



City of Pleasant Hill

AGENDA

Board of Zoning Adjustment

*April 9th, 2018
@ 6:45 pm.*

*Meeting Location
Pleasant Hill City Hall
203 Paul St.
Pleasant Hill MO*

PROCEDURE FOR PUBLIC HEARING TESTIMONY

- * The Chairman will open the public hearing and ask those wishing to testify, please stand, raise right hand and be sworn in by the Chairman.
- * The Chairman will call for exhibits from the Staff.
- * Staff comments will be heard.
- * The applicant or his representative will speak.
- * Witnesses in favor of the petition will be called to speak.
- * Witnesses opposed to the petition will be called to speak.
If you wish to testify, please raise your hand to be recognized. When you are recognized by the Chairman, please come forward. State your name and address, then make your comments to the Commission/Board. Please refrain from repeating points made by others.
- * Questions and General Discussion
(Applicant or his representative may be recalled to respond to questions)
- * Hearing Closed
- * After all testimony has been made, the Commission or Board will consider the facts and approve or deny the request.
- * As a courtesy to the audience and the Board of Zoning Adjustment, please turn off your cellular phone and mobile beeper.

The decision of the Board of Zoning Adjustment is the final determination. Appeals may be made only to the Pleasant Hill Missouri City Council.

AGENDA

Pleasant Hill Board of Zoning Adjustment

April 9, 2018 @ 6:45 pm

A. Call to Order/Roll Call

B. Public Hearing

1.

Applicant: Wade Baldrige

Variance Request Location: 502 N. Armstrong, Pleasant Hill, MO

The applicant is requesting a variance to construct an additional 40ft x 80 ft storage building in the most northern portion of his 2 ± acre parcel.

This parcel is currently Zoned as R1 (Chapter 58-34). The R-1,(Single Family) and only permits 1 (one) accessory building.

Exhibits:

1. Staff Report
2. Affidavit of Publication in Pleasant Hill News Paper
3. Application
4. Map of area
5. Cass County GIS Aerial Photos
6. Building Permit Documents

Meeting Adjourned

VARIANCE REPORT

By Tom Krahenbuhl

**Board of Zoning Adjustments
April 9, 2018**

RE: 502 N. ARMSTRONG

APPLICANT: Wade Baldrige

The applicant presented a Building Permit Application to construct a 40 x 80 storage building in the northeast corner of his property. A review of the Building Plans found them to be in compliance with the applicable Building Codes as adopted in Chapter 52 and were thus approved.

A further review of the plot plan and Cass County Assessors records indicated that the property already had 3 (three) sheds, 1-12x18, 1-10x10, 1-12x18, measurements are approximate, with one partially on a neighboring lot also owned by the applicant. This buildings are contacted within the most southern 3rd of the property. Further the Cass County records show this 2 acre tract is actually platted as three separate lots in which they have been combined to achieve a single tax bill. The new construction would set on the most northern lot delineated as Lot 2. 81ft x 175ft.

The designated Lot 2 alone does have adequate size for this structure and may in the future be separated as a standalone lot for residential purposes. The addition of this structure it will be required of have a new Dust Free Driveway.

COMMENTS:

Staff as no objections to the Approval of this Variance request.

**NOTICE OF PUBLIC
HEARING**

NOTICE OF PUBLIC HEARING before the Zoning Board of Adjustments of the City of Pleasant Hill, Missouri to be held at 6:45 pm, Monday, April 9, 2018. The Public Hearing will be in the Council Chambers at 203 Paul Street, to consider the application submitted by Wade and Stephanie Baldrige for a Variance for adding a storage building in its own lot without a house, located north of 502 N. Armstrong.

Writing comments are invited.

Jessica Elliott
City Clerk

Mar. 21, 28, 2018

ZONING BOARD OF ADJUSTMENTS
Hearing Application

Date Received: 2-16-18

Filing Fee \$ 105.00

1. Applicant Name: Wade & Stephanie Buldrige

Mailing Address: 502 W Armstrong
Pleasant Hill MO 64080

Telephone Number: 816 916 3232 Pager/Cell _____

2. Subject of Hearing: Looking to get a Variance for Store Building @ Bottom of our Property on ~~their~~ IT'S OWN Lot

3. Address or general location of subject property:
About the 600 Block of Armstrong
N. Side of Property from house

4. Attach a sketch of the property showing:
- a. Subject area
 - b. Adjoining streets
 - c. Adjacent properties and owners

- only one Neighbor - Barbarick
210 Armstrong

5. You must discuss this issue with the City Staff before requesting a hearing.

OFFICE USE ONLY

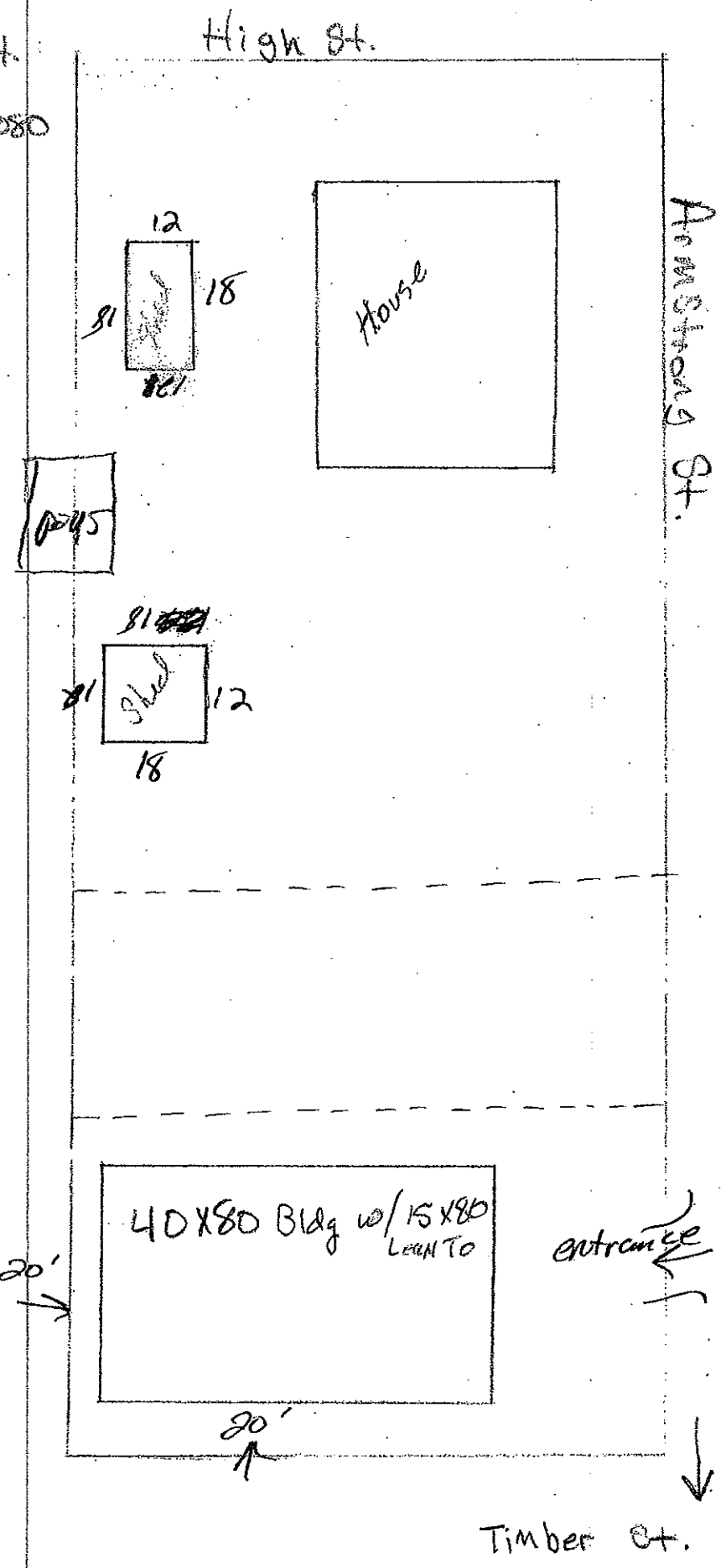
Hearing Schedule before Zoning Board of Adjustments:

Date: ~~3-12-18~~ Action: _____
4-9-18

Wade Baldridge
502 N. Armstrong St.
Pleasant Hill MO 64080

1-20-18

2 Acre Lot



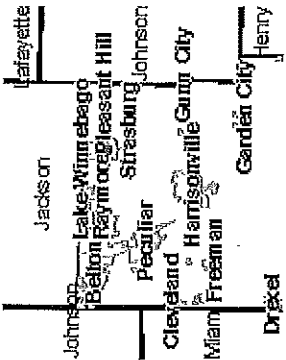
Cass County Assessor, Bob Huston



1 in. = 140ft.

0 139.88 279.8 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



- Legend**
- Road
 - Interstate
 - State Route
 - Parcel
 - Parcel Number/Acres
 - Original Lot
 - Corporate Limit Line
 - County Boundary

Notes

PERMIT NO. _____ DATE PROCESSED _____

Application For Building Permit
 Pleasant Hill Community Development Department

Building Address _____
 Date of Application 1-30-18

CITY USE ONLY
 Construction Valuation \$ _____
 ALL FEES TO BE PAID BY APPLICANT
 (Checks Payable to City Of Pleasant Hill)
 Building Fee _____
 Excise Tax _____
 Water Tap _____
 Sewer Tap _____
 Park Fee _____
 Sidewalk Contract: _____
 A sidewalk for this lot is required on _____
 Signed _____
 TOTAL FEE \$ _____

CLASS OF WORK	
NEW	DEMOLITION
ALTERATION	REPAIR
ADDITION	ELECT. UPGRADE
REMODEL	OTHER
POOL	

LEGAL DESC: Lot 1
 Subdivision Vgn Hoxs 2nd
 Name Wade Belbridge
 Address 508 Kl Armstrong
 City Pleasant Hill
 State MO Zip 64080
 Phone# 816 918 3232

CONSTRUCTION INFORMATION	
No. of Floors	<u>1</u>
Living Area (sq. ft.)	<u>3200</u>
Unfinished Areas (sq. ft.)	<u>3200</u>
Total Square Ft.	<u>3200</u>

CONSTRUCTION COSTS: \$ 26,000
 TYPE OF ZONING/CONSTRUCTION _____
 Single Family Res. Commercial _____
 Multi-Family Res. _____ Industrial _____
 Zoning Classification: A Flood Zone: A _____ AO _____ X _____

APPROVED VARIANCE REFERENCE DATE: _____
 A PLOT PLAN MUST ACCOMPANY THIS BUILDING PERMIT
 APPLICATION IN ADDITION TO THE REQUIRED NO. OF BUILDING PLANS
 NOTICE: This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.
 I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. The applicant understands that this permit is issued only for work described here-in and included in accompanying plans and specifications. All work is subject to inspection and no work shall be covered without the approval of the Building Official.
 By Wade Belbridge 1-30-18
 Signature of Applicant _____ Date _____

GENERAL CONTRACTOR
 Name S/A/DLW/er
 Address _____
 City _____
 State _____ Zip _____
 P.H. City License No. _____
 Phone# _____
 List Subcontractors _____

Electrical: _____
 Mechanical: _____
 Plumbing: _____

APPROVAL
[Signature]
 Building Official
2/2/18
 Date

Building a 40x80x14' side walls w/ 15x80
Lean To.

This is Pole Barn Style Using 6x6 cch
on 10' centers 4 1/2 pitch on Roof.
2x6 Rafters w/ 2x4 Braces, 2x6 Ceiling
Joist on 5' centers

Pre built Trusses 90 mph wind load
Top Plates Double 2x10, Bottom Plates 2x6
Purlins are 2x6 on 2' centers for
Attaching Metal

will have 12x12 Doors Plus

36x80 walk Thru

FILE COPY

VanHoye 2nd LOT-1 PERMIT #
502 N. ARMSTRONG

COMPLIANCE
Plan review / notes on plans

Thomas L. Graham

Building Official
City of Pleasant Hill, MI
Date 2/7/18

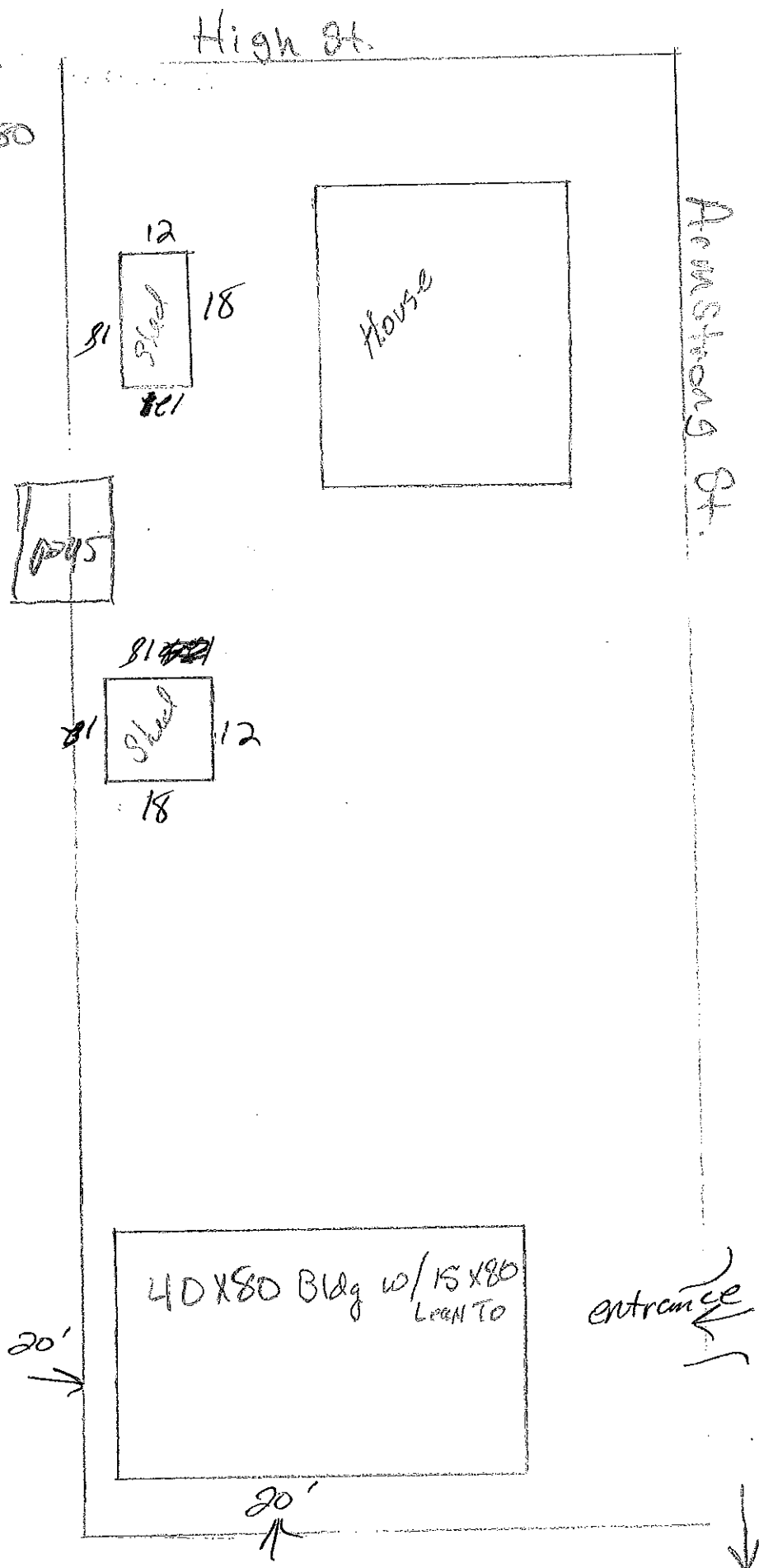
Must follow all
applicable building codes,
local ordinances and
maintain erosion control
for length of project.

Wade Baldrige 1-30-18

502 N. Armstrong St.

Pleasant Hill MO 64080

2 Acre Lot



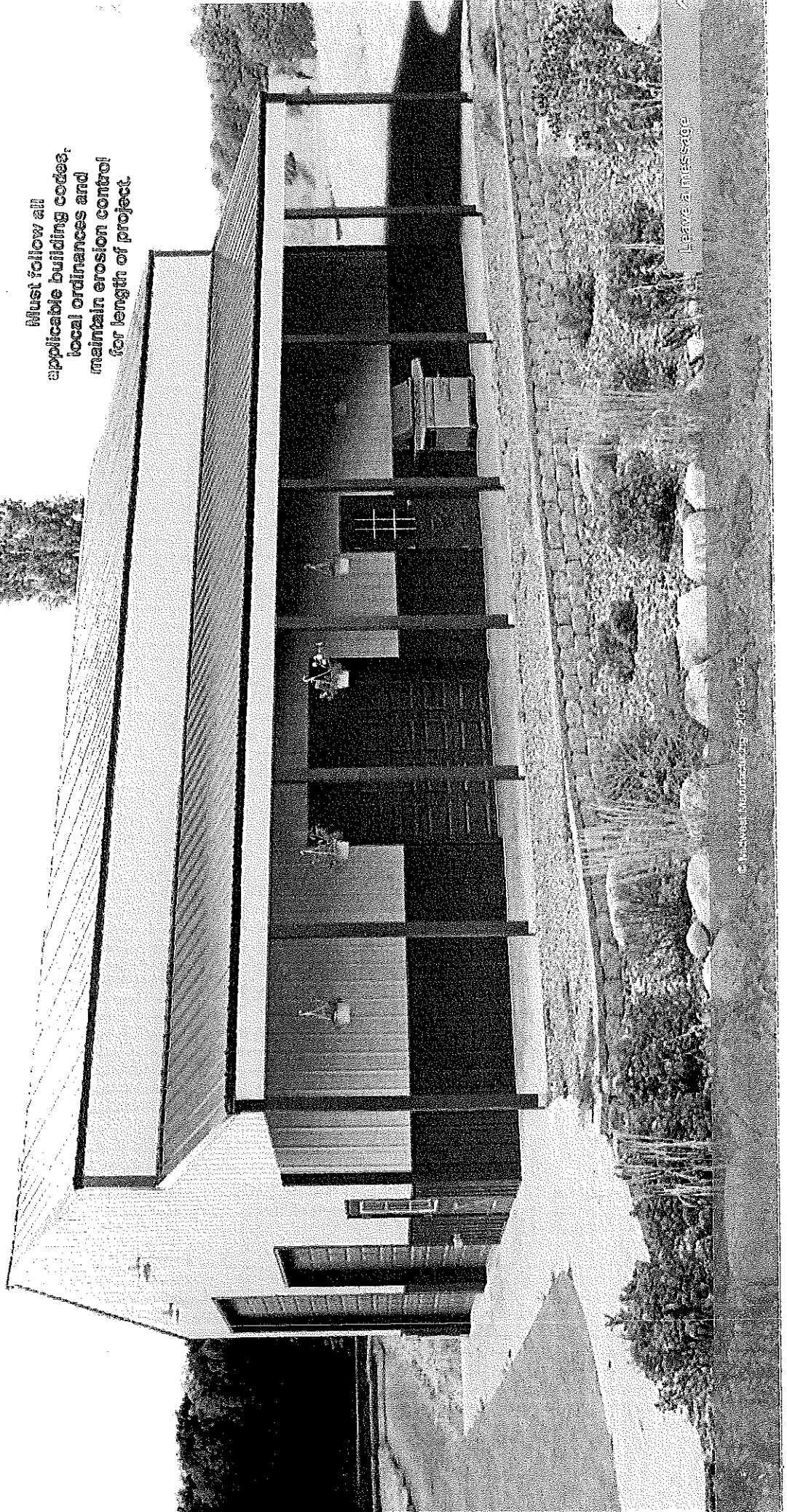
Timber St.

STANDARD FOR CODE COMPLIANCE
Plan review / notes on plans

Thomas S. Spalenbull

Building Official
City of Pleasant Hill, MO
Date: *2/2/18*

Must follow all
applicable building codes,
local ordinances and
maintain erosion control
for length of project.



Leave a message