

**CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

AGENDA

**Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
July 16, 2026
7:00 pm**

1. Welcome by Chairperson and Introduction.

2. Call meeting to order and Roll Call

Riehle:

Spence:

McDaniel:

Rochester:

Walker:

3. Approval of Minutes – April 30, 2026, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Approval of Minutes – July 9, 2026, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

5. Old Business: None

6. New Business:

A. Case No.: BZA-2026-02

Applicant: Richard Allen – Allen Family Construction

Reason: requesting the approval of a Variance application to construct a single-unit home at a reduced front yard setback, from 30-feet to 29-feet, and a rear yard setback, from 30-feet to 15.1-feet at 6619 Harris Ave.

- 1. Introduction of Application by Chair
- 2. Explanation of any ex parte' communication from Board members regarding the application

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
4. Enter Relevant City Exhibits into the Record:
 - a. Staff Report
 - b. Application, Supporting Documents, and PowerPoint Presentation
5. Introduction of Application and PowerPoint by Staff
6. Presentation of Application by Applicant
7. Enter Additional Relevant Applicant's Exhibits into Record if Necessary
8. Request for Public Comment by Chairman
9. Additional Staff Comments and Recommendation
10. Board Discussion
11. Board Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

7. Other Business: None

8. Set Future Meeting Date – The next Regular Board of Zoning Adjustment Meeting is Scheduled for Thursday, August 13, 2026, at 7:00 PM.

9. Adjourn

**MINUTES
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

**April 30, 2026
7:00 PM**

**Raytown City Hall
10000 East 59th Street
Raytown, MO 64133**

1. Welcome by Chairman Riehle. Chairman Riehle called the meeting to order at 7:00 PM.

2. Roll Call

Riehle: Present
Walker: Present

McDaniels: Present
Rochester: Absent

Spence: Present

3. Election of Chairperson and Secretary Ms. McDaniel made a motion to elect Mr. Riehle as Chairperson. Mr. Walker seconded the motion.

VOTE: Motion passed 4-0.

Mr. Walker made a motion to elect Mr. Spence as Secretary. Ms. McDaniel seconded the motion.

VOTE: Motion passed 4-0.

4. Approval of September 12, 2024, Meeting Minutes – The Board voted to approve the minutes of the September 12, 2024 Regular Meeting on a motion by Ms. McDaniel and a second by Mr. Walker.

VOTE: Motion passed 4-0.

5. Old Business – None.

6. New Business:

A. Case No.: BZA-2026-01

Applicant: Patrick Duty – Evolution Homes

Reason: Requesting the approval of a Variance for a five-foot (5') reduction in front setback requirements for Lot 7 in the Crownover Acres subdivision, identified by Jackson County Parcel ID #: 45-220-03-46-00-0-00-000.

Section 50-148 requires a minimum front setback of 30-feet for all development within the R-2, Medium-Density Zoning District. Due to an existing drainage easement and sanitary sewer line in the rear of the property, the applicant was requesting the approval of a

Variance to allow for a 25-foot setback rather than the required 30-foot setback, a variance of five feet (5-ft).

1. Introduction of the application by Chair.

Mr. Riehle introduced the application.

2. Explanation of ex parte communication from Board members regarding the application.

No members reported any ex parte communications regarding these applications.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

The City Attorney swore in all who planned to give testimony during the hearing.

4. Entering of Relevant City Exhibits into the record.

- a. Staff Report, Application, Supporting Documents, and PowerPoint Presentation were entered into the public record.

5. Introduction of Application and PowerPoint by Staff.

Shana Kelly, Economic Development Administrator, provided the staff report and Power Point, addressing the background of the request, and purpose of the requested Variance application.

The applicants were requesting this Variance of 5 feet to the minimum front yard setback requirements in order not to interfere with an existing drainage easement and sanitary sewer line in the rear of the property.

6. Staff Recommendation

Staff recommended approval of the requested Variance with the following conditions:

1. That development of the site shall be in substantial conformity with the Site Plan submitted to City staff on 10-22-2020 and that all dwelling units shall have a floor area of not less than 1287 square feet as indicated on the site plan.
2. That the finished floor elevation for Lot 7 be as approved by the City when the Lot is developed.
3. That the sidewalk shall be constructed within the portion of the island adjacent to Blue Ridge Cutoff fronting Lot 7 and shall be constructed of concrete.
4. The façade design and exterior materials shall be as approved by the Director of Community Development and shall be consistent with materials and colors used on existing duplexes in the subdivision.

5. That the Landscape Plan be installed in accordance with the Plan submitted to staff on 10-22-2020.

7. Presentation of Application by Applicant.

Patrick Duty, Evolution Homes, spoke to give his approval of Staff's presentation and to make himself available for any questions by the Board.

Mr. Riehle asked the applicant if he was involved in redeveloping any of the other lots in the Crownover Acres subdivision. Mr. Duty affirmed that he was not.

8. Enter Additional Relevant Applicant's Exhibits into Record if Necessary

There were no additional relevant exhibits.

9. Request for Public Comment by Chairman.

There was no additional public comment.

10. Additional Staff Comments

There were no additional comments from Staff.

11. Board Discussion.

There was no additional Board discussion.

12. Board Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Walker made a motion to approve the application subject to the five (5) conditions in the staff report. Ms. McDaniels seconded the motion.

VOTE: Motion passed 4-0.

The City attorney requested Chairman Riehle make a motion to allow the Chair to sign the Findings of Fact document, if they were in accordance with the meeting contents of the April 30th meeting. Mr. Riehle made such a motion and was seconded by Mr. Spence.

VOTE: Motion passed 4-0.

7. Other Business:

There was no other business.

8. Set Future Meeting Date:

With no applications before it, the next Board of Zoning Adjustment Meeting, scheduled for May 14, 2026, was cancelled. The next Regular Board of Zoning Adjustment Meeting was Scheduled for Thursday June 11, 2026, at 7:00 PM. With no applications submitted

by the deadline for the June 11 meeting, it was also cancelled. The next meeting of the Board of Zoning Adjustment was scheduled for and held Thursday July 9th, 2026.

9. Motion to Adjourn.

Mr. Walker made a motion to adjourn the meeting at 7:23 PM. Mr. Riehle seconded this motion.

VOTE: Motion passed 4-0.

DRAFT

**MINUTES
CITY OF RAYTOWN
BOARD OF ZONING ADJUSTMENT
MEETING**

**July 9, 2026
7:00 PM**

**Raytown City Hall
10000 East 59th Street
Raytown, MO 64133**

- 1. The meeting was called to order by Mr. Walker at 7:33pm.**
- 2. A quorum was present, however, as there were only three members present, no official business could be conducted. The public hearing was opened and continued until 6:00pm July 16, 2026.**
- 3. The meeting was adjourned at 7:35pm.**



Community Development Department
Planning and Zoning Division
10000 E 59th Street • Raytown, MO 64133
Phone: 816-737-6014 • Fax: 816-737-6164

Staff Report

To: City of Raytown, Board of Zoning Adjustment

From: Shana Kelly, Economic Development
Administrator

Case #: BZA-2026-02 Request for a Variance

Board of Zoning Adjustment Meeting:
July 16, 2026



Applicant: Richard Allen – Allen Family Construction

Location: The subject property, addressed as 6619 Harris Ave., is within the Hollis Acres subdivision, and is generally located at the intersection of Harris Ave and E 67th St. The parcel can currently be identified as Parcel ID #: 45-140-07-18-00-0-00-000. A map has been included in the attachments.

Zoning: R-1, Low-Density Residential

Ward: 2

Total Land Area: Approximately 0.410 Acre

Property Owner(s): Richard & Ivonne Allen

Project Summary: The applicant is requesting the approval of a Variance application to construct a single-unit home at a reduced front yard setback, from 30-feet to 29-feet, and a rear yard setback, from 30-feet to 15.1-feet.

Background: The applicant is requesting the approval of a Variance application to construct a single-family home at a reduced front yard setback, from 30-feet to 29-feet, and a rear yard setback, from 30-feet to 15.1-feet. Section 50-129(b) and (d) of the City of Raytown Municipal Code requires a minimum front and rear setback of 30 feet for all newly constructed single-family homes within the R-1, Low-Density Residential District. The applicant is requesting a **reduction of one (1) foot in the front yard setback** and a **reduction of 14.9 feet in the rear yard setback**.

The lot was previously occupied by a home which was oriented towards Harris Ave. and did not meet these front and rear setback requirements. The applicant is requesting approval of the



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variance application to reconstruct a new home oriented in the same direction as the previous home, towards Harris Ave., utilizing the existing driveway access on Harris Ave.

E. 67th Street is a Collector Street and has a higher traffic volume than Harris Ave., a Local Street. Due to safety concerns, the City of Raytown Public Works Department would prefer to utilize the existing driveway on Harris Ave. rather than create a new driveway access onto E. 67th Street. Additionally, any new driveway constructed, must remain wholly outside of the sight distance triangle, defined in Section 50-8(c): *"...In all residentially zoned districts, the vision triangle shall have the requirement that the two sides forming the corner lot line intersection shall be a minimum distance of 30 feet from the center of the lot line intersection..."*



Section 50-129(c) of the City of Raytown Municipal Code requires all newly constructed single-family homes to have a minimum side yard setback of eight feet (8') minimum. The new development proposes side yard setbacks of 76.9 feet and 71.8 feet, an excess of 46.9 and 41.8 feet.

Section 50-139(h) states that *"All off-street parking areas, including driveways, constructed after the effective date of the ordinance from which this chapter is derived shall be paved with*



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asphalt, concrete or a similar material," therefore, the existing gravel driveway must be paved to meet present-day code requirements.

All off-street parking areas, including driveways, constructed after the effective date of the ordinance from which this chapter is derived shall be paved with asphalt, concrete or a similar material.

Staff Recommendation: Staff recommends **Approval** of the application **with Conditions**.

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **June 18, 2026**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on or before **June 9, 2026**. A copy of the letter is included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-1, Low-Density Residential	Single-Family Homes
South:	Public Right-of-Way	E 67 th St
East:	R-1, Low-Density Residential	Single-Family Homes
West:	Public Right-of-Way	Harris Ave

Street Classification: E. 67th St is classified as a **Collector Street**. Harris Avenue is classified as a **Local Street**.

Factors to Be Considered:

1. That the request arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant.

Although the request to construct a new home oriented towards Harris Ave. is caused by the decision and actions of the applicant, the motive is to utilize the existing driveway and maintain safer streets. The property was originally developed with access from Harris Ave., not E. 67th Street. Developing the home in accordance with the current municipal code may create issues of unsafe traffic. The variance application is at the request of both the applicant and the City of Raytown Public Works Department. Additionally, reorienting the new home would require the home address to be reassigned.



2. That approval of the application will not adversely affect the rights of adjacent property owners.

Granting of the front and rear setback variance will not adversely affect the rights of adjacent property owners.

3. That the strict application of the provisions of this chapter of which the exception is requested will constitute unnecessary hardship upon the property owner represented in the application.

The strict application of the code will require new vehicle access to be constructed on E. 67th Street, which may create issues of unsafe traffic.

4. That the exception desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The purpose of the variance request is to maintain safer vehicular traffic on E. 68th Street and improve public health and safety. Granting of the variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

5. That granting the exception desired will not be opposed to the general spirit and intent of this chapter.

The purpose of this chapter is to provide for single-household residential development and is designed to protect and preserve existing development of a similar character. Granting of the exception will not be opposed to the general spirit and intent of this chapter.

PUBLIC WORKS:

Public Works recommends approval of this Variance application in order to utilize the existing driveway and refrain from creating a new access drive too close to the intersection of 67th Street and Harris Ave.

ATTACHMENTS:

- Zoning Map
- Application
- Certificates of Survey
- Site Plan
- 185-ft Buffer Map
- Public Noticing Addresses



- Affidavit of Publication
- Street Classification Map
- *Raytown on the Rise, 2040* Comprehensive Plan – Future Land Use Map

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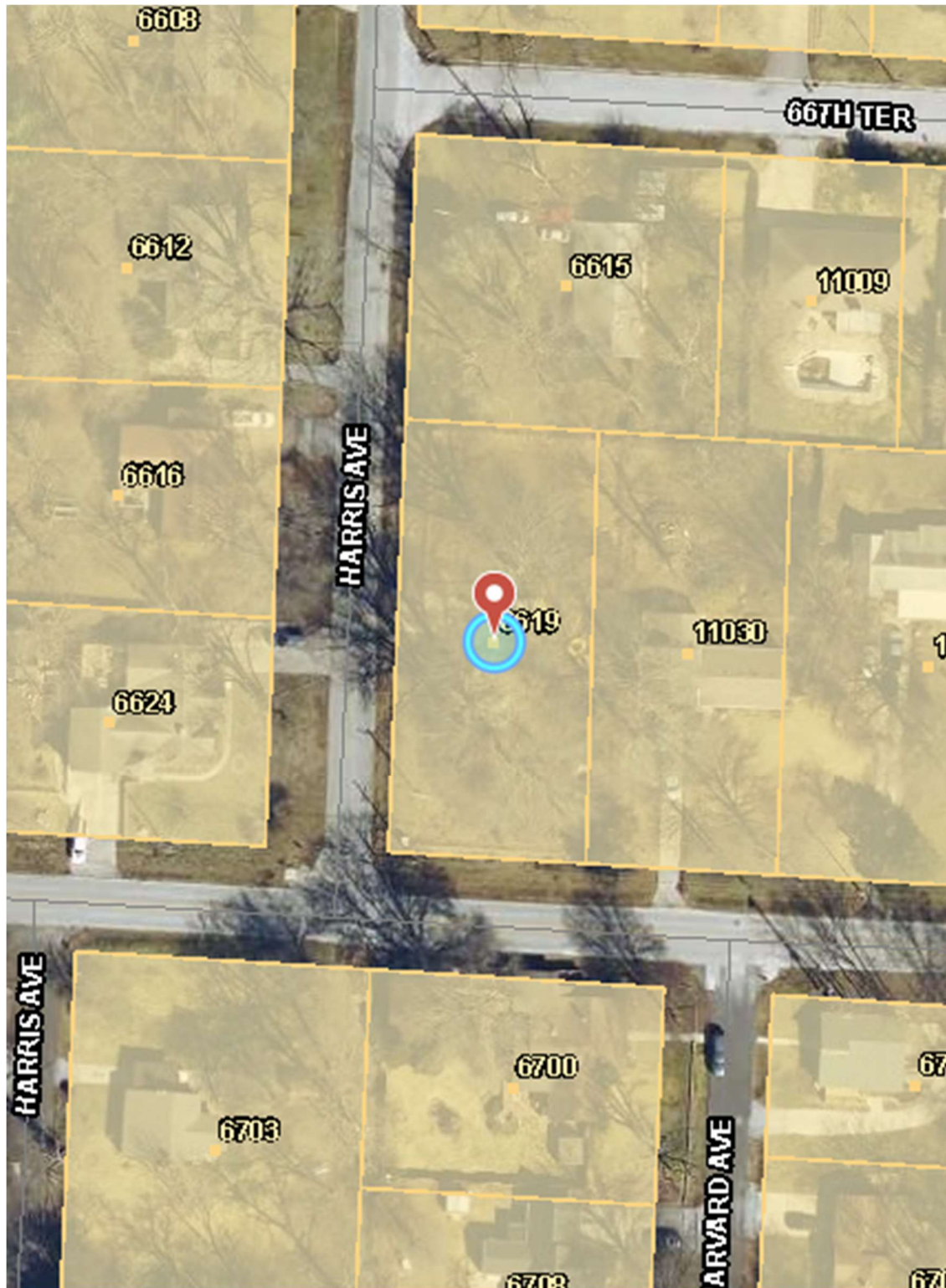
Staff recommends that the Board of Zoning Adjustment **APPROVE** application **BZA-2026-02** subject to the following conditions:

1. Driveway must be paved with asphalt, concrete or similar material, and must meet all other present-day code requirements.



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Zoning Map:





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BOARD OF ZONING ADJUSTMENT APPLICATION

Office Use Only	
Case #:	VAR-000289-2026
Fee Paid:	\$350.00
BZA Meeting Date:	7/9/26
Newspaper Notice Date:	6/24/26
Notice Letters Date:	6/9/26

Request:			
Project Address: 6619 HARRIS AVE.			
Existing Zoning: RESIDENTIAL		Existing Land Use: SINGLE FAMILY	
Total Acreage: 42.6 PERCENT OF ACREAGE		0.41 Acre	
Applicant:			
Name of Applicant: RICHARD E ALLEN		Company (If Applicable):	
Address: 9063 E 65 TH TURN City: RAYTOWN State: MO Zip: 64133			
Phone: 816-237-6272		Email: RICHARDALLEN622005@GMAIL.COM	
Applicant Signature: X			
Property Owner:			
Name of Owner: RICHARD E ALLEN		Company (If applicable):	
Address: 9063 E 65 TH TURN City: RAYTOWN State: MO Zip: 64133			
Phone: 816-237-6272		Email:	
Property Owner's Signature: 			



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Additional Contact Information

Please provide additional contact information if applicable below:

Additional Contact:			
Name:	Richard Allen		
Company:			
Address:	9063 E 65 th Terr		
City:	Raytown	State:	Mo
Zip:	64133		
Phone:	816-237-6272		
Email:	richardallen622005@gmail.com		

Please Give a Detailed Description of the Proposal Below:

APPLYING FOR VARIANCE ON 6619 HARRIS AVE.
DUE TO THE SIZE OF THE LOT, WE ARE
TRYING TO MOVE THE LAYOUT OF THE HOUSE
TO GET THE FEEL OF BIGGER FRONT &
BACK YARD.



Section 50-83. Variances:

"A request for a variance may be granted in such case, upon finding of the Board of Adjustment that the following conditions have been met":

1. That the variance requested arises from such condition that is unique to the property in question and that is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner or the applicant:

NO THE BUILD LINES ON THIS CORNER LOT LEAVES NOT ENOUGH SPACE FOR THIS HOUSE PLAN.

2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents:

NO WILL MAINTAIN 15'-0" FROM CLOSES NEIGHBOR.

3. That the strict application of the provisions of this chapter of which variance requested will constitute unnecessary hardship upon the property owner represented in the application:



NO I BELIEVE THERE WOULD BE NO
UNNECESSARY HARDSHIP.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare:

NO I BELIEVE IT WOULD NOT ADVERSELY
AFFECT THE PUBLIC.

5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter:

I BELIEVE THAT BUILDING THIS HOUSE
WOULD BE BENEFICIAL TO THE NEIGHBORHOOD,

CERTIFICATE OF SURVEY

PART OF LOT 8

HOLLIS ACRES

DEED DESCRIPTION:

THE WEST 91 FEET OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, HOLLIS ACRES, A SUBDIVISION IN RAYTOWN, JACKSON COUNTY, MISSOURI; THENCE NORTH 200 FEET; THENCE EAST 180 FEET; THENCE SOUTH 200 FEET; THENCE WEST 180 FEET TO THE BEGINNING. (2018E0062270)

NOTES:
THIS PLOT PLAN WAS PREPARED FOR ISSUANCE OF A CITY BUILDING PERMIT. CONTRACTOR TO CHECK AND VERIFY HOUSE DIMENSIONS AND LOCATION PRIOR TO CONSTRUCTION. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.

GENERAL NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MISSOURI STATE PLANE - WEST ZONE, NAD 83, NAVD 88.
- NO TITLE WORK WAS PROVIDED AT THE TIME OF THIS SURVEY. DEEDS AND SURVEYS REFERENCED HEREON WERE TAKEN FROM JACKSON COUNTY MISSOURI RECORDER OF DEEDS WEBSITE. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OF AN URBAN CLASS SURVEY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
- FENCES SHOWN, OR REFERENCED HEREIN, MAY REPRESENT DIVISION LINES BETWEEN ADJOINING LAND OWNERS, AND EITHER ENCLOSED UPON THE SUBJECT PREMISES, OR PROVIDE THE SUBJECT PREMISES WITH SURPLUS LAND BECAUSE SAID FENCES MAY NOT BE LOCATED ON THE DEED LINES. THESE FENCES MAY BE SUBJECT TO ADVERSE POSSESSION RIGHTS BY SAID ADJOINERS. NO FENCES SHOULD BE REMOVED OR REPLACED WITHOUT FIRST CONSULTING CHAPTER 272 OF THE MISSOURI REVISED STATUTES, AND FURTHER, LEGAL ADVICE SHOULD BY SOUGHT, WHICH IS BEYOND THE SCOPE OF SERVICES PROVIDED BY THE SURVEYOR.
- NO ATTEMPT WAS MADE BY THE SURVEYOR AS A PART OF THIS SURVEY TO ESTABLISH FLOOD ELEVATION WITHIN THE BOUNDARIES OF THIS PROPERTY.
- HOUSE PLANS PROVIDED BY CLIENT VIA EMAIL. PROPOSED HOUSE LOCATION PER CLIENT SKETCH.

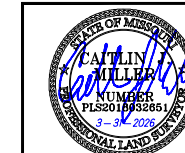
MO ITC TICKET #260832946 (DUE 3/27/2026)	ATT DISTRIBUTION	NOT YET RESPONDED
COMCAST	EVERGY	MARKED
GOOGLE FIBER	JACKSON COUNTY WATER	MARKED
MCI	RAYTOWN PUBLIC WORKS	MARKED
RAYTOWN WATER	SPIRE MO WEST	MARKED

Note:

- Visual indications of utilities are as shown. Underground locations shown, as furnished by the respective utility companies, are approximate and shall be verified in the field at the time of construction. For actual field locations of underground utilities, call 1-800-344-7233.
- The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

THIS CERTIFICATE OF SURVEY WAS PREPARED FOR RICHARD ALLEN AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THE FIELD WORK WAS COMPLETED ON MARCH 31, 2026.



CAITLIN J. MILLER
MO PLS# 2018032651

ONWILER CONTRACTING, LLC

15118 S. HAMILTON RD. GREENWOOD, MO 64034
PHONE: 816-308-1223 COX LS-2020014106

onwilercontracting@gmail.com

PROJECT NO. 724	DATE 3/31/2026	BY CJM
LOCATION: SEC.4-T4B-R32	COUNTY: JACKSON	
FOR: RICHARD ALLEN		
SITE ADDRESS: 6619 HARRIS AVE, RAYTOWN, MO		
REV.		

FOUND
1/2" REBAR
AT 61' R/W

HARRIS AVE

E 67TH ST

Area = 18,231± Sq. Ft. or 0.42± Acres

REVIEWED FOR COMPLIANCE
04/07/2026 8:19:21 AM

Digitally signed by Shane Moore
DN: cn=Shane Moore, email=ShaneMoore@onwilercontracting.com, o=Onwiler Contracting, LLC, ou=Raytown, MO, c=US
Reason: I have reviewed this document.
Date: 2026.04.07 08:20:04-0700



CERTIFICATE OF SURVEY

PART OF LOT 8 HOLLIS ACRES

DEED DESCRIPTION:

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- NO ATTEMPT WAS MADE BY THE SURVEYOR AS A PART OF THIS SURVEY TO ESTABLISH FLOOD PLAIN ELEVATION WITHIN THE BOUNDARIES OF THIS PROPERTY.
- HOUSE PLANS PROVIDED BY CLIENT VIA EMAIL. PROPOSED HOUSE LOCATION PER CLIENT SKETCH.

MO ITC TICKET #260832946 (DUE 3/27/2026)
ATT DISTRIBUTION NOT YET RESPONDED
COMCAST CLEAR/NO CONFLICT
ENERGY MARKED
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JACKSON COUNTY WATER MARKED
MCJ CLEAR/NO CONFLICT
RAYTOWN PUBLIC WORKS NOT YET RESPONDED
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- The contractor shall be responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation and for the coordination and scheduling with utility owners of all work required to resolve conflicts with installations, constructions, excavations, removals, placements, relocation and other miscellaneous work.

THIS CERTIFICATE OF SURVEY WAS PREPARED FOR RICHARD ALLEN AND IS EXPRESSLY FOR HIS/HER/THEIR USE AND SAID CERTIFICATE OF SURVEY SHALL NOT BE TRANSFERRED TO PARTIES OTHER THAN THOSE HAVING A DIRECT INTEREST IN THE SUBJECT PREMISES AS OF THE DATE OF ISSUANCE OF THIS SURVEY. THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR HEREBY STATES THAT A SURVEY HAS BEEN COMPLETED UNDER HER DIRECT SUPERVISION OF THE ABOVE DESCRIBED PREMISES AND ALL MEASUREMENTS SHOWN, ANGULAR AND LINEAR, WERE MEASURED ON THE GROUND AND MONUMENTS WERE SET OR FOUND AS SHOWN. THIS CERTIFICATE OF SURVEY HAS BEEN PREPARED FROM INFORMATION COMPILED IN THE FIELD AND OFFICE AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS, AND THE MISSOURI DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

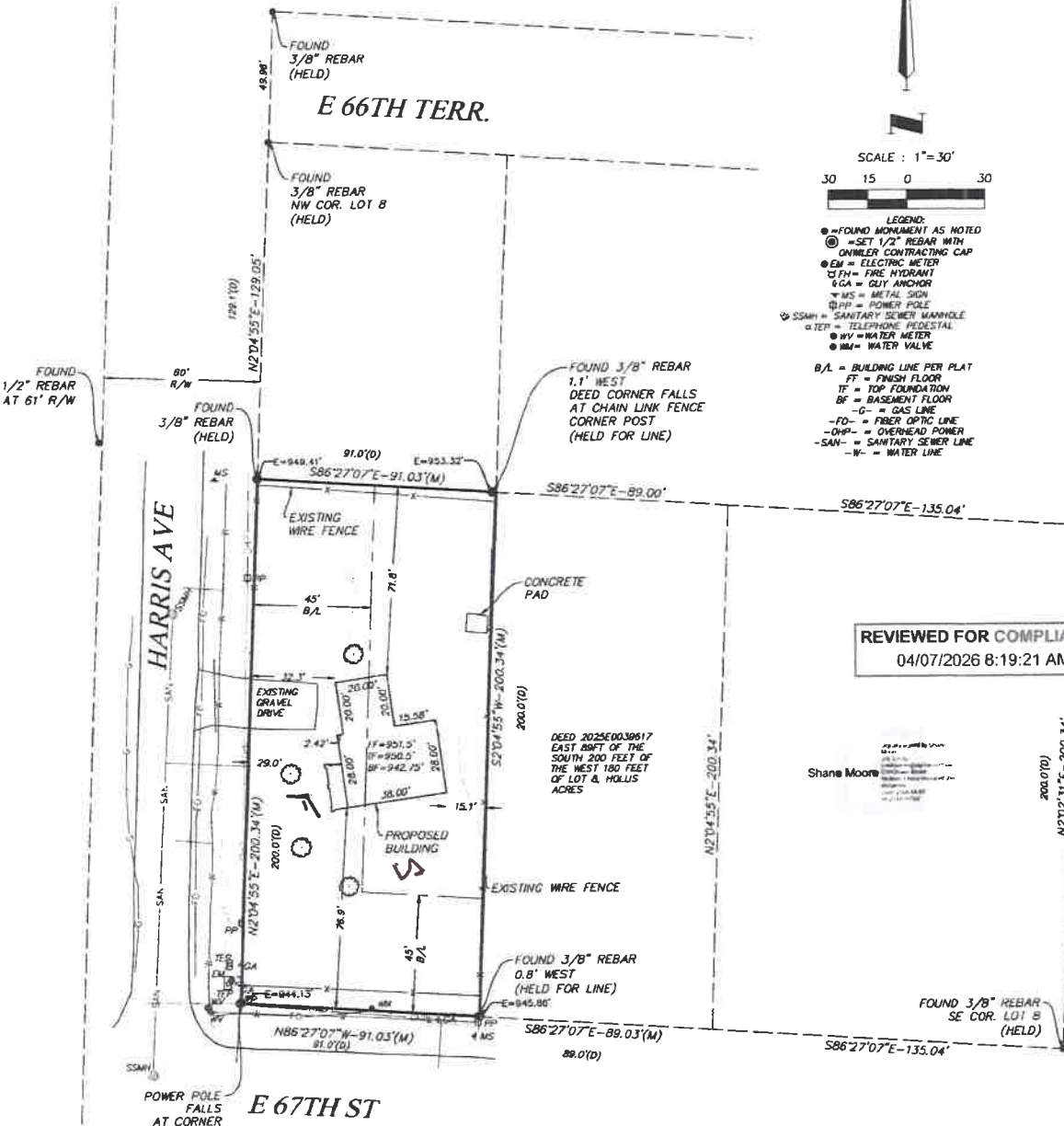
THE FIELD WORK WAS COMPLETED ON MARCH 31, 2026.



CAITLIN J. MILLER
MO PL5# 2018032851

ONWILER CONTRACTING, LLC
15118 S HAMILTON RD GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020011106
onwilercontracting@gmail.com

PROJECT NO. 724	DATE 3/31/2026	BY CJM
LOCATION: SEC 4-T48-R32	COUNTY: JACKSON	
FOR: RICHARD ALLEN		
SITE ADDRESS: 6619 HARRIS AVE, RAYTOWN, MO		
REV:		



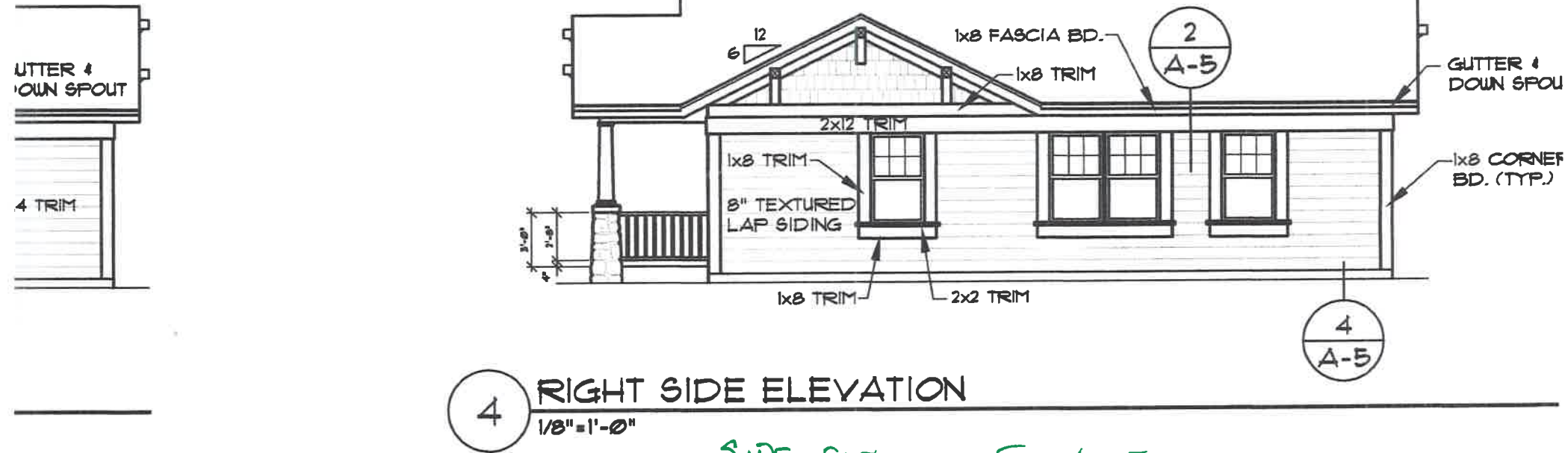
REVIEWED FOR COMPLIANCE
04/07/2026 8:19:21 AM

Shane Moore
Surveyor
Missouri
PL5# 2018032851



Area = 18,231± Sq. Ft. or 0.42± Acres

5



SIDE ELEVATION FACING E 67TH ST



Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit

1 in. = 163ft.



326.8 0 163.42 326.8 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

Notes

ALLEN RICHARD & IVONNE
9063 E 65TH TER RAYTOWN MO
64133
RAYTOWN, MO 64133

OCCUPANT
6619 HARRIS AVE
RAYTOWN, MO 64133

RUSNAK JAKE KEVIN & KOLEINI
EMELI MINA
6707 HARVARD AVE
RAYTOWN, MO 64133

SAENZ ASECION IVAN
11009 E 66TH TER
RAYTOWN, MO 64133

SPRINK GAIL B III
6608 HARRIS AVE
RAYTOWN, MO 64133

MACKEY DAVID R & MARY L
6615 HARRIS AVE
RAYTOWN, MO 64133

GREEN RICHARD K
6624 HARRIS AVE
RAYTOWN, MO 64133

PENNINGTON TODD A
320 SW 6TH ST
BLUE SPRINGS, MO 64015

OCCUPANT
11100 E 67TH ST
RAYTOWN, MO 64133

CURRENT RESIDENT
11101 E 67TH ST
RAYTOWN, MO 64133

GORDON LAKESHIA
11030 E 67TH ST
RAYTOWN, MO 64133

WESCHE LAURA
6700 ELMWOOD AVE KANSAS
CITY MO 64132
RAYTOWN, MO 64133

OCCUPANT
6616 HARRIS AVE
RAYTOWN, MO 64133

CURRENT RESIDENT
6617 HARRIS AVE
RAYTOWN, MO 64133

SATTERLEE NATHANAEL JOSEPH
2282 JAYHAWK RD FORT SCOTT
KS 66701
FORT SCOTT, KS 66701

OCCUPANT
6701 HARVARD AVE
RAYTOWN, MO 64133

CURRENT RESIDENT
6702 HARVARD AVE
RAYTOWN, MO 64133

SFR3-040 LLC
2261 MARKET ST STE 22263
SAN FRANCISCO, CA 94114

OCCUPANT
6703 HARRIS AVE
RAYTOWN, MO 64133

CURRENT RESIDENT
6704 HARRIS AVE
RAYTOWN, MO 64133

GOMERDINGER GREGORY J &
DONNA R
6601 HARRIS AVE
RAYTOWN, MO 64133

OCCUPANT
6608 HARRIS AVE
RAYTOWN, MO 64133

CURRENT RESIDENT
6607 HARRIS AVE
RAYTOWN, MO 64133

ROSS KAREN L
6708 HARVARD AVE
RAYTOWN, MO 64133

BURNS DONALD & MARGARET-TR
6612 HARRIS
RAYTOWN, MO 64133

KINCAID LINDA & RALPH
6700 HARVARD AVE
RAYTOWN, MO 64133

EVINGER ALLEN D & APRIL
PAMELA
11013 E 66TH TER
RAYTOWN, MO 64133

The Daily Record Kansas City
920 Main St
Kansas City, MO, 64105
Phone: 8163841801 Fax: 0

The Daily Record

KANSAS CITY

Affidavit of Publication

To: Raytown, City Of, Missouri - City Clerk
10000 E 59Th St
Raytown, MO, 641333915

Re: Legal Notice 4172313, City of Raytown

State of MO }
} SS:
County of Jackson County }

Before the undersigned Notary Public personally appeared Olivia Wilhelm on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 06/18/2026 edition and ending with the 06/18/2026 edition for a total of 1 publications, and that the date of publications were as follows: 06/18/2026.

Publishers fee: \$55.68

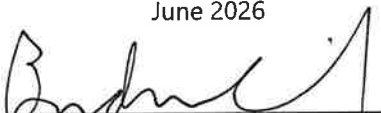
By:



Olivia Wilhelm

Sworn to me on this 18th day of
June 2026

By:



Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

Notice of Public Hearings

Affected Properties Jackson County

Parcel ID #:

- 45-140-07-18-00-0-00-000

A public hearing will be heard by the Board of Zoning Adjustment to consider a Variance application to construct a single-unit home at a reduced front yard setback, from 30-feet to 29-feet, and a rear yard setback, from 30-feet to 15.1-feet. The address of this property is 6619 Harris Ave in Raytown, Missouri, 64133. This application is being filed by Richard E Allen.

A public hearing will be held by the Raytown Board of Zoning Adjustment at 7:00pm on Thursday, July 9, 2026. The packet and agenda will be available for view on the City of Raytown website on Thursday, July 2, 2026.

The public hearing will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearing to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816) 737-6093 or by email at benjaminr@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

4172313 Jackson Jun. 18, 2026





2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

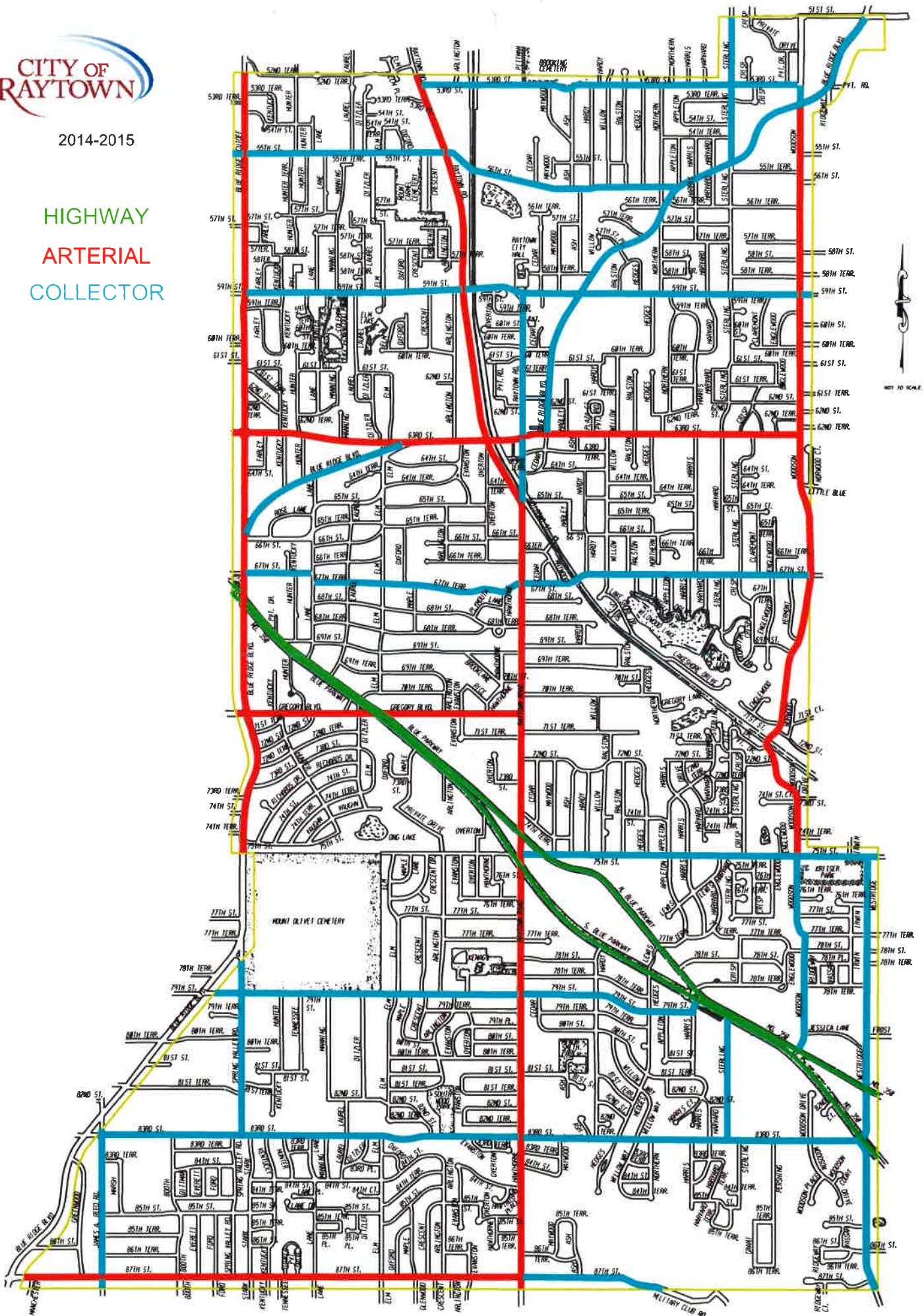


Figure 27: Future Land Use Map

