

## **City of Lee's Summit**

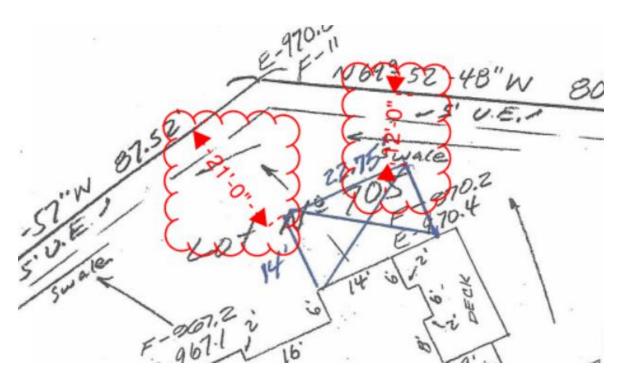
То:	Board of Zoning Adjustments
From:	Development Services Department
C:	File
Date:	January 14, 2022
Re:	Application #PL2021-423 – Variance to Unified Development Ordinance (UDO) Article 6, Section 6.040, Table 6-3, Rear Yard Setback – 508 SW Seagull St; Dewey Roberts, applicant

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.





The applicant has provided line of sight drawings and photos from the vantage points of neighboring properties to illustrate the impact of the proposed addition on lake views. There is an existing tree in the area of the proposed addition that falls within the same sight line as the proposed addition. If the variance application is approved, the tree will be removed to accommodate the addition. The line of sight drawings indicate that the expected impact on lake views created by the addition is similar, if not identical, to the existing impact on lake views created by the existing tree that the addition will replace.

## Recommendation

The Development Services Department recommends **APPROVAL** of a variance to the minimum 30' rear setback requirement for a room addition in the R-1 zoning district, to allow a 12' and 21' rear yard setback from the northeast and northwest property lines, respectively.

/HSJ

## Attachments

- 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



- 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