

LEE'S SUMMIT BOARD OF ZONING ADJUSTMENTS ACTION LETTER

Thursday, September 18, 2025

Mr. Shawn Geraghty called the September 18, 2025, Board of Zoning Adjustments meeting to order at 6:00 p.m.

OPENING ROLL CALL:

Mr. Shawn Geraghty, Chair	Present	Mr. Joseph Towns	Present
Mr. Mike Atcheson	Present	Mr. Chris Campbell	Present
Mr. Joe Sauter	Absent	Mr. Sam Collins (Alt.)	Absent

City staff present was Hector Soto, Jr., AICP, Senior Planner and David Bushek, Chief Counsel of Economic Development and Planning.

APPROVAL OF AGENDA: On motion of Mr. Atcheson and seconded by Mr. Campbell, the Board of Zoning Adjustments voted unanimously by voice vote to **APPROVE** the Agenda as published.

- 1. APPROVAL OF ACTION REPORT:** On motion of Mr. Atcheson and seconded by Mr. Campbell, the Board of Zoning Adjustments voted unanimously (4-0) by voice vote to **APPROVE** the following Action Report:
 - August 21, 2025, Board of Zoning Adjustments Action Report

PUBLIC HEARINGS:

- 2. Appl. #PL2025-205 - VARIANCE to accessory building location/setback - 315 NE Saint Andrews Cir; QKI, LLC, applicant**

BOARD OF ZONING ADJUSTMENTS ACTION: On a motion by Mr. Towns and seconded by Mr. Atcheson, the BZA voted unanimously (4-0) by voice vote to **APPROVE** a variance to allow a detached garage to be constructed closer to the front property line than the principal structure (i.e., the existing single-family residence) with a 242' front setback as requested.

- 3. Appl. #PL2025-224 - VARIANCE to accessory building location/setback requirements - 1540 NE Woods Chapel Rd; Chris Trainer, applicant**

BOARD OF ZONING ADJUSTMENTS ACTION: On a motion by Mr. Atcheson and seconded by Mr. Campbell, the BZA voted unanimously (4-0) by voice vote to **APPROVE** a variance to allow a detached garage to be constructed closer to the front property line than the principal structure (i.e., the existing single-family residence) with a 236' front setback as requested.

- 4. Appl. #PL2025-228 - VARIANCE to rear yard setback - 2720 NW Bent Tree Cir; Jennifer James, applicant**

BOARD OF ZONING ADJUSTMENTS ACTION: On a motion by Mr. Campbell and seconded by Mr. Atcheson, the BZA voted unanimously (4-0) by voice vote to **APPROVE** the following: 1) variance to the minimum 25' rear setback requirement for an uncovered deck in the R-1 zoning district, to allow for a replacement deck to maintain an 23' setback from the rear property line; and 2) a variance to the minimum 30' rear setback requirement for a covered deck in the R-1 zoning district, to allow for a replacement deck to maintain a 25' setback from the rear property line.

ROUNTABLE - None

ADJOURNMENT – On motion of Mr. Campbell and seconded by Mr. Atcheson, the Board of Zoning Adjustments voted unanimously by voice vote to adjourn the meeting at 6:19 p.m.