

Statement of Non-Use Variance
3603 SW Crane Rd

To allow this property to catch up with the current trends, specifically the corridor overlay that has been put in place to improve the aesthetics of this 150 corridor of Lee's Summit, we are requesting a variance in the sideyard setback ordinance. Adjoining neighborhoods (Arbor Walk) allow for side yard setbacks of as little as 3 ft or less. This allowance for 3603 SW Crane will allow for side yard setbacks of as little as 3 ft or less. This allowance for 3603 SW Crane will allow for side yard setbacks of as little as 3 ft or less. Our small 894 sq ft, 2 bedroom home sits on a large agriculturally zoned lot at 3603 SW Crane Rd Lees Summit MO 64082. As seen on the City of Lee's Summit zoning map the property line to the nw is currently 86 ft from the front corner of our home. Our lot is irregularly shaped, making the property line angle toward our home taking it from 86 ft down to 71.3 ft at the back of the house. Also, making it even more challenging our house was built at an angle on the lot. We would like to build a 26' wide addition. This addition will put the property line 59.6 ft from the front of the addition (an ample 9.6 ft more than required) but the back of the addition will sit around 45.3 ft from the property line. This means 17.5 lineal feet of the house addition will be from 1" to 4.7' closer to the property line to the property line than the 50' required in agricultural zoning. Our addition needs to be on the northwest side of the house to be adjacent to the main public areas, for construction, functionality and also to be most aesthetically pleasing. The house is not built to accommodate building upon it vertically, the septic tank and laterals prevent us from building on the back side, and finally the addition needs to be square with the existing house; it would not be suitable to build the addition angled to align with the property line.

There are provisions for residential zones with irregular shaped lots that reduce the setback requirements see Sec 6.060. Please make an exception for our irregular lot. We need to keep our child in their school. We love our area, our lot, and our city as we have lived here for 40 years and plan on living here for years to come.

Thank you,

Tara Atkins