

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, FEBRUARY 18, 2020** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: JOSEPH WELLS, JERRY MARTIN, PAUL BERTOLONE, SUSAN DOOLEY, AARON HARRISON AND ALTERNATE PAM HATCHER. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Wells called the meeting to order at 6:02 p.m.
2. **Roll Call** – Roll was taken and 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 July 16, 2019 meeting

Motion by Board member Bertolone, Seconded by Board member Hatcher, to accept the minutes of the July 16, 2019 meeting.

Vote on Motion:

Board member Bertolone	Aye
Board member Dooley	Aye
Board member Hatcher	Present
Board member Harrison	Aye
Board member Martin	Aye
Board member Wells	Aye
Board member Woods	Absent
Board member Woste	Absent

Motion passed 5-0-0

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

A. Case #20001 - 1207 Kettering Lane Setback Variance (public hearing)

Katie Jardieu, city planner, presented the staff report to the Board. The request for a variance required a public hearing and Ms. Jardieu 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. Ms. Jardieu stated the property has a unique shape and difficulty in fitting a home on the lot that matches both the size and character of surrounding homes.

Ms. Jardieu stated the odd shape of the lot causes a the lot to have a front yard setback on two sides creating an additional hardship on the lot. Ms. Jardieu also stated that the encroachment would be towards the street and not towards a neighbor.

Board member Martin asked if the home was a villa home.

Ms. Jardieu stated it was not.

Mr. Prouty stated that he and his wife had owned the property for approximately 6 years and were looking to downsize from 20 acres. Mr. Prouty stated they bought the lot in a firesale without realizing it was such unusual constraints.

Board member Bertolone asked what the addition on the rear was to be used for.

Mr. Prouty stated it was for a high end collector car.

Board member Bertolone asked if the previous action on lot 37 was related to this case.

Ms. Jardieu stated that it was related in location and that it also had a unique shape.

Board member Martin asked where lot 37 was located.

Ms. Jardieu showed where on the first page of the staff report, lot 37 was located in relation to lot 38.

Board member Hatcher stated that from a real estate perspective, the addition does not take value away from the house in terms of resale.

Chairman Wells opened the public hearing at 6:15 p.m.

There were no public comments made.

Chairman Bertolone closed the public hearing at 6:15 p.m.

Motion by Board member Hatcher, Seconded by Board member Bertolone, to accept the staff proposed findings of fact and approve Case #20001, setback variance for 1207 Kettering Lane.

Vote on Motion:

Board member Bertolone	Aye
Board member Dooley	Aye
Board member Hatcher	Present
Board member Harrison	Aye
Board member Martin	Aye
Board member Wells	Aye
Board member Woods	Absent
Board member Woste	Absent

Motion passed 5-0-0

8. Staff Comments - None

9. Board member Comment – None.

10. Adjournment

Motion by Board member Bertolone, Seconded by Board member Martin to adjourn.

Vote on Motion:

Board member Bertolone	Aye
Board member Dooley	Aye
Board member Hatcher	Present
Board member Harrison	Aye
Board member Martin	Aye
Board member Wells	Aye
Board member Woods	Absent
Board member Woste	Absent

Motion passed 5-0-0

The Board of Adjustment meeting for February 18, 2020 adjourned at 6:21 p.m.

Respectfully submitted,

James Cadoret