

**THE BOARD OF ADJUSTMENT
FOR THE CITY OF OSAGE BEACH, MISSOURI**

August 16, 2023

Call to Order

Fred Catcott called the Board of Adjustment Commission of the City of Osage Beach, Missouri, to order at the regular meeting on August 16, 2023, at 4:00 p.m.

Roll Call

The following Board Members were present: Fred Catcott, Karen Bowman, Gloria O'Keefe, Robert Bickle and Larry Jones. Absent was Chairman Randy Gross.

City Staff present: City Attorney Cole Bradbury, City Planner Cary Patterson, and City Clerk Tara Berreth.

Court Reporter: Shelly Stewart

Fred Catcott presided, read the Statutes of Missouri and read the criteria for granting a variance, went over the rules that special circumstances must exist and established that a quorum has been met.

New Business

A: Variance Case #348 John Green

The applicant John Green asked to have the application postponed due to not receiving the construction easement from neighbor. The construction easement is needed to meet the required setbacks.

Board member Bickle made a motion to postpone Variance Case No. 348 to the next available meeting on September 20, 2023. This motion was seconded by Board member O'Keefe. A roll call vote was taken and passed with a voice vote. Absent Chairman Randy Gross.

B. Variance Case #349 Craig and Brooke Loo

<u>Date:</u>	August 16, 2023	<u>Case Number:</u>	349
<u>Applicant:</u>	Craig & Brook Loo		
<u>Location:</u>	4507 Cove Road (behind 4505 Cove Road)		
<u>Petition:</u>	Variance from minimum setback requirements		
<u>Purpose:</u>	Rebuild dwelling on an existing foundation (structure destroyed by fire)		
<u>Existing Use:</u>	Single-family home		
<u>Zoning:</u>	R-1a (Single Family)		
<u>Tract Size:</u>	13,977 sq ft		

<u>Case History</u>	<u>Case #</u>	<u>Date</u>
Variance	345	12/15/21

Utilities

<u>Water:</u>	City	<u>Gas:</u>	Summit
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Access: The subject property derives access from Cove Road

Approval of the requested variance will allow the city to issue a legal building permit to construct the addition as per the submitted site plan. In the R-1b zone, the minimum required front yard setback is twenty-five (25') feet from the front property line and the side yard setback requirement is ten (10') feet from the side property line.

3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It of course is up to this board to use the facts in this case along with any written or verbal testimony and make the decision that is right.

If this request is approved, the following conditions shall apply:

1. The structure must be built according to the submitted site plan.
2. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
3. A building permit must be obtained for the new construction and all other zoning codes be adhered to.

Board Member O'Keefe made a motion to approve Variance Case No. 347. This motion was seconded by Board Member Jones. A roll call vote was taken, and Variance Case No. 347 was unanimously passed. Absent Chairman Randy Gross.

Adjourn

There being no further business to come before the Board of Adjustment, Fred Catcott adjourned the meeting at 4:11 p.m.

I, Tara Berreth, City Clerk, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Zoning Adjustment of the City of Osage Beach, Missouri, held on September 20, 2023


Tara Berreth, City Clerk


Fred Catcott, Committee Member