CITY OF WARRENSBURG, MISSOURI
BOARD OF ADJUSTMENT

WARRENSBURG MUNICIPAL CENTER
200 S. HOLDEN ST.
WARRENSBURG, MO 64093

SEPTEMBER 29, 2020
6:00 PM
AGENDA

1. Call To Order
2. Roll Call
3. Minutes

3.I. Meeting Held October 14, 2019

Documents:

10-14-19 BOA MINUTES.PDF

4. Election Of Officers
5. Hearings

5.I. VAR-49-2020 Request For Variance-Fence
606 Creach Dr.

Documents:

VAR 49-2020 PACKET.PDF

6. Other Business
7. Adjourn

CITY OF WARRENSBURG, MISSOURI
Board of Adjustment

Minutes of a Meeting Held on October 14, 2019

1. The meeting was called to order by Chair Don Nimmer at 4:20 PM

2. Roll was called and members Don Nimmer, Lynn Solomon, Nancy Knight, Sandi Bryan, and Mike Shaw were present. Doug Harris, attorney and counsel to the Board of Adjustment and Barbara Carroll, Director of Community Development were also present. The meeting was recorded by a court reporter.

3. Minutes

3.I Meeting Held August 27, 2019

Minutes from the August 27 ,2019, Board of Adjustment meeting were reviewed. Solomon moved to approve the minutes as presented. Knight seconded. Nimmer called for a vote on the motion. Approved 5-0.

4. Other Business

4.I Resolution for VAR-30-2019

Carroll introduced the resolution approving the variance for VAR-30-2019 regarding property at 500 E. Gay St. Carroll asked the Board if the resolution accurately reflected the reasons for their decision. No changes were brought forward. Solomon moved to approve the resolution. Shaw seconded.

A roll call vote was taken as follows:

Lynn Solomon:	Yes
Nancy Knight:	Yes
Sandi Bryan:	Yes
Mike Shaw:	Yes
Don Nimmer:	Yes

Motion carried. The resolution approving the variance for VAR-30-2019 was approved 5-0.

4.II Resolution for VAR-35-2019

Carroll introduced the resolution approving the variance for VAR-35-2019 regarding property at 444 E. Russell Ave. Carroll asked the Board if the resolution accurately reflected the reasons for their decision. No changes were brought forward. Solomon moved to approve the resolution. Bryan seconded.

A roll call vote was taken as follows:

Mike Shaw:	Yes
Don Nimmer:	Yes
Sandi Bryan:	Yes
Nancy Knight:	Yes
Lynn Solomon:	Yes

Motion carried. The resolution approving the variance for VAR-35-2019 was approved 5-0.

5. Adjourn

Knight moved to adjourn the meeting. Bryan seconded. Approved 5-0. The meeting adjourned at 4:24 PM.

Date: _____ _____

Chair

BOARD OF ADJUSTMENT

Agenda Report
September 18, 2020

ITEM 5.I: VAR 49-2020 Request for Variance—Fence

APPLICANT: Your Other Attic Mini Storage, LLC

ZONING DISTRICT: GB: General Business District

LOCATION: 606 Creach Dr.

The property is at 606 Creach Dr. and is legally described as:

Tract 1: Lot 57A in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

Tract 2: Lot 57B in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

Tract 3: Lot 57C in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

VARIANCE BEING REQUESTED:
To encroach 30 ft. into the required 30 ft. setback for a front yard fence along Creach Drive, a local street, in a GB: General Business District. This request involves Sec. 27-232 (a) (1) (a) and Sec. 27-118 (g) (2) (a) of the Code of City Ordinances.

DESCRIPTION OF CASE:
The property is situated on the southwest corner of Creach Dr. and E. Young St, and it is located in GB: General Business District. The property is three platted lots with approximately 3.30 acres of developed land. The site is currently used for self-storage units, and each platted lot consists of three buildings, interconnecting drive aisles, and two driveway entrances. The storage units on Lot 57A were constructed in 1995, the storage units on Lot 57B were built in 1996, and the storage units on Lot 57C were permitted in 2006 and a final Certificate of Occupancy issued in June 2009.

The applicant purchased the property in July 2020 and wants to install a montage 3 rail classic iron fence around the existing buildings on all four sides of the property. See maps attached to the application. The zoning ordinance prohibits the installation of fences 2 ft. or higher above the grade level in the front yard setback from a street in any zoning district.

The east side of the property facing Creach Drive is the front yard of the property. The variance request is to encroach 30 ft. into the front yard setback along Creach Drive, so the fence could be installed on the property line.

The north side of the property along Young Street is considered the street along the side per Section 27-232 (s) (3) a. The zoning ordinances provides a setback reduction of 60% for fences

located in the side yard adjacent to a street on corner lots; therefore, the proposed fence along E. Young St. does not require a variance since it meets the 16 ft. setback.

ORDINANCE REQUIREMENTS:
Section 27-232 (a) (1) (a) states no fence two (2) feet or higher in height above the grade level of the land on both sides thereof is allowed to be located within the front yard setback from a street, except as allowed specifically in this section.

Section 27-118 (g) (2) (a) states no structure is allowed within thirty (30) feet of a local street right-of-way.

CRITERIA FOR GRANTING A VARIANCE:
A copy of Section 27-61 setting out the requirements for granting a variance has been provided as part of this packet.

Sec. 27-61 (a) (2) (a) Special Circumstances or Conditions
Staff believes there are no special circumstances or conditions that would prevent reasonable use of the property. The lots were platted in November 1994.

Sec. 27-61 (a) (2) (b) Variance Necessary for the Reasonable Use of the Land
The property has been used as storage units since 1995 which is an allowed use in a General Business District.

Sec. 27-61 (a) (2) (c) Granting of the Variance will be in Harmony with intent of Chapter 27
Section 27-410 states access to parking area shall be designed so as not to obstruct free flow of traffic, and there should be adequate provision for access to and from all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians. One entrance gate would be consistent with recently constructed storage units in Warrensburg.

SURROUNDING LAND USES:
The property is adjacent to GB: General Business District on all sides. The American Legion is located to the north. Albrite Car Wash and Warrensburg Quicklube and Tire are located to the east.

ADJACENT PROPERTY OWNERS:
The attached list of property owners were notified in writing that a Request for Variance was filed with the City and that a public hearing on the matter was scheduled for September 29, 2020 at 6:00 p.m. with the Board of Adjustment. At the time of this writing, the no public comment has been received by staff.

Attachments:
1. Sec. 27-61 of the Code of City Ordinances
2. Sec. 27-232 (a) (1) (a) of the Code of City Ordinances
3. Sec. 27-118 (g) (2) (a) of the Code of City Ordinances
4. Zoning map
5. Aerial photo
6. Pictures of the property
7. Letter sent to property owners within 300 ft.
8. List of property owners within 300 ft.
9. Proof of Publication
10. Variance application and materials submitted by the applicant

tion description and address), WARRENSBURG, MISSOURI." The zoning official may provide for such additional information to be placed on any such sign which would serve to fully inform the public as to the nature of such a determination by the board of adjustment.

(2) For interpretation applications:

a. Cause public notice of the hearing to be published at least once in a newspaper of general circulation in the city. The notice shall include the date, time and place of the hearing, and give a brief description of the action request or proposed.

b. Give written notice to the applicant or their agents.

(Ord. No. 3959, § 1, 11-8-04; Ord. No. 4558, § 2, 6-14-10; Ord. No. 4631, § 2, 2-14-11)

Editor's note—Ord. No. 3959, § 1, adopted Nov. 8, 2004, repealed former § 27-57, and enacted a new § 27-57 as set out herein. The former § 27-57 pertained to service outside city limits, and derived from Code 1970, § 27-34(l); Ord. No. 2720, § 4, adopted Feb. 10, 1992; Ord. No. 2770, § 1, adopted Aug. 10, 1992.

Sec. 27-58. Meetings, record.

(a) The board of adjustment shall meet at the call of the chairman and at such other times as the board may determine.

(b) All meetings of the board of adjustment shall be open to the public.

(c) Minutes, including all testimony, objections thereto and rulings thereon, shall be taken down by a reporter employed by the board for that purpose. The minutes shall show the vote of each member upon question, or if absent or failing to vote, indicating such fact.

(d) The board shall keep records of its proceedings and official actions, in the office of the zoning administrator. Proceedings of the board of adjustment shall be a public record.
(Ord. No. 2748, § 2, 6-22-92)

Sec. 27-59. Written decision.

Any decision made by the board of adjustment shall be reduced to writing and served upon the applicant or appellant.
(Ord. No. 2748, § 2, 6-22-92)

Sec. 27-60. Board of adjustment officers.

(a) The board of adjustment shall, by majority vote, elect one (1) of its members to serve as chairman and preside over the board's meetings and one (1) member to serve as vice chairman. The persons so designated shall serve in these capacities for terms of one (1) year.

(b) The chairman or any member temporarily acting as chairman may administer oaths and compel the attendance of witnesses.

(c) The chairman and vice chairman may take part in all deliberations and vote on all issues.
(Ord. No. 2748, § 2, 6-22-92)

Sec. 27-61. Powers and duties of the board of adjustment.

(a) The board of adjustment shall have all of the powers and duties prescribed by law of the state and by this chapter, which are more particularly specified as follows:

(1) *Interpretation.* Upon appeal from a decision by an administrative official, to decide any question involving the interpretation of any provision of this chapter, including determination of the exact location of any district boundary, if application of the rules for interpretation provided in this chapter, do not provide a solution to such uncertainty.

(2) *Variances.* To vary or adapt the strict application of any of the requirements of this chapter, in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would deprive the owner of the reasonable use of the land or building involved, but in no other case. In granting any variance, the board of adjustment shall prescribe any conditions that it deems necessary or desirable. However, no variance in the strict

application of any provision of this chapter shall be granted by the board of adjustment unless it finds:

a. That there are special circumstances or conditions, fully described in the findings, applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and that such circumstances or conditions are such that the application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building;

b. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of the land or building and that

the variance as granted by the board of adjustment is the minimum variance that will accomplish this purpose;

c. That the granting of the variance will be in harmony with the general purpose and intent of this chapter, will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to consideration of the character and use of adjoining buildings and those in the vicinity, the board of adjustment in determining its findings, shall take into account the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

(b) The board of adjustment may adopt rules governing its procedures and operations not inconsistent with the provisions of this chapter.
(Ord. No. 2748, § 2, 6-22-92)

Sec. 27-62. Procedure.

(a) The board of adjustment shall act in strict accordance with the procedure specified by law and by this chapter. All appeals and applications made to the board of adjustment shall be in writing on forms prescribed by the board of adjustment. Every appeal or application shall refer to the specific provisions of the ordinance involved, and shall exactly set forth the interpretation that is claimed, or the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be.

(b) Every decision of the board of adjustment shall be by resolution, each of which shall contain a full record of the findings of the board of adjustment in the particular case.

(c) Each such resolution shall be filed in the office of the zoning official by case number under one (1) or the other of the following headings: Interpretations; variances; together with all documents pertaining thereto.

(d) The board of adjustment shall notify the city council and the planning and zoning commission of each interpretation and each variance granted under the provisions of this chapter.
(Ord. No. 2748, § 2, 6-22-92)

Sec. 27-63. Limitation of powers.

(a) The powers of the board of adjustment shall be limited to those conferred by this chapter and by the laws of the state.

(b) The board of adjustment shall have no jurisdiction or authority to hear or decide on or recommend in response to applications or petitions, or its own motion, to amend, alter, change or repeal the whole or any part of the comprehensive plan or any ordinance of the city.
(Ord. No. 2748, § 2, 6-22-92)

Secs. 27-64—27-100. Reserved.

ARTICLE III. ZONING DISTRICTS

Sec. 27-101. Zoning districts.

(a) *Residential districts.* The following residential districts are hereby established:

R-1	Single-family residence district.
R-2	Two-family residence district.
R-3	Low-density multifamily residence district.
R-4	Medium-density multifamily residence district.
R-MH	Mobile home district.

(b) *Commercial districts.* The following commercial districts are hereby established:

NB	Neighborhood business district.
BO	Business/office district.
CB	Central business district.
GB	General business district.
AE	Adult entertainment district.

(c) *Industrial districts.* The following industrial districts are hereby established:

LI	Light industrial district.
HI	Heavy industrial district.

spaces and internal drives are set forth in section 27-400, Off-street parking and loading requirements.

(k) *Sign regulations.* Sign regulations are set forth in section 27-500, Sign regulations.
(Ord. No. 2748, § 2, 6-22-92; Ord. No. 3159, § 3, 7-22-96; Ord. No. 3601, §§3, 5, 2-12-01; Ord. No. 4288, § 1, 9-10-07; Ord. No. 4668, § 2, 8-8-11)

Sec. 27-118. GB general business district regulations.

(a) *Scope of provisions.* This section contains the district regulations of the GB general business district. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this chapter which are incorporated as part of this section by reference.

(b) *Statement of intent.* The GB district is designed to allow general trades and commercial services on major thoroughfares outside of central or neighborhood business districts. To promote in-fill and sustain the mix of residential development within the community, certain residential uses are allowed in the CB district subject to conditions.

(c) *Permitted land uses and developments.* The table of permissible uses sets forth land uses and developments which are permitted in the district.

(d) *Conditional land uses and developments.* The table of permissible uses sets forth land uses and developments which are allowable under conditional use permit.

(e) *Accessory land uses and developments.* Subject to compliance with the procedures of this section, accessory buildings, structures and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

(1) Associated work and storage areas as required, to be located within a completely enclosed building.

(2) Alternate energy collectors, such as solar panels, wind mills, and similar devices.

(3) Satellite receiving dish, when located in the rear or side yard of a lot or on the roof of a building.

(4) Signs, as permitted by section 27-500.

(f) *Height limitations.* The maximum height of buildings and structures in this district shall be as follows:

(1) The total height of buildings shall not exceed two (2) stories above the average finished ground elevation at the perimeter of such building unless authorized by a conditional use permit.

(2) The total height of other structures, including any equipment attached to such structures, shall not exceed thirty (30) feet in height above the average finished ground elevation at the perimeter of such structure.

(3) A public utility tower or other struc determined to be an "essential service" as defined by section 27-6, may be erected to any height, when authorized by conditional use permit.

(g) *Lot area, lot dimensions, setback and yard requirements.* Requirements for land uses and developments in the GB district shall be as set out below; except that all residential uses shall be subject to all requirements set out in section 27-108, "R-4" medium density multi-family residence district regulations and section 27-300, conditional use permit procedure (CUP). Conversions of existing buildings previously built under GB district setback requirements would be exempt from R-4 setback requirements.

(1) Minimum lot area requirements. Every lot or tract of land shall have an area sufficient to meet the setback requirements of this section.

(2) Setback from streets:

a. No structure is allowed within th (30) feet of a local street rig way.

b. No structure is allowed within thirty-five (35) feet of a collector street right-of-way.

c. No structure is allowed within forty (40) feet of an arterial street right-of-way.

d. Setbacks from streets may be reduced in the following instance: Where lots comprising fifty (50) percent or more of the frontage of a block on the same side of the street are developed with buildings the majority of the existing setbacks from streets shall be the established minimum setback from streets for the entire frontage within that block. If there is not a majority of existing buildings in a block with the same setback from the street, then the average building setback will be used as the minimum setback for that block. In no case shall the setbacks be less than twenty (20) feet.

(3) Setback from lot boundary lines:

a. No structure, or any storage, display or parking of merchandise, vehicles or equipment is allowed within thirty (30) feet of a side or rear lot boundary line which adjoins property in any residential district.

b. For land uses adjacent to the remaining districts, the following setbacks from lot lines shall apply to structures, storage, and display or parking of merchandise, vehicles or equipment:

	Adjacent District	*Side Lines*	*Rear Lines*
i.	Neighborhood business	15	15
ii.	Business office	15	1
iii.	General business	0	10
iv.	Central business	0	10
v.	Light industrial	0	10
vi.	Heavy industrial	0	10

(4) Exceptions to setback requirements:

a. Gas pumps, canopies over drive-through lanes and light standards for parking lot lighting are allowed no closer than fifteen (15) feet from any street right-of-way line.

b. Light standards for parking lot lighting are allowed no closer than fifteen (15) feet of any lot boundary line which adjoins property in any residence district.

c. Light standards at points of ingress and egress are allowed no closer than two (2) feet from any street right-of-way.

d. All exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residence district, or upon the street right-of-way.

(h) *Off-street parking and loading requirements.* Requirements for off-street parking and loading, and setbacks for parking areas, loading spaces and internal drives are set forth in section 27-400, Off-street parking and loading requirements.

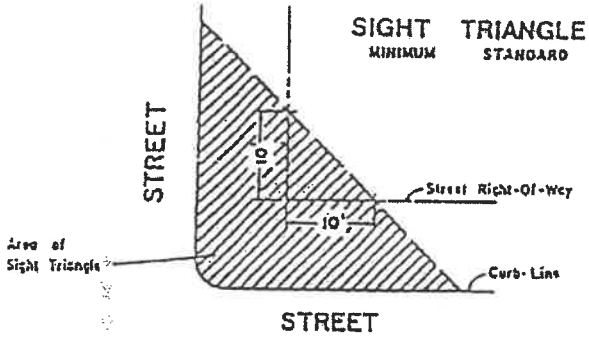
(i) *Sign regulations.* Sign regulations are set forth in section 27-500, Sign regulations.
(Ord. No. 2748, § 2, 6-22-92; Ord. No. 2928, §§ 1, 2, 5-23-94; Ord. No. 3159, § 2, 7-22-96; Ord. No. 3173, § 1, 9-8-96; Ord. No. 4888, § 1, 10-14-13)

Sec. 27-119. AE adult entertainment uses; additional regulations.

(a) *Scope of provisions.* Adult entertainment uses and establishments as defined in section 27-119(c) are allowed only as a conditional use in a general business district subject to the requirements of this section.

(b) *Purpose and intent.* In the development and execution of this section, it is recognized that there are some uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances or located in certain areas thereby having a deleterious effect upon the use and enjoyment of adjacent areas. Special regulation of these uses is necessary to ensure that these secondary effects will not contribute to the

(b) The site triangle shall be increased to twenty-five (25) feet for certain uses when deemed necessary for traffic safety by the city council.



SIGHT TRIANGLE

(Ord. No. 2748, § 2, 6-22-92)

Sec. 27-232. Walls, fences, hedgerows.

(a) *Yard and setback requirements.*

(1) *Front yard.*

a. No fence two (2) feet or higher in height above the grade level of the land on both sides thereof is allowed to be located within the front yard setback from a street, except as allowed specifically in this section.

(2) *Rear yard.*

a. A fence seven (7) feet or less in height above the grade level of the land on both sides thereof is allowed immediately adjacent to any rear lot line, including rear lot lines of double frontage lots. This standard shall apply to all zoning districts including the CB: Central Business District where no setback from an alley shall be required. On corner lots, fences are allowed to extend a maximum of sixty (60) percent into the required setback from street along the side.

b. A fence more than seven (7) feet in height above the grade level of the land on both sides thereof shall not be located in the rear yard setback required by the district regulations of any zoning district. This standard includes double frontage lots.

(3) *Side yard.*

a. A fence seven (7) feet or less in height above the grade level of the land on both sides thereof is allowed immediately adjacent to any side lot line, except on corner lots, fences are allowed to extend a maximum of sixty (60) percent into the required setback from street along the side.

b. A fence more than seven (7) feet in height above the grade level of the land on both sides thereof shall not be located in the side yard setback required by the district regulations of any zoning district.

(b) *Height limitations* No fence is allowed to exceed the height limitations of the district in which the fence is located.

(c) *Vision clearance.* No fence may be erected or maintained which is determined to obstruct vision when entering a street, or interferes with the sight distance triangle. (See section 27-6 for definition; section 27-231, Sight triangle regulations).

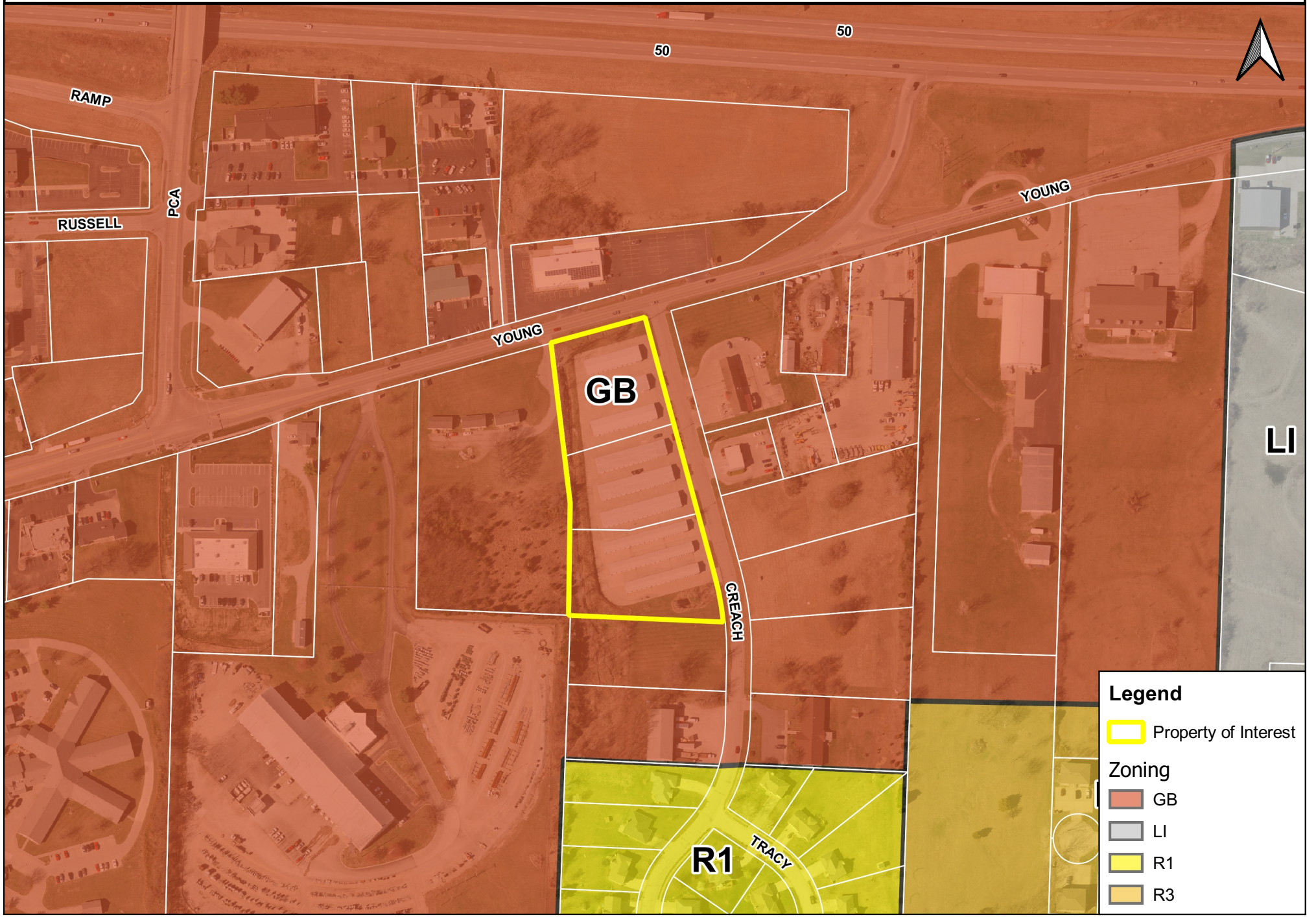
(d) *Guards.* When required by the building codes, a guard shall be placed atop a retaining wall in any required setback area as a safety measure pursuant to the building code. The minimum guard required shall be installed.

(e) *Building permits.* All fences greater than seven (7) feet in height shall apply for and receive a building permit prior to installation.

(f) *Maintenance.* All fences shall be maintained in a reasonable condition and vertical position, and any missing or deteriorated slats, pickets, or other fencing material, or structural elements shall be replaced in a timely manner with the same quality of materials, finish and workmanship.

(g) *Signs* No fence shall be used to display any sign or advertising material except signs not requiring permits in accordance with section 27-503.

606 CREACH DR
CURRENT ZONING DESIGNATION



606 CREACH DR
AERIAL MAP

CITY OF WARRENSBURG, MISSOURI

NOTICE TO PROPERTY OWNERS WITHIN 300 FEET

September 11, 2020

«NAME»
«IN_CARE_OF»
«ADDRESS»
«CITY_STATE_ZIP_CODE»

Re: Request for Variance-Fence

Dear Property Owner:

This letter is to inform you the City is in receipt of a Request for a Variance at 606 Creach Dr., also described as:

Tract 1: Lot 57A in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

Tract 2: Lot 57B in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

Tract 3: Lot 57C in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

The information concerning the case is as follows:

Caption & Number of Case: VAR-49-2020 Request for Variance-Fence
Date Filed: July 30, 2020
Party Filing Case: Your Other Attic Mini Storage, LLC.

Description of Case: Involves a request to grant a variance to encroach 30 ft. into the required 30 ft. setback for a front yard fence along Creach Dr., a local street, in a GB: General Business District. This involves Sec. 27-232 (a) (1) (a) and Sec. 27-118 (g) (2) (a) of the Code of City Ordinances.

A copy of the application requesting a variance for VAR-49-2020 is available by contacting Kristin Dyer, City Planner, at 102 S. Holden Street, Warrensburg, MO 64093.

No formal answer to this notice is required on your part. No rules are in effect regarding discovery. Enclosed herein is the Notice of Hearing in this matter. A public hearing will be held by the Board of Adjustment on **Tuesday, September 29, 2020 at 6:00 p.m.,** in the Council Chambers of the Municipal Center at 200 S. Holden Street, Warrensburg, Missouri. At this hearing you may submit your views on the matter in person.

CONTINGENCY NOTICE: If the meeting is transitioned to a virtual meeting due to public health concerns, the meeting will be conducted via the electronic Zoom platform. Information on how to join the meeting will be stated on the meeting agenda when it is posted on the City's website on Friday, September 18, 2020.

If you have any questions, please do not hesitate to contact me at (660) 747-9135.

Sincerely,

BOARD OF ADJUSTMENT

BY: Kristin Dyer
City Planner

VAR-49-2020 Request for Variance-Fence
606 Creach Dr.

The following property owners own land within 300 ft. of the property in question.

ACTION ESTATES INC
PO BOX 431
WARRENSBURG MO 64093-0431

AMERICAN LEGION BUILDING CORPORATION
733 E YOUNG ST
WARRENSBURG MO 64093

AQUILA INC
10700 E 350 HWY
KANSAS CITY MO 64138

BRACE ENTERPRISE LLC
206 SW COUNTY ROAD BB
WARRENSBURG MO 64093

BRISTOL CARE INC
DBA BRISTOL MANOR OF WBG
501 S OHIO ST STE 200
SEDALIA MO 65301

DOUGLAS P & NICOLE L RICHNER
203 NE 200TH RD
WARRENSBURG MO 64093

ELVIN L & MARY FRITH MALONEY TRUST
PO BOX 431
WARRENSBURG MO 64093

ELVIN L MALONEY TRUST
PO BOX 431
WARRENSBURG MO 64093

G & G INVESTMENT COMPANY LLC
C/O JASON & AMY WILSON
548 SE COUNTY ROAD Y
WARRENSBURG MO 64093

J C MYERS CONSTRUCTION INC
1111 S MITCHELL ST
WARRENSBURG MO 64093-2813

JOHN C & KELLY A NAZWORTHY
403 N BYNUM RD
LONE JACK MO 64070

JOHN W & THEODORE & FRED E MANLEY
C/O THEODORE MANLEY
906 E 5TH ST
LEES SUMMIT MO 64063

MICHAEL R & KAREN A FOX
PO BOX 655
WARRENSBURG MO 64093

SUNFLOWER ENTERPRISES LLC
603 N ENTERPRISE DR
WARRENSBURG MO 64093

WILLIAM A & SHARI ANN DOUTT III
1103 NW 50TH RD
HOLDEN MO 64040

YOUR OTHER ATTIC MINI STORAGE LLC
PO BOX 655
WARRENSBURG MO 64093-0655

AFFIDAVIT OF PUBLICATION

NPG Newspapers, Inc., P.O. Box 29, St. Joseph, MO 64502

Reference: 235287 **P.O. : 20-05219**

Ad ID: 6658891 **DESC. :Hearing 9-29.VAR-49-2020.PO #20-05219**

Toni Yost
CITY OF WARRENSBURG
102 S HOLDEN
WARRENSBURG, MO 64093

County of Johnson
State of Missouri

I, Sandra Ridings, being duly sworn according to law, state that I am an Agent of THE DAILY STAR JOURNAL, a weekly newspaper of general circulation in the County of Johnson, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Warrensburg, Missouri, the city publication; which newspaper has been published regularly and consecutively for a period of more than three years and has a list of bona fide subscribers, voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, revised Statutes of Missouri 2000, and Section 59.310, revised Statutes of Missouri 2000. The affixed notice appears in said newspaper on the following consecutive dates:

Run Dates: 09/11/20 to 09/11/20
Appearances: 1
AD SPACE: 109

(Signed) [signature]

Subscribed and sworn before me this 11 **day of** Sept. **20**20

[signature]
Notary Public

JUDY B. MORENO
Notary Public - Notary Seal
State of Missouri
Commissioned for Buchanan County
My Commission Expires: June 23, 2024
Commission Number: 12544882

My Commission Expires: 6/23/24

(Published in the Daily Star-Journal Fri. 8/21/20, Fri. 8/28/20, Fri. 9/04/20 and Fri. 9/11/20)

BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE

Public Notice is hereby given the Board of Adjustment of the City of Warrensburg, Missouri, will meet on Tuesday, September 29, 2020 **at 6:00 p.m., in the Council Chambers of the Municipal Center at 200 S. Holden Street, Warrensburg, Missouri, to consider the following matter:**

1. VAR-49-2020: A request by Your Other Attic Mini Storage LLC. to grant a variance to encroach 30 ft into the required 30 ft. setback for a front yard fence along Creach Drive, a local street, in a GB: General Business District. This request involves Sec. 27-232 (a) (1) (a) and Sec. 27-118 (g) (2) (a) of the Code of City Ordinances. The property is located at 606 Creach Dr. The current legal description of the property is as follows:

Tract 1: Lot 57A in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

Tract 2: Lot 57B in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

Tract 3: Lot 57C in Replat of Lot 57, East Gate Replat, as shown by the plat recorded in Plat Book 10, Page 215-216, in Warrensburg, Johnson County, Missouri.

CONTINGENCY NOTICE: **If the meeting is transitioned to a virtual meeting due to public health concerns, the meeting will be conducted via the electronic Zoom platform. Information on how to join the meeting will be stated on the meeting agenda when it is posted on the City's website on Friday, September 18, 2020.**

The public hearing will give all interested parties an opportunity to provide input on this matter. For further information, please contact Kristin Dyer, City Planner, 660-747-9135.

City of Warrensburg
102 S. Holden
Warrensburg, MO 64093
PH: 660.747.9135
FX: 660.747.2349

REQUEST FOR VARIANCE
BOARD OF ADJUSTMENT

Date: 7/27/2020 Case No. _____

Address of Property Affected 606 Creach Dr. Warrensburg, MO 64093

Subdivision East Gate Replat Lot No. 57A,57B,57C Zoning District GB

Existing Use Self-Storage

Applicant Joe Kaup (owner)

Address 19204 W 64th Terrace

City, State, Zip Shawnee, KS, 66218

Telephone No. 785-691-6520

Property Owner Your Other Attic Mini-Storage, LLC

Address 606 Creach Drive

City, State, Zip Warrensburg, MO, 64093

Telephone No. 785-691-6520

Variance being requested (Be as specific as possible when describing the variance being requested)

Requesting varaince to City Ordinance Section 27-232, A1A. Request is for the installation of a montage 3 rail classic iron fence to be installed on the front of the property (Creach Dr), 16t from the property line. This allows for the fence to be installed along the edge of the existing concrete pad, behind the exsiting landscaping, while giving this property the security it desparately needs, while also allowing room for customers to drive inside the facility. The existing buildings have storage units on the front end caps (street facing) and need the room to access those units and drive around the buildings. The front end caps (street facing) of the buildings is at 41 feet. If approved, this would allow the fence to be installed along the concrete pad, behind the landscaping, and will give our customers ~25' to safely navigate inside the front of the property, while adding security to this property.

Description of the character and use of adjoining buildings and those in the vicinity including the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

The buildings on this property are specifically used for self-storage. We get high-traffic counts on Creach Drive due to the car-wash and automotive repair shop across the street. While the added visibility for our property is great, this location has been prone to regular break-ins due to there not being a fence on this property. This location has a significant number of college students and Air Force men and women who store their belongings here. Approval of this variance request will allow for increased security for all customers at this location.

In order to be granted a variance, you must explain below why you cannot use your property in compliance with the Zoning Ordinance.

As stated previously, this location has been prone to regular break-ins due to there not being a fence located on this property. This property is in a great location and a high-demand area, but has been negatively impacted by not having a security fence around the facility. By getting approval for this variance request, it will help this business location by allowing us to provide our customers with the security they are looking for, while also allowing them to safely navigate along the front side of our property without worrying about hitting buildings or the fence. Approval for this request would also help this business location provide the same level of security as other self-storage locations in the area.

Please indicate the grounds upon which you believe you should receive a variance. Choose either **Practical Difficulties** *OR* **Unnecessary Hardship** and the answer the indicated questions in detail. The Board of Adjustment must weigh each of the following factors when determining if a variance will be granted.

(●) **Practical Difficulties** exist that make it impossible to carry out the strict letter of the Zoning Ordinance. *(answer questions 1-5 below)*

( ) **Unnecessary Hardship** upon the applicant or owner is created by the strict application of the Zoning Ordinance. *(answer questions 6-9 below)*

1. How substantial of a change is the requested variance from the Zoning Ordinance requirement?

   Using City Ordinance Section 27-118, G2C, as guidance, if approved, this requested variance would result in an exception of 24' from the Zoning Ordinance. The mentioned City Ordinance says structures are to be 40' away from arterial street right-of-ways. The self-storage buildings are currently 41' away from the arterial street right-of-way (Creach Dr.). Due to the fact that there are self-storage units on the end caps (street side) of these buildings, and customers need a safe distance to drive around these buildings, this 24' exception to the zoning ordinance is critical.

2. Explain how the variance will not place added burdens on public facilities or public services.

   This variance is only asking to install a professional looking security fence 24' closer to the street. It will not interfere with any public facilities or public services in this area.

3. Explain why the variance would not be detrimental to adjoining properties or the character of the neighborhood.

   The security fence for this property will meet all Zoning Ordinances on all sides of the property, except for the front of the property (Creach Dr.) By installing a nice iron security fence on the Creach Dr. and Young St. sides of this property, it will not only look nice & professional, but will help deter individuals coming into this area to commit theft crimes. Lastly, the fence will be installed behind the existing landscaping at this location, which will still allow for the front of this property to be aesthetically pleasing.

4. Explain why the requested variance is the only means to alleviate the difficulty.

We cannot install the security fence on the front of this property any closer to the buildings due to there being self-storage units on the front end caps of these buildings. Additionally, by installing the fence any closer to to the existing buildings, would put customers and our property at risk by creating too narrow of a space for individuals to comfortably turn & navigate along this side of the property.

5. How will the interests of justice be served by allowing the variance?

Allowing this variance will allow this business location to provide the same level of security to our customers as the other self-storage business locations in the area (Lock & Store and U Stor All). These locations have security fences and security gates, and approving this variance request will help bring this property up to the same level of security standards as other self-storage providers in the area. The requested setback will also provide our business property and customers increased safety, while allowing for safe and reasonable space to make turns around the front ends of the buildings.

6. What is the nature of the hardship created on the applicant or landowner by the strict application of the Zoning Ordinance?

7. How are the conditions causing the hardship unique to the property?

8. Explain how the character of the neighborhood or the adjoining properties would not be impacted by the variance.

9. Explain why the property cannot yield a reasonable economic return if used as required by the zoning ordinance.

In order for an application to be considered complete, the following materials must be submitted at the time of application:

1. The names and addresses of ALL property owners within 300 feet of the above described property determined by lines drawn parallel to and three hundred (300) feet distant from the property lines of the property in question.

   It is the applicant's responsibility to provide the ownership information for property owners within 300' of the subject property. If the applicant chooses to have the City access the ownership information from the Johnson County GIS and real estate systems, the City cannot guarantee the accuracy of the information for purposes of providing legal notice. The applicant acknowledges that it is the applicant's responsibility to provide accurate information, which can impact the legality of the variance process, and assumes all responsibility for information which the City might obtain via the County's databases.

   _____ (initial here to have the City access the information)

2. A development site plan.
3. Filing fee of $500.
4. The exact legal description of the property upon which the variance is being requested.

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Date: 7/27/2020 _____ Signature of Applicant

Date: 7/27/2020 _____ (Your other Attic Mini Storage) Signature of Owner if different from Applicant

PLEASE NOTE: Board of Adjustment meetings are called as needed when a complete application is received. Two meetings are necessary for the Board to make a Final Decision on each case. It may take 45 or more days to receive a Final Decision on your case depending upon Board member's schedules.

For Office Use Only: *Submit completed application to City Planner*

Case Number: _____ Date Paid: _____

Additional Materials for Variance Request: Your Other Attic Mini-Storage, LLC (Warrensburg, MO)

1. Names and addresses of all property owners within 300 feet of the described property:
    a. Albrite Car Wash
    Owners: WILLIAM A III & SHARI ANN DOUTT
    Address: 613 Creach Drive, Warrensburg, MO 64093

    b. Warrensburg Quick Lube & Tire
    Owners: Brace Enterprise, LLC
    Address: 611 Creach Drive, Warrensburg, MO 64093

    c. Vacant Land
    Owners: Michael & Karen Fox
    Address: 604 Creach Drive, Warrensburg, MO 64093

    d. Vacant Land
    Owners: Elvin L Maloney Trust
    Address: 607 Creach Drive, Warrensburg, MO 64093

    e. Vacant Land
    Owners: Elvin L Maloney Trust
    Address: 609 Creach Drive, Warrensburg, MO 64093

    f. Address: 722 / 724 / 726 E. Young Street, Warrensburg, MO 64093
    Owners: Action Estates, INC

FINAL PLAT OF

"REPLAT OF LOT 57, EAST GATE REPLAT"

A SUBDIVISION OF LAND IN WARRENSBURG, JOHNSON COUNTY, MO.

DESCRIPTION:
LOT 57 "EAST GATE REPLAT", A SUBDIVISION OF LAND IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "REPLAT OF LOT 57, EAST GATE REPLAT". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS "REPLAT OF LOT 57, EAST GATE REPLAT."

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE CITY OF WARRENSBURG, MISSOURI TO LOCATE, CONSTRUCT AND MAINTAIN, OR TO AUTHORIZE THE LOCATION, CONSTRUCTION, AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES, AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT" (U.E.) OR "STORM DRAINAGE & UTILITY EASEMENT" (S.D.E. & U.E.).

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED WITH THIS PLAT, IN THE OFFICE OF THE RECORDER OF DEEDS, IN JOHNSON COUNTY, MISSOURI, AND TO RESTRICTIONS IMPOSED BY THE CITY OF WARRENSBURG, MISSOURI.

OWNER'S CERTIFICATE:
AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HEREUNTO SET THEIR HANDS THIS _____ DAY OF _____, 1994.

_____

_____

_____

_____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 1994.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY DESCRIBED HEREIN HAVE BEEN PAID AS OF DECEMBER 31, 1993.

_____

ACKNOWLEDGEMENT OF MORTGAGE HOLDERS

ON THE _____ DAY OF _____, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AS MORTGAGE HOLDER HAVING INTEREST IN THE PROPERTY DESCRIBED HEREIN, DOES HEREBY CONSENT TO THE PLATTING OF SAID LAND AS SUBMITTED HEREIN; AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF MORTGAGE HOLDERS

ON THE _____ DAY OF _____, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AS MORTGAGE HOLDER HAVING INTEREST IN THE PROPERTY DESCRIBED HEREIN, DOES HEREBY CONSENT TO THE PLATTING OF SAID LAND AS SUBMITTED HEREIN; AND THAT THE FOREGOING INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND THE SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

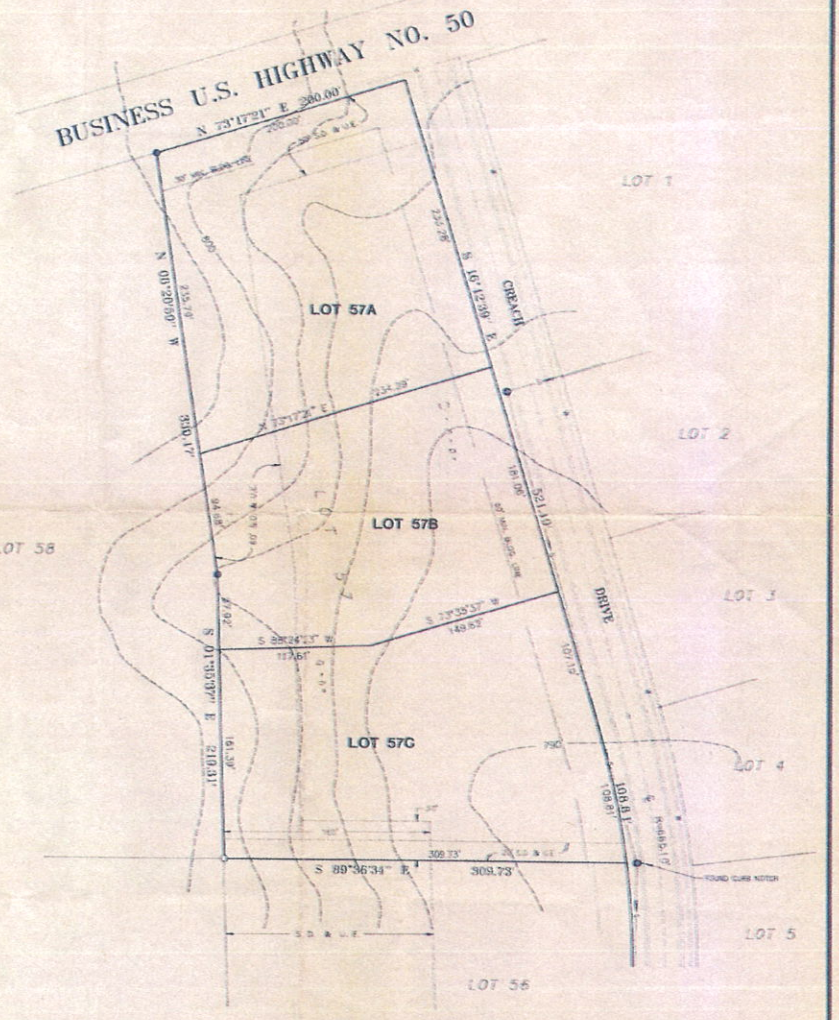
THIS CERTIFIES THAT THE WITHIN PLAT OF "REPLAT OF LOT 57, EAST GATE REPLAT", WAS SUBMITTED TO AND DULY APPROVED BY THE MAYOR AND CITY COUNCIL OF WARRENSBURG, MISSOURI, THIS _____ DAY OF _____, 1994, BY ORDINANCE NO. _____

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

APPROVED: THE PLANNING COMMISSION OF WARRENSBURG, MISSOURI.

DATE: _____



THE UNDERSIGNED REGISTERED LAND SURVEYOR HEREBY STATES THE PLAT OF "REPLAT OF LOT 57, EAST GATE REPLAT" IS BASED ON AN ACTUAL SURVEY MADE BY BOWERS SURVEY COMPANY UNDER HIS DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY OF THE STATE OF MISSOURI AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS. HE FURTHER STATES, THAT HE HAS COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND THE PLATTING OF SUBDIVISIONS TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE

NOTE: CONTOURS SHOWN ARE BASED UPON THE FINAL PLAT OF "EAST GATE REPLAT" A SUBDIVISION OF LAND IN WARRENSBURG, JOHNSON COUNTY, MO.

NOTE: BEARINGS SHOWN ARE BASED UPON THE RECORDED FINAL PLAT OF "EAST GATE REPLAT", A SUBDIVISION OF LAND IN THE CITY OF WARRENSBURG, JOHNSON COUNTY, MISSOURI.

1/2" IRON BARS WITH 1" PLASTIC CAP STAMPED LS 1233 TO BE SET ON ALL BOUNDARY AND INTERIOR LOT CORNERS AND CURBS TO BE NOTCHED, UNLESS NOTED OTHERWISE ON THIS PLAT.

○ FOUND 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED LS 1233.

● FOUND 1/2" IRON BAR WITH 1" PLASTIC CAP STAMPED LS 1233. RESET WITH 5/8" IRON BAR WITH 2" ALUMINUM CAP STAMPED LS 1233.

FIRM: AUTUMN REALTY CO., \ SURVEYED BY: ELVIN MALONEY

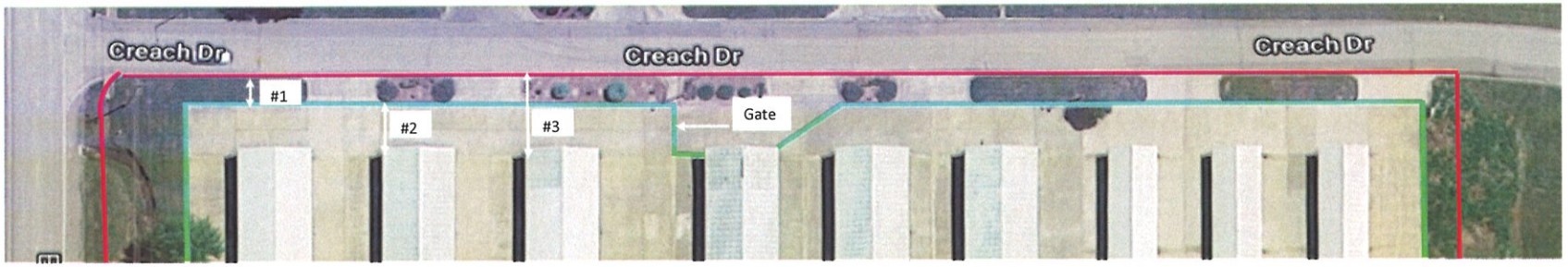
BOWERS SURVEY COMPANY

710 SOUTH INDEPENDENCE P.O. BOX 71
WARRENSBURG, MISSOURI 64701
PHONE/FAX (816) 580-4821

SECTION	TOWNSHIP	RANGE	COUNTY	STATE	DRAWING NO.	DATE	JOB NO.
19	46	25	JO	MO.	1233CSFP.dwg	10-21-94	12903-94

PRELIMINARY

JOURNAL 7, BOWERS MO LS-1233



1) Distance from property line (red) to fence request (green) is 16'

2) Distance from fence request to front of buildings is 24'

3) Distance from property line to front of buildings is 40'

Variance Request: fency line to be installed at 16' mark (green)

Legend:

= Property Line

= Fence LIne

City of Warrensburg
102 S. Holden
Warrensburg, MO 64093
PH: 660.747.9135
FX: 660.747.2349

REQUEST FOR VARIANCE
BOARD OF ADJUSTMENT

Date: 8/20/2020 Case No. _____

Address of Property Affected 606 Creach Dr. Warrensburg, MO 64029

Subdivision East Gate Replat Lot No. 57A, 57B, 57C Zoning District GB

Existing Use Self-storage

Applicant Joe Kaup (Owner)

Address 19204 W 64th Terrace

City, State, Zip Shawnee, KS, 66218

Telephone No. 785-691-6520

Property Owner Your Other Attic Mini Storage, LLC (DBA Spare Garage Storage)

Address 606 Creach Drive

City, State, Zip Warrensburg, MO, 64029

Telephone No. 785-691-6520

Variance being requested (Be as specific as possible when describing the variance being requested)

This is a correction to my initial request for variance submitted on 7/27/20. The variance request is specific to City Ordinance Section 27-232, A1A. The request is to install a montage 3 rail classic iron fence along the front of the property (Creach Dr.) The specific variance being requested is for a 30 ft. encroachment into the 30ft. setback for the fence. This will allow the fence line to be installed along the existing concrete pad, behind the existing landscaping, and will allow our customers to safely navigate their vehicles and / or large moving vehicles around the buildings without the risk of damaging their vehicles or the property property.

Description of the character and use of adjoining buildings and those in the vicinity including the number of persons residing or working in such buildings or upon such land and traffic conditions in the vicinity.

Please see verbiage from request for variance submitted on 7/27/20.

In order to be granted a variance, you must explain below why you cannot use your property in compliance with the Zoning Ordinance.

Please see verbiage from request for variance submitted on 7/27/20.

Please indicate the grounds upon which you believe you should receive a variance. Choose either **Practical Difficulties** *OR* **Unnecessary Hardship** and the answer the indicated questions in detail. The Board of Adjustment must weigh each of the following factors when determining if a variance will be granted.

- (●) **Practical Difficulties** exist that make it impossible to carry out the strict letter of the Zoning Ordinance. *(answer questions 1-5 below)*
- ( ) **Unnecessary Hardship** upon the applicant or owner is created by the strict application of the Zoning Ordinance. *(answer questions 6-9 below)*

1. How substantial of a change is the requested variance from the Zoning Ordinance requirement?

   Please see verbiage from request for variance submitted on 7/27/20.

2. Explain how the variance will not place added burdens on public facilities or public services.

   Please see verbiage from request for variance submitted on 7/27/20.

3. Explain why the variance would not be detrimental to adjoining properties or the character of the neighborhood.

   Please see verbiage from request for variance submitted on 7/27/20.

4. Explain why the requested variance is the only means to alleviate the difficulty.

Please see verbiage from request for variance submitted on 7/27/20.

5. How will the interests of justice be served by allowing the variance?

Please see verbiage from request for variance submitted on 7/27/20.

6. What is the nature of the hardship created on the applicant or landowner by the strict application of the Zoning Ordinance?

7. How are the conditions causing the hardship unique to the property?

8. Explain how the character of the neighborhood or the adjoining properties would not be impacted by the variance.

9. Explain why the property cannot yield a reasonable economic return if used as required by the zoning ordinance.

In order for an application to be considered complete, the following materials must be submitted at the time of application:

1. The names and addresses of ALL property owners within 300 feet of the above described property determined by lines drawn parallel to and three hundred (300) feet distant from the property lines of the property in question.

   It is the applicant's responsibility to provide the ownership information for property owners within 300' of the subject property. If the applicant chooses to have the City access the ownership information from the Johnson County GIS and real estate systems, the City cannot guarantee the accuracy of the information for purposes of providing legal notice. The applicant acknowledges that it is the applicant's responsibility to provide accurate information, which can impact the legality of the variance process, and assumes all responsibility for information which the City might obtain via the County's databases.

   _____ (initial here to have the City access the information)

2. A development site plan.
3. Filing fee of $500.
4. The exact legal description of the property upon which the variance is being requested.

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

Date: 8/20/2020 _____ _____
Signature of Applicant

Date: 8/20/2020 _____ (Your other Attic Mini Storage)
Signature of Owner if different from Applicant

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For Office Use Only: *Submit completed application to City Planner*

Case Number: _____ Date Paid: _____