

# NOTICE OF MEETING AND BOARD OF ADJUSTMENT AGENDA



## CITY OF OSAGE BEACH **BOARD OF ADJUSTMENT MEETING**

1000 City Parkway  
Osage Beach, MO 65065  
573-302-2000  
[www.osagebeach.org](http://www.osagebeach.org)

### TENTATIVE AGENDA

#### Regular Meeting

June 16, 2021 - 4:00 p.m.  
CITY HALL

**\*\*Note:** All cell phones should be turned off or on a silent tone only. Complete meeting packets are available on the City's website at [www.osagebeach.org](http://www.osagebeach.org).

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES FROM THE APRIL 21, 2021 MEETING
5. NEW BUSINESS
  - A) Variance Case No. 342 Luke Lulich and Stacey Ingram
  - B) Variance Case No. 343 Carl Doerhoff
6. ADJOURN MEETING

Representatives of the news media may obtain copies of this notice by contacting the following:  
Tara Berreth, City Clerk  
1000 City Parkway  
Osage Beach, MO 65065  
573-302-2000 ex 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's office 48 hours in advance of the meeting at the above telephone number.

**PUBLIC HEARING FOR VARIANCE CASE #341  
OF THE BOARD OF ADJUSTMENT  
FOR THE CITY OF OSAGE BEACH, MISSOURI**

**April 21, 2021**

Call to Order

Chairman Randy Gross called the Board of Adjustment Commission of the City of Osage Beach, Missouri, to order at the regular meeting on April 21, 2021 at 4:00 p.m.

Chairman Randy Gross asked that everyone stand for the Pledge of Allegiance.

Roll Call

The following Board Members were present: Chairman Randy Gross, Karen Bowman, Fred Catcott, Gloria O'Keefe and Larry Jones. Absent was Louis Mayer. Also, present City Planner Cary Patterson, City Attorney Ed Rucker and Planning Department Secretary Pam Campbell. Capital City Court Reporting Court Reporter Shelly Stewart was also present.

Minutes – 1/20/2021

Chairman Randy Gross asked if there were any corrections or comments regarding the January 20, 2021 minutes. There were none. *Board member Fred Catcott made a motion to approve the January 20, 2021 minutes and Board member Gloria O'Keefe seconded the motion which passes unanimously.*

New Business

Chairman Randy Gross presided, read the Statutes of Missouri and read the criteria for granting a variance, went over the rules that special circumstances must exist and established that a quorum had been met.

B) Variance Case No. 341 David and Annemarie Stein

Chairman Randy Gross called Case No. 341 and asked Planner Patterson if all legal requirements have been met.

Planner Patterson replied yes.

Chairman Randy Gross asked if the City made a prudent effort to notify, by mail, adjacent and otherwise obviously affected property owners.

Planner Patterson replied yes sir.

Chairman Randy Gross asked if there were any written responses from the affected property owners.

Planner Patterson required there were none.

The Code Book and file containing Variance Case No. 341 were entered into the record as Exhibits 1 and 2 by Planner Patterson.

Chairman Randy Gross asked Planner Patterson to please describe the Variance request.

Planner Patterson delivered the following report:

**PLANNING DEPARTMENT  
REPORT TO  
BOARD OF ADJUSTMENT**

**Date:** April 21, 2021      **Case Number:**      341

**Applicant:**                      David and Annmarie Stein  
**Location:**                      5208 Dempsey Drive  
**Petition:**                      Variance from minimum setback requirements  
**Purpose:**                      Residential living space addition  
**Existing Use:**                  Single-family home  
**Zoning:**                      R-1b (Single Family)  
**Tract Size:**                  Approximately 11,726 sq ft

| <b><u>Case History</u></b>         | <b><u>Case #</u></b> | <b><u>Date</u></b> |
|------------------------------------|----------------------|--------------------|
| Variance approved<br>Deck addition | 319                  | November 2014      |

**Utilities**

|                            |        |                      |        |
|----------------------------|--------|----------------------|--------|
| <b><u>Water:</u></b>       | City   | <b><u>Gas:</u></b>   | Summit |
| <b><u>Electricity:</u></b> | Ameren | <b><u>Sewer:</u></b> | City   |

**Access:**                  The subject property derives access from Dempsey Drive

**Analysis:**

1. The applicant is the owner of the property in question. The property is a platted lot designated as "Lot 1 of paradise Cove First Addition" and is designated with the physical address 5208 Dempsey Drive.
2. The applicant is requesting a variance to build a living space addition on both the front and back of the existing home. The addition on the front is a cover for a portion of the deck that will measure eighteen (18') feet in length by twelve (12') feet in width and will be thirteen (13') feet from the front property line. The minimum required front yard setback in the R-1b zone is twenty-five (25') feet from the roadside property line. The addition that is being put on the rear portion of the existing home will not encroach within the required setbacks but is still required to be approved by variance because it is an addition to a non-conforming structure. Approval of the requested variance will allow the city to issue a legal building permit to construct the requested additions as per the submitted site plan.

3. The applicant originally submitted an application and site plan to build a second story on the existing structure. But, after some conversation with members of the City Staff, they decided to amend their request as it is seen in your packet.
4. Of course, if approved the addition cannot be built on or over any public utilities or easements.

**Department Comments:**

It of course is 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.

Planner Patterson further explained this is the second request of the Steins and after his report turned it back to the Chairman.

Chairman Randy Gross asked the applicant if he wanted to amend, add to or clarify anything on the application.

David Stein replied no sir.

Chairman Randy Gross asked if there were any comments in favor, there were none. He then asked if there were any comments in opposition, there were none. He asked if there were any questions from the Board, there were none.

Ed Rucker, City Attorney, stated the file is complete, in order and ready for the Board's decision.

*Board member Karen Bowman made a motion to approve Variance Case No. 341 and Board member Larry Jones seconded the motion. A roll call vote was taken, and Variance Case No. 341 was unanimously passed.*

**Adjourn**

*Board member Fred Catcott made a motion to adjourn the meeting and Board member Karen Bowman seconded the motion.*

There being no further business to come before the Board of Adjustment, Chairman Randy Gross adjourned the meeting at 4:11 p.m.

I, Pam Campbell, Planning Department Secretary, 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 April 21, 2021.

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Pam Campbell/Planning Department Secretary

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Randy Gross, Chairman

**PLANNING DEPARTMENT  
REPORT TO  
BOARD OF ADJUSTMENT**

**Date:** June 16, 2021

**Case Number:** 342

**Applicant:** Luke Lulich and Stacey Ingram

**Location:** 1201 Ash Lane

**Petition:** Variance from minimum setback requirements

**Purpose:** Storage shed placement

**Existing Use:** Single-family home

**Zoning:** R-1a

**Tract Size:** Approximately 4,900 sq ft

| <b><u>Case History</u></b> | <b><u>Case #</u></b> | <b><u>Date</u></b> |
|----------------------------|----------------------|--------------------|
|----------------------------|----------------------|--------------------|

None

**Utilities**

|                            |        |                      |      |
|----------------------------|--------|----------------------|------|
| <b><u>Water:</u></b>       | City   | <b><u>Gas:</u></b>   | None |
| <b><u>Electricity:</u></b> | Ameren | <b><u>Sewer:</u></b> | City |

**Access:** The subject property has frontage on Ash Lane

**Analysis:**

1. The applicant is the owner of the property in question. The property is known as Lot 3 of Oak Run Subdivision and is designated with the physical address 1201 Ash Lane.
2. The applicant is requesting a variance to place a 10'x12' storage shed on the subject property that encroaches into the required front yard setback to within five (5') feet of the front property line at its closest point and five (5') feet of the east side property line. They are requesting the shed to provide storage and covered area for a motorcycle and lawn equipment.
3. The minimum required setback in the front yard is twenty-five (25) feet and the side yard requirement is ten (10') feet.

**Department Comments:**

It of course is 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. The proposed shed cannot be placed as to encroach on any service easement.
3. Any expansion or significant change in the proposal shall require Board of Adjustment approval.
4. A building permit must be obtained for the additions and all other zoning codes be adhered to.

Date Submitted

5/10/21

**CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
REQUEST FOR REVIEW**

**NAME OF APPLICANT:** LUKE LULICH / STACY INGRAM

**MAILING ADDRESS:** 1201 ASH LANE  
OSAGE BEACH, MO 65065

**TELEPHONE:** LUKE'S 708-728-5724 / STACY'S 805-236-7059

**LOCATION OF PROPERTY:** Be specific. Give directions to property. Include Lake Road and lot number. Attach legal description of property to this application. Please mark property in some way, i.e., distance from property lines with red paint, flags or stakes, indicating location of proposed variance.

PLEASE REFER TO THE MILLER COMPANIES SURVEY

LOT 3 OF OAK RUN SUBDIVISION

SECTION 1, TOWNSHIP 39 NORTH, RANGE 16 WEST, OSAGE BEACH, MO

**VARIANCE FOR/FROM:**

**APPEAL FOR/FROM:**

*List names and mailing addresses of the current adjoining property owners:  
(Attach a separate sheet if necessary)*

**NAME**

**COMPLETE ADDRESS/WITH ZIP CODE**

PLEASE REFER TO ATTACHMENT (HIGHLIGHTED NAMES ARE  
THE PEOPLE ON EITHER SIDE OF OUR HOUSE.)

**CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
QUESTIONNAIRE**

1. **SIZE OF PROPERTY:** 1201 ASH LANE OSAGE BEACH, MO 65065
2. **SOURCE OF UTILITIES:** WATER: CITY (OSAGE) GAS: N/A  
SEWER: CITY (OSAGE) ELECTRIC: AMEREN
3. **PRESENT USE OF PROPERTY:** PRIMARY RESIDENCE
4. **PRESENT ZONING OF PROPERTY:** SEE ATTACHMENT (LULICH+INGRAM SURVEY)
5. **HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY?** NO  
**IF SO, WHEN?**
6. **HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY?** LESS THEN A YEAR
7. **PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT.** House (AT
8. **DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY?** NO
9. **WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING  
SIZE /EXTENT OF THE USE NOT ACCEPTABLE?** NEED A STORAGE (SHED)  
FOR MOTORCYCLE AND UTILITY STORAGE.
10. **IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF  
WHICH THE BOARD SHOULD BE AWARE?** NONE
11. **LIST SPECIAL CIRCUMSTANCES WHICH ARE PECULIAR TO THE LAND STRUCTURE  
OR BUILDING IN QUESTION AND DO NOT GENERALLY APPLY TO THE NEIGHBORING  
LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT OR VICINITY.**  
WE NOTICE THAT OTHER HOUSES IN THE NEIGHBORHOOD HAVE  
EITHER BUILT THE SAME STRUCTURES.

12. LIST REASONS WHY STRICT APPLICATION OF THE PROVISIONS OF THE ZONING

ORDINANCE WOULD DEPRIVE YOU OF REASONABLE USE OF THE LAND, STRUCTURE  
OR BUILDING IN A MANNER EQUIVALENT TO THE USE PERMITTED TO BE MADE BY  
OTHER OWNERS OF NEIGHBORING LANDS, STRUCTURES OR BUILDINGS IN THE SAME  
DISTRICT.

WE NEED THE EXTRA STORAGE FOR THE MOTORCYCLE  
LAWN EQUIPMENT, WORK ROOM

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN

SUBSEQUENT TO MAY 10, 1984?

YES

NO

N/A

NOTE: Applications must be accompanied by additional information as outlined in the Board of Adjustment Application Procedures. (Page 1 of this packet). The Administrative Officer of the Zoning Ordinance will review the application for Variance and determine if sufficient data is contained to adequately describe the situation to the Board of Adjustment. If the data is not adequate, the Administrative Officer shall return the application to the applicant for additional information. Only completed applications shall be forwarded to the Board of Adjustment.

SIGNATURE OF APPLICANT: LUKE LULICH CC STACY INGRAM Stacy Ingram

SIGNATURE OF PROPERTY OWNER: LUKE LULICH CC STACY INGRAM Stacy Ingram

Checks should be made payable to the City of Osage Beach. Postage costs should be calculated and submitted with the \$330.00 filing fee.

STATE OF MISSOURI,

COUNTY OF CAMDEN,

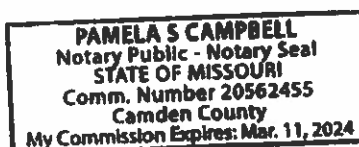
Subscribed and sworn to me before me, the 6<sup>th</sup> day of May 2024

Notary Public Pamela S Campbell

My Commission expires: (stamp)

(seal)

3-11-2024





**Variance Case  
342 Location Map**

# **Note:**

1. Measure and Distance in parentheses are from recorded plat(s) under plat(s).
2. All measurements are and found are 1/2" less than.
3. Subject to Owner's Right of First Refusal and Right of First Refusal.
4. Property Owned by A.

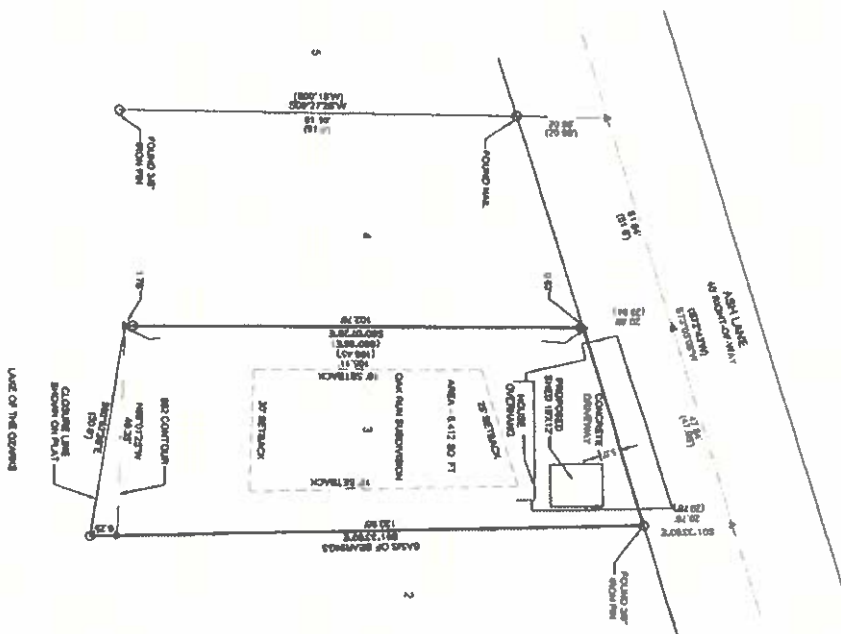
## **LEGEND**

Standard symbols that may appear on the survey

|                    |                          |
|--------------------|--------------------------|
| 2" Contours        | Found Monument           |
| 10' Contours       | Set Monument             |
| Shoreline          | No Found or Set Monument |
| Water Line         | Government Corner        |
| Electric Line      | Right-of-way Marker      |
| Power Line         | Gender Pump              |
| Telephone Line     | Utility Pole             |
| Centerline of Road | Lot Station              |
| R.O.W. Line        | Telephone Box            |
| Property Line      | Sign                     |
| Subdivisions       | Sewer Valve              |
| Old Lot Line       | Manhole                  |
| Structures         | Clearcut                 |
| Fence Line         | Tree                     |
| Close Line         | Water Valve              |
| Trailing           | Electric Box             |
|                    | Water Meter              |
|                    | Water Hydrant            |
|                    | Case TV                  |

Class of Survey: UNBANK

# **Lulich and Ingram: Survey**



## **SURVEYOR'S CERTIFICATE**

I, Rick L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of September, 2020, by order of Lulu Lulich and Stacy Ingram, did survey and plat L.S. 3 of Oak Run Subdivision, a subdivision of record in the Camden County Recorder's Office. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Land Surveyors, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, assessment and/or other information supplied to me by the client.

In Witness Whereof, I have hereunto signed and sealed the foregoing on 1 day of October, 2020.

*Rick L. Wilson*  
Rick L. Wilson  
MO, REG. NO. L.S. 2035

FILE LOCATION

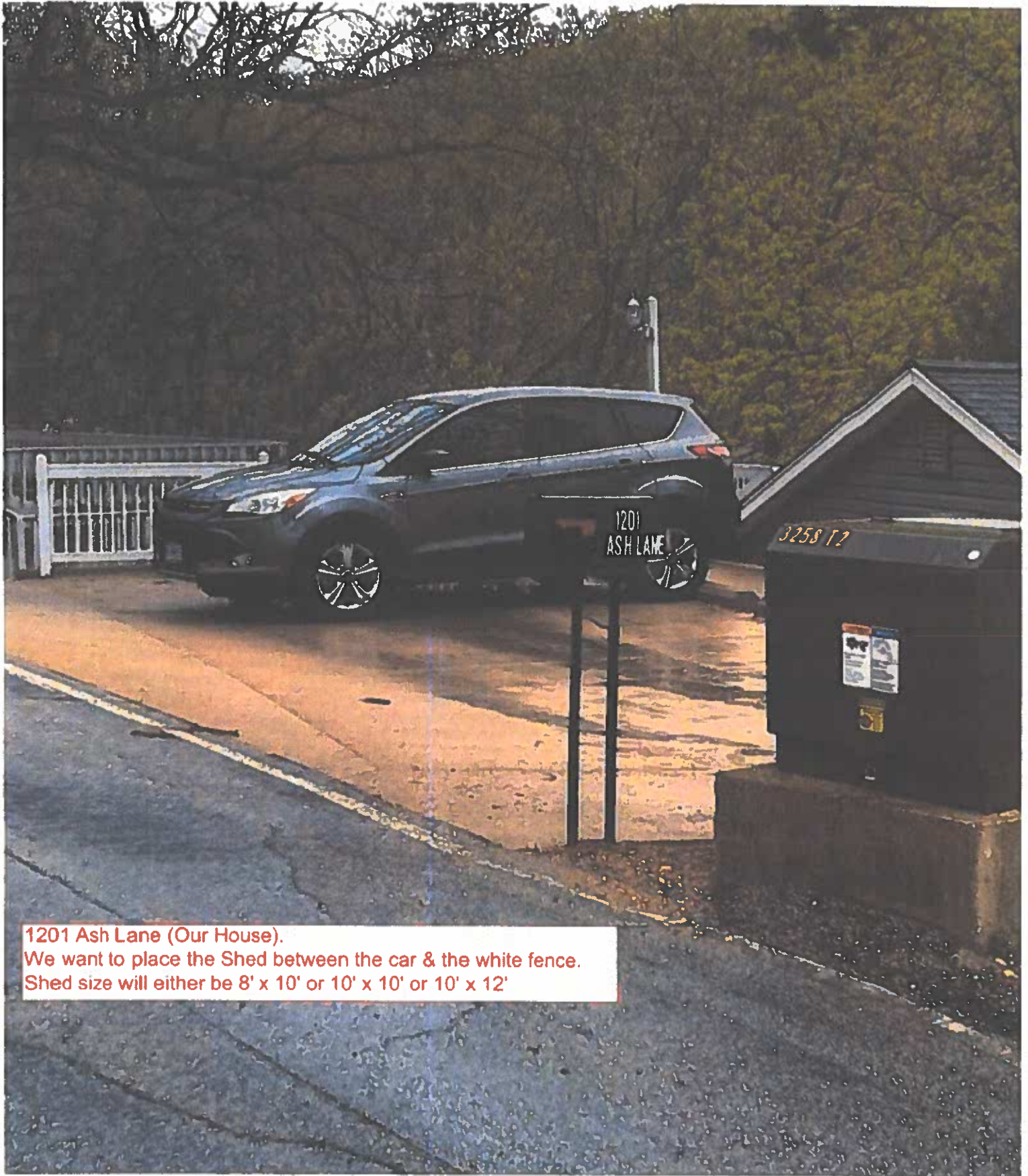
M10 D11 Project\MLULICH\_LINING\2020 LOT 3 OAK RUN\2020.dwg



**MILLER COMPANIES**  
Engineering • Land Surveying • Environmental Services  
P.O. BOX 282, OSAGE BEACH, MO 65066  
Eng. (573) 348-0799 Surv. (573) 348-5662 Fax (573) 348-2894  
www.millercompanies.com

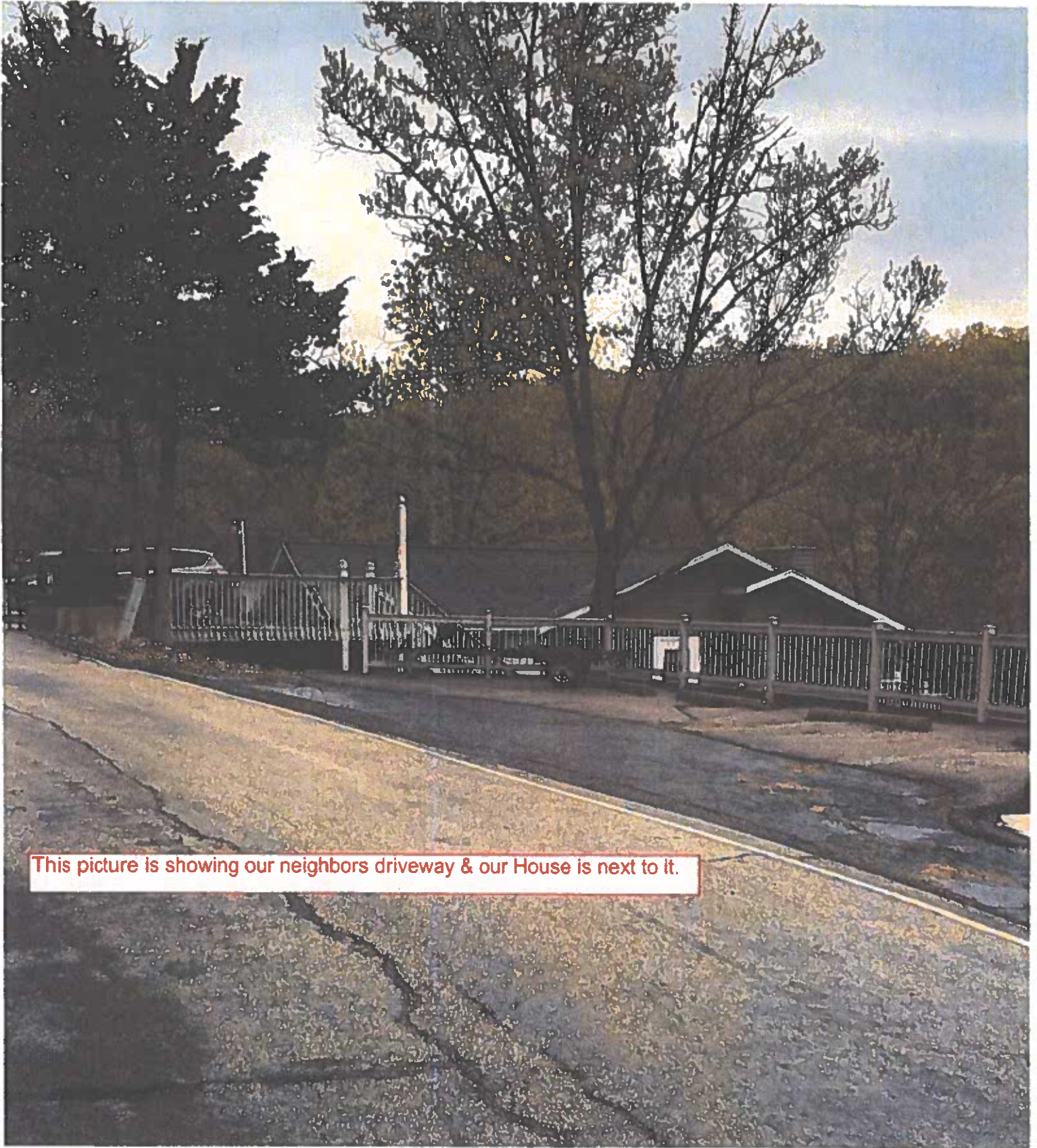
Lot 3 of Oak Run Subdivision  
Section 1, Township 39 North, Range 16 West, Osage Beach, MO

|           |          |     |
|-----------|----------|-----|
| REVISIONS | DATE     | BY  |
| 01        | 09/20/20 | RLW |
| 02        | 10/01/20 | RLW |
| 03        | 10/01/20 | RLW |
| 04        | 10/01/20 | RLW |
| 05        | 10/01/20 | RLW |
| 06        | 10/01/20 | RLW |
| 07        | 10/01/20 | RLW |
| 08        | 10/01/20 | RLW |
| 09        | 10/01/20 | RLW |
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| 100       | 10/01/20 | RLW |

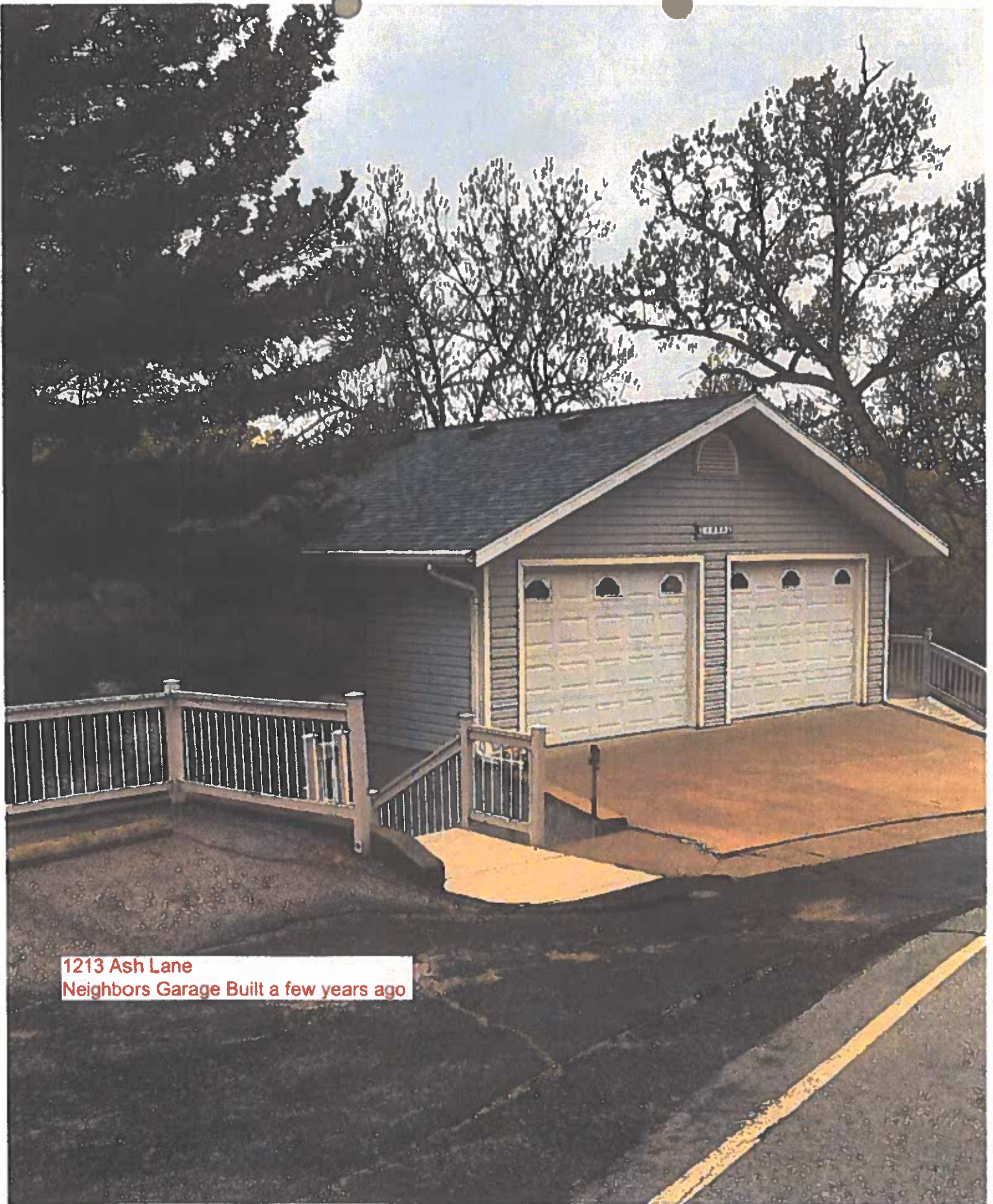


1201 Ash Lane (Our House).

We want to place the Shed between the car & the white fence.  
Shed size will either be 8' x 10' or 10' x 10' or 10' x 12'



This picture is showing our neighbors driveway & our House is next to it.



1213 Ash Lane  
Neighbors Garage Built a few years ago



1249 & 1255 neighbors garages.  
Right around the corner from our  
house.

**PLANNING DEPARTMENT  
REPORT TO THE  
BOARD OF ZONING ADJUSTMENT**

|                      |                      |                  |
|----------------------|----------------------|------------------|
| <b>Hearing Date:</b> | <b>June 16, 2021</b> | <b>Case: 343</b> |
|----------------------|----------------------|------------------|

**Applicant:** Carl Doerhoff

**Location:** South of Highway 54 on Winn Road to Drasky Lane east to Palmer; near the end of Palmer Lane.

**Petition:** Variance from the minimum front yard setback requirements to allow renovation and addition to an existing nonconforming structure.

**Existing Use:** Single Family Residence

**Zoning:** R-1b Single Family Residential

**Lot Size:** Approximately 10,000 square feet

**Surrounding Zoning:**

**Surrounding Land Use:**

**North:** Lake

**South:** R-1b Single family

**East:** R-1b Single family

**West:** R-1b Single family

**Utilities**

**Water:** Private  
**Electricity:** Ameren

**Gas:** None  
**Sewer:** City

**Access:** Property has approximately 100 feet of frontage on Palmer Lane.

**Analysis:**

1. The applicant owns the lot in question, which was platted as lot 27 in Palmer Subdivision in 1961.
2. The applicant was granted a variance back in 2001 to renovate the existing dwelling on the property that was not code compliant and had structural deficiencies related to both the noncompliant construction and water damage to the structure.
3. The applicant is now seeking a variance to build a garage, storage, and covered deck expansion on the subject property. If permitted for construction, the new renovation/addition will be 0.47 feet from the Palmer Lane right-of-way (ROW) and 5.3 feet from the side property line at the rear of the new addition.
4. The minimum required front yard setback in an R-1b district is 25 feet and a 10-foot setback is required on the sides.
5. Because of platting issues and number of homes that were built prior to the adoption of the city's zoning code, Palmer Lane along with much of the surrounding neighborhood has seen its share of variance petitions.
6. The City's sewer line is across the road surface more than 10 feet from the dwelling. A typical sewer easement is five (5) feet either side of the sewer line.

**Planning Department Recommendations:**

Typically, I would be very leery of a garage addition that would require the occupants to back directly onto the street. In this case, the applicant property is the last home serviced by the adjacent road known as Palmer Lane and I see no opportunity for that to change as the ROW ends at the applicant's property as well. Although the proposal does not expand upon the existing building footprint, the living area of the house will be moved closer to the right-of-way line. If this request is approved, the following conditions should apply:

1. A minimum front yard setback of .47 feet is established for the addition in the front yard and a 5.3-foot setback is established for the addition on the side as illustrated on 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, and all other zoning codes be adhered to.



Date Submitted 5-17-2021  
Case # 343

**CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
REQUEST FOR REVIEW**

NAME OF APPLICANT: CARL R. DOERTHOFF

MAILING ADDRESS: 5840 FOXFIRE LN  
LOHMAN MO 65053

TELEPHONE: HOME 573-893-4868 CELL 573-680-6777

**LOCATION OF PROPERTY:** Be specific. Give directions to property. Include Lake Road and lot number. Attach legal description of property to this application. Please mark property in some way, i.e., distance from property lines with red paint, flags or stakes, indicating location of proposed variance.

988 PALMER LANE OSAGE BEACH MO 65065

PALMER SUBDIVISION LOT 27 WARD 3 ACRES 0.15

VARIANCE FOR/FROM:

APPEAL FOR/FROM:

*List names and mailing addresses of the current adjoining property owners:  
(Attach a separate sheet if necessary)*

| NAME                                | COMPLETE ADDRESS/WITH ZIP CODE             |
|-------------------------------------|--------------------------------------------|
| MR CHRIS HAGER<br>LOT 26 996 PALMER | 1283 RIVERCITY CROSSING, O'FAULON MO 63366 |

|                                      |                                                                  |
|--------------------------------------|------------------------------------------------------------------|
| MR RICKY SHADEL<br>LOT 28 980 PALMER | LAKE HOUSE HOTEL<br>3518 OSAGE BEACH PARWAY, OSAGE BEACH MO 6506 |
|--------------------------------------|------------------------------------------------------------------|

**CITY OF OSAGE BEACH  
BOARD OF ZONING ADJUSTMENT  
QUESTIONNAIRE**

1. **SIZE OF PROPERTY:** 0.15 ACRES
2. **SOURCE OF UTILITIES:** WATER: CITY OF OSAGE BEACH GAS: NA  
SEWER: CITY OF OSAGE BEACH ELECTRIC: AMEREN
3. **PRESENT USE OF PROPERTY:** SINGLE FAMILY 2 STORY
4. **PRESENT ZONING OF PROPERTY:** R-16 RESIDENTIAL
5. **HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY?** YES  
**IF SO, WHEN?** 8/15/2001 PERMIT 01-1130
6. **HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY?** SINCE 1985
7. **PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT.** ORIGINAL 1984  
REMODEL 2000
8. **DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY?** NO
9. **WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING**

**SIZE /EXTENT OF THE USE NOT ACCEPTABLE?**

Since 1985, our family has grown from 5 to 16 people. Our wooden deck is too small and structurally unsafe. We have no storage space. We plan construct an adjoining concrete storage area at ground level. The top of the structure will be the new deck floor. Most of the new deck will be covered to protect the grandchildren from too much sun exposure. The proposed expansion will safely provide space to accommodate the entire family at one time, and allow friends to visit..

10. **IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF WHICH THE BOARD SHOULD BE AWARE?**

The cabin is located on the East side of lot 27. The cabin faces North and abuts the road. Solid rock is behind the cabin, South. There is adequate space to the West of the cabin for the proposed concrete storage structure and deck.

11. **LIST SPECIAL CIRCUMSTANCES WHICH ARE PECULIAR TO THE LAND STRUCTURE OR BUILDING IN QUESTION AND DO NOT GENERALLY APPLY TO THE NEIGHBORING LANDS, STRUCTURES OR BUILDINGS IN THE SAME DISTRICT OR VICINITY.**

The existing deck is West of the cabin. The only area to replace the deck and construct the storage structure is to the West on lot 27. Without a storage area, boats, trailers and golf carts will be parked outside, which is unsightly. Currently, we have to bring boats, trailers and golf carts back to our home property for winter storage which is 42 miles away from the Lake.

12. LIST REASONS WHY STRICT APPLICATION OF THE PROVISIONS OF THE ZONING  
ORDINANCE WOULD DEPRIVE YOU OF REASONABLE USE OF THE LAND, STRUCTURE  
OR BUILDING IN A MANNER EQUIVALENT TO THE USE PERMITTED TO BE MADE BY  
OTHER OWNERS OF NEIGHBORING LANDS, STRUCTURES OR BUILDINGS IN THE SAME  
DISTRICT.

Both of my neighbors, Chris Hager (East) and Ricky Shadel(West) look forward to my proposed expansion, and keeps us at our current location. The storage structure and deck will add beauty to my Lake residence and add value to Palmer subdivision.

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN  
SUBSEQUENT TO MAY 10, 1984? YES NO

NOTE: Applications must be accompanied by additional information as outlined in the Board of Adjustment Application Procedures. (Page 1 of this packet). The Administrative Officer of the Zoning Ordinance will review the application for Variance and determine if sufficient data is contained to adequately describe the situation to the Board of Adjustment. If the data is not adequate, the Administrative Officer shall return the application to the applicant for additional information. Only completed applications shall be forwarded to the Board of Adjustment.

SIGNATURE OF APPLICANT:

SIGNATURE OF PROPERTY OWNER:

Checks should be made payable to the City of Osage Beach. Postage costs should be calculated and submitted with the \$330.00 filing fee.

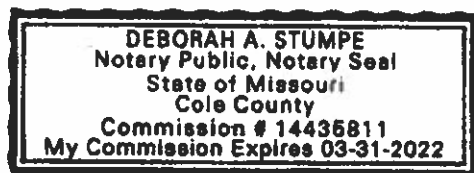
STATE OF MISSOURI,

COUNTY OF CAMDEN,

Subscribed and sworn to me before me, the 17th day of May 2021

Notary Public Deborah A. Stumpe

My Commission expires: (stamp) (seal)



**Osage Beach Planning Department**

**Attn: Board of Adjustment**

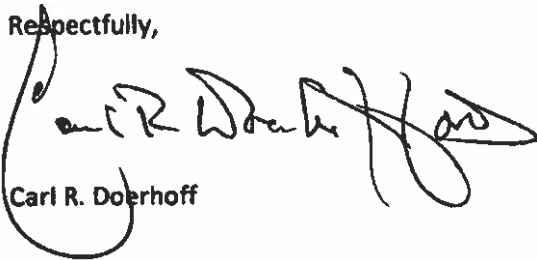
**Board members,**

**My Lake residence was purchased 1985. The structure became unsound and underwent a major remodeling 2002, including construction of a concrete foundation and parking area. The existing wooden deck is too small to accommodate our expanded family and the wooden deck may be structurally unsafe. Additionally, we have no storage space for boats, jet skis, golf carts etc. Now we need storage space and a larger deck.**

**There has been mutual cooperation with the Osage Beach Planning and Zoning Department. We were granted a variance 8/15/2001 to remodel. That project provided a turnaround area at the end of Palmer road for service vehicles to maneuver, allowing snow removal, postal service, trash pick-up, UPS and Fed-Ex vehicles access. We granted the Osage Beach service access for a water hydrant on lot 25. We supported the variance for Rickey Schadel's remodeling and expansion on lot 26.**

**The Grand Glaze Bridge "no wake zone" makes that area the perfect location for our grandchildren to swim despite heavy boat traffic on weekends. As a healthcare provider, I appreciate the privilege to be only 5 minutes away from Lake Ozark Hospital. We love the location. We love our neighbors. We hope to expand and stay on lot 27. I ask for the Board's approval for our proposed expansion.**

Respectfully,

A handwritten signature in black ink, appearing to read "Carl R. Doerhoff", with a large, stylized flourish at the end.

Carl R. Doerhoff



Cind Doerhoff <cldoer@gmail.com>

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## Letter for Osage Beach P&Z

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Chris Heger <chege@gmail.com>  
To: cldoer@gmail.com

Mon, May 10, 2021 at 4:02 PM

Hi Carl and Cindy,

Please feel free to forward this to Osage Beach regarding your proposed construction project.

To whom it may concern,

I currently own the property at Lot 26 in the Palmer Subdivision, adjacent to the Doerhoff's property on Lot 27. The Doerhoff's have been wonderful neighbors for over 25 years, and I am completely in favor of the changes they are requesting to improve their property. This includes adding a covered storage area and revising their deck space. Please feel free to contact me with any questions at chege@gmail.com.

Thank you,

Chris Heger



3518 Osage Beach Parkway

Osage Beach, MO 65065

Phone: 573-693-9336

To Whom It May Concern:

As owners of the residence at 980 Palmer, Osage Beach (Lot 26), we support Carl Doerhoff's request for his addition and changes to his residence on the lot next to us. The variance should be approved without hesitation.

RMS Property Management, LLC

  
Ricky and Mary Jo Shadel



**SHORELINE**  
SURVEYING & ENGINEERING  
3048 Hwy. 32 Eldon, MO 65026  
PH: (573) 582-3372



| Parcel line table |        |                |
|-------------------|--------|----------------|
| Line #            | Length | Direction      |
| 1                 | 4.12   | S081°13' 21" W |
| 11                | 4.12   | E41°41' 50" E  |
| 2                 | 7.64   | E16°45' 23" E  |
| 3                 | 16.45  | S21°35' 24" E  |
| 4                 | 18.03  | S30°15' 35" E  |
| 5                 | 10.83  | S03°37' 42" E  |
| 6                 | 18.66  | S55°07' 58" E  |
| 7                 | 18.77  | S58°34' 52" E  |
| 8                 | 24.33  | S45°15' 37" E  |
| 9                 | 13.67  | S27°37' 42" W  |
| 10                | 20.65  | N60°32' 03" W  |
| 11                | 0.13   | E73°18' 18" W  |
| 12                | 8.88   | E51°30' 00" W  |
| 13                | 43.55  | N46°37' 30" W  |
| 14                | 29.18  | N30°07' 50" W  |
| 15                | 6.34   | N51°30' 53" W  |
| 16                | 4.22   | N73°18' 18" W  |
| 17                | 46.33  | N66°32' 03" W  |
| 18                | 20.65  | N46°37' 53" W  |

| <i>Legend:</i>      |            |
|---------------------|------------|
| Fund Monument       | (As noted) |
| Sgt Robert          | (as Noted) |
| Father              |            |
| 1877-1900 (on Note) |            |
| Royal OY May Marker |            |
| Right of Way        |            |
| Center Line         |            |
| Dead Line           |            |
| Section Line        |            |

*Melosi*

*continued*

1. Date of field work: September, 2000.
2. The Professional Land Surveyor Investigation or Independent Section for Assessment of Professionalism (ISAP) is a voluntary peer review process that allows the public to provide evidence or any other facts that on accurate and/or current information may determine if a surveyor meets the standards of the profession. There may exist other documents of record or not of record that may affect this surveyed parcel.
3. The property owner name and recorded deed information is provided to the Professional Land Surveyor (PLS) for County Records Office and are uploaded to the County Records Office. The PLS is responsible to be current. The Professional Land Surveyor makes no guarantee to the correctness of the deed or the current status if property ownership.
4. The PLS is responsible for the accuracy of the deed. See the Appendix for Document Numbers and the Appendix for Document Numbers.

Found Monument  
(As noted)

Found Rebar  
1/2", Except as Noted

Set Rebar  
1/2", Except as Noted

Right Of Way Marker

Right of Way Line

Center Line

Dead Line

Section Line

Food and Nutrition

2. The County Recorder shall be responsible for the investigation or independent search for assessment records, encumbrances, restrictive covenants, easements, and other documents affecting the ownership of real estate in any jurisdiction. There may exist other documents of record or not of record that may affect the property. If at record that may affect the surveyed parcel.
3. The property owner's name and recorded parcel information were obtained from the County Recorder's Office. The County Recorder's Office is not responsible for the current Professional Land Surveyor making the guarantee to the correctness of the deed or the current status of the property ownership.
4. Enclosed are the maps of Parcel 1 and Parcel 2. The maps are based on the 1992 and 1993 Aerial Photographs of the Township of Madison, Wisconsin. The maps are based on the 1992 and 1993 Aerial Photographs of the Township of Madison, Wisconsin. The maps are based on the 1992 and 1993 Aerial Photographs of the Township of Madison, Wisconsin.

Found Error  
(As noted)

Set Error  
(As noted)

Right Of Way Marker

Right of Way Line

Center Line

Dead Line

Section Line

(As noted)

3. The property owner names and recorded deed information were obtained from the County Recorder and/or County Assessor's Office and are considered to be correct. The Professional Land Surveyor is not responsible for the accuracy of the information in the records unless it is properly verifiable.
4. Bearings are based on the City/County of record.
5. Book and Page Numbers and Document Numbers refer to the Records of Canadian County, MO.

**Found Rebar**  
[1/7", except as Noted]

**Sel. Rebar**  
[1/7", except as Noted]

**Right ON Wally Marker**

**Right of Way Line**

**Center Line**

**Dead Line**

**Section Line**

Found 72. Erc

There may exist other documents of record or not of record that may affect this surveyed parcel.

3 The property owner names and recorded deed information were obtained from the County Recorder and/or County Assessor Office and are considered to be current. The Professional Land Surveyor makes no guarantee to the correctness of the deed or the current status of property ownership.

4 Bearings are based on Plat/Deed of Record. Section and Page Numbers and Document Numbers refer to the Records of Camden County, MO.

Set Rebar  
(1/2" except as Noted)

Right OH Way Marker

Right of Way Line

Center Line

Dead Line

Section Line

**Sol Rebar**

3. The property owner names and recorded dates of the property are listed in the first column. Information was obtained from the County Recorder's Office and the County Assessor's Office and are compared to the current County Assessor's Office records to ensure that the information is current. The Professional Land Surveyor makes no guarantee to the correctness of the deed or the current status of the property ownership.

4. Bearings are based on Plat/Deed of Record. Book and Page Numbers and Document Numbers refer to the Records of Canadian County, MO.

- $1/2^*$ , (except on Nord)
- Right ON May Marker
- Right of May Line
- Can't lay line
- Dead Line
- Section Line

10/12, (we

4. Hearings are based on Plot/Deed of Record, Book and Page Numbers and Document Numbers refer to the Records of Canadian County MO.

Right of Way Line  
Center Line  
Dead Line  
Section Line

[illegible]

4. Hearings are based on Plot/Deed of Record.  
5. Book and Page Numbers and Document Numbers refer to the Records of Canadian County MO.

Center Line  
Dred Line  
Section Line

Cambridge University

4. Searches are based on Post/Speed of Record.  
5. Book and Page Numbers and Document Numbers refer to the Records of Camden County, MO.

| Dead Line | Section Line |
|-----------|--------------|
|           |              |
|           |              |
|           |              |

Dead Line

under the Records of Canadian County, MO.

Section Line

Section 13

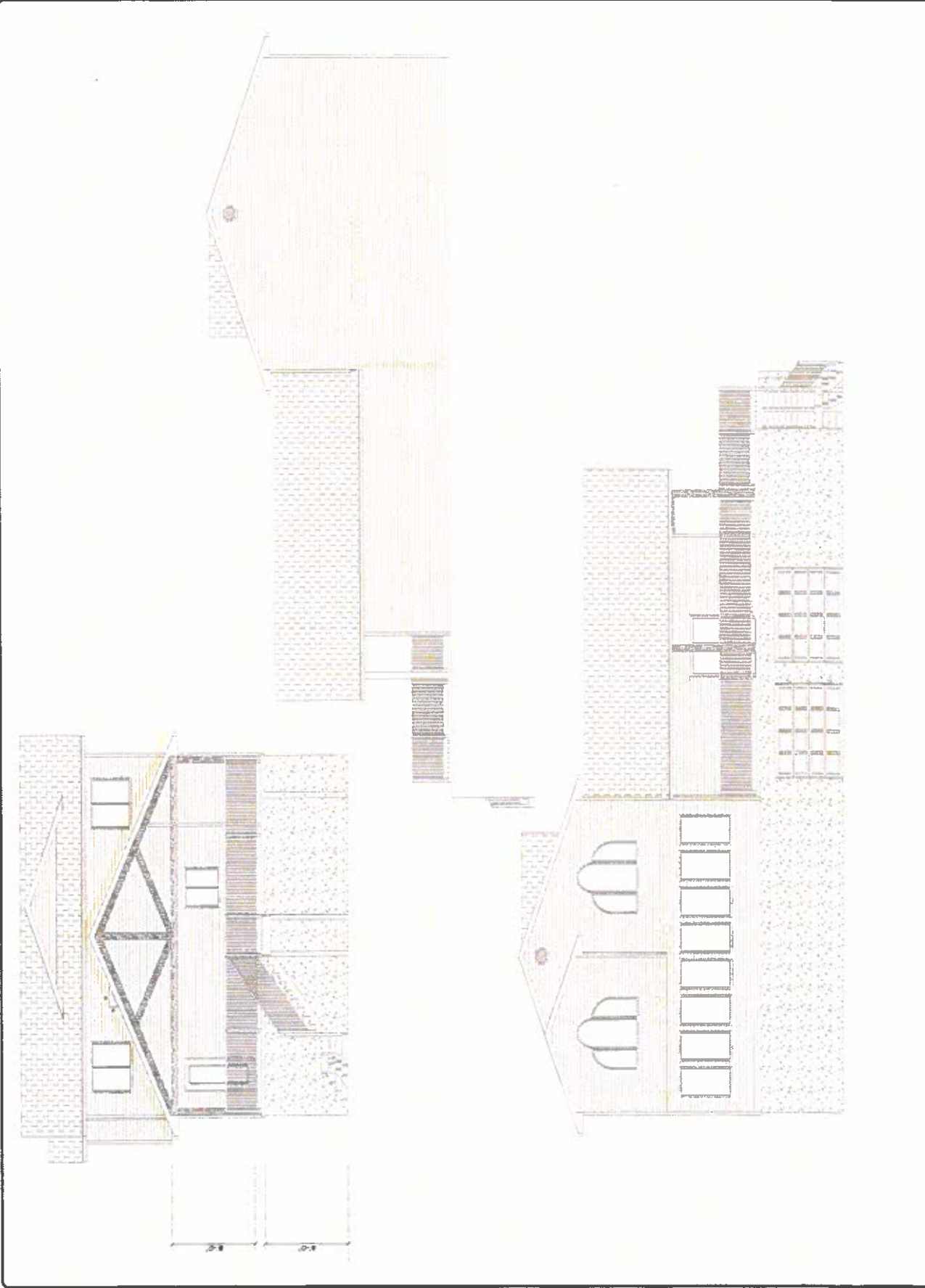
|         |            |
|---------|------------|
| DATE    | 11-13-2020 |
| REVISED |            |
| 1       | 05-11-21   |
| 2       |            |
| 3       |            |
| 4       |            |
| 5       |            |
| 6       |            |
| 7       |            |
| 8       |            |

LOCATION:  
 JUB - Curb House  
 RETAILER - Don Hark

**SCRUGGS LUMBER**  
**DESIGN CENTER**  
 777 Cherry Lane - Williams City, MO 65110  
 Tel: 573-425-0811 Fax: 573-425-0887  
 e-mail: scruggslumber@gmail.com

Sheet Number  
**A-1**  
 4x12 Joist

NOTE: This is not designed by a licensed architect.  
 Scruggs Lumber assumes no responsibility for any damages, including any damages to the property of the owner, arising from the use of this design. The contractor on the job must verify all dimensions, materials and notes in the design. This is not a structural design.



[illegible]

| Parcel Line | Table | Use #      | Length | Direction |
|-------------|-------|------------|--------|-----------|
| 1           | 4.13  | 581' 13" S | 13' W  |           |
| 2           | 7.64  | 109' 41' S | 56' E  |           |
| 3           | 16.45 | 391' 33' S | 24' E  |           |
| 4           | 19.01 | 509' 13' S | 32' E  |           |
| 5           | 18.83 | 563' 31' S | 37' E  |           |
| 6           | 16.86 | 555' 02' S | 36' E  |           |
| 7           | 16.11 | 565' 36' S | 32' E  |           |
| 8           | 24.53 | 515' 35' S | 37' E  |           |
| 9           | 15.82 | 565' 23' S | 43' E  |           |
| 10          | 18.53 | 560' 25' S | 43' E  |           |
| 11          | 0.15  | 41' 27' S  | 18' W  |           |
| 12          | 8.88  | 431' 37' S | 00' W  |           |
| 13          | 4.35  | 478' 07' S | 00' W  |           |
| 14          | 28.16 | 318' 07' S | 50' W  |           |
| 15          | 8.24  | 481' 30' S | 50' W  |           |
| 16          | 4.92  | 481' 30' S | 18' W  |           |
| 17          | 40.35 | 565' 23' S | 43' E  |           |
| 18          | 26.38 | 560' 25' S | 43' E  |           |
| 19          | 20.51 | 560' 25' S | 55' W  |           |

[illegible]