

## BOARD OF ZONING ADJUSTMENTS PROCESS

### Application

- A variance is defined as a modification of or departure from the provisions of the Unified Development Ordinance (UDO) which, if applied to a specific lot, would significantly interfere with the use of the particular property.
- An application for variance must be completed and submitted to the Development Services Department, with the **\$300** filing fee plus one (1) **\$165** advertising charge, payable to the City of Lee's Summit.
- The application must include the exact legal description of the property upon which the variance is being requested.
- The application shall be accompanied by at least one set of drawings to clearly indicate the requested variance in relation to the property and/or structures. These could include a plot plan, plat, site plan, survey and/or building elevation(s). Pictures can be submitted with the application and drawings but cannot replace the drawings. The drawings must be of such detail that it can be clearly read. **These drawings must be able to be clearly read as well as being reproduced. If the drawings are larger than 11" by 17", a smaller copy of the drawings shall also be provided.**

### Public Hearing Process

- State statutes require legal notice of the time and place to be published 15 days prior to the hearing in an official paper.
- **Mail Notices.** The applicant must mail notices to the last known owner of record as provided by the county within 300 feet at least 15 days prior to the hearing. Sample notices are available. The notice must include:
  - time and place of hearing,
  - general description of the proposal,
  - location map of the property,
  - street address, or general street location
  - statement explaining that the public will have an opportunity to be heard
- **File Affidavit.** An affidavit must be filed with the Development Services Department prior to the public hearing certifying the notices have been sent. Provide a list of the property owners notified and a copy of the notice sent.
- **Post Sign.** The applicant shall post a sign on the premises, at least 15 days prior to the date of the hearing, informing the general public of the time and place of the public hearing.
- **Maintain Sign.** The applicant shall make a good faith effort to maintain the sign for at least the 15 days immediately preceding the date of the hearing, through the hearing, and through any continuances of the hearing. The sign shall be placed within 5 feet of the street right-of-way line in a central position on the property that is the subject of the hearing. The sign shall be readily visible to the public. If the property contains more than one street frontage, one sign shall be placed on each street frontage so as to face each of the streets abutting the land. The sign may be removed at the conclusion of the public hearing(s) and must be removed at the end of all proceedings on the application or upon withdrawal of the application.
- Variance applications require a public hearing, allowing the applicant and any other party to present testimony or evidence to the Board. The applicant or his/her representative will be asked to present its case to the Board, FULLY describing the situation and the variance criteria (see Statement of Variance Criteria).



**LEE'S SUMMIT**  
MISSOURI

## **BOARD OF ZONING ADJUSTMENTS PROCESS**

- Any evidence presented to the Board will become public record and must be provided in duplicate to the City or tagged as an exhibit at the hearing.

### **Board's Authority**

- The Board of Zoning Adjustment may grant a variance, only if application of the UDO when applied to a particular property, would significantly interfere with the use of the property.
- The Board's authority is limited by the statutes of the State of Missouri and the UDO. The Board may only grant a variance if, in its discretion, each of the variance criteria is met (See Statement of Variance Criteria). **It is the applicant's responsibility to demonstrate to the Board that each of these criteria have been met.** The Board may evaluate the evidence in the record before it, and exercise its discretion on whether each of these criteria has been met on a case by case basis.

**The person completing the application must sign below.**

  
SIGNATURE

Kurt Pycior

PRINT NAME HERE



## NON-USE VARIANCE APPLICATION FORM

Application No. \_\_\_\_\_

APPLICATION IS HEREBY MADE TO THE BOARD OF ADJUSTMENTS OF THE CITY OF LEE'S SUMMIT, MISSOURI, REQUESTING A VARIANCE TO THE UNIFIED DEVELOPMENT ORDINANCE, AS SET FORTH BELOW,

VARIANCE REQUEST (Give description of variance(s) requested) \_\_\_\_\_

Living Area Location: (VR1) Approximately 288 sq. ft. to be allowed on the ground floor of the Accessory Dwelling Unit.

Rear Yard Setback: (VR2) to be allowed to be 26???

PROPERTY ADDRESS 302 NE Douglas St. Lee's Summit, MO 64063

LEGAL DESCRIPTION Lot 1 Pycior Roost, Jackson County, MO

APPLICANT Kurt and Elizabeth Pycior

PHONE 816-564-7791

CONTACT PERSON Kurt Pycior

FAX \_\_\_\_\_

ADDRESS 304 NE Douglas St.

CITY/STATE/ZIP

LSMO 64063

E-MAIL kurt@pyciorco.com

PROPERTY OWNER Kurt and Elizabeth Pycior

PHONE 816-564-7791

CONTACT PERSON same

FAX \_\_\_\_\_

ADDRESS same

CITY/STATE/ZIP

same

E-MAIL same

THIS APPLICATION MUST BE ACCOMPANIED BY:

- Acknowledgement of the Board of Adjustment Process.
- One set of drawings to clearly indicate the requested variance in relation to the property and/or structures. These could include plot plan, plat, site plan, survey and/or building elevation(s).  
**(Note: These drawings must be able to be clearly read as well as being reproduced. If the drawings are larger than 11" by 17", a smaller copy of the drawings shall also be provided.)**
- Statement of Non-use Variance Criteria.
- Enclosed is the fee in the amount of \$465.00 (\$300 filing fee plus \$165 advertising charge)  
Payable to the **City of Lee's Summit**.



**LEE'S SUMMIT**  
MISSOURI

## NON-USE VARIANCE APPLICATION FORM

The application must be signed by the legal property owner AND the applicant, if other than the owner. The property owner may grant permission for the filing of the application by means of a signed and notarized affidavit to that effect.

PROPERTY OWNER

Print name here: Kurt and Elizabeth Pycior

APPLICANT

Kurt and Elizabeth Pycior

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Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_





## STATEMENT OF VARIANCE CRITERIA (NON-USE)

In accordance with Section 2.530.B.3 of the Lee's Summit Unified Development Ordinance, the applicant must meet each of the following requirements to support the granting of the requested variance. **Failure to complete each may result in an incomplete application.** Explain **IN DETAIL** how this application meets each of the following requirements.

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

(VR1) No. The rights of any adjacent property owners or area property owners will not be affected in any way. All parts of the UDO regarding an Accessory Dwelling Units or "Loft Unit" provide for a residential dwelling and where a portion of the Living area is located has no bearing on those property owners at all.

(VR2) No. It is a long practiced and common process to average the distances of the setbacks on odd shaped residential lots. The actual USE of this property is and has always been Single-Family Residential (R-1). However, the actual zoning of the property is technically zoned RP-2 (Duplex).

2. The granting of the variance will not be opposed to the general spirit and intent of the ordinance from which the variance is sought.

(VR1) No. The general spirit will actually be enhanced and fulfill the goal and intent of why the Accessory dwelling codes were conceived and written. The location of where a portion of the Living area is located only increases the needs of the public that are desiring to own or live in an ADU in Downtown Lee's Summit.

(VR2) No. It is a long practiced and common process to average the distances of the setbacks on odd shaped residential lots and it backs up to an actual Duplex. The actual USE of the subject Property is and has always been Single-Family residential (R-1). However, the actual zoning of the property is technically zoned RP-2 (Duplex).

## STATEMENT OF VARIANCE CRITERIA (NON-USE)

these variances will affect the very ordinance that they are varying from. The spirit of the ordinance good one as it enhances and fulfills the original intent of the concept and writing of the ordinance.

Further, in accordance with Section 2.530.B.2 of the Lee's Summit Unified Development Ordinance, the applicant must meet each of the following requirements to support the granting of the requested non-use variance. Explain **IN DETAIL** how this application meets each of the following requirements.

1. Practical difficulties exist that would make it impossible to carry out the strict letter of the Unified Development Ordinance when considered in light of the following factors:

a. How substantial the requested variation is, in relation to the requirement of the Ordinance.

(VR1) At this time the structure has already been built halfway through the mechanical rough-in stage. The living area has been framed in, plumbed, electrical started. The ability to make it possible to have a functioning ADU would be nearly impossible given the current layout.(VR2) the back corner of the property has already been set. Footing, foundation, framing siding, roofing, etc. It would not be possible to change without demolishing the structure.

b. The effect of increased population density, if any, on available public facilities and services, if the variance is allowed.

(VR1) and (VR2) There would be no effect. If the ADU were built without the need of variances, the effect would be no change at all. If there were any effect however, it would be a decrease as this ADU is set up for a single adult occupant with only a one car garage making it very unlikely that there would be more people or traffic.

c. Whether a substantial change will be produced in the character of the neighborhood, or whether a substantial detriment to adjoining properties will be created if the variance is allowed.

(VR1) and (VR2) The change in the character of the neighborhood would be positive. There would be no detriment to the adjoining properties. Where a portion of the Living Area is located AND the location of one corner of the rear setback has no bearing on those properties or the neighborhood.

d. Whether it is feasible for the applicant to pursue a method, other than a variance, to obviate the practical difficulty.

(VR1) and (VR2) It is not feasible. I was only made aware of this option.

e. Whether the interests of justice will be served by allowing the variance, in view of the manner in which the practical difficulty arose in consideration of all of the above factors.

(VR1) and (VR2) Yes. Neither the Staff or I am aware of anything similar to this particular process regarding the construction of an ADU and all that it involves. 1)The actual Platting of a Lot (never been platted, well over 100 years since the building of the home on the property) 2) The Minor Platting process of an additional adjacent lot. 3) Restructuring of setbacks and property lines in an



## STATEMENT OF VARIANCE CRITERIA (NON-USE)

3. The variance requested will not adversely affect the public health, safety, morals, or general welfare of the community.

(VR1) No. The health, safety, morals& general welfare are again affected in an extremely positive way by meeting the very intent of an ADU. Living Area location actually fills more of the public needs of those desiring to own or live in an ADU in Downtown Lee's Summit.

(VR2) No. It is a long practiced and common process to average the distances of the setbacks on odd shaped residential lots and it backs up to an actual Duplex. The use of the subject Property is and has always been Single-Family residential (R-1). However, the actual zoning of the property is technically zoned RP-2 (Duplex).

4. The variance requested arises from a condition which is unique and peculiar to the property in question and which is not ordinarily not found in the same zone or district, and further, is not created by an action or actions of the property owner or applicant.

(VR1) and (VR2). Absolutely Yes. Neither the Staff or I am aware of any person that has actually tried to go through anything even slightly similar to this particular process, the construction of an ADU and all that it involves. 1)The actual Platting of a Lot (never been platted, well over 100 years since the building of the home on the property) 2) The Minor Platting process of an additional adjacent lot. 3) Restructuring of setbacks and property lines in an attempt to better use a nearly unusable tract of ground. 4) Navigating through a never before used ordinance, added to the UDO over 15 years ago, for the first time. So, I am not aware of any other condition or circumstance that has been found in not only the same zone or district, but most likely the entire city of Lee's Summit.

5. Substantial justice will be done by the granting of this variance.

(VR1) and (VR2). YES. It is now in this situation and will help the process greatly in the future from both the City and publics points of view. Not only will Substantial justice be done, but I hope that



# LEE'S SUMMIT MISSOURI

## STATEMENT OF VARIANCE CRITERIA (NON-USE)

attempt to better use a nearly unusable tract of ground. 4) Navigating through a never before used ordinance, added to the UDO over 15 years ago, for the first time in not only the same zone or district, but most likely the entire city of Lee's Summit. Not only will allowing these variances serve justice but will greatly help to ensure that these types of variances will not be needed in the future either through practice or by amendments to this particular ordinance if the staff and City Council see fit.

- f. Conditions of the land in question, and not conditions personal to the landowner. (The Board will not consider evidence of the applicant's or landowner's personal financial hardship unrelated to any economic impact on the land.)

(VR1) and (VR2) the conditions of the land were 1), 2) ,3) & 4) above.

**This sheet must be signed by the person completing this sheet.**



SIGNATURE

Kurt Pycior

PRINT NAME HERE

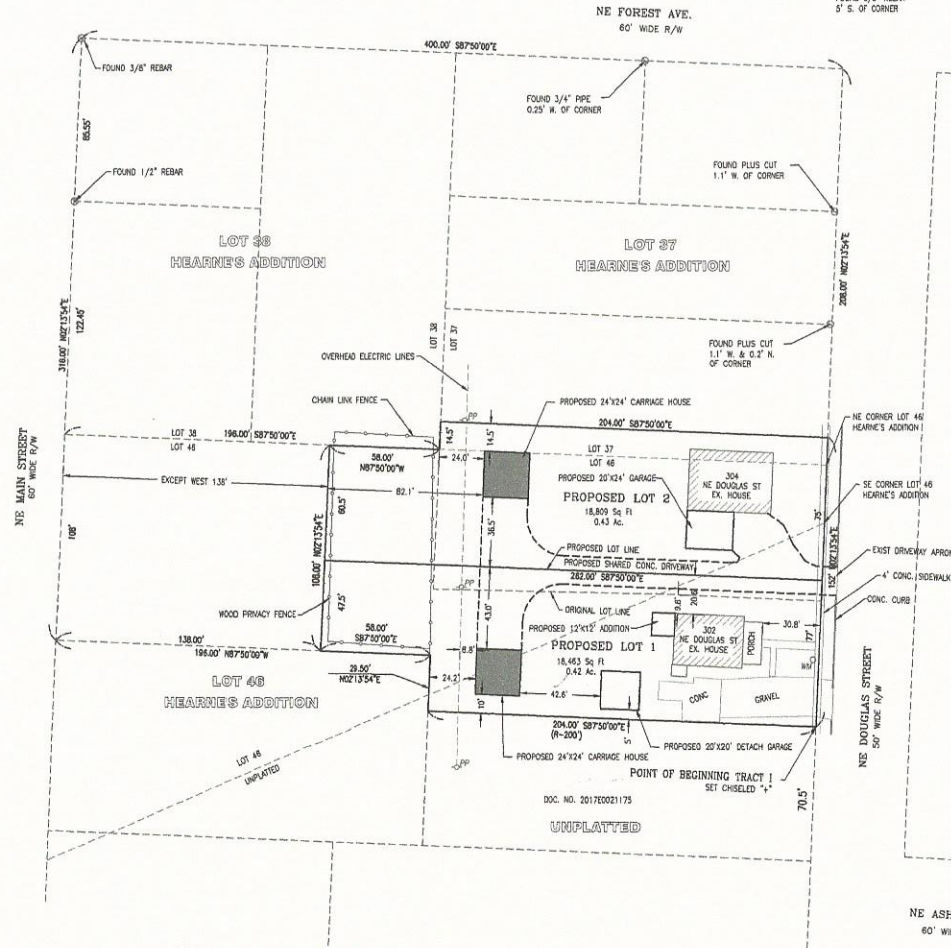
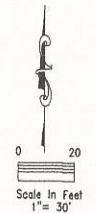




USED DURING PRE-APP MEETING

# PRELIMINARY SITE PLAN

302 AND 304 NE DOUGLAS STREET  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI



**SYMBOL LEGEND**  
 ● SET 1/2" B/W R/W/LAP  
 LS-2154  
 ○ FOUND MONUMENT  
 (AS NOTED)  
 R/W RIGHT-OF-WAY  
 P RECORD DISTANCE  
 --- FENCE

LOCATION MAP  
 SCALE=1"=2000'  
 SECTION 6 TOWNSHIP 47 RANGE 31

PRELIMINARY SITE PLAN	
A PART OF THE NE 1/4 SEC. 6-27-31 & A PART OF LOTS 37 & 48, HEARNE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBIAN STREET SUITE 100, LEE'S SUMMIT, MO 64083 PH: 816-854-4769 FAX: 816-854-9337	
DATE: SEPTEMBER 3, 2020	PROJECT NO. 20-233A
CLIENT: KURT PYCER 302 NE DOUGLAS STREET LEE'S SUMMIT, MO 64083	SHEET 1 OF 1 302 NE DOUGLAS STREET, LEE'S SUMMIT, MO





DEVELOPMENT SERVICES

Pre-Application Meeting Summary  
(Submit with your application)

Meeting Info-PM			
Date	Tuesday, September 08, 2020		
Address/Location	304 NE DOUGLAS ST, LEES SUMMIT, MO 64063 302 NE DOUGLAS ST, LEES SUMMIT, MO 64063		
Project Title	Kurt Pycior - 302 and 304 NE Douglas St		
Applicant Contact Info-PM			
Name	Role	Email	Phone
Kurt Pycior	Applicant		
	Architect		
	Engineer		
City Staff Present			
Name	Role	Email	Phone
Dawn Bell	Project Manager	Dawn.Bell@cityofls.net	816-969-1242
Scott Ready	Project Manager	Scott.Ready@cityofls.net	816-969-1225
Jennifer Thompson	Planning	Jennifer.Thompson@cityofls.net	
Victoria Nelson	Planning	Victoria.Nelson@cityofls.net	
Shannon McGuire	Planning	Shannon.McGuire@cityofls.net	
Kent Monter	Development Engineering	Kent.Monter@cityofls.net	
Gene Williams, P.E.	Development Ebngineering	Gene.Williams@cityofls.net	
David Lohe	Public Works	David.lohe@cityofls.net	
Brad Cooley	Traffic	Brad.Cooley@cityofls.net	
Joe Frogge	Bldg. Codes	Joe.Frogge@cityofls.net	
Jim Eden	Fire Dept.	Jim.eden@cityofls.net	
Aaron Evans	Police Dept.	Aaron.evans@cityofls.net	
Applications Required			
Minor Plat Building Permit			
Studies Required			

Development Agreements

Development Services

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | cityofLS.net

DEVELOPMENT SERVICES

Meeting Summary

**Project Description**

Plat the two lots at 302 and 304 NE Douglas St. separately, extend the rear property lines and build a detached garage on each property.

**Planning**

- Minor plat
  - Building permits
  - Zoned RP-2
  - o 5-yard side set-back
  - o 30 foot minimum set-back from rear
  - Up to the applicant to lay it out to determine the rear set-back (based on layout of lot)
  - Joint property line
  - Nearest back property line
  - Lot 1 (302)
  - o Detached garage with studio above
  - o Attached garage to current house
  - o Driveway is NOT a shared driveway with the lot to the south at 300
  - Lot line in LS mapper is not shown accurately
  - There is a curb cut for the property at 300 NE Douglas St
  - This is the access point for that lot
  - o Gravel drive will be replaced with pavement (applicant's preference)
  - The existing area with gravel can stay but anything new has to be paved
  - Lot 2 (304)
  - o Existing shed would have to be removed before another detached garage is built
  - Special Use permit for detached garages with loft dwelling above
  - o Downtown area ?
  - o This will be looked at further by staff
- \*Note: A staff meeting was held on September 9 and it was determined that a Special Use Permit is not required
- Building height for detached structure can be no taller than the principal structure
  - o Definitions will be sent to the applicant
  - Preliminary Development Plan would be required to seek modifications to the ordinance requirements

**Staff Follow-Up Items**

- Send applicant the definitions of building height regarding the height of the existing house vs. the detached garage





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**DEVELOPMENT SERVICES**

**The City's Development Center provides quick & easy access to:**

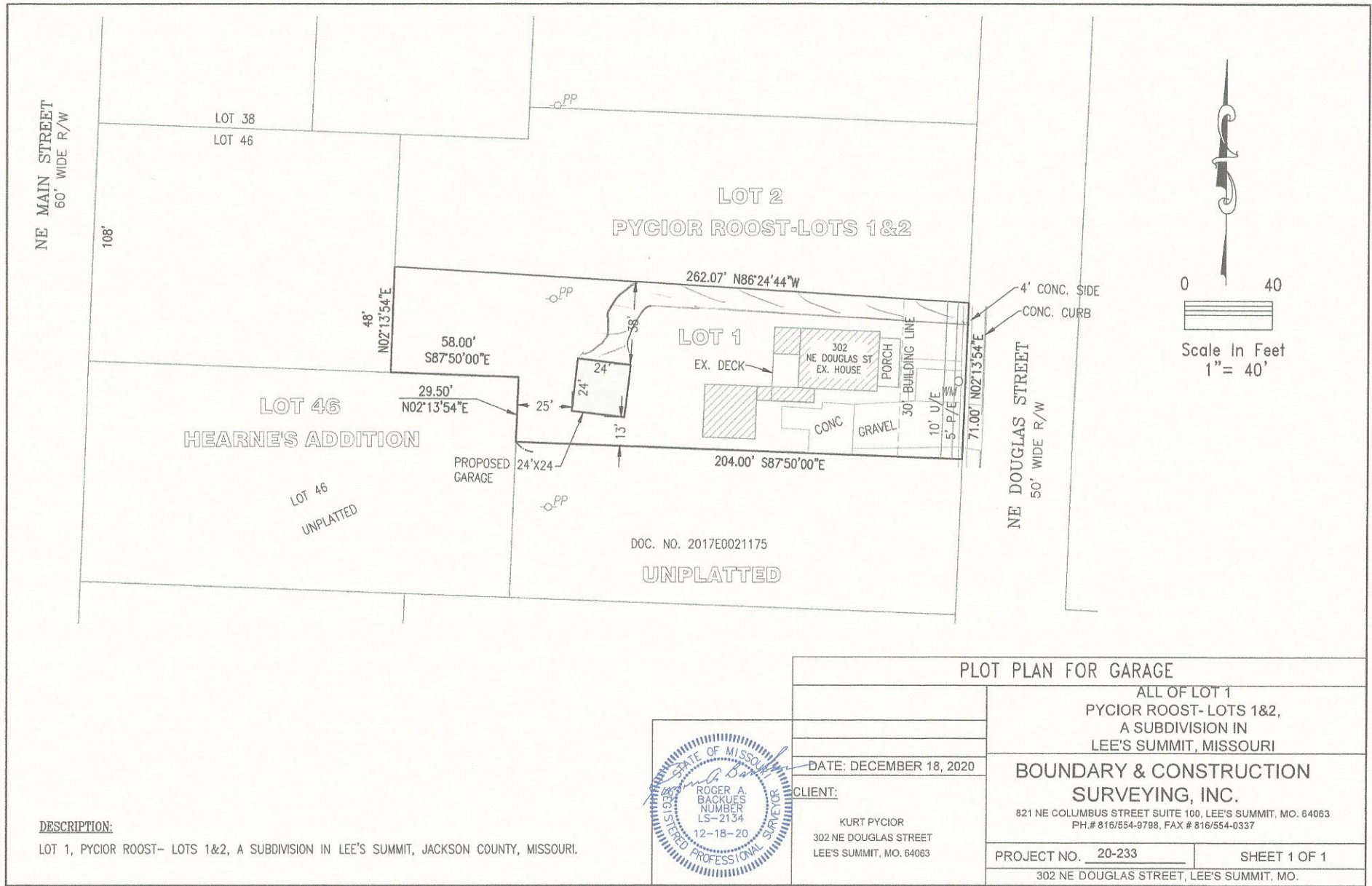
**Check The Status of an Application/Permit  
View/print Application Review Documents  
Schedule Inspections Online  
View/print Inspection Documents**

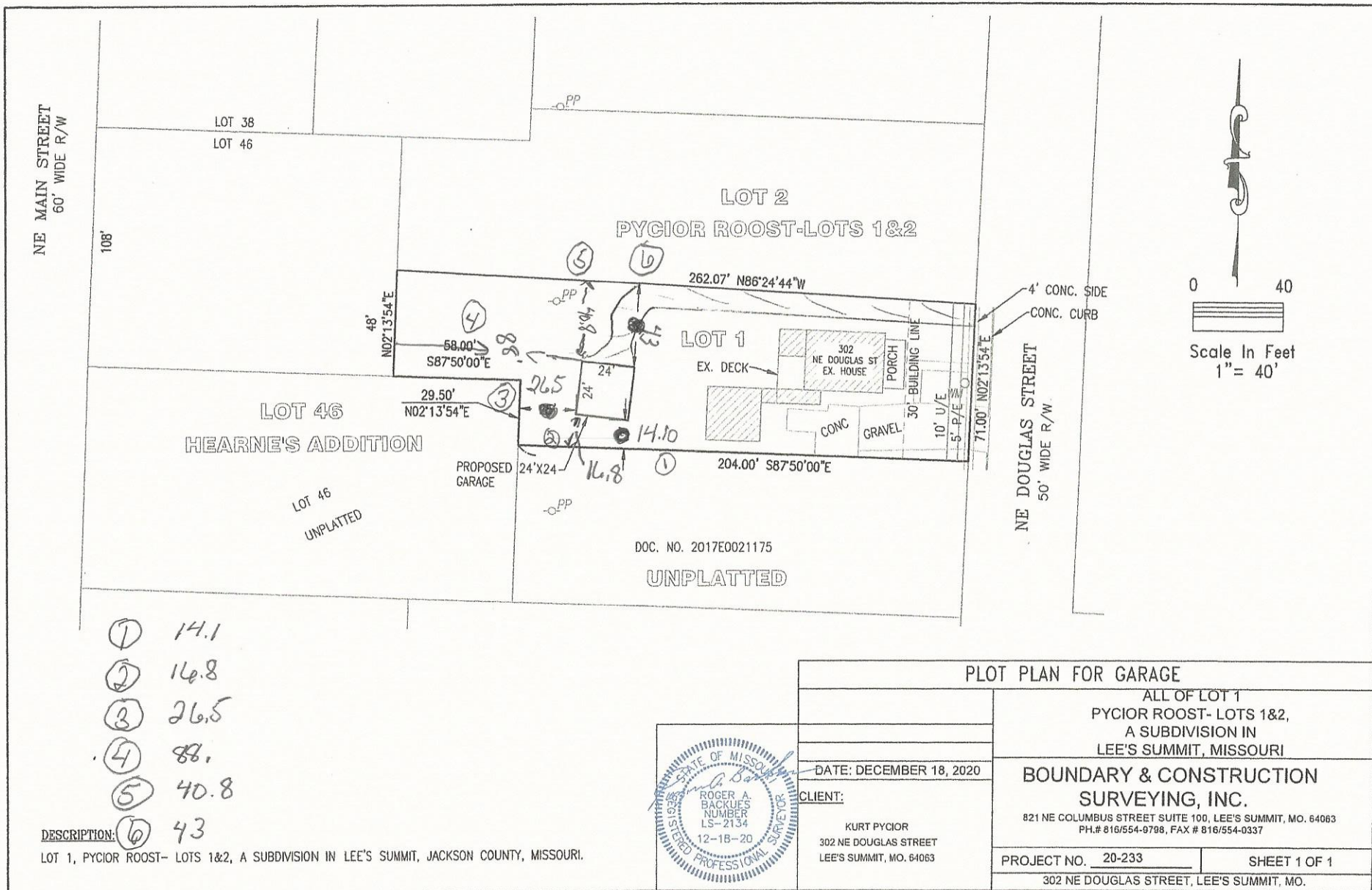
**[devservices.cityofLS.net](http://devservices.cityofLS.net)**

**Development Services**

220 SE Green Street | Lee's Summit, MO 64063 | P: 816.969.1200 | F: 816.969.1221 | [cityofLS.net](http://cityofLS.net)

THIS WAS THE PLOT PLAN SUBMITTED / APPROVED





AS-BUILT DIMENSIONS



19'-8-1-4-6

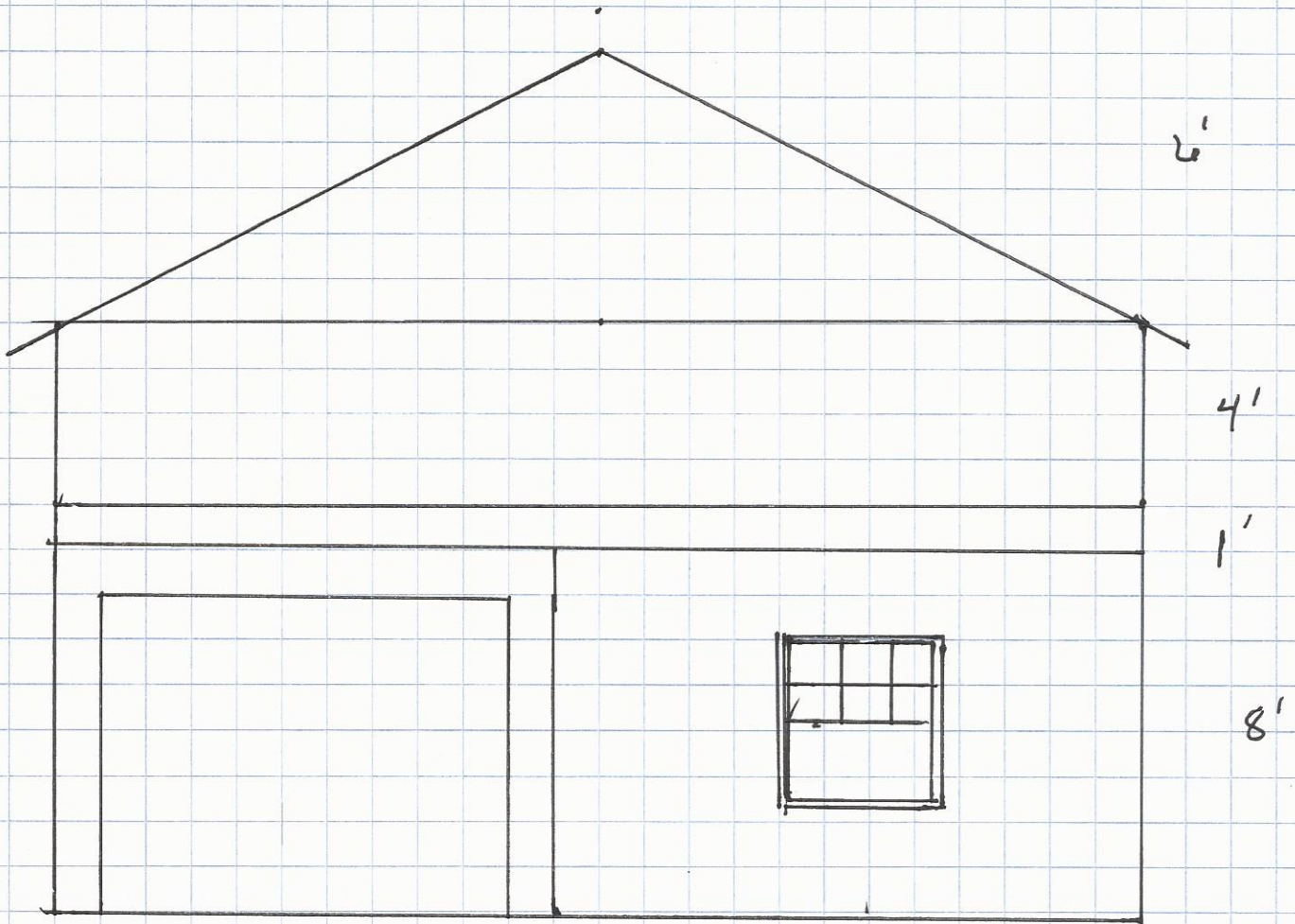
1  
+22  
cub

14  
-7.5 > 29.5 DIFF.

GRADE +4  
FOOTING  
SLAB -6.5

19 = 135

FRONT GRADE ALU +4.5  
HEIGHT STRUCTURE 19  
15.5



302 GARAGE & LOFTS



2ND FLOOR

24'

24'



# GROUND FLOOR

SUMP/GRINDER

24'

24'

CAR GARAGE

D

1/2 BATH

STOCK W/ D

~~MECH ROOM~~

D

PANEL

STAIRS  
UP

KITCHEN

WOOD  
SHED

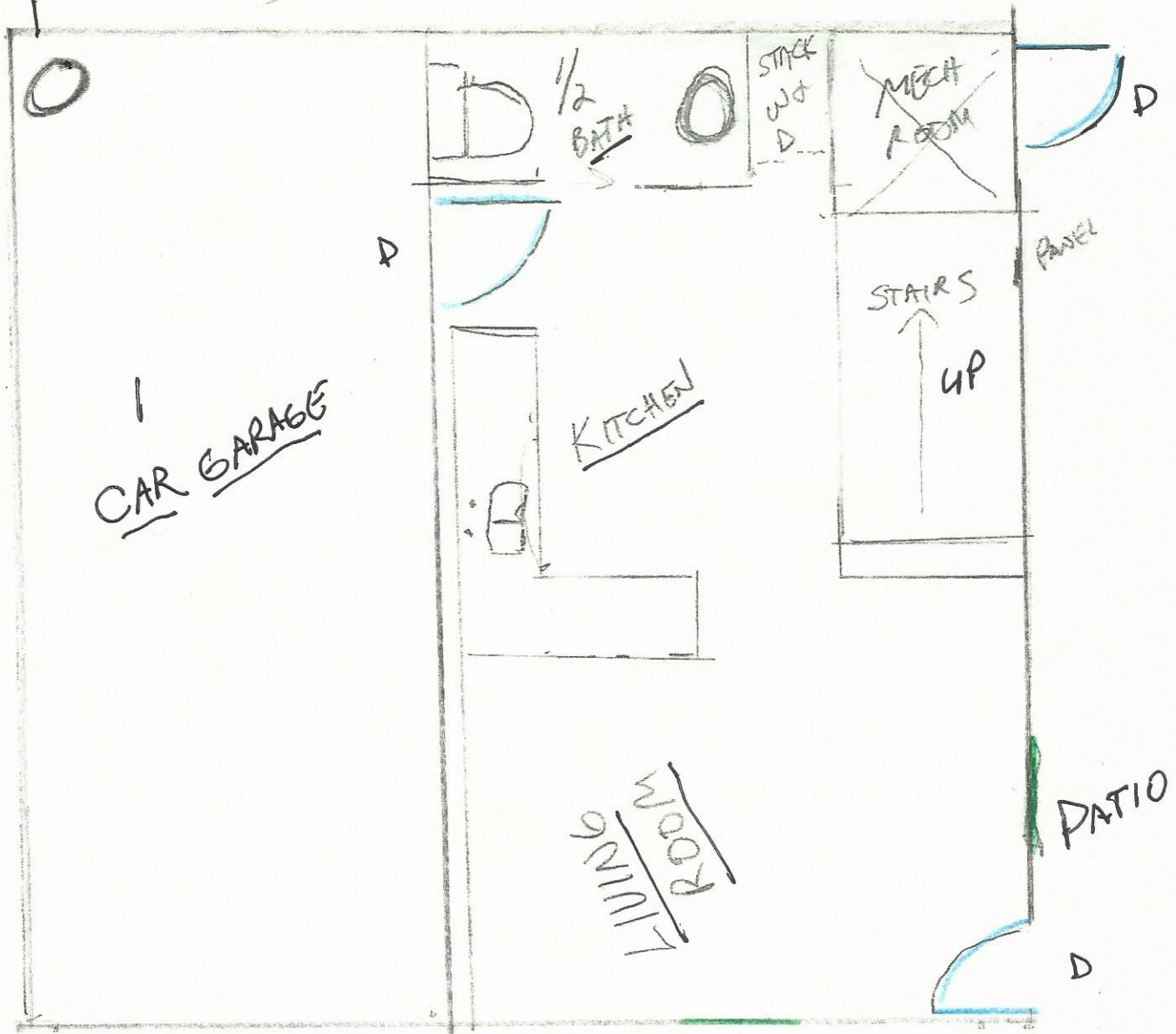
PATIO

D

11'

13'

W



MINOR SUBDIVISION PLAT  
PYCIOR ROOST-LOTS 1 & 2

A PART OF LOTS 37 & 46, HEARNE'S ADDITION ALSO  
A PART OF THE NE ¼, SECTION 6, TOWNSHIP 47, RANGE 31  
A SUBDIVISION IN  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

SURVEY NOTES:

1. THE SUBJECT PROPERTY CONTAINS 0.86 ACRES MORE OR LESS.
2. ACCESS TO PROPERTY VIA PUBLIC RIGHT OF WAY: NE DOUGLAS STREET.
3. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE FOLLOWING:  
A. FIELD SURVEY METHODS FOR OBSERVABLE FACILITIES.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS A PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
5. THERE IS NO VISIBLE EVIDENCE TO DATE OF ABANDONED OIL OR GAS WELLS WITHIN THE PLAT BOUNDARY PER DOCUMENT "ENVIRONMENTAL IMPACT STUDY OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI" BY EDWARD ALTON MAY, JR., P.E., 1995.
6. A TITLE REPORT WAS FURNISHED FILE NO. 121549, DATED APRIL 10, 2020 AT 8:00 AM PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY SHOWS NO EASEMENTS EXCEPT WHAT IS SHOWN ON THE PLAT OF "HEARNE'S ADDITION."
7. PARENT TRACT RECORDED IN DOCUMENT NO. 2020E0038527.

DRAINAGE NOTE:

THE INDIVIDUAL LOT OWNER(S) SHALL NOT CHANGE OR OBSTRUCT THE DRAINAGE FLOW LINES OR PATHS ON THE LOT, UNLESS SPECIFIC APPLICATION IS MADE AND APPROVED BY THE CITY ENGINEER.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PREPARED BY FEMA, AND SHOWN ON F.I.R.M. MAP #29095C0417G, EFFECTIVE DATE JANUARY 20, 2017. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE.

BASIS OF BEARINGS:

BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

PLAT DESCRIPTION:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 06, TOWNSHIP 47, RANGE 31, WHICH INCLUDES A PART OF LOTS 37 AND 46 HEARNE'S ADDITION, A SUBDIVISION IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF DOUGLAS STREET, FORMERLY HEARNE AVENUE, 14.50 FEET NORTH OF THE NORTHEAST CORNER OF SAID LOT 46; THENCE SOUTH 02 DEGREES 13 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF DOUGLAS STREET, 152.00 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 00 SECONDS WEST, 204.00 FEET (RECORD=200.00 FEET); THENCE NORTH 02 DEGREES 13 MINUTES 54 SECONDS EAST, 29.50 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 00 SECONDS WEST, 58.00 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 54 SECONDS EAST, 108.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 00 SECONDS EAST, 58.00 FEET; THENCE NORTH 02 DEGREES 13 MINUTES 54 SECONDS EAST, 14.50 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 00 SECONDS EAST, 204.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT AND SUBDIVISION HEREAFTER BE KNOWN AS "PYCIOR ROOST-LOTS 1 & 2".

PUBLIC EASEMENT:

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF LEE'S SUMMIT, MISSOURI, TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, ANCHORS, CONDUITS, AND/OR STRUCTURES FOR WATER, GAS, SANITARY SEWER, STORM SEWER, SURFACE DRAINAGE CHANNEL, ELECTRICITY, TELEPHONE, CABLE TELEVISION, OR ANY OTHER NECESSARY PUBLIC UTILITY OR SERVICES, ANY OR ALL OF THEM, UPON, OVER, OR UNDER THOSE AREAS OUTLINED OR DESIGNATED UPON THIS PLAT AS "UTILITY EASEMENTS" (U.E.) OR WITHIN ANY STREET OR THOROUGHFARE DEDICATED TO PUBLIC USE ON THIS PLAT. GRANTOR, ON BEHALF OF HIMSELF, HIS HEIRS, HIS ASSIGNS AND SUCCESSORS IN INTEREST, HEREBY WAIVES, TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, WITHOUT LIMITATION, SECTION 527.188, RSMO. (2006), ANY RIGHT TO REQUEST RESTORATION OF RIGHTS PREVIOUSLY TRANSFERRED AND VACATION OF THE EASEMENT HEREIN GRANTED.

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "PEDESTRIAN EASEMENT" OR "P/E" ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSE OF PEDESTRIAN ACCESS. NO FENCE, WALL, PLANTING, STRUCTURE, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID P/E WITHOUT THE APPROVAL OF SAID CITY ENGINEER OF THE CITY OF LEE'S SUMMIT.

BUILDING LINES:

BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT OF WAY LINE.

ACKNOWLEDGEMENT:

LOT 1 OWNERS:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

KURT PYCIOR, SINGLE PERSON

ELIZABETH BARRIOS, SINGLE PERSON

STATE OF MISSOURI )

COUNTY OF JACKSON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KURT PYCIOR, A SINGLE PERSON AND ELIZABETH BARRIOS, A SINGLE PERSON TO ME KNOWN TO BE THE SAME PERSON DESCRIBED TO AND WHO BY ME BEING DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
STATE OF \_\_\_\_\_

LOT 2 OWNERS:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT, HAVE HEREUNTO SUBSCRIBED THEIR NAME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BRENDA K. GRINDSTAFF, SINGLE PERSON

STATE OF MISSOURI )

COUNTY OF JACKSON )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED BRENDA K. GRINDSTAFF, A SINGLE PERSON TO ME KNOWN TO BE THE SAME PERSON DESCRIBED TO AND WHO BY ME BEING DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE LAST DAY AND YEAR WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE COUNTY OF \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
STATE OF \_\_\_\_\_

CERTIFICATION:

I HEREBY DECLARE THAT AN ACTUAL PROPERTY BOUNDARY RE-SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.  
SURVEYOR: ROGER A. BACKUES - RLS NO. 2134

THIS IS TO CERTIFY THAT THE MINOR PLAT OF "PYCIOR ROOST-LOTS 1 & 2" WAS SUBMITTED TO AND DULY APPROVED BY THE CITY OF LEE'S SUMMIT, PURSUANT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 5209.

GEORGE M. BINGER III, P.E., CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TRISHA FOWLER ARCURI, CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE JACKSON COUNTY ASSESSOR

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RYAN A. ELAM, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF DEVELOPMENT SERVICES

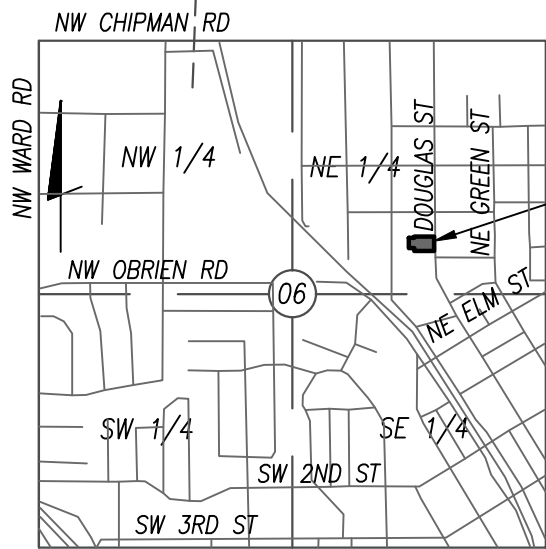
STATE PLANE COORDINATES

- |              |              |
|--------------|--------------|
| ① 305515.894 | ⑥ 305514.495 |
| ② 305499.603 | ⑦ 305513.827 |
| ③ 305469.504 | ⑧ 305518.244 |
| ④ 305471.954 | ⑨ 305518.244 |
| ⑤ 305480.937 | ⑩ 305518.244 |
| ⑪ 305481.607 | ⑫ 305518.244 |
| ⑬ 305511.358 |              |

1 METER = 3.28083333'  
COORDINATES AS SHOWN (P) AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999000.

SYMBOL LEGEND

- - SET 1/2" BAR W/CAP LS-2134
- - FOUND MONUMENT (AS NOTED)
- R/W - RIGHT-OF-WAY
- R - RECORD DISTANCE



LOCATION MAP  
SCALE=1"=2000'  
SECTION 6 TOWNSHIP 47 RANGE 31



**From:** [Kurt Pycior](#)  
**To:** [Kurt Pycior](#)  
**Date:** Tuesday, July 6, 2021 8:02:01 AM

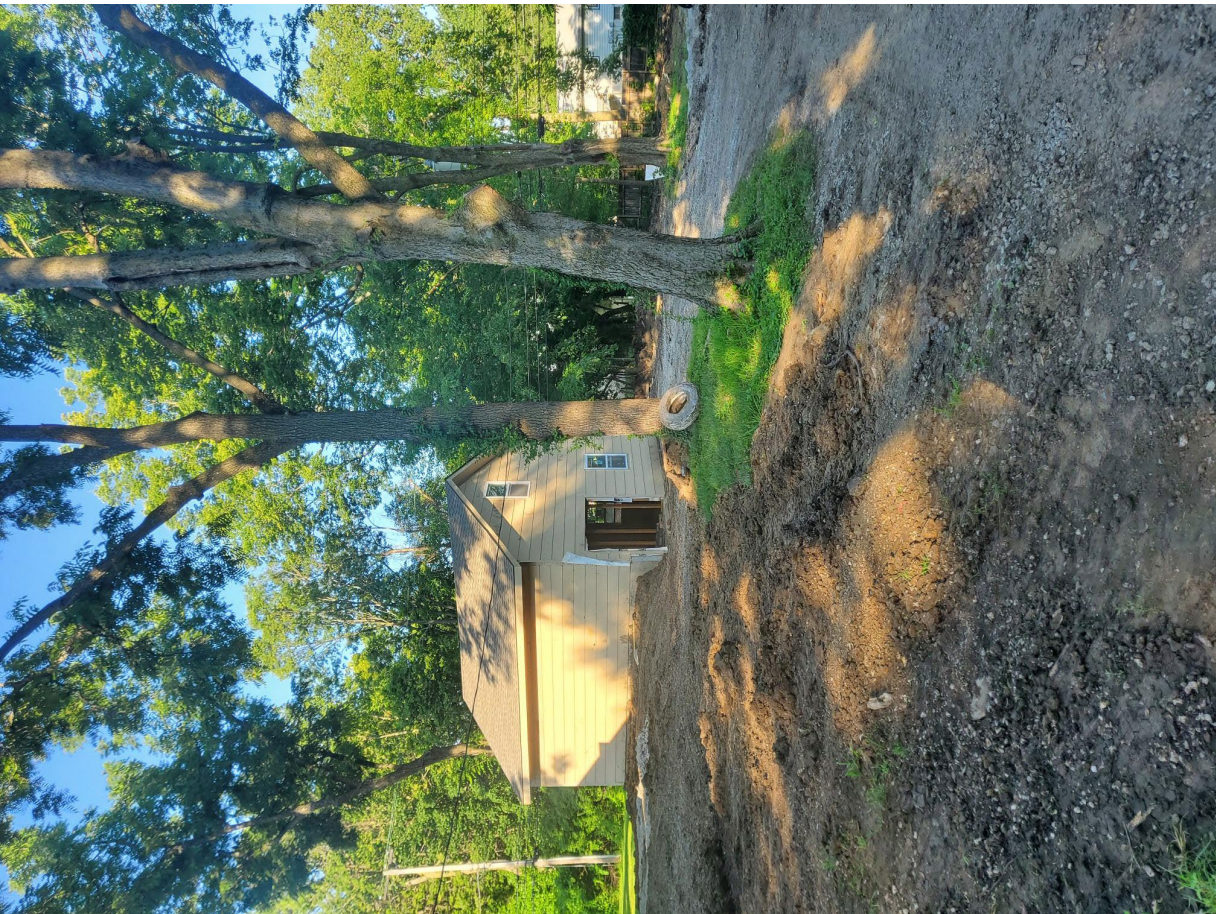
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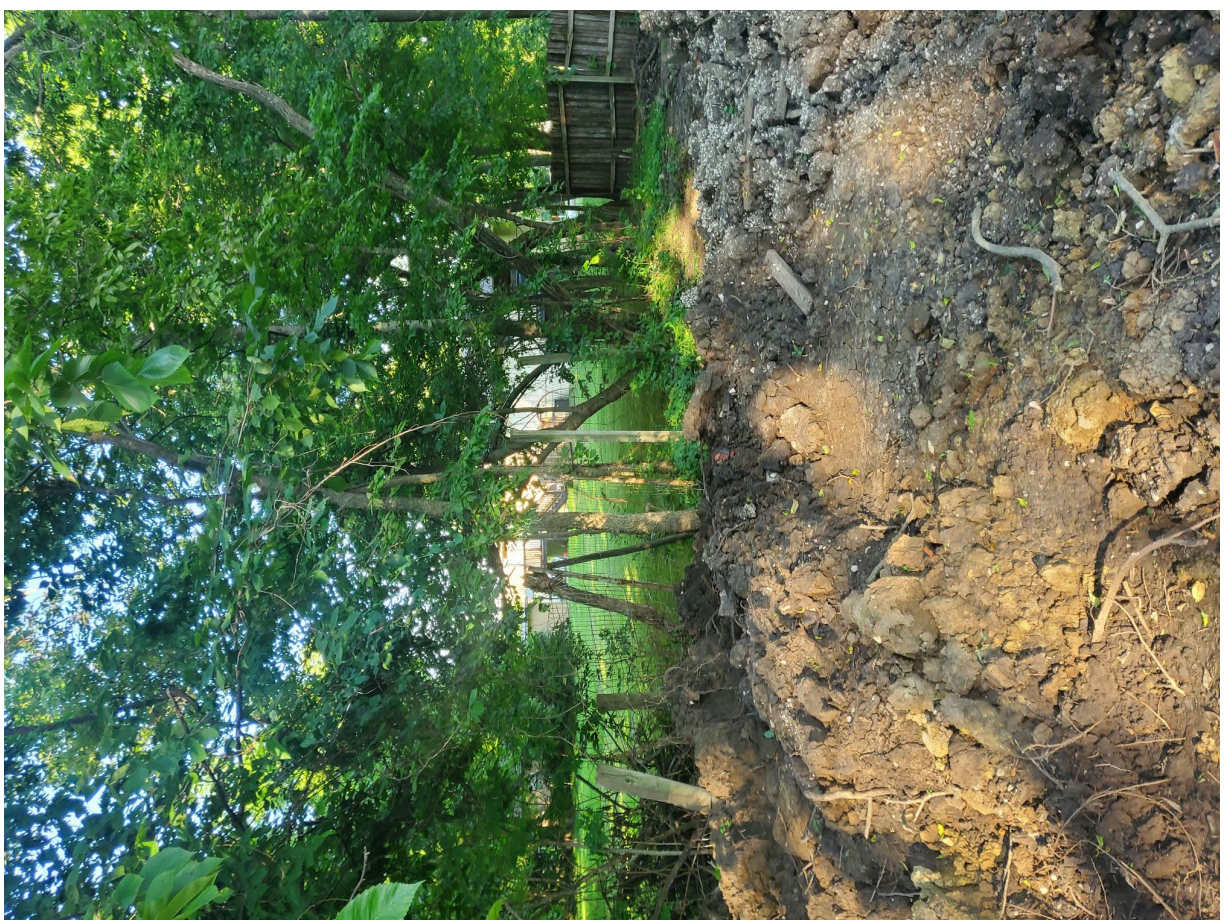




























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