



LEE'S SUMMIT MISSOURI

NON-USE VARIANCE APPLICATION FORM

Application No. PL 2021331

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) VARIANCE TO
PARKING REQUIREMENTS

PROPERTY ADDRESS 1109 NE NOELEEN CT, LEE'S SUMMIT, MO 64086

LEGAL DESCRIPTION BANNER VIEW 1ST PLAT LOT 33

61120171400000000

APPLICANT STEVIE TREADWELL PHONE 913-358-5686

CONTACT PERSON _____ FAX _____

ADDRESS 1445 S. 56TH ST. CITY/STATE/ZIP WEST ALIS, WI 53214

E-MAIL stevie@livehomeroom.com

PROPERTY OWNER BLEYS WRIGHT AND ELLARD MORALES PHONE 808-561-0134

CONTACT PERSON BLEYS WRIGHT FAX _____

ADDRESS 642 KAKALA ST, APT. 1703 CITY/STATE/ZIP KAPOLEI, HAWAII 96707

E-MAIL blazin_hawaii@yahoo.com

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.
- Application filing fee and legal notice publishing charge, payable to the City of Lee's Summit - see Schedule of Fees and Charges found on www.cityofls.net. One legal notice is required for a variance. A single payment covering the application fee and legal notice charge may be accepted. An application may be withdrawn at any time upon written request; however, no refund will be made after the initial publication.



LEE'S SUMMIT MISSOURI

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.

NO, IT WILL NOT AFFECT ANY ADJACENT
PROPERTY OWNERS OR RESIDENTS AS THIS REQUEST
IS PERTAINING TO THE INTERIOR OF THE GARAGE.

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.

TWO INSPECTORS APPROVED THE INITIAL INSPECTION
OF THIS GARAGE CONVERSION. NEITHER MENTIONED
ANY OPPOSITION TO THE GENERAL SPIRIT OF THE
ORDINANCE, NOR THE INTENT.

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

NO ADVERSE AFFECT TO ANY COMMUNITY
MEMBERS.

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.

THE GENERAL CONTRACTOR PROPERLY



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STATEMENT OF VARIANCE CRITERIA (NON-USE)

APPLIED FOR THE PERMIT FOR GARAGE CONVERSION.
THE WORK WAS APPROVED TO PROCEED.

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

THIS PROJECT WAS SCHEDULED FOR COMPLETION WHEN
THE FINAL APPROVAL WAS DENIED. IT APPEARS THAT
THE FIRST TWO INSPECTORS WERE NOT FULLY AWARE
OF THE ORDINANCE, THEREFORE WE REQUEST A VARIANCE.

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.

VERY SUBSTANTIAL GIVEN THAT THE PROJECT IS
ALMOST COMPLETED.

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

THIS CONVERSION SPACE ALLOWS FOR
REMOTE WORK FOR THE RESIDENT.

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.

NO DETRIMENT TO ADJOINING PROPERTIES OR
THE CHARACTER OF THE NEIGHBORHOOD.



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STATEMENT OF VARIANCE CRITERIA (NON-USE)

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

THERE IS NO ALTERNATIVE.

- 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.

THE INITIAL INSPECTORS SEEMED TO HAVE BEEN
UNAWARE OF THE INTENTION OF THIS ORDINANCE.
RESPECTFULLY REQUESTING A VARIANCE.

- 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.)

THERE ARE NO CONDITIONS OF THE LAND FOR CONSIDERATION.

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


SIGNATURE

STEVIE TREADWELL
PRINT NAME HERE



LEE'S SUMMIT MISSOURI

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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: BLEY'S WRIGHT



APPLICANT

STEVIE TREADWELL

Receipt #: _____ Date Filed: _____ Processed by: _____ Application # _____



BOARD OF ZONING ADJUSTMENTS PROCESS

case to the Board, FULLY describing the situation and the variance criteria (see Statement of Variance Criteria).

- 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.

A handwritten signature in black ink, appearing to read 'Stevie', is written over a horizontal line.

SIGNATURE

The name 'STEVIE TREADWELL' is handwritten in black ink in all capital letters over a horizontal line.

PRINT NAME HERE