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**MEETING DATE:** March 9, 2021      **STAFF:** Stuart Borders, Senior Planner

**PROJECT NAME:** Vanessa Kramer – In Home Daycare

**CASE NUMBER/REQUEST:** Case 21-400-01 – Home Business Permit – 17229 E. 40<sup>th</sup> Street –  
Venessa Kramer requests approval to operate an in-home daycare

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**APPLICANT/OWNER:** Vanessa Kramer

**PROPERTY ADDRESS/LOCATION:** 17229 E. 40<sup>th</sup> Street

**PROPERTY ZONING:** R-6 (Single Family Residential)

**SURROUNDING ZONING/LAND USE:**

**N/S/W/E:** R-6; single-family residences

**PUBLIC NOTICE:**

- Letters to property owners within 185 feet – February 19, 2021

**FURTHER ACTION:**

- Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

### RECOMMENDATION

Staff recommends **APPROVAL** of this Home Business with the following conditions:

1. The business shall operate only between the hours of 7:00 am through 6:00 pm, Monday through Friday.
2. The maximum number of nonrelated children in care is limited to not more than 10, and restricted to the number of children as approved by the State of Missouri and the City.
3. Maintain all required licenses.

### PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

The applicant, Vanessa Kramer, intends to operate an in-home daycare at her single-family residence at 11223 E. 24<sup>th</sup> Street for five to ten children.

**Current Use:** Single-Family residence

**Proposed Use:**

In home daycare

**Acreage:** 0.31 acres+/-

## **ANALYSIS**

Vanessa Kramer currently operates the 'Busy Bee's Daycare' in her home on E. 40<sup>th</sup> Street in southeast Independence. Recently she decided to expand her operation to provide care for five to ten non-related children thus requiring Planning Commission approval; however she doubts that she'll ever have more than seven or eight children however.

Ms. Kramer uses one of the bedrooms (as a classroom), the dining room, and the living room in the daycare operation; access to the basement is prohibited and is gated off. According to her attached letter, she provides educational opportunities, supervised play times, with meals and snacks. Weather permitting, the children spend time in her large, fenced in, rear yard which contains play equipment.

A double-car driveway will provide off-street parking for parents.

The house was inspected and approved by the City Fire and Health inspection divisions.

## **EXHIBITS**

1. Applicant's Letter
2. Building/Fire/Health Inspections
3. Site Plan
4. Property owner notification list and affidavit
5. Zoning Map