

Overview

The property at 316 W Sea Ave with the legal description `SOUTH SIDE ADD TO INDEPENDENCE S 150' LOT 4 BLK 1` has been in continual use as a 4-plex and is zoned as such by Jackson County. This application is a request to change it's zoning from an R6 Single Family Dwelling to an R-30/PUD by the city of Independence.

History

I bought the property as a 4-plex in February of 2018. The original property was built in 1890 and at some point in its history, the upstairs and downstairs were split into two separate living quarters. Based on the age of the separate furnaces for each unit, this occurred around 1995.

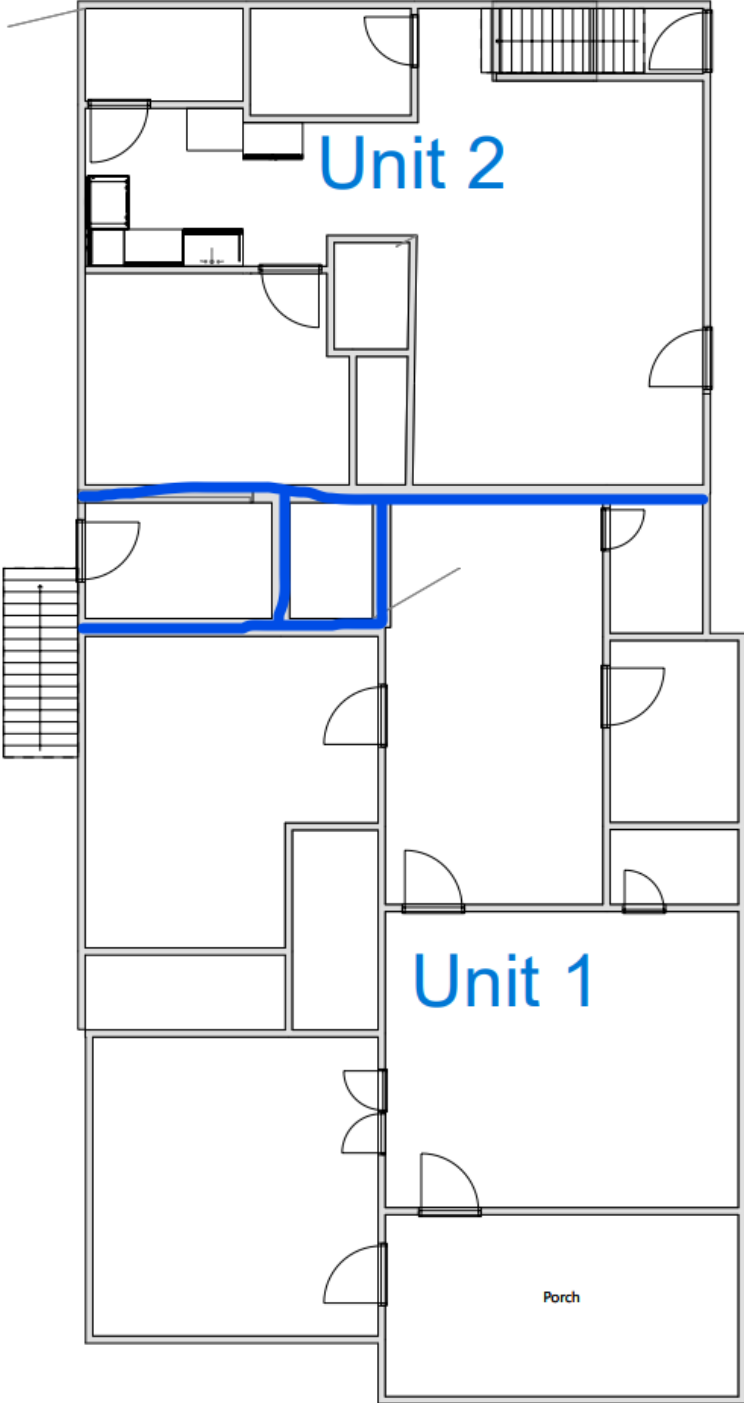
Based on the age of materials, around 1960 an addition was added to back of the property. This addition added 2 additional units (one upstairs, one downstairs) to the property and brought the total square footage to roughly 3800 sq/ft. Based on the design of the addition, it appears this was intended to be additional living quarters and was never used to augment the size the original house (the back door and windows were sealed and the old exterior wall was wrapped by the addition). The original water heaters were from 1982. At some point, a covered porch area was added to the east side of the building with a locked outdoor storage area.

There are 7 parking spaces on the property and 4 mailboxes.

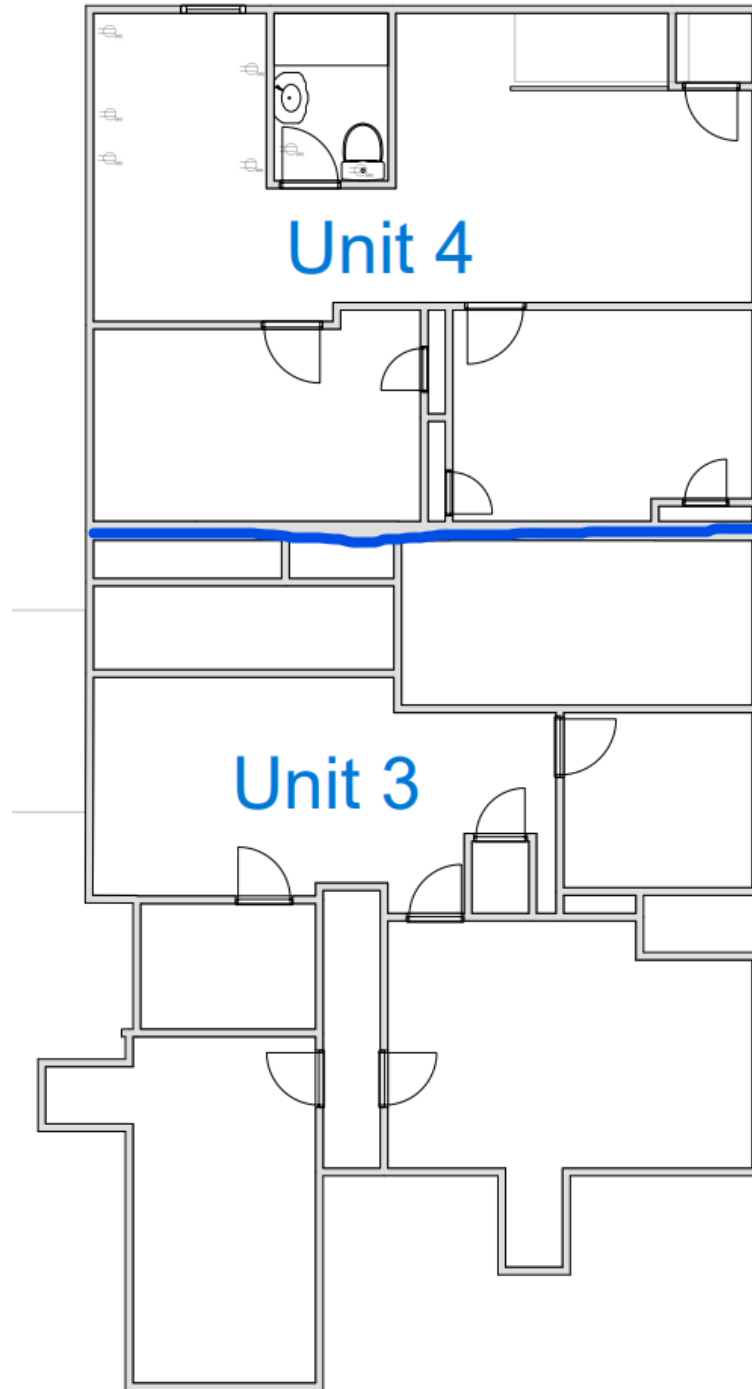
Current State

Each unit shared utilities: gas, water and electric. Shortly after purchasing the property, I worked with the city on a plan to switch 3 of the units to all electric and get 4 electric meters to avoid the overhead of splitting utilities and factoring it into rent. As tenants moved out, I worked to convert their vacant unit to all electric mechanicals. To this point, I've been doing most of that work on my own and my life has changed in the past 4 years so it's been slower process than I expected. The units have been rented or actively worked on while I owned the property.

First Floor



Second Floor



- The North side of the blue line was part of the addition in 1960 in both diagrams. The blue line is a brick wall that was the former exterior of the original structure.

Plot

