

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

May 17, 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 May 17, 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 Tara Berreth City Clerk.

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 #347 Darrell and Melissa Otte

Applicant:	Darrell and Melissa Otte
Location:	1448 Dogwood Lane
Petition:	Variance from minimum setback requirements
Purpose:	Addition to Primary Dwelling
Existing Use:	Single-family home
Zoning:	R-1b (Single Family)
Tract Size:	Approximately 7,633 sq ft

<u>Case History</u>	<u>Case #</u>	<u>Date</u>
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None

Utilities

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

Access: The subject property derives access from Dogwood Ln.

Analysis:

1. The applicant is the owner of the property in question. The property is a plated lot known as Lot 50 of Dogwood Park Estates and is designated with the physical address 1448 Dogwood Lane.
2. The applicants are requesting a variance to build an addition on the side of the existing home that will be approximately 19 feet from the front property line. As you can see on the submitted site plan, the existing home is 13.8 feet from the front property line at its closest point which is what makes the home a legal non-conforming structure. With that being the case, a variance is required to enlarge or add on to the legal non-conforming structure as is being requested in this case.

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.

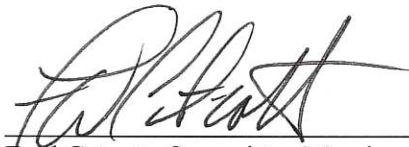
Adjourn

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 May 17, 2023



Tara Berreth, City Clerk



Fred Catcott, Committee Member