



***CITY OF ODESSA, MISSOURI
BOARD OF ADJUSTMENT MEETING
601 W. MAIN ST.
ODESSA COMMUNITY BUILDING
11:00 AM, FRIDAY, JULY 11, 2025***

CALL TO ORDER/APPROVAL OF MINUTES

- January 21, 2025

**PUBLIC HEARING/ VARIANCE / VAR-07-11-2025 A,
THE HILL SUBDIVISION/ KAT EXCAVATION, LOTS 1 THROUGH 4, 6
THROUGH 17 AND 19 THROUGH 25**

Sec. 50-88 Area Regulations (b) Side yard Setbacks

Item: A - Variance to allow minimum setback of seven feet (7')

**PUBLIC HEARING/VARIANCE / VAR-07-11-2025 B,
THE HILL SUBDIVISION / B AND B HOMEBUILDERS, LOT 18**

Sec. 50-6 Uses, height, area, yards and open spaces restricted: structure (i)

Item: B - Variance to allow the front of lot 18 to face Lake View Drive

1. Staff Report with attachments
2. Application with attachments
3. Affidavit of Publication in the Odessan, June 26, 2025
4. Names/addresses of property owners within 185 ft. of the site
5. Copy of letter sent to said property owners
6. Code of Ordinance (By Reference)

OTHER BUSINESS - None

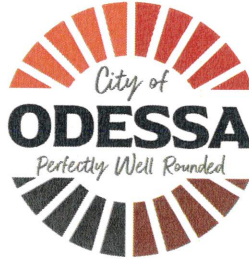
ADJOURN

Agenda posted at the following locations:

June 26, 2025

City Hall, 228 S 2ND Street

<http://www.cityofodessamo.com>



**City of Odessa
228 S Second Street
Odessa, Missouri 64076**

BOARD OF ADJUSTMENT

MINUTES

Tuesday, January 21, 2025, 1 pm

A meeting of the Board of Adjustment of the City of Odessa was held in the Community Building located at 601 W. Main Street on Tuesday, January 21, 2025 with the following members and guests in attendance.

**MEMBERS
PRESENT**

Stan Jones,
Sean Croucher, Chair

Charles Harvey,
Jason Hawkins, Co-Chair
BJ Begeman

STAFF / OTHERS

Christi Dickey, Administrative Coordinator Community Planning

**CALL TO ORDER /
APPROVAL OF
MINUTES**

Sean Croucher, Chair, called the meeting to order at 1:01 p.m.

Board Member, Stan Jones made a motion to approve the meeting minutes, Seconded by Board Member Jason Hawkins and a unanimous vote, the minutes of October 15, 2024, were approved as submitted.

Chairperson Croucher advised the audience of the manner in which the Public Hearing would be conducted and noted that as the Board consists of five (5) voting members; a concurring vote of four (4) would be required to pass any motion.

**AGENDA ITEM 1
PUBLIC HEARING
VARIANCE / VAR-
01-21-04/ "1498 W
US Highway 40"
Sign Addition**

Chairperson Croucher opened the public hearing at 1:01 p.m. with a request for exhibits from staff member, Ms. Christi Dickey entered Exhibits 1 through 7 for Agenda Item 2 into the public record on behalf of the applicant.

Exhibits:

1. Staff Report with attachments
2. Application with attachments

Parcel# 14-7.0-35-0-000-009-030

3. Affidavit of Publication in The Odessan, January 2nd, 2025
4. 185 Ft. Notification Map
5. Names/addresses of property owners within 185 ft. of site
6. Copy of letter sent to said property owners
7. Code of Ordinance (By Reference)

**STAFF
COMMENTS**

Board Member B J Begeman, stated that the applicant's sign will be the first thing you see as you come into town off the highway and you will be able to see it from I-70. The current parcel has several signs on the lot and I am concerned about the aesthetics of adding two additional free-standing signs. BJ also stated that there is a pylon sign with several of the store locations at the front entrance on Action Road. Why don't they add their signage information to that Pylon signage?

APPLICANT

Universal Auto
Scott Duncan
1498W Old 40 Highway, Odessa Mo 64076

**WITNESSES IN
FAVOR**

draft
None

**WITNESSES
OPPOSED**

None

HEARING CLOSED

With no further testimony, Chairperson Croucher closed the public hearing at 1:10 p.m.

MOTION

Board Member Jason Hawkins motioned to **deny** Variance / VAR-01-21-04 / "1498 W. Old 40 Highway" / Sign Addition.

SECOND

Board Member BJ Begeman.

VOTE

Sean Croucher - Nay	Charles Harvey - Nay
Stan Jones - Nay	Jason Hawkins - Nay
William "BJ" Begeman - Nay	

(APPROVED 0-Aye, 5-Nay, 0-Absta

OTHER BUSINESS

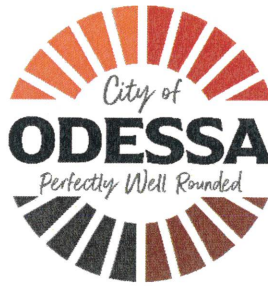
None

Christi Dickey, Community Development Coordinator

Date

Sean Croucher, Chair

Date



STAFF REPORT
July 11, 2025
Board of Adjustment

File No:	07-11-2025A
Property Owner or Responsible Party:	The Hill Development (KAT EXCAVATION)
Site Location:	Parcel # 14-7.0-35-4-000-043.000, Lots 1 through 4,6 through 17 and 19 through 25
Project Request:	Variance to City Ordinance: Sec 50-88 Area Regulations (b) Side yard Setbacks
Odessa Staff:	Christi Dickey, Community Development Coordinator

Project Description:

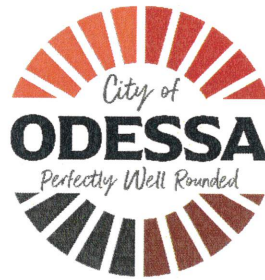
Property owner is seeking a variance to allow a minimum set back of seven feet (7') from the property line on the sides of the lot. This will match the recorded HOA restrictions for The Hill Development. The variance will allow the homes to be +/- 250 sq feet larger than what could be done with the current side yard setback.

City Ordinance:

Sec 50- 88 Area Regulations R-1 Single Family Dwelling;

(b) Side yard

- (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than ten feet; provided, however, that for lots of record prior to the effective date of ordinance from which this chapter is derived there shall be a side yard for dwellings on each side of the main building of not less than ten percent of the lot width, except as herein provided in section 50-490. For unattached buildings of accessory use there shall be a side yard pf not less than five feet; provided however, that unattached one-story building of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.**
- (2) For dwellings and related accessory buildings located on the corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back-to-back with another corner lot and 20 feet in every other case. The interior side yard is the same as for dwellings and accessory buildings on an interior lot.**



STAFF REPORT
July 11, 2025
Board of Adjustment

File No: 07-11-2025B
Property Owner or Responsible Party: B & B Homebuilders (Billy Beard)
Site Location: Lot 18, Lake View Dr, Odessa, MO 64076

Project Request: Variance to City Ordinance: Sec 50-6 Use, height, area, yards and open spaces restricted; structure
Odessa Staff: Christi Dickey, Community Development Coordinator

Project Description:

Property owner is seeking a variance to allow the front of the house to face Lake View Drive with a side entry garage. This will increase the desirability of the property for property buyers with having a view of the lake from the front porch and it will allow for a larger square foot house. There will be no changing of the current set backs for this home.

City Ordinance:

Sec 50-6, Use, heights, yards and open spaces restricted; structure orientation

(i) The building fronts of all new residential structures shall be oriented towards the front of the lot. Front of lot shall be considered to be that side of the lot which fronts on a street. In the case of a corner lot, unless specifically noted otherwise on the final plat, the narrowest side fronting on the street shall be considered the front of the lot. In case the corner lot has equal frontage on two or more streets, unless specifically noted otherwise on the final plat, the lot shall be considered to front on the street with the greatest number of lots fronting between the closest intersecting streets.

FOUND 1/2" ALUMINUM MONUMENT ON THE
NORTHWEST CORNER OF THE
SECTION 35, T49N, R28W

FOUND 1/2" ALUMINUM MONUMENT ON THE
SOUTHWEST CORNER OF THE
SECTION 35, T49N, R28W

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TOWNSHIP 48 N
TOWNSHIP 49 N

150' (7/16)

150' (7/16)

150' (7/16)

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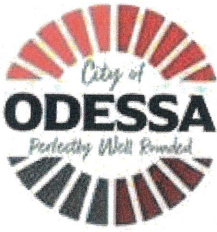
150' (7/16)

150' (7/16)

FINAL PLAT THE HILL 1ST PLAT PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 49N, RANGE 28W, ODESSA, LAFAYETTE COUNTY, MISSOURI

LINE TABLE

LINE	BEARING	DISTANCE
1	N89°43'26"E	62.94'
2	N46°36'55"W	110.14'
3	N67°55'40"E	75.40' (0.64)
4	S77°30'20"E	200.00' (0.64)
5	S60°10'40"W	121.20' (0.64)
6	S17°53'40"W	69.00' (0.64)
7	N83°43'40"E	121.20' (0.64)
8	S31°54'20"E	49.00' (0.64)
9	N45°37'40"E	81.10' (0.64)



City of Odessa

Request for Variance/Appeal

Community Development
228 S Second St • PO Box 128 • Odessa, MO 64076
Phone: 816-230-5577 • cityofodessamo.com

You may appear before the Board of Zoning Adjustment to request a variance from the City Ordinances under Sections 50.779 – 50.804 of the City Code. A public hearing notice of 15 days is required, and the applicant is responsible for the associated costs. Please complete all required information and submit this form to Odessa City Hall, located at 228 South Second Street, Odessa, MO 64076. A fee of \$100 is due upon submission of a variance application, and a fee of \$75 is required for appeals. If a Recorder is required for the hearing, additional fees may apply.

Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 1 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve & Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

We are requesting a variance to allow the minimum set back of 7' from the property line on the sides of the lot. This will match the recorded HOA restrictions for The Hill development. It will also increase the desirability of the property for builders and buyers. This variance will allow the homes to be +/- 250 sq ft larger than what could be done with the current set back minimums.

The Board of Zoning Adjustment will convene to review your request for a variance and inform you of the date and time of the meeting.

1. *Appeal.* The Board of Zoning Adjustment shall be authorized to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the building inspector or any other administrative official in the interpretation and enforcement of the City of Odessa Zoning Chapter.
2. *Variance.* The Board of Zoning Adjustment shall be authorized to hear and decide a variance for a parcel by reason of exceptional narrowness, shallowness, shape, exceptional topographical conditions, or other extraordinary or exceptional situations/conditions. A variance may be granted when the condition is not generally prevalent in the area and/or the strict application of Chapter 50 would result in:
 - a. Peculiar or exceptional practical difficulties, or
 - b. Exceptional undue hardship on the property owner

Any variances granted must still follow the overall purpose of the Zoning Chapter and be fair to the community. The Board can impose conditions on the variance to ensure it aligns with the intent of the Zoning Chapter. The Board cannot grant a variance that would change the allowed use of the property.

(Full ordinance language can be found in Section 50-782 or the City of Odessa Code of Ordinance)

The Board of Zoning Adjustment shall fix a reasonable time for the hearing of the request for variance, give 15 days' public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Upon hearing any party may appear in person or by agent or by an attorney. The Board of Adjustment shall not rehear an appeal once decided unless it is shown by the appellant that all pertinent facts of the case were not brought before the Board of Adjustment at the public hearing, and that for some reason he was prevented from presenting such facts; or that the facts of the case have materially changed since the public hearing. (RSMo 89.100)

Staff Use Only

File No. _____

Date of BZA Meeting Scheduled: _____

Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

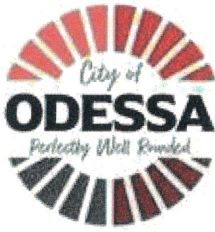
Date Received by City of Odessa: _____

Fee Amount Paid: ☐ \$100 ☐ \$75 Date Paid: _____

Notice Fees Paid: ☐ Yes ☐ No Date Paid: _____

Payment Type: ☐ Cash ☐ Check ☐ Card Receipt No: _____

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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 2 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve & Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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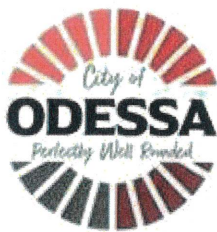
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Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369

Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 3 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369

Email: cdowell@katexcavation.com

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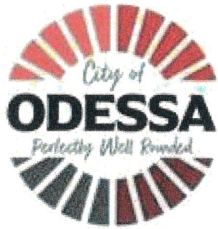
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 4 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey 06/10/2025

Print Name	Signature	Date
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Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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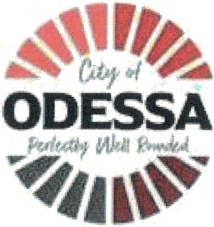
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You may appear before the Board of Zoning Adjustment to request a variance from the City Ordinances under Sections 50.779 – 50.804 of the City Code. A public hearing notice of 15 days is required, and the applicant is responsible for the associated costs. Please complete all required information and submit this form to Odessa City Hall, located at 228 South Second Street, Odessa, MO 64076. A fee of \$100 is due upon submission of a variance application, and a fee of \$75 is required for appeals. If a Recorder is required for the hearing, additional fees may apply.

Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 5 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey Lisa A Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

We are requesting a variance to allow the minimum set back of 7' from the property line on the sides of the lot. This will match the recorded HOA restrictions for The Hill development. It will also increase the desirability of the property for builders and buyers. This variance will allow the homes to be +/- 250 sq ft larger than what could be done with the current set back minimums.

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(Full ordinance language can be found in Section 50-782 or the City of Odessa Code of Ordinance)

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Staff Use Only

File No. _____

Date of BZA Meeting Scheduled: _____

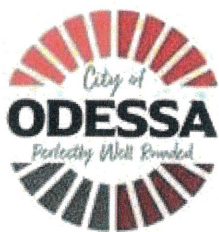
Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

Date Received by City of Odessa: _____

Fee Amount Paid: ☐ \$100 ☐ \$75 Date Paid: _____

Notice Fees Paid: ☐ Yes ☐ No Date Paid: _____

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City of Odessa

Request for Variance/Appeal

Community Development
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Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 6 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

We are requesting a variance to allow the minimum set back of 7' from the property line on the sides of the lot. This will match the recorded HOA restrictions for The Hill development. It will also increase the desirability of the property for builders and buyers. This variance will allow the homes to be +/- 250 sq ft larger than what could be done with the current set back minimums.

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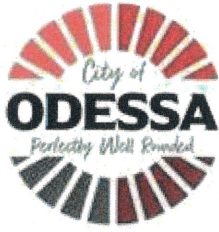
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 7 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

<u>Steve & Lisa Bailey</u>	<u>Steve R Bailey Lisa Bailey</u>	<u>06/10/2025</u>
Print Name	Signature	Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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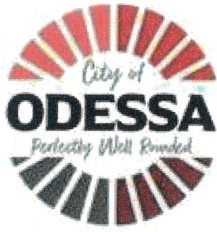
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 8 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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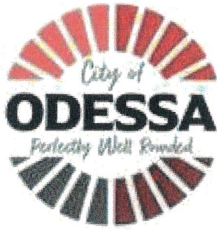
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 9 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey Steve R Bailey Lisa Bailey 06/10/2025
Print Name Signature Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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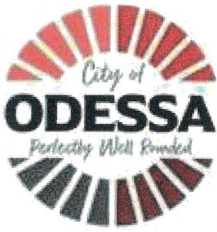
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Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 10 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve & Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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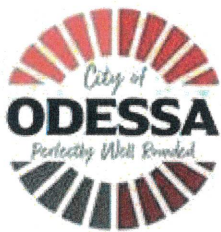
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 11 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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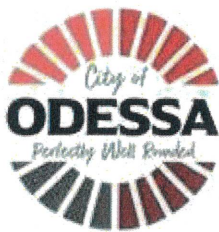
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You may appear before the Board of Zoning Adjustment to request a variance from the City Ordinances under Sections 50.779 – 50.804 of the City Code. A public hearing notice of 15 days is required, and the applicant is responsible for the associated costs. Please complete all required information and submit this form to Odessa City Hall, located at 228 South Second Street, Odessa, MO 64076. A fee of \$100 is due upon submission of a variance application, and a fee of \$75 is required for appeals. If a Recorder is required for the hearing, additional fees may apply.

Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 12 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

We are requesting a variance to allow the minimum set back of 7' from the property line on the sides of the lot. This will match the recorded HOA restrictions for The Hill development. It will also increase the desirability of the property for builders and buyers. This variance will allow the homes to be +/- 250 sq ft larger than what could be done with the current set back minimums.

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(Full ordinance language can be found in Section 50-782 or the City of Odessa Code of Ordinance)

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Staff Use Only

File No. _____

Date of BZA Meeting Scheduled: _____

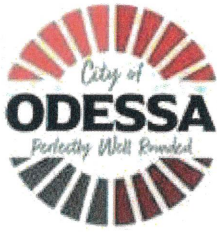
Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

Date Received by City of Odessa: _____

Fee Amount Paid: ☐ \$100 ☐ \$75 Date Paid: _____

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City of Odessa

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Community Development
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Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 13 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve Bailey *Lisa Bailey*

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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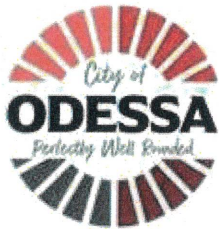
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 14 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve & Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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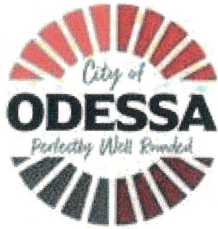
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 15 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey [Signature] 06/10/2025
Print Name Signature Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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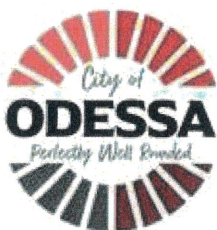
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 16 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve & Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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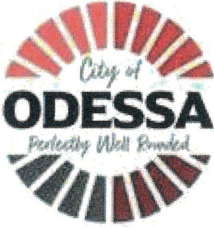
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Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 17 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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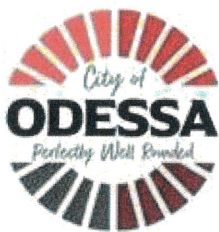
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369

Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 19 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

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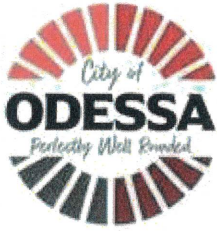
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You may appear before the Board of Zoning Adjustment to request a variance from the City Ordinances under Sections 50.779 – 50.804 of the City Code. A public hearing notice of 15 days is required, and the applicant is responsible for the associated costs. Please complete all required information and submit this form to Odessa City Hall, located at 228 South Second Street, Odessa, MO 64076. A fee of \$100 is due upon submission of a variance application, and a fee of \$75 is required for appeals. If a Recorder is required for the hearing, additional fees may apply.

Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 20 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey Steve R Bailey Lisa Bailey 06/10/2025
Print Name Signature Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

We are requesting a variance to allow the minimum set back of 7' from the property line on the sides of the lot. This will match the recorded HOA restrictions for The Hill development. It will also increase the desirability of the property for builders and buyers. This variance will allow the homes to be +/- 250 sq ft larger than what could be done with the current set back minimums.

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 - a. Peculiar or exceptional practical difficulties, or
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(Full ordinance language can be found in Section 50-782 or the City of Odessa Code of Ordinance)

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Staff Use Only

File No. _____

Date of BZA Meeting Scheduled: _____

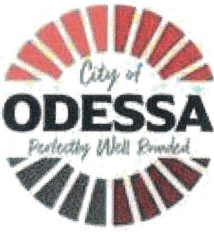
Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

Date Received by City of Odessa: _____

Fee Amount Paid: ☐ \$100 ☐ \$75 Date Paid: _____

Notice Fees Paid: ☐ Yes ☐ No Date Paid: _____

Payment Type: ☐ Cash ☐ Check ☐ Card Receipt No: _____



City of Odessa

Request for Variance/Appeal

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Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 21 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey

Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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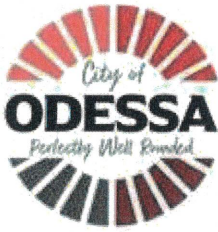
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Date of Application: 06/10/2025

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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 22 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve & Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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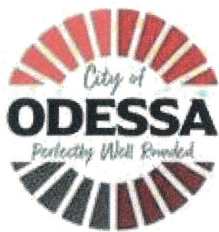
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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 23 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

Steve R Bailey Lisa Bailey

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

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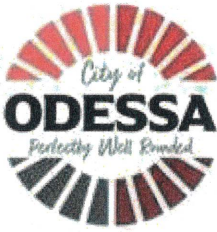
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Date of Application: 06/10/2025

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Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 24 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

[Signature]

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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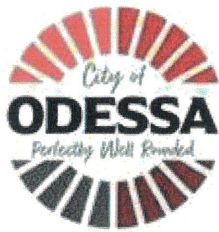
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Date of Application: 06/10/2025

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: Colby Dowell - Employee

Applicant Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Daytime Phone Number: 816-956-3369 Email: cdowell@katexcavation.com

Address of property for which the variance is requested: Lot 25 of The Hill Development, Odessa MO, 64076

Current Zoning of Property: Residential

Property Owner or Responsible Party:

Steve & Lisa Bailey

[Signature]

06/10/2025

Print Name

Signature

Date

Property Owner Mailing Address: 309 North Oak Street Building B, Bates City Missouri, 64011

Property Owner Daytime Telephone: 816-956-3369 Email: cdowell@katexcavation.com

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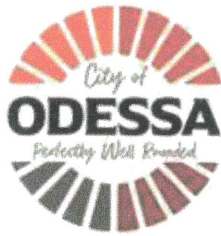












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Date of Application: 6.18.25

Type of Application: ☐ Appeal (\$75) ☒ Variance (\$100)

Applicant Name/Relation to Property Owner: B and B Homebuilders Jessica McGinnis office manager


Applicant Mailing Address: 417 N. 2nd St. Odessa, MO 64076

Daytime Phone Number: 816.263.1724 Email: bandbconstruction.billing@gmail.com

Address of property for which the variance is requested: The Hill Lot 18

Current Zoning of Property: R-1A

Property Owner or Responsible Party:

Billy Beard		6.18.25
Print Name	Signature	Date

Property Owner Mailing Address: 611 Kirkpatrick St. Odessa, MO 64076

Property Owner Daytime Telephone: 816.419.8952 Email: _____

Reason (s) for variance: Please be specific. Please include a site plan. You may attach additional numbered pages:

~~We are requesting a variance to allow the house to sit facing Lake View Drive with a side entry garage. This will increase the desirability of the property for buyers with having a view of the lake from their front porch and allow for a larger sq. ft. house. This variance also causes no disruption to current building set backs for R-1A zoning.~~

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File No. _____

Date of BZA Meeting Scheduled: July 11th 2025

Location of Meeting: Odessa Community Building, 601 W Main St. Odessa, MO 64076

Date Received by City of Odessa: June 23rd 2025

Fee Amount Paid: ☒ \$100 ☐ \$75 Date Paid: 6/23/25

Notice Fees Paid: ☐ Yes ☐ No Date Paid: _____

Payment Type: ☐ Cash ☒ Check ☐ Card Receipt No: R00204765

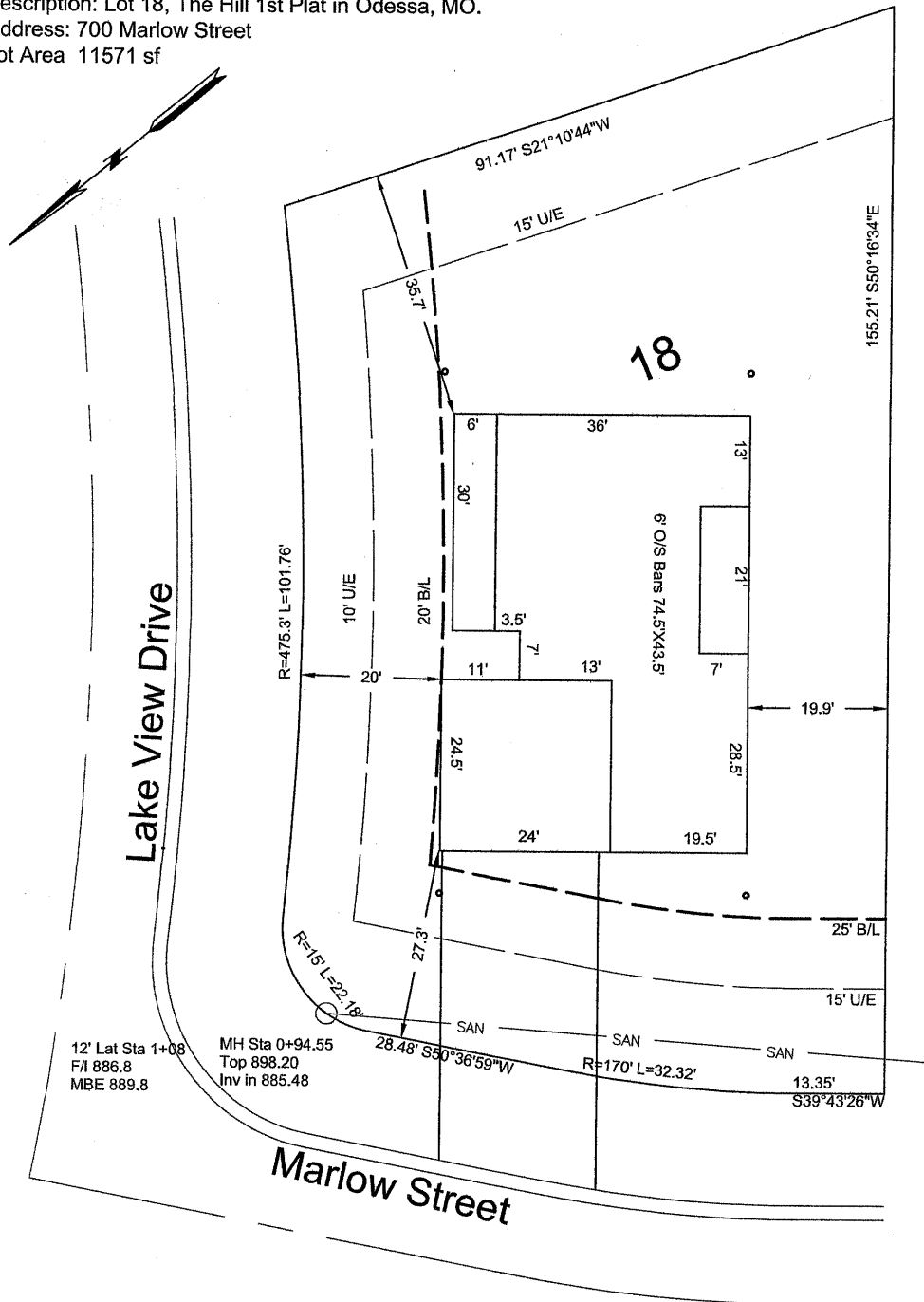
CONSTRUCTION STAKE PLOT PLAN

Ordered by: B & B Construction

Description: Lot 18, The Hill 1st Plat in Odessa, MO.

Address: 700 Marlow Street

Lot Area 11571 sf



This plot plan is not an "as-built" survey as the house was staked prior to being built and cannot be used in place of a "Surveyors Real Property Report". This plot plan was prepared for use before and during foundation construction only and should not be used to establish property lines for fences or other structures. House staked as shown on this plot plan. House dimensions may have been assumed and contractor must check house dimensions shown and compare to the final house plans. Contractor to verify all elevations at job site. Builder must make final decision as to cuts and foundation heights at the job site, any floor elevations shown are shown as a guide only. Sanitary sewer and lateral elevations cannot be verified at time of staking, and it may be necessary to expose sanitary sewer service connection prior to excavation for foundation. Underground utilities and un-platted easements may not be shown. This does not constitute a boundary survey and builder must check to make sure description shown is correct with the deed for the property. It is recommended that no work be done until building permits are obtained and plot plan has been verified by local building codes authorities to comply with all setback and other restrictions.

→ = DRAINAGE PATTERN

CONSTRUCTION ENGINEERING SERVICES, INC.

16810-C East 40 Highway

Independence, MO 64055

(816)478-2323

lee@engineeringkc.com

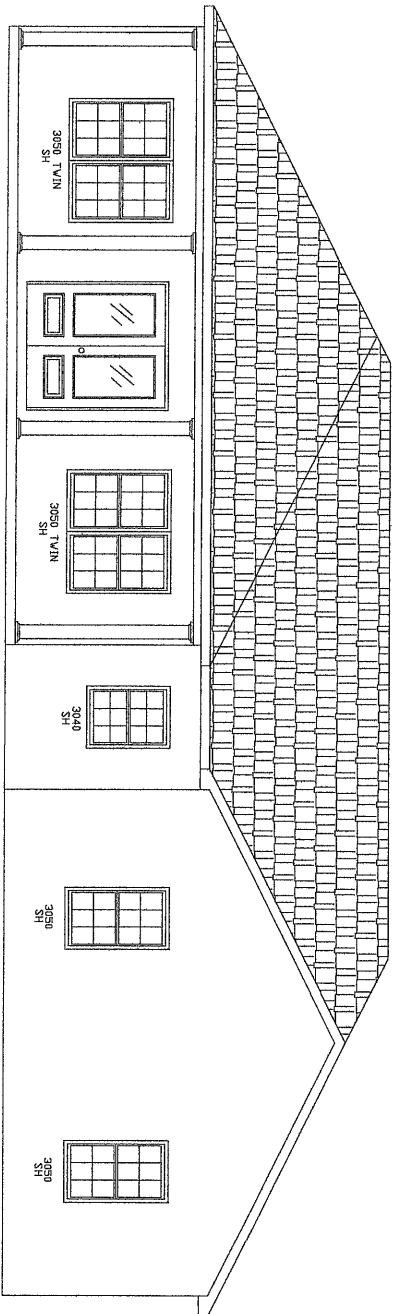
SCALE:

DATE:

JOB NO:

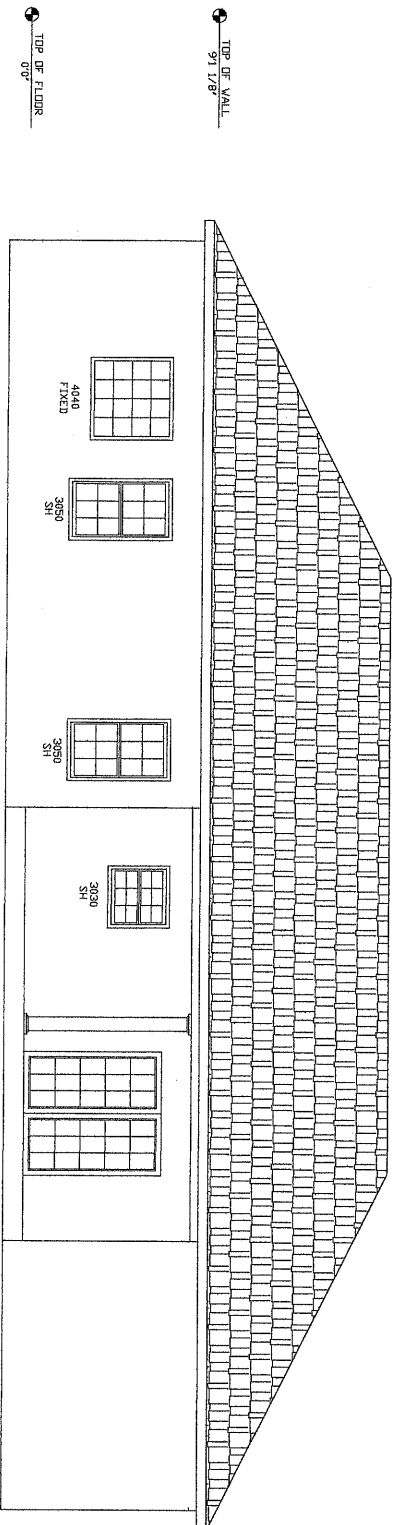
LEE BODENHEIMER, L.S.

Land Surveyor



TOP OF WALL
9'1 1/8"

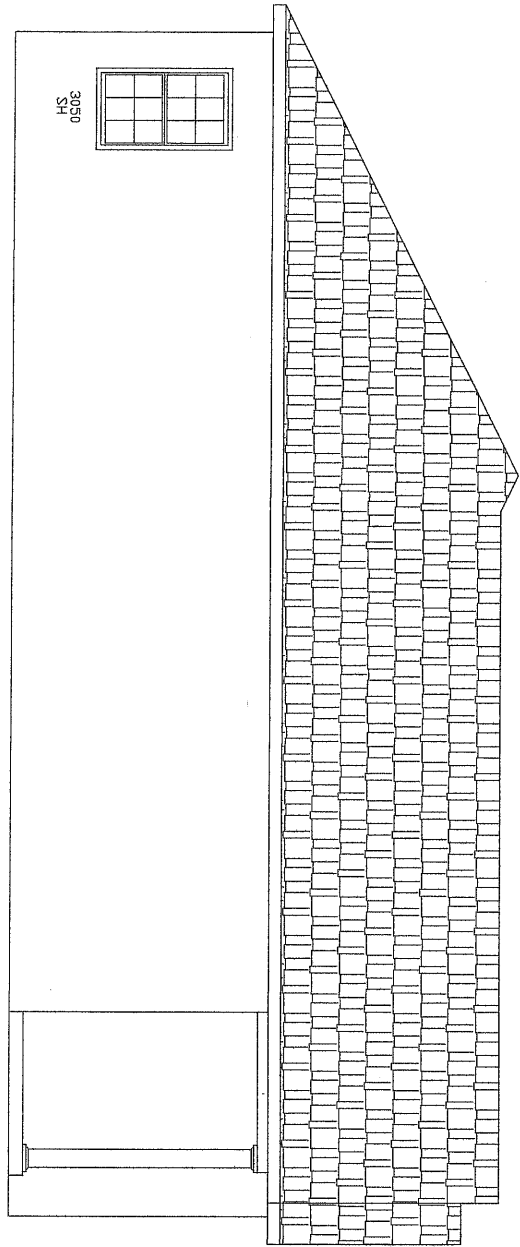
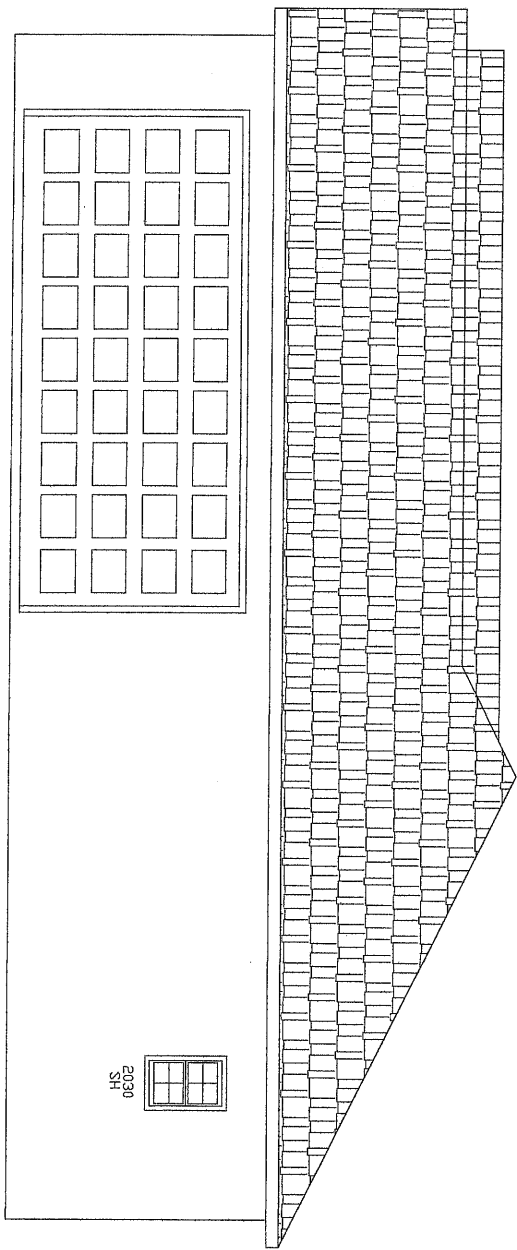
TOP OF FLOOR
0'0"



TOP OF WALL
9'1 1/8"

TOP OF FLOOR
0'0"

BILLY BEARD
THE HILL





Artistic Rendering. Actual Plans May Differ

1112

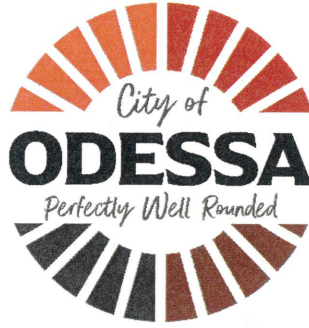
CITY OF ODESSA
228 S 2nd
Odessa, MO 64076
(816) 230-5577

DATE : 6/23/2025 9:43 AM
OPER : FC
TKBY : CD
TERM : 2
REC# : R00204765

MISC General Miscellaneous 100.00
VARIANCE REQUEST ,THE HILL LOT 18
100.

1 Check 100.00 REF:3714

APPLIED	100.00
TENDERED	100.00
CHANGE	0.00



PUBLIC NOTICE

Variance

VAR – 07-11-04

“The Hill Subdivision”

Parcel# 14-7.0-35-4-000-003.000

Notice is hereby given that the Board of Adjustment of the City of Odessa will hold a public hearing on **Friday, July 11, 2025 at 11:00 am.** In the Dyer Park Community Center, 601 West Main Street, Odessa, Missouri. To hear from interested parties and citizens on a request by Kat Excavation to approve a Variance request for Sec. 50-88 Area Regulations, R-1 Single Family Dwelling, Side Yard Setbacks

City Ordinance: Sec 50-88 (b). *Side yard*

(1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than ten feet; provided, however, that for lots of record prior to the effective date of the ordinance from which this chapter is derived there shall be a side yard for dwellings on each side of the main building of not less than ten percent of the lot width, except as herein provided in [section 50-490](#). For unattached buildings of accessory use there shall be a side yard of not less than five feet; provided, however, that unattached one-story building of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than **50** feet from the rear property line.

The site is legally described as follows: PT OF SE 1/4; 801-669, 972-1136, 1100-150, 2010DR0142. Township 49, Range 28, 35.28 Acres +/-

CITY OF ODESSA

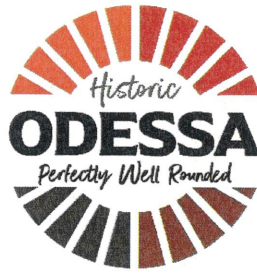
Board of Adjustment

By: Christi Dickey, Administrative Coordinator Community Development

PUBLISH: June 26, 2025

EMAIL TO ODESSAN: OdessaNews@gmail.com

June 23, 2025



City of Odessa

Planning ~ Zoning ~ Inspection
228 S. 2nd St. Odessa, MO 64076 - (816) 230-5577

PROPERTY OWNER

The Odessa Board of Adjustment Commission will hold a public hearing on July 11, 2025 at 11:00 a.m. Odessa Community Center, 601 W Main Street, Odessa Mo. 64076.

Notice is hereby given that the Board of Adjustment of the City of Odessa will hold public hearings on Friday, July 11, 2025, at 11:00 am. in the Dyer Park Community Center, 601 West Main Street, Odessa, Missouri, to hear from interested parties and citizens on requests by Kat Excavation to approve Variance requests for "The Hill Subdivision" Sec. 50-88 Area Regulations, R-1 Single Family Dwelling, Side Yard Setbacks on Lots 1 through 4, 6 through 17 and 19 through 25 of Parcel# 147.0-35-4-000-043.000, and on a request by B and B Homebuilders to approve a variance request for Sec. 50-88 Area Regulations, R-1 Single Family Dwelling, Side Yard Setbacks on Parcel# 147.0-35-4-000-043.010. City Ordinance: Sec 50-88 (b). Side yard (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than ten feet; provided, however, that for lots of record prior to the effective date of the ordinance from which this chapter is derived there shall be a side yard for dwellings on each side of the main building of not less than ten percent of the lot width, except as herein provided in section 50-490. For unattached buildings of accessory use there shall be a side yard of not less than five feet; provided, however, that unattached one-story building of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.

PER CITY ORDINANCE: NOTIFY ALL PROPERTIES LOCATED WITHIN 185' OF "THE HILL SUBDIVISION", ODESSA MO. 64076:

102 Lakeview Road ~ RM LAFAL PROPERTIES LLC
104 Lakeview Road ~ Mitchell Zona R Revocable Trust
106 Lakeview Road ~ RM LAFAL PROPERTIES LLC
623 W Main ~ RM LAFAL PROPERTIES LLC
707 W Main ~ Kyle L Dorflinger
709 W Main ~ Dennis W & Alison M Carroll
711 W Main ~ Travis L Stampher

713 W Main ~ George E Jr & Glenda Opitz
715 W Main ~ Mary Ann Barker
717 W Main ~ Keith A & April M Gibson
801 W Main ~ Robert A Long
803 W Main ~ Laura L Sousley
805 W Main ~ Wm R Hansen
807 W Main ~ Tiffany C Mitchell
809 W Main ~ Sherry A Vanvleck
200 N 9th Street ~ Cynthia I Bass
202 N 9th Street ~ Kenneth R & Amanda L Hoskins
204 N 9th Street ~ Melissa K Lindsey
206 N 9th Street ~ Darrel & Victoria Vorwork
208 N 9th Street ~ David C Jr. Marles
210 N 9th Street ~ Guy D & Linda M Meador
212 N 9th Street ~ Justin D Koenig
214 N 9th Street ~ Seth Kuda
903 W Marlow ~ Matthew T Young
905 W Marlow ~ Tracy Beeks
900 W Marlow ~ Johnathan R & Kelsey Cooper
902 W Marlow ~ Charl Herbert
904 W Marlow ~ Dalton & Ramsey Tillotson
209 N 9th Street ~ Matthew Couch
207 N 9th Street ~ Rachelle D & Jeffery Paul Jr Dent
207 (A) N 9th Street ~ Donald A III & Brooke C Whiting
205 N 9th Street ~ Charles B & Sherrie L Laxson
203 N 9th Street ~ John J Brown
903 W Main ~ Marva & Robert Ingram
812 W Main ~ Thomas L & Carolyn L Anderson Trust
810 W Main ~ Thomas L & Carolyn L Anderson Trust
808 W Main ~ Troy & Delores Co-Grantor Trust
806 W Main ~ Thomas L & Carolyn L Anderson Trust
804 W Main ~ Sheila M & Williamson, Edna Christine Westphal
802 W Main ~ ODMO Rentals LLC
800 W Main ~ Aric A Kerr
720 W Main ~ Martha R Johnson
718 W Main ~ Troy & Thomas, Yessenia Talavera
716 W Main ~ Jeffery & Tamie Lindquist
712 W Main ~ George A Sayers
708 W Main ~ Wyatt J Dorsey
702 W Main ~ Tina P & D F Jr Palmer
700 W Main ~ Tina Peerson
622 W Main ~ Robert & Karen Thomas
700 Old 40 Highway ~ Frankie J Meinershagen

For questions, you may contact Christi Dickey, at the City of Odessa,
816-230-5577 Ext 2, or email: Christi.dickey@cityofodessamo.com

Sec. 50-88. - Area regulations.

- (a) *Front yard.* All buildings shall be set back from street right-of-way lines to comply with the following front yard requirements:
- (1) The minimum depth of the front yard shall be 25 feet.
 - (2) If 25 percent or more of the lots on one side of the street between two intersecting streets are improved with buildings all of which have observed an average setback line of greater than 25 feet and no building varies more than five feet from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings but this regulation shall not require a front yard of greater depth than 40 feet.
- (b) *Side yard.*
- (1) For dwellings located on interior lots there shall be a side yard on each side of the main building of not less than ten feet; provided, however, that for lots of record prior to the effective date of the ordinance from which this chapter is derived there shall be a side yard for dwellings on each side of the main building of not less than ten percent of the lot width, except as herein provided in section 50-490. For unattached buildings of accessory use there shall be a side yard of not less than five feet; provided, however, that unattached one-story building of accessory use shall not be required to be set back more than three feet from an interior side lot line when all parts of the accessory building are located not more than 50 feet from the rear property line.
 - (2) For dwellings and related accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than 15 feet in case such lot is back to back with another corner lot and 20 feet in every other case. The interior side yard is the same as for dwellings and accessory buildings on an interior lot.
- (c) *Rear yard.* There shall be a rear yard for a main building of not less than 20 feet or 20 percent of the depth of the lot, whichever amount is smaller. Unattached buildings of accessory use may be located in the rear yard of a main building; but no accessory building shall be located within five feet of the rear lot line.
- (d) *Lot width.* For dwellings there shall be minimum lot width of 70 feet at the front of the building line except for lots of record prior to the effective date of the ordinance from which this division is derived for which there shall be minimum lot width of 50 feet at the front building line and such a lot shall abut on a street for a distance of not less than 35 feet.

(Ord. No. 2838, § 1(8.200-3.1), 1-9-2012)

Sec. 50-89. - Height regulations.

No building shall exceed 2.5 stories or 35 feet in height except as provided in section 50-491.

(Ord. No. 2838, § 1(8.200-3.2), 1-9-2012)

Sec. 50-90. - Intensity of use.

- (a) For each dwelling and buildings accessory thereto, there shall be a lot area of not less than 8,400 square feet.
- (b) For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in article III of this chapter.
- (c) New accessory structures such as a shed, barn or garage may only occupy a lot in a residential zone if there is a principal dwelling on the same lot.

(Ord. No. 2721, 7-28-2008; Ord. No. 2838, § 1(8.200-3.3), 1-9-2012)

Sec. 50-91. - Coverage.

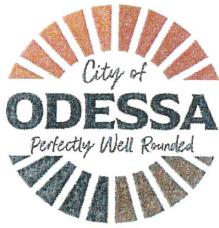
Main and accessory buildings shall not cover more than 25 percent of the lot area on interior lots and 30 percent on the lot area on corner lots; accessory buildings shall not cover more than 20 percent of the rear yard.

(Ord. No. 2838, § 1(8.200-3.4), 1-9-2012)

Sec. 50-6. Use, height, area, yards and open spaces restricted; structure orientation.

- (a) No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.
- (b) No building shall be erected, converted, enlarged, reconstructed or structurally altered to exceed the height limit herein established for the district in which the building is located.
- (c) No building shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the district in which the building is located.
- (d) The density and yard regulations of this chapter are minimum regulations for every building existing at the effective date of this article and for any building hereafter erected or structurally altered. No land required for yards or other open spaces about an existing building hereafter erected or structurally altered shall be considered a yard or lot area for more than one primary building.
- (e) Every building hereafter erected or structurally altered shall be located on a lot, as herein defined, and in no case shall there be more than one primary building on a lot except as otherwise provided in this article.
- (f) No building shall be erected or structurally altered to the extent specifically provided hereinafter except in conformity with the off-street parking and loading regulations of this chapter.
- (g) Co-operations, condominiums and all other forms of property ownership do not affect the provisions of these regulations and all requirements shall be observed as though the property were under single ownership.
- (h) All mobile homes and manufactured homes without permanent foundation shall be located within a mobile home park that has received a conditional use permit. No mobile home or manufactured home without permanent foundation outside an approved mobile home park shall be connected to utilities except those being offered for sale and not inhabited or approved for temporary use. (Exception: Mobile homes of any installation or manufactured homes not placed upon a permanent foundation, legally placed outside an approved mobile home park and inhabited prior to the passage of this regulation.)
- (i) The building fronts of all new residential structures shall be oriented towards the front of the lot. Front of lot shall be considered to be that side of the lot which fronts on a street. In the case of a corner lot, unless specifically noted otherwise on the final plat, the narrowest side fronting on the street shall be considered the front of the lot. In case the corner lot has equal frontage on two or more streets, unless specifically noted otherwise on the final plat, the lot shall be considered to front on that street with the greatest number of lots fronting between the closest intersecting streets.

(Ord. No. 2429, § 1(8.103), 11-13-2000; Ord. No. 2634, § 1, 3-13-2006)



City of Odessa
228 S 2nd St
Odessa, MO 64076-0128
Phone: (816) 230-5577

INVOICE

Billed To:
KAT EXCAVATION
STEVE & LISA BAILEY
309 N. OAK
BATES CITY, MO 64011

DATE: 6/17/2025
INVOICE #: INV01553
DUE DATE: 6/17/2025
TOTAL DUE: 2,500.00

CUSTOMER ACCOUNT # : 0182

ITEM DESCRIPTION	UNITS	PRICE	AMOUNT
Variance Application	25.00	100.00	2,500.00
TOTAL THIS INVOICE			2,500.00

For questions, contact City of Odessa at (816) 230-5577

REMIT TO:

City of Odessa
228 S. 2nd Street
Odessa, MO 64076-0128

A copy of this invoice should accompany your check. Thank you!

