

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 16, 2019** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, TOM BUECHLER, PAUL BERTOLONE, AND SHANNON WEICHEL. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS.

1. **Call to Order** – Vice-Chairman Bertolone called the meeting to order at 6:05 p.m.
2. **Roll Call** – Roll was taken and Vice-Chairman Bertolone declared a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Personal Appearances – None.**
5. **Consent Agenda –**

A. Approval of Minutes of July 2, 2019 meeting

Motion by Board member Buechler, Seconded by Board member Woste, to accept the minutes of the July 2, 2019 meeting as corrected.

Vote on Motion:

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

Motion passed 4-0-0

6. Unfinished Business – None

7. New Business

A. Case #19017 - 1400 Young Circle Rear Yard Setback Variance (public hearing)

Chad Buck, representing C&M Builders, owner of the property, presented the request to the Board. Mr. Buck stated the property has remained undeveloped for a number of years due to its unique shape and difficulty in fitting a home on the lot.

Mr. Buck said the odd shape of the lot causes a rear yard setback issue.

Mr. Buck stated the home will be 17 feet from the property line instead of the required 25 feet.

Vice-Chairman Bertolone asked about the land area behind the lot.

Mr. Buck stated there is a common area tract behind the lot so there will be no encroachment towards a neighbor.

Vice-Chairman Bertolone asked about the homes on the adjacent lots and how grading of the lot will be handled.

Mr. Buck stated he is working with the adjoining lot owners concerning drainage and what he will do as the home is constructed to avoid and issues for the neighbor.

Mr. Buck handed out to the Board members photographs and drawings that depict the property and the area around the lot.

Associate Planner David Gress presented the staff report. The request for a variance required a public hearing and Mr. Gress entered into the record the mailed notices to adjoining property owners, the notice of publication in The Journal, the Unified Development Code, the Growth Management Plan, the application, and the staff report.

Mr. Gress described the plot plan for the property and that the drawing does show the small corner of the rear of the home that will encroach into the setback area.

Mr. Gress stated staff has submitted proposed findings of fact on the request for the Board to consider.

Mr. Gress stated that staff does support the granting of the variance request and recommends the Board approve the variance request.

Board member Woste asked Mr. Buck if he was involved in the split of Lots 110 and Lot 111.

Mr. Buck stated he was not involved in the platting of the lots.

Mr. Gress commented that there was an additional phase added to the Creekmoor Subdivision.

Vice-Chairman Bertolone opened the public hearing at 6:21 p.m.

There were no public comments made.

Vice-Chairman Bertolone closed the public hearing at 6:21 p.m.

Motion by Board member Weichel, Seconded by Board member Buechler, to accept the staff proposed findings of fact and approve Case #19017, Rear-Yard setback variance for 1400 Young Circle.

Vote on Motion:

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

Motion passed 4-0-0

8. Staff Comments -

Mr. Gress provided the June 2019 Department monthly report to the Board.

9. Board member Comment – None.

10. Adjournment

Motion by Board member Woste, Seconded by Board member Buechler to adjourn.

Vote on Motion:

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

Motion passed 4-0-0

The Board of Adjustment meeting for July 16, 2019 adjourned at 6:23 p.m.

Respectfully submitted,

Jim Cadoret