

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 16, 2020** IN THE HARRELSON ROOM OF CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, JERRY MARTIN, TERRI WOODS, AARON HARRISON AND SUSAN DOOLEY. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Secretary Woste called the meeting to order at 6:01 p.m.
2. **Roll Call** – Roll was taken and Secretary Woste declared a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Personal Appearances – None.**
5. **Consent Agenda –**

**A. Approval of Minutes of February 18, 2020 meeting**

**Motion by Board member Martin, Seconded by Board member Dooley, to accept the minutes of the February 18, 2020 meeting.**

**Vote on Motion:**

Board member Woste	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Dooley	Aye

**Motion passed 5-0-0**

6. **Election of Officers -**
  - A. **Secretary Woste asked for nominations for the election of Chairman, Vice Chairman and Secretary. Hearing none, Woste nominated board member Martin as Chairman, board member Woods as Vice Chairman, and board member Harrison as Secretary. All three board members accepted their nominations.**

**Vote on Election of Officers:**

Board member Woste	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Dooley	Aye

**Motion passed 5-0-0**

**Board member Woste handed the gavel to new Chairman Martin to lead the meeting.**

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

**A. Case #20002 - 712 Meadow Lane Velasquez Fence 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 was a corner lot and therefore had two front setbacks of 30 feet. This is what was restricting the privacy fence being built closer to the street.

Ms. Jardieu stated the resident could build a 4 foot decorative fence at the property line or could build a 6 foot privacy fence at the 30 foot build line. Ms. Jardieu also stated that the encroachment towards the street would potentially cause sight distance issues with the neighbor to the rear as their driveway came out onto Country Lane. Ms. Jardieu also presented the board with an email from a neighboring resident who had similar site concerns as well as drainage concerns due to the storm inlet in the backyard of the property.

***Chairman Martin opened the public hearing at 6:18 p.m.***

Mr. Velasquez, the applicant, spoke of needing the variance in order to provide a garden for his significant other's daughter. The daughter has ODD, ADD and is blind in one eye. These conditions create the need for a privacy fence instead of a 4 foot decorative fence.

Board member Dooley asked where the lot line would be in reference to the curb of the street.

Mr. Velasquez stated it would be about 10 feet from the curb. He also stated he had spoken to his neighbors and they felt this would be a good addition to the area. He also acknowledged the storm inlet in the rear of the yard and stated he would go over it, so as to not interfere with drainage.

Board member Dooley stated that she had driven by and the fence would still allow visibility for cars at the stop sign because it was 40 feet from the sign. Board member Martin stated he also drove by the property.

Board member Woods asked if staff had concerns on the application.

Ms. Jardieu commented that staff did have concerns about visibility to the west.

Mr. Velasquez stated that the driveway to the west is 60-feet from the fence.

There were no public comments made.

***Chairman Martin closed the public hearing at 6:28 p.m.***

Secretary Harrison stated that he would not support the variance as it would set precedence for other houses.

Board member Woste stated the variance is for the lot and should neighbors or the resident move, the ability to construct a privacy fence at the lot line remains and therefore he would not support it either.

Board member Woste stated that the City in previous years amended the fence code to be more favorable to the property owner, but did not support allowing privacy fences in the front yard setback area.

**Motion by Board member Dooley, Seconded by Board member Woods, to approve Case #20002, fence setback variance for 712 Meadow Lane.**

**Vote on Motion:**

Board member Woste	Nay
Board member Harrison	Nay
Board member Martin	Nay
Board member Woods	Aye
Board member Dooley	Aye

**Motion denied 2-3-0**

**9. Staff Comments - None**

**10. Board member Comment –** Board member Woste asked that another alternate be selected to make sure there is always a quorum for meetings.

**11. Adjournment**

**Motion by Chairman Martin, Seconded by Board member Woste to adjourn.**

**Vote on Motion:**

Board member Woste	Aye
Board member Harrison	Aye
Board member Martin	Aye
Board member Woods	Aye
Board member Dooley	Aye

**Motion passed 5-0-0**

The Board of Adjustment meeting for June 16, 2020 adjourned at 6:37 p.m.

Respectfully submitted,

Katie Jardieu