



LEE'S SUMMIT MISSOURI

September 9, 2019

Merideth and Shane Veritasi
s.r@veritasi.com

Re: Single-family home at 206 SW Lakeview Blvd.

Mrs. and Mr. Veritasi:

You recently inquired about building a single-family dwelling unit at your property at 206 SW Lakeview Blvd., zoned RP-2 (Planned Two-family Residential District). Staff informed you that a Preliminary Development Plan (PDP) would be required to construct a single-family dwelling unit as the Unified Development Ordinance (UDO) requires a PDP for any development in a Planned District.

The UDO provides an exemption for your specific situation as noted below in italics.

Sec. 10.040. - Lawful nonconformities.

- A. Lots. Any lot having insufficient area, width or depth for the zoning district in which it is located, or insufficient frontage on an improved public or private street of a planned district, or any combination thereof, shall be considered a lawful nonconforming lot only if:
1. It was lawfully platted and recorded and on file in the office of the Jackson County Recorder prior to the adoption of this article;
 2. There has been a building permit issued on that lot; or
 3. It was lawfully recognized by the City prior to August 1, 2001.

On any single lawful nonconforming lot within a zoning district which permits single-family detached residential dwellings, one such dwelling may be constructed by right, provided that height, lot coverage, and off-street parking requirements of the zoning district within which the parcel is located are complied with, and all appropriate permits are obtained prior to any construction activity.

In conclusion, the process to build a house at 206 SW Lakeview Blvd. is through a building permit, assuming that the placement meets the requirements in italics above regarding height, lot coverage and off-street parking. If any further assistance is needed please contact one of our Development Technicians at 816-696-1200.