

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

MARCH 19, 2025

CALL TO ORDER

Randy Gross called the Board of Adjustments Commission of the City of Osage Beach, Missouri, to order at the regular meeting on March 19, 2025 at 4:15 p.m.

ROLL CALL

The following Members were in present: Randy Gross, Fred Catcott, Karen Bowman, Gloria O’Keefe, Jeremy Green.

City Staff Present: City Planner Cary Patterson, City Attorney Cole Bradbury, City Administrator Devin Lake, City Clerk Tara Berreth and Deputy City Clerk Kegan Powers.

APPROVAL OF MINUTES

Commissioner Catcott made a motion to approve the minutes from January 15, 2025. This motion was seconded by Commissioner Bowman. Motion unanimously with a voice vote.

NEW BUSINESS

Variance Case 354 Peter and Mary Ignell request a variance from minimum setback requirements. Representative from Harbor Heights submitted a letter to be presented to the Board Commissioners. (see attached)

Date:	March 19, 2025	Case Number:	354
Applicant:	Peter and Mary Ignell		
Location:	1189 Greenwood Circle		
Petition:	Variance from minimum setback requirements		
Purpose:	Garage construction		
Existing Use:	Single-family home		
Zoning:	R-1a (Single Family)		
Tract Size:	Approximately 9,400 sq ft		

Case History	Case #	Date
--------------	--------	------

None

Utilities: Water: City Gas: Summit Electricity: Ameren Sewer: City

Access: The subject property derives access from Greenwood Circle

Analysis:

1. The applicant is the owner of the property in question. The property, a platted lot known as Lot 12 of Harbor Heights Estates, is designated with the physical address 1189 Greenwood Circle.

2. The applicants are requesting a variance to build a detached garage on their property that falls between the existing home and Greenwood Circle. The proposed garage will extend to .89 feet from the front property line and 4.3 feet from the side property line. In the R-1a zone, the minimum required front yard setback is twenty-five (25') feet and the side yard setback requirement is ten (10') feet. Approval of the requested variance will allow the city to issue a legal building permit to construct the garage as illustrated on the submitted site plan.
3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It is, of course, 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. The variance must be used within one year of the approval date.

After a lengthy discussion the applicant asked to have the application put on hold for time to amend the application.

Commissioner Catcott made a motion to table Variance Case No. 354. This motion was seconded by Commissioner Green. A roll call vote was taken, and Variance Case No. 354 was unanimously passed.

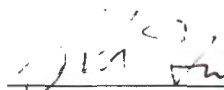
Commissioner Catcott made a motion to adjourn at 4:45pm. This motion was seconded by Commissioner Bowman. Motion passed with a voice vote.

ADJOURN

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 March 19, 2025



Tara Berreth, City Clerk



Randy Gross, Board Chairman

All meetings may be viewed on Facebook or YouTube for more clarification.

HARBOR HEIGHTS PROPERTY OWNERS ASSOCIATION

www.harborheights.org



Lot 12 Variance

On behalf of the Harbor Heights Property Owners Association, I am submitting our opinion to the City of Osage Beach Board of Zoning on the matter regarding Public Notice 2354, Lot 12, 1189 Greenwood Circle.

The Board carefully considered the request and came to opinion this request should be denied for the following reasons:

1. ****Safety Concerns:**** The proposed location of the garage, directly adjacent to a curved roadway and at the bottom of a hill, raises serious safety concerns for traffic along the public road. There is also a serious visibility concern for neighboring property egress.
2. ****Past Non-Cooperation:**** The board has documented instances where the lot owner has not complied with restrictions regarding construction without prior board approval. The board has informed the property owner per PLAT 15/74, Instrument# P00150074, Filed 11/05/1973, the lot has a restriction which states "No building or other structure shall be commenced upon any lot until the location and the complete plans and specifications have first been submitted and the same approved by the board".
3. ****Unique Property Constraints:**** While the board understands the owner's desire for a garage, and also appreciates the inherent limitations due to the size and terrain, these constraints were evident at the time of purchase.
4. ****Disagreement on Value Improvement:**** The board respectfully disagrees with the assessment that a garage would significantly increase the property's value. Furthermore, previous construction efforts have already raised community concerns about potential impact on the value of surrounding properties. The board feels addition of a garage in this manner will have a negative impact on surrounding properties.
5. ****Aesthetics**** The garage location and orientation is opposite to the character of the rest of the neighborhood.

6. ****Precedence**** The board is concerned with the variance request from the perspective of the near elimination of the normally accepted standard for set backs. The board appreciates the desire to establish set backs and understands the occasional minor intrusions. The board has a serious concern granting this variance will set the precedence for many other properties in the future.

The Board appreciates your understanding in this matter.

Sincerely,
Secretary Harbor Heights
Secretary, Property Owners Association