

LS Memorandum

City of Lee's Summit

To: [Board of Zoning Adjustments]

From: [Development Services Department]

C: [File]

Date: [January 14, 2022]

Re: [Application #PL2021-423 – Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback – 508 SW Seagull St; Dewey Roberts, applicant]

The public hearing for this application was originally held on November 18, 2021. Following testimony from area neighbors expressing concern that the requested variance to allow a proposed home addition to encroach into the rear yard setback would negatively impact the view of Raintree Lake from their respective properties, the Board of Zoning Adjustment continued the application to a date certain of December 16, 2021, in order to allow the applicant the opportunity to revisit his request and consider a redesign that takes into consideration the concerns of area neighbors regarding the impact on lake views.

On December 16, 2021, the public hearing was continued to a date certain of January 20, 2022, at the applicant's request due to a schedule conflict.

The applicant has resubmitted a revised plot plan showing a reduction in the size of the proposed addition. The width of the structure was reduced from 26' to 22'-9". The depth of the structure (i.e. projection from the house) was reduced from 16' to 14'. These two changes lessen the degree of variance requested. The addition's original configuration had a 20' setback from the northwest property line and a 9' setback from the northeast property line, requiring a variance of 10' and 21' to the minimum 30' rear yard setback from the respective property lines. The revised configuration now has a 21' setback from the northwest property line and a 12' setback from the northeast property line, requiring a variance of 9' and 18' to the minimum 30' rear yard setback from the respective property lines.

Recommendation

/HSJ

1. Updated plot plan showing revised room addition configuration (14' x 22'-9")
2. Aerial view of line of sight drawings – 4 pages
3. Photos of line area line of sight – 5 pages
4. RLPOA Handbook excerpt of Landscaping and Planting requirements
5. Original Staff Report, dated November 18, 2021 – 6 pages

Memorandum

6. Variance Application – 8 pages
7. Copies of plot plans showing original room addition configuration (16' x 26') and existing site conditions
8. Location Map