY NOTES:

1. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY AND NO CORNER MARKERS WERE CONFIRMED OR SET.

2. THE BEARINGS SHOWN HEREON ARE BASED ON MISSOURI COORDINATE SYSTEM OF 1983 USING THE MODOT NETWORK IN JANUARY 2024.

3. THE EASEMENTS SHOWN HEREON ARE FROM THE PLAT OF MELODY ACRES. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT TO DISCLOSE OTHER POSSIBLE EASEMENTS THAT MIGHT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT WE HAVE PREPARED THIS DRAWING FOR THE PURPOSE OF A BUILDING PERMIT APPLICATION AND DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ERWIN W. GARD, PLS-1449

MISSOURI No. LS-1449 ERWIN W. GARD REGISTERED LAND SURVEYOR

JAN 05, 2024
DATE

GARD HORIZON LLC

LAND SURVEYING : BUILDING PERMIT & HOUSE PLAN SERVICES
REAL ESTATE : LARGE FORMAT SCANS & PRINTS

1212 SW Luttrell, Suite C
Blue Springs, Missouri 64015

Phone: 816-295-5951
Web: gardhorizon.com

Erwin W. Gard, Owner
Professional Surveyor ~ Realtor

Cell: 816-853-4559
Email: erwin@gardhorizon.com

PLOT PLAN for PERMIT

904 NW KABEL STREET

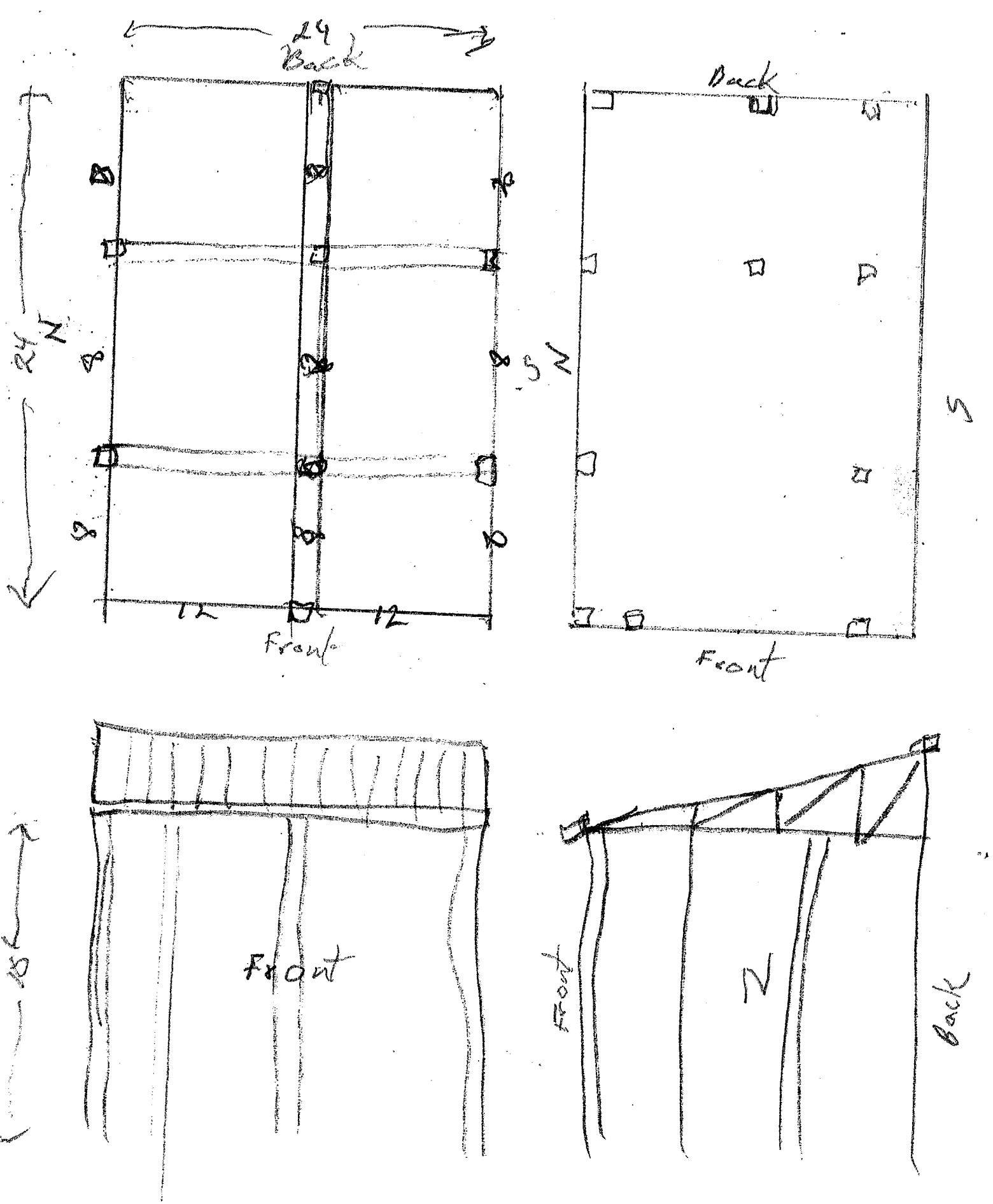
LOT 83 & PART OF LOT 82, MELODY ACRES
BLUE SPRINGS, JACKSON COUNTY, MISSOURI

TOM & DONNA PRICE

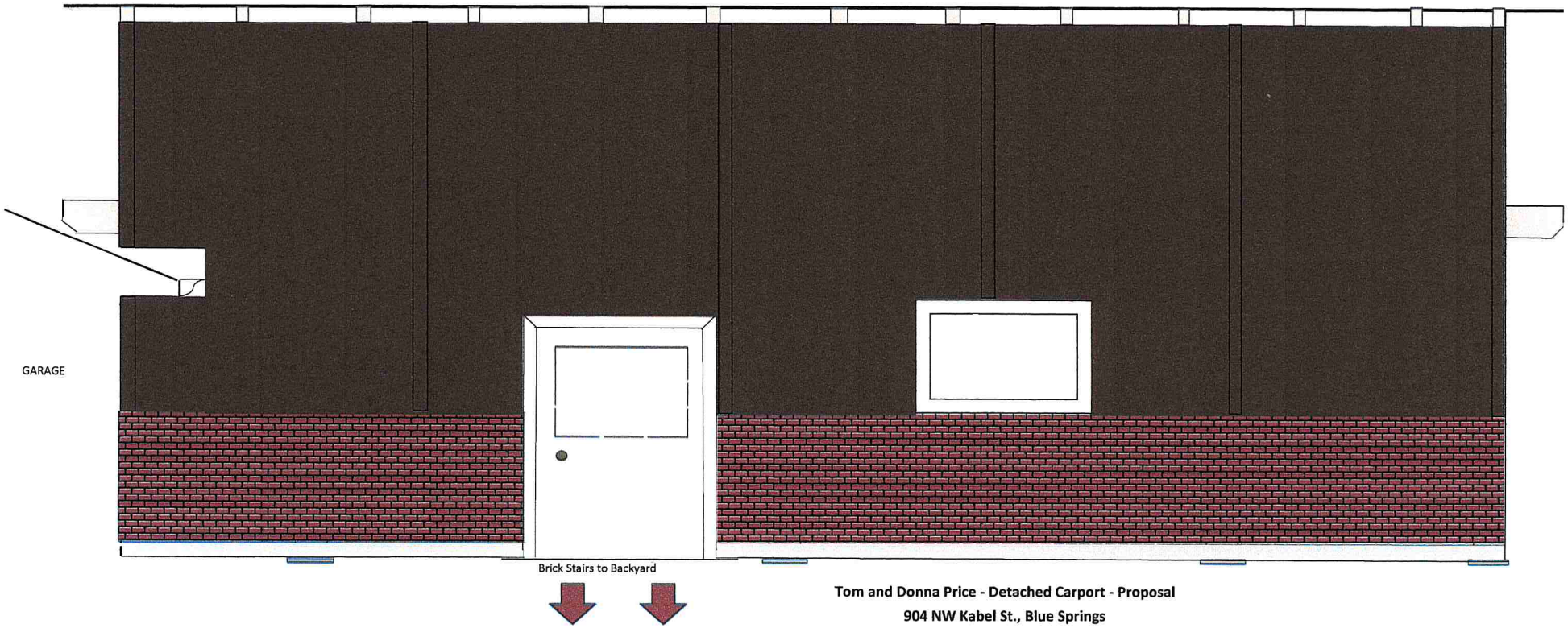
904 NW KABEL STREET
BLUE SPRINGS, MISSOURI 64015

JOB NO.:	1079-2401
MASTER FOLDER:	CAD Drawings\Sub
SUB FOLDER:	M
FILE NAME:	Melody Acres MASTER
FIELD BOOK ~ PAGE	GPS
DRAWN BY:	E. GARD
SHEET	1
OF	1

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04/15/2024 11:24:53 AM



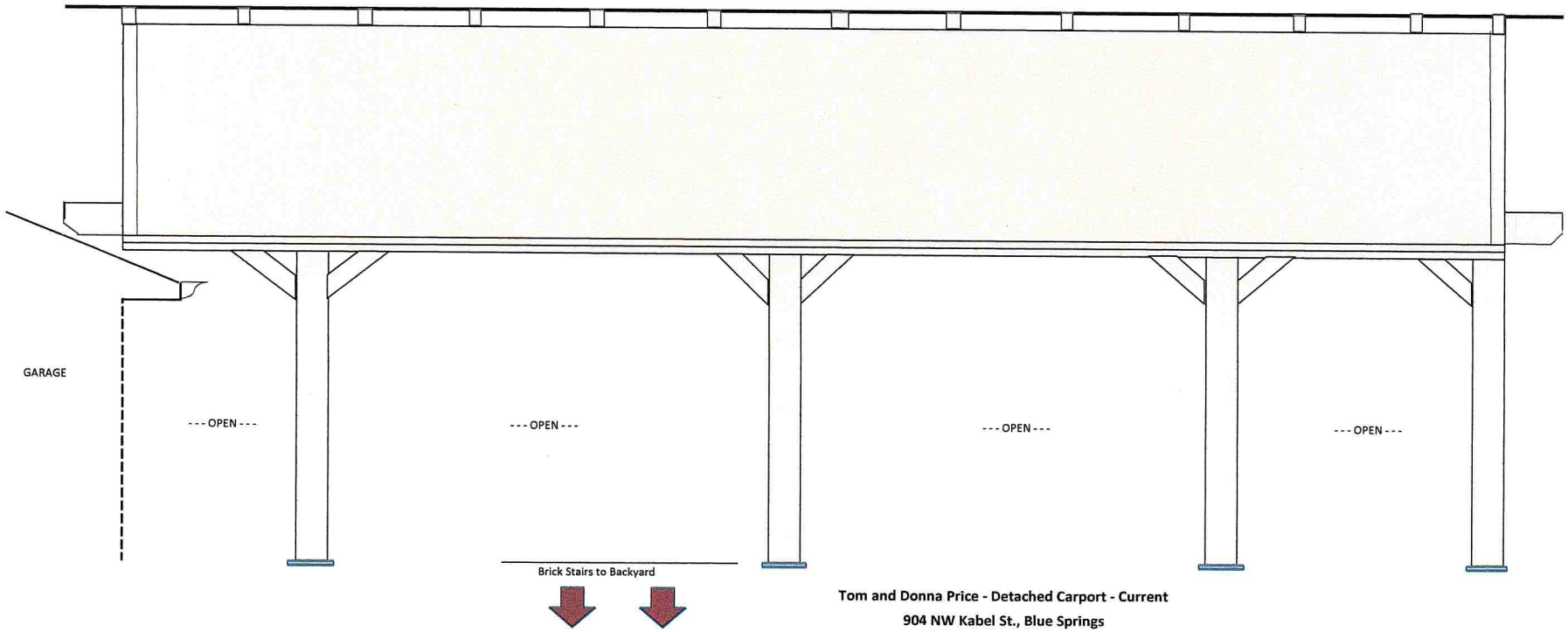
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Tom and Donna Price - Detached Carport - Proposal

904 NW Kabel St., Blue Springs

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Tom and Donna Price - Detached Carport - Current

904 NW Kabel St., Blue Springs

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04/15/2024 11:24:54 AM

Remodeling

Office Phone: 816.373.1414
Cell: 816.588.8712
www.wyattsremodeling.com
Gary Wyatt
7312 South Park Road
Kansas City, MO

Danny Green

This contract made and entered into this 8 **day of** 9 **20**22 **between Wyatt's Remodeling and**
NAME: Tom + Donna Price
ADDRESS: 604 NW Karen Blue Springs MO 64015
PHONE: 816 716 7160 **WORK PHONE:**

Hereinafter referred to as "Owners" and Wyatt's Remodeling hereinafter referred to as "Contractor". Owners hereby contract with and authorize Contractor to furnish all necessary materials and labor unless otherwise specified below, to install, construct and place the improvements on the premises described below according to the following specifications, terms, and conditions. Owner agrees to pay 25% of Contract Price in the event of cancellation. Expenses will be covered by the Contractor up to 50sq. ft. for the repair of replacement of non-load bearing rotten wood. Any additional damage will be charged to Owner at &1.50 per sq. ft. to correct or cure such condition.

SPECIFICATIONS: 1. To Install a Car Port, 24'Sq 24' on Side of Home on a Concrete Drive way That is now. With a Slope To The Front of Home, with Gutter and Down Spout. Frame with Pressure Treated Lumber. To have (12) Piers 3 Ft under Drive way, with 6"x 6' Posts
Asphalt Roof. color match Roof on Back of Home. 2. To Install a Ramp in the Garage, from Front to Side of Home.

Delivery Instructions
Place Materials: 3. Electrical From Switch for Light outside Garage, Install Light me. to get off Top

Total Cash Price	$	31200.00
Down Payment Cash 9/12/22-198	$	11200.00
Finance Stark	$	10000.00
Payable on Completion	$	10000.00

CONTRACTOR and SUBCONTRACTOR hereby acknowledge that this contract contains the entire agreement of the parties and no promise has been made by SUBCONTRACTOR as inducement to the CONTRACTOR to become a party to this contract and no promises have been made to compensate CONTRACTOR to referring customers. Contractor is not liable for damages to interior fixtures, wall construction, decorations or to other parts of the building or its contents. ACCEPT NO ORAL AGREEMENTS.

Only agreements binding upon contractor are those contained in this contract. Upon competition of above work undersigned agree to execute and deliver to SUBCONTRACTOR a signed completion certificate for the purpose of releasing money from lender to contractor. If completion certificate is not deliveries within three business days after completions contracts becomes due and payable immediately in cash. If litigation is needed to collect payment of contract, CONTRACTOR accepts the liability for all collection costs including attorney fees to collect said debt. SUBCONTRACTOR is entitled to lien rights.

Make all Checks Payable to Wyatt's Remodeling

By _____ Contractor Date

Signed _____ Owner 9-12-22 Date

Signed _____ Owner 9-12-22 Date

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04/15/2024 11:24:54 AM

Remodeling

Cell: 816.588.8712
www.wyattsremodeling.com

7312 South Park Road
Kansas City, MO

Add an

This contract made and entered into this 15 day of 10 20 22 between Wyatt's Remodeling and

NAME: Tom + Dawn'a Pace

ADDRESS: 904 N 162 Eagle Blue Springs mo 64015

PHONE: 816 716 7160 WORK PHONE:

hereinafter referred to as "Owners" and Wyatt's Remodeling hereinafter referred to as "Contractor". Owners hereby contract with and authorize Contractor to furnish all necessary materials and labor unless otherwise specified below, to install, construct and place the improvements on the premises described below according to the following specifications, terms, and conditions. Owner agrees to pay 25% of Contract Price in the event of cancellation. Expenses will be covered by the Contractor up to 50sq. ft. for the repair of replacement of non-load bearing rotten wood. Any additional damage will be charged to Owner at &1.50 per sq. ft. to correct or cure such condition.

SPECIFICATIONS: 1. To Install Siding on Back and 2 Side of 1400 sqft + Labor 1400.00

14 $32.00 = 448.00

Roof 24x24 went to 24x28 0

Door $ 350.00

$ 2298.00

Fe parts 200.00

2548.00

Delivery Instructions

Place Materials:

Total Cash Price	$
Down Payment Cash	$
Finance	$
Payable on Completion	$

CONTRACTOR and SUBCONTRACTOR hereby acknowledge that this contract contains the entire agreement of the parties and no promise has been made by SUBCONTRACTOR as inducement to the CONTRACTOR to become a party to this contract and no promises have been made to compensate CONTRACTOR to referring customers. Contractor is not liable for damages to interior fixtures, wall construction, decorations or to other parts of the building or its contents. ACCEPT NO ORAL AGREEMENTS.

Only agreements binding upon contractor are those contained in this contract. Upon competition of above work undersigned agree to execute and deliver to SUBCONTRACTOR a signed completion certificate for the purpose of releasing money from lender to contractor. If completion certificate is not deliveries within three business days after completions contracts becomes due and payable immediately in cash. If litigation is needed to collect payment of contract, CONTRACTOR accepts the liability for all collection costs including attorney fees to collect said debt. SUBCONTRACTOR is entitled to lien rights.

Make all Checks Payable to Wyatt's Remodeling

By _____
Contractor Date

Signed _____ 11-20-2022
Owner Date

Signed _____
Owner Date

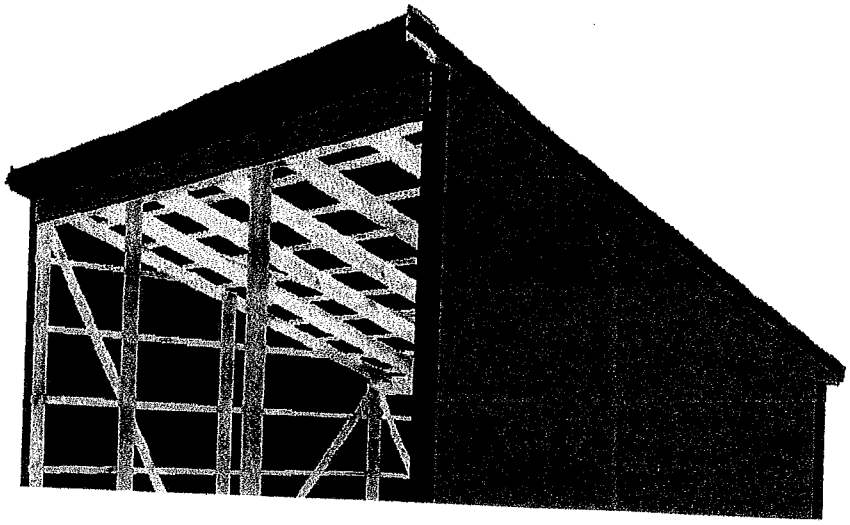
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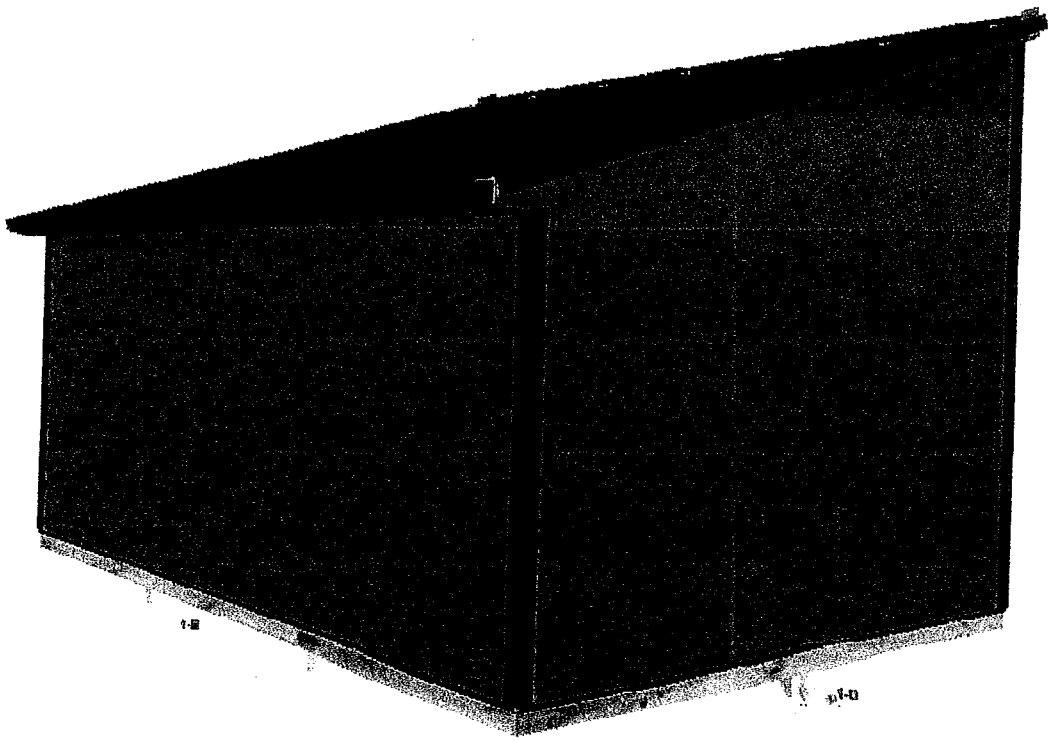
Design #: 333554738827
Estimate #: 71368
Store: INDEPENDENCE

MENARDS

Post Frame Building Estimate
Date: Aug 7, 2022 1:23:33 PM

Elevation Views





For other design systems search "Design & Buy" on Menards.com

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04/15/2024 11:24:54 AM

Material List

1 box 3½ screws
1 box 4 in

100 clips for Trusses

12' 6x6 = 20

16' 6x6 = 2

8' 6x6 = 2

1 box 6" screws

12 10" anchor screws

48 12' 2x4

13+ 18 8' 2x4

13+18 16' 2x4

18 10' 2x4

1 Bx Self Tapping metal Sheet Screws w/washer

1 Bx Galvanized 8 penny nails

8 sheets OSB Smart Board

8 28 sheets of Ridged Metal Siding

16'
10'
2x6
2x6

56 bags of 80lb Extra Strength Concrete

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04/15/2024 11:24:54 AM

The City of Blue Springs Missouri

Planning Application

903 W Main Street, Blue Springs, MO | 816-228-0207
developmentsubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated 10-13-2020*

CASE #:	VAR-03-24-9082
PC MEETING:	
CC MEETING:	
BOA MEETING:	05/08/2024
NEWSPAPER:	04/20/2024
NOTICE LETTERS:	04/19/2024
PLANNER:	Adair Bright

PROJECT LOCATION INFORMATION (*separate applications required if project boundaries differ*)

Permit 52367

Project Name

904 NW Kabel St	Lot 83 & lot 82, Ex SE 36'. Melody Acres
Project Address (Parcel ID if No Address Assigned or Multiple Addresses)	**Legal Description (attach as a separate page if too large)**

Existing Zoning	Existing Land Use	Proposed Zoning	Proposed Land Use	Total Acreage	# of Proposed Lots
SF-7	Single family residence			0.5 +/-	

APPLICATION (*check all that apply*)

LAND USE
- ☐ Conditional Use
- ☐ Rezoning
- ☐ General Development Plan

LAND SUBDIVISION
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Administrative Plat

MASTER PLANS
- ☐ PD Concept Plan
- ☐ PD Final Plan
- ☐ PUD Concept Plan-Amended
- ☐ PUD Final Plan
- ☐ PRO Concept Plan-Amended
- ☐ PRO Final Plan
- ☐ Redevelopment Modification Plan

SITE DEVELOPMENT
- ☐ Appearance Review
- ☐ Site Plan/Design Review (SPDR)
- ☐ PD Final Plan / SPDR
- ☐ PUD Final Plan / SPDR
- ☐ Administrative SPDR

SIGNAGE
- ☐ Master Sign Plan
- ☐ Administrative Sign Plan
- ☐ Appeal for Minor Sign Adjustment

OTHERS
- ☐ Vacation
- ■ Variance
- ☐ Alternative Dev. Standards

APPLICANT & PROPERTY OWNER INFORMATION

Thomas Price		(816) 716-7160	tomprice816@comcast.net
Name of Applicant	**Company**	**Phone**	**Email Address**

904 Kabel St	Blue Springs	MO	64015
Address	**City**	**State**	**Zip Code**

I agree to allow the City of Blue Springs to copy and distribute all submitted project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Furthermore, all submitted plans, materials, and information meet all UDC requirements unless specifically stated otherwise in an attached letter. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X Thomas Price — 2-20-2024
Applicant Signature — **Date**

Thomas and Donna Price		(816) 716-7160	tomprice816@comcast.net
Name of Property Owner		**Phone**	**Email Address**

904 NW Kabel St	Blue Springs	MO	64015
Address	**City**	**State**	**Zip Code**

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock is listed in an attached letter. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, I agree that the Applicant and the Property Owner are jointly and severally liable to pay the City of Blue Springs all applicable fees and costs required for the project approval process.

X Thomas Price — Donna Price — 2-20-2024
Property Owner Signature — **Date**

Received
04/15/2024 11:24:53 AM

REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
■	**Project Location Information**	Complete 1st page of this Application	
■	**Legal Description** *(digital copy required for public hearings only)*	One 8.5" x 11" copy & a digital copy in Microsoft Word format emailed to comdevlegal@bluespringsgov.com	
■	**Plans Set Sealed by the Proper Entity Registered in the State of Missouri**	Full plans set folded & collated; See Guidebook for plans set requirements	Varies
		Reduced set of full plans set on 8.5" x 11"	1 set
☐	**Other Required Documents**	Other Required Documents such as Stormwater Study; Traffic Study; etc. on 8.5"x11"	2 sets
☐	**Application Specific Requirements Checklist**	Attach applicable pages from the Guidebook.	
☐	**Other Required Information**	See UDC Chapter 403 (Development Review Procedures) for any other required information. For Signage requirements, see Chapter 501 (Sign Code).	

PROJECT DESCRIPTION:

Building permit to enclose the rear wall of a detached carport built by our contractor without permit.

Two-car carport measuring 24' x 24' installed west side of residence currently detached from home. The carport was constructed on existing concrete driveway. The metal roof of the carport slopes to the front, or south, of the property. The structure has a gutter and downspout on the front or south side. The frame is of pressure treated lumber. There are 11 piers of 6" x 6" posts. Each of the 11 completed piers has a 3' deep footing.

Currently, the structure has four violations. At a meeting on January 8th with Blue Springs city officials, a city official recommended attaching the existing carport to the house by contructing a wall closing in the north or rear side of the carport and attaching the wall to the residence. At the meeting, it was stated this would alleviate separation, height and front setback violations. This leaves the violation for the required side setback of 8', which we are requesting a variance for. Currently the carport is 5.6' at the front and 9.3' at the rear from the property line per the survey.

We would like to proceed with constructing a north wall connecting the detached carport to the residence as recommended during the January 8th meeting, but need a variance for the side yard in order to get a permit to enclose the back wall.

There is no room on east or west side of carport to move the structure. The ground drops off behind the carport to the back yard and a walkout basement so there is no room to move the carport towards the rear of the property.

Received
04/15/2024 11:24:53 AM

CONTACT INFORMATION SHEET

PROJECT LEAD

Name	Company Name		
Gary Wyatt	Wyatt's Remodeling		
Address	**City**	**State**	**Zip**
7312 South Park Road	Kansas City	MO	64129
Email	**Phone**	**Fax**	
	(816) 588-8712		

DEVELOPER

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ENGINEER

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

SURVEYOR

Name	Company Name		
Erwin W. Gard (post project completion)	Gard Horizon, LLC		
Address	**City**	**State**	**Zip**
1212 SW Luttrell, Suite C	Blue Springs	MO	64015
Email	**Phone**	**Fax**	
erwin@gardhorizon.com	(816) 295-5951		

LANDSCAPE ARCHITECT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

ATTORNEY

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

OTHER CONTACT

Name	Company Name		
Address	**City**	**State**	**Zip**
Email	**Phone**	**Fax**	

Received
04/15/2024 11:24:53 AM

THE EXAMINER

Notice ID: gdOK6qXXKkp1cd3li2GI
Kabel Street

AFFIDAVIT OF PUBLICATION: #2193640

STATE OF MISSOURI, COUNTY OF JACKSON, SS:

Shalon Hartle

I, Shalon Hartle, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Indepenence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Apr. 20, 2024

Shalon Hartle
Authorized Agent

Leanne Kaufenberg
Notary, State of MN, County of Redwood
Commission expires January 31, 2025

Printer's Fee: $84.08

LEANNE JOY KAUFENBERG
Notary Public
State of Minnesota
My Commission Expires
January 31, 2025

PUBLIC NOTICE
Variance I VAR-03-24-9082
"Kabel Street"
904 NW Kabel Street
Parcel #
36-430-06-17-00-0-00-000

Notice is hereby given that a public hearing will be held by the Board of Adjustment of the City of Blue Springs on **Wednesday, May 8, 2024, at 6:30 p.m.** in the Multi-Purpose Room of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on a request by the applicant and property owners, Thomas & Donna Price, for approval of a Variance to decrease the required side yard setback for a principal structure as allowed by the Unified Development Code at 904 NW Kabel Street. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO. The site is legally described as follows:

All of Lot 82, except the southeasterly 36.0 feet thereof as measured along the front and rear lines, and all of Lot 83, Melody Acres, a subdivision in Blue Springs, Jackson County, Missouri.

CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

CITY OF BLUE SPRINGS
City Council

Published in the Examiner, Apr 20, 2024

2193640

PUBLIC NOTICE

Variance | VAR-03-24-9082
"Kabel Street"
904 NW Kabel Street
Parcel # 36-430-06-17-00-0-00-000

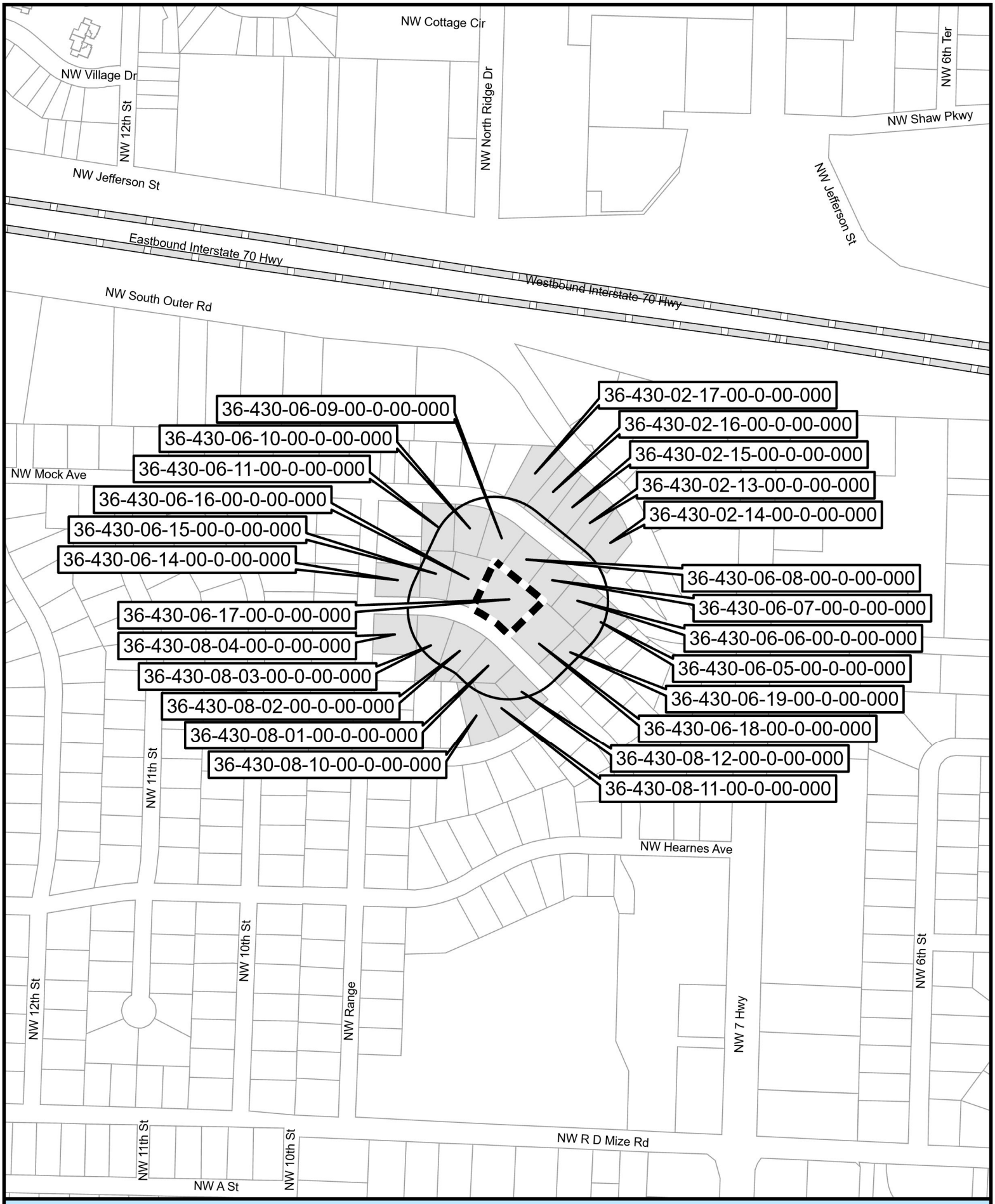
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CITY OF BLUE SPRINGS
Planning Commission
By: Adair Bright, Senior Planner

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, April 20, 2024
E-MAIL TO THE EXAMINER: legals@examiner.net
04/17/2024



The City of Blue Springs Missouri

VAR-03-24-9082
PARCEL # 36-430-06-17-00-0-00-000
185' NOTIFICATION MAP

N

1 inch = 350 feet

Date: 3/21/2024

Parcel ID	Situs Address	Situs City	Situs State	Situs ZipCode	Owner	Owner Address
36-430-06-11-00-0-00-000	812 NW MOCK AVE	BLUE SPRINGS	MO	64015	OCAMPO MANUEL	11084 236TH PI NE REDMOND, WA 98053
36-430-08-10-00-0-00-000	804 NW MAYNARD ST	BLUE SPRINGS	MO	64015	MCKINLEY KAREN & MEGAN	1609 S 18TH ST CRT BLUE SPRINGS, MO 64015
36-430-08-11-00-0-00-000	802 NW MAYNARD ST	BLUE SPRINGS	MO	64015	THOMAS JENNIFER L	802 NW MAYNARD ST BLUE SPRINGS, MO 64015
36-430-02-17-00-0-00-000	739 NW MOCK AVE APT A	BLUE SPRINGS	MO	64015	VIVITAS LLC	1200 S OUTER RD BLUE SPRINGS, MO 64015
36-430-06-15-00-0-00-000	908 NW KABEL ST	BLUE SPRINGS	MO	64015	MYERS MICHAEL R & JUDY A	908 NW KABEL ST BLUE SPRINGS, MO 64015
36-430-06-16-00-0-00-000	906 NW KABEL ST	BLUE SPRINGS	MO	64015	KOLICH ALBERT J	906 NW KABEL BLUE SPRINGS, MO 64015
36-430-08-02-00-0-00-000	905 NW KABEL ST	BLUE SPRINGS	MO	64015	LUDWIG PAIGE & KLINT M	905 NW KABEL ST BLUE SPRINGS, MO 64015
36-430-02-15-00-0-00-000	725 NW MOCK AVE UNIT A	BLUE SPRINGS	MO	64015	SIXTH CENTURY LLC	1325 NE HILLTOP DR BLUE SPRINGS, MO 64014
36-430-06-08-00-0-00-000	800 NW MOCK AVE	BLUE SPRINGS	MO	64015	TRU PROPERTY INVESTMENTS LLC	4165 COUNTRY SQUIRE RD OAK GROVE, MO 64075
36-430-08-01-00-0-00-000	903 NW KABEL ST	BLUE SPRINGS	MO	64015	ANDERSON LORI A	903 NW KABEL ST BLUE SPRINGS, MO 64015
36-430-02-13-00-0-00-000	717 NW MOCK AVE UNIT B	BLUE SPRINGS	MO	64015	SMITH PROPERTY LLC	1228 N 291 HWY INDEPENDENCE, MO 64056
36-430-06-17-00-0-00-000	904 NW KABEL ST	BLUE SPRINGS	MO	64015	PRICE THOMAS A & DONNA SUE	904 KABEL BLUE SPRINGS, MO 64105
36-430-08-12-00-0-00-000	901 NW KABEL ST	BLUE SPRINGS	MO	64015	BARLOW JIMMIE M	901 NW KABEL ST BLUE SPRINGS, MO 64015
36-430-06-19-00-0-00-000	900 NW KABEL ST	BLUE SPRINGS	MO	64015	SCHMIDT COREY	900 NW KABEL ST BLUE SPRINGS, MO 64015
36-430-02-14-00-0-00-000	711 NW MOCK AVE UNIT A	BLUE SPRINGS	MO	64015	SMITH PROPERTY LLC	1228 N 291 HWY INDEPENDENCE, MO 64056
36-430-06-05-00-0-00-000	718 NW MOCK AVE	BLUE SPRINGS	MO	64015	BATES ROBERT J & GERALDINE M-TRUSTEES	4820 SW MARGUERITE BLUE SPRINGS, MO 64015-6602
36-430-06-07-00-0-00-000	726 NW MOCK AVE	BLUE SPRINGS	MO	64015	TERRACE INVESTMENTS LLC	3200 W 97TH PL LEAWOOD, KS 66206
36-430-06-09-00-0-00-000	804 NW MOCK AVE	BLUE SPRINGS	MO	64015	BOURDLAIS JAMES A	6908 S STILLHOUSE RD OAK GROVE, MO 64075
36-430-08-03-00-0-00-000	907 NW KABEL ST	BLUE SPRINGS	MO	64015	LEFHOLZ ALFRED F & ROBERTA J	907 KABEL BLUE SPRINGS, MO 64015
36-430-08-04-00-0-00-000	906 NW RANGE ST	BLUE SPRINGS	MO	64015	ADAMS GERALD A & NAVA GLYNNIS L	906 NW RANGE ST BLUE SPRINGS, MO 64015
36-430-06-10-00-0-00-000	808 NW MOCK AVE	BLUE SPRINGS	MO	64015	GREEN ROBERT E JR	808-810 NW MOCK AVE BLUE SPRINGS, MO 64015
36-430-06-14-00-0-00-000	912 NW KABEL ST	BLUE SPRINGS	MO	64015	RUSSELL W DALE & PENELOPE A	912 NW KABEL ST BLUE SPRINGS, MO 64015
36-430-06-06-00-0-00-000	722 NW MOCK AVE	BLUE SPRINGS	MO	64015	WINKLER THEODORE E & MEIYING	15306 SKYHILL DR CYPRESS, TX 77433
36-430-02-16-00-0-00-000	733 NW MOCK AVE UNIT A	BLUE SPRINGS	MO	64015	HASTINGS HOLDINGS LLC	2528 NE ANGEL FISH PL LEES SUMMIT, MO 64086
36-430-06-18-00-0-00-000	902 NW KABEL ST	BLUE SPRINGS	MO	64015	HOWARD ROY & ANGELA F	902 NW KABEL ST BLUE SPRINGS, MO 64015

Blue Springs, Missouri
Community Development

April 22, 2024

Ref: Public Hearing: Variance | VAR-03-24-9082
"Kabel Street"
904 NW Kabel Street
Parcel # 36-430-06-17-00-0-00-000

Dear Property Owner:

A Public Hearing will be held by Board of Adjustment of the City of Blue Springs to receive comments from interested parties and citizens relative to a request by the applicant and property owners, Thomas & Donna Price, for approval of a Variance to decrease the required side yard setback for a principal structure as allowed by the Unified Development Code at 904 NW Kabel Street.

You are receiving this notice because County records indicate you own property within 185 feet of the boundary of the site in question.

Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDevLegal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

The hearing will be held in the Multi-Purpose Room in the Howard L. Brown Public Safety Building located at 1100 SW Smith Street, Blue Springs on the following dates:

Board of Adjustment - Wednesday, May 8, 2024 @ 6:30 p.m.

Your attendance and comments are welcome at these meetings. Questions concerning this matter may be directed to the Community Development Department at 816-228-0207.

Sincerely,

CITY OF BLUE SPRINGS
COMMUNITY DEVELOPMENT

Adair Bright, AICP
Senior Planner