

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 7, 2019** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, TOM BUECHLER, JOSEPH WELLS, AND ALTERNATE PAUL BERTOLONE. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY REPRESENTATIVE ZACH ENTERLINE.

1. **Call to Order** – Vice-Chairman Wells called the meeting to order at 6:00 p.m.
2. **Roll Call** – Roll was taken and Vice-Chairman Wells declared a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Personal Appearances – None.**
5. **Consent Agenda –**

**A. Approval of Minutes of April 2, 2019 meeting**

**Motion by Board member Bertolone, Seconded by Board member Buechler, to accept the minutes of April 2, 2019 as written.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Absent
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 4-0-0**

6. **Unfinished Business – None**
7. **New Business**

**A. Case #19003 - Shadowood Front Yard Variance - Lots 180 and 181A (public hearing)**

Dan McGhee, engineer with Lamp Ryneerson, was present representing property owner Brian Mather of South Hampton, Inc.

Mr. McGhee indicated the request was to reduce the side setback from 30-feet to 15-feet for homes along Mulberry Drive for lots 180 and 181A. This reduction in setback would be consistent with other homes that face Mulberry Drive that have rear-entry garages. Mr. McGhee stated that reducing the side yard setback increases the options homebuyers would have on style of house constructed.

Mr. McGhee stated there would be no driveway access from garages on these lots to Mulberry. There is no impact on any existing utilities or easements by reducing the setback.

Board member Woste asked on what street the homes on the lots would face.

Mr. McGhee said the homes would face Washington Street and Franklin Street.

Board member Woste asked if the smaller of the two lots, lot 180, would be compatible to construct a home on.

Mr. McGhee stated that with approval of the variance the lot would be compatible for a home.

Associate Planner David Gress provided the staff report for the case. He entered into the record the notices sent to adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report.

Mr. Gress commented that there were no comments or objections to the request received from the neighbors.

Mr. Gress indicated staff recommends approval of the case.

Vice-Chairman Wells asked about the lot to the west across Washington Street and whether that lot is a rear-entry lot.

Mr. Gress commented that yes the home does have a rear-entry garage.

*Vice-Chairman Wells opened the public hearing at 6:10 p.m.*

There were no public comments made.

*Vice-Chairman Wells closed the public hearing at 6:10 p.m.*

**Motion by Board member Bertolone, Seconded by Board member Buechler, to accept the staff proposed findings of fact and approve Case #19003, Shadowood Front-Yard Setback Variance for Lots 180 and 181A.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Absent
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 4-0-0**

**8. Staff Comments -**

City Attorney representative Zach Enterline provided an overview of the City Council meeting held on April 8, 2019 and April 22, 2019.

Mr. Gress provided an update on cases scheduled for the Planning and Zoning Commission.

**9. Board member Comment – None.**

**10. Adjournment**

**Motion by Board member Bertolone, Seconded by Board member Buechler to adjourn.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Absent
Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 4-0-0**

The Board of Adjustment meeting for May 7, 2019 adjourned at 6:21 p.m.

Respectfully submitted,

Jim Cadoret