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

TENTATIVE AGENDA

REGULAR MEETING

December 20, 2023 - 4:00 PM
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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

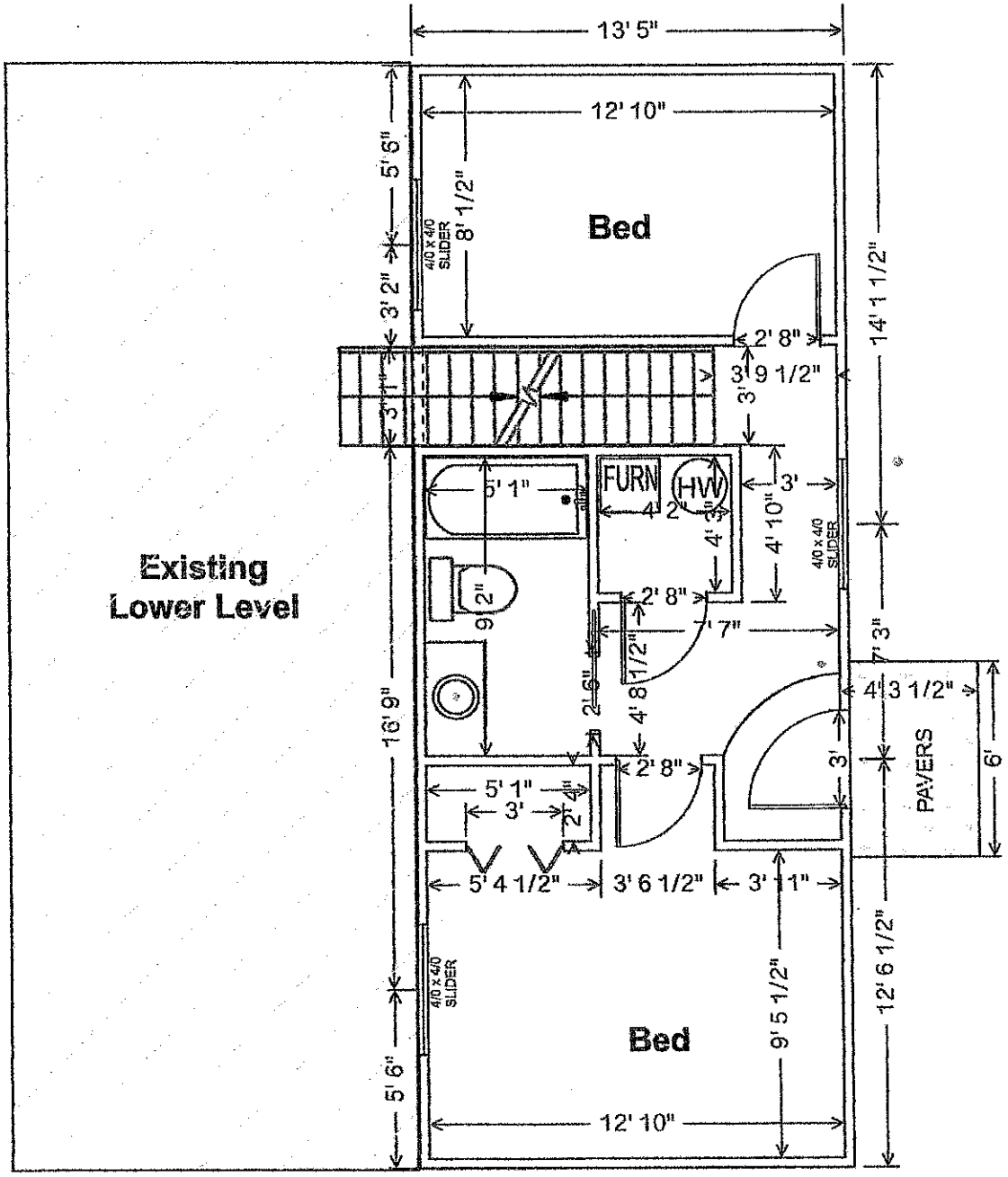
APPROVAL OF MINUTES

A. Motion to approve minutes from October 18, 2023

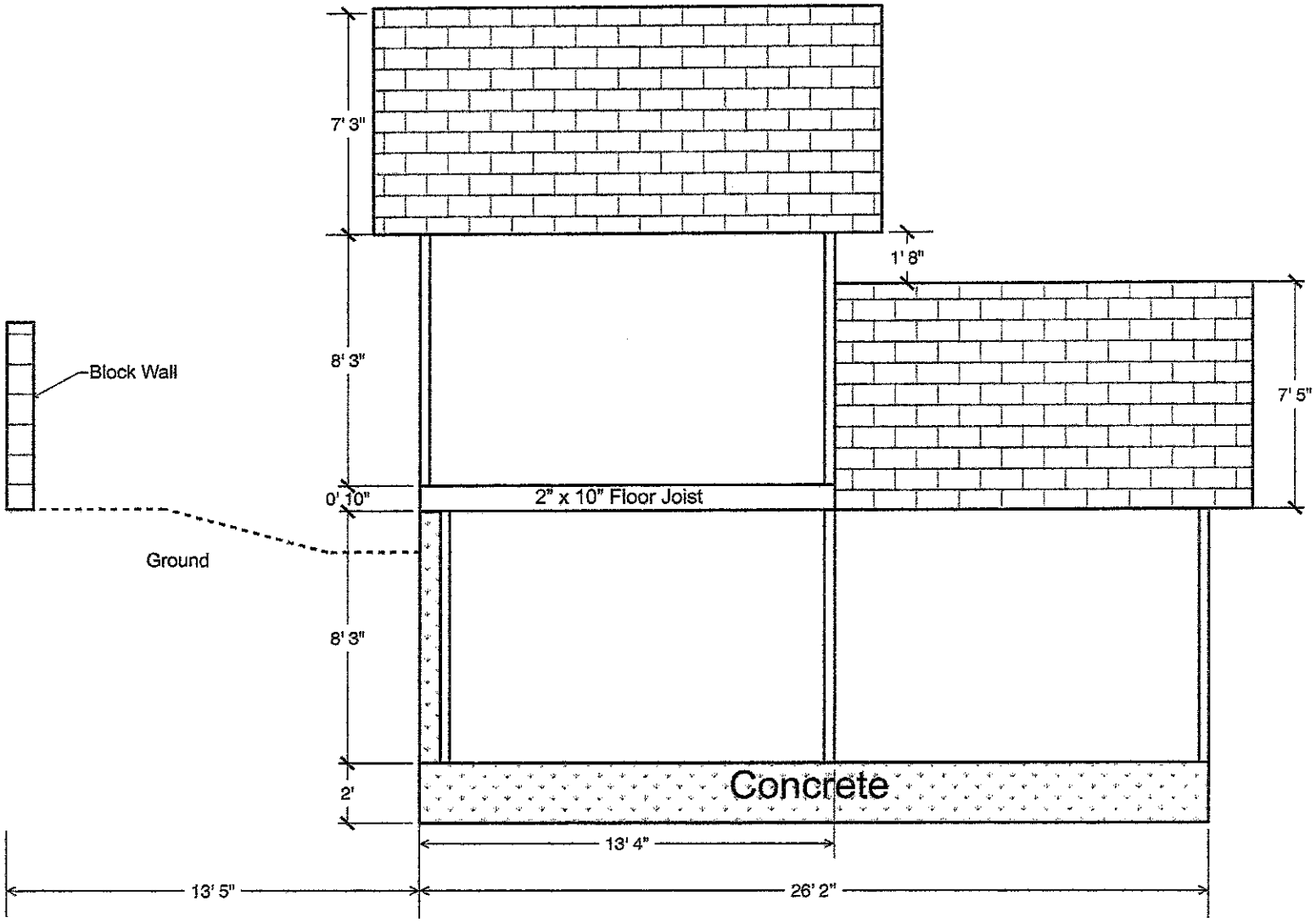
NEW BUSINESS

A. A. Variance Case #351 - Joseph and Mary Kay Kenkel

ADJOURN


13' 5"
12' 10"
Bed
5' 6"
8' 1/2"
4/0 x 4/0 SLIDER
3' 2"
14' 1 1/2"
2' 8"
3' 9 1/2"
3'
5' 1"
FURN
HW
4' 2"
4' 3"
4' 10"
3'
Existing Lower Level
9' 2"
2' 8"
7' 3"
7' 7"
2' 6"
4' 8 1/2"
4' 3 1/2"
16' 9"
2' 8"
3'
PAVERS
6'
5' 1"
3'
2' 4"
5' 4 1/2"
3' 6 1/2"
3' 11"
12' 6 1/2"
9' 5 1/2"
Bed
5' 6"
12' 10"

Side View
Guenther Lane



Scale: 3/16" = 1'

Date Submitted 11/17/2023

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
REQUEST FOR REVIEW

NAME OF APPLICANT: Joseph + Mary Kay Kenkel

MAILING ADDRESS: 1521 Dorie Court
Fenton, MO. 63026

TELEPHONE: 314 761 6429

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.

1246 Guenther Lane – Osage Beach Parkway North to Osage Beach Road - Left on Fairland - Rt on Guenther

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
Corey + Lindsey O'Bryant* (1242 Guenther Lane)	917 Dorne Dr. Manchester, MO. 63021
Joe + Sharon Guy (1250 Guenther Lane)	7070 Stony Ridge Road St. Louis, MO. 63129

1016VarianceApplicationPacket12-17-2014

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 SME DISTRICT. Proposed addition will be kept within the existing footprint. Owner is long time (34 yrs) owner of property. Owner has letters from adjacent neighbors supporting project.

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 date is contained to adequately describe the situation to the Board of Adjustment. If the date 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: George A Kenkel Mary Kay Kenkel

SIGNATURE OF PROPERTY OWNER: George A Kenkel Mary Kay Kenkel

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 24th day of October 2023

Notary Public Erika Fiala Erika Fiala

My Commission expires: 10-25-26

(stamp) (seal)

ERIKA FIALA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 25, 2026
Commission # 22529845

1016VarianceApplicationPacket12-17-2014

#351

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
QUESTIONNAIRE

1. SIZE OF PROPERTY: 39.2'x125' — 4904 sq ft.

2. SOURCE OF UTILITIES: WATER: City of Osage B. GAS: N/A
SEWER: City of Osage B. ELECTRIC: Ameren

3. PRESENT USE OF PROPERTY: Single family residential

4. PRESENT ZONING OF PROPERTY:

5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? No
IF SO, WHEN? N/A

6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? 34 years

7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. 1 Home 1 Garden Shed

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? Side yard setback was accepted at original construction 43 years ago. Resident requests to put 2nd floor over 50% of the home, staying within the existing footprint.

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

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.
3 homes were built side by side on Gasconade Lane with small side yard setbacks.

October 26, 2023

BOARD OF ADJUSTMENT

CITY OF ISAGE BEACH, MO.
1000 CITY PARKWAY
OSAGE BEACH, MO 65065

Reference: Variance Request

Dear Members of the Board of Adjustment:

Our names are Joe and Mary Kay Kenkel. We own our home at 1246 Guenther Lane in Osage Beach, Missouri. We have owned this home since 1989, 34 years. To date we have not requested a Building Permit or a Variance of any type. At this time, we would like to get a building permit to add a second story to one half of our home. This proposed addition is planned to be fully within the present footprint of the existing home, with the exception of a small entry porch on the east side facing Guenther Lane. This porch will fall well inside the present zoning setbacks.

The home was built in 1980 and we purchased the home in 1989. We have no knowledge of the original construction; how it was permitted or approved. It is one of 3 homes on Guenther Lane with the same side setbacks. All three were constructed by the same builder and in the same time frame. Our title insurance policy insures us that our home lies within the boundaries of our property.

Please consider and approve this variance. Thank you in advance for your consideration in this matter.

SINCERELY,

Joseph Kenkel
Mary Kay Kenkel

JOSEPH AND MARY KAY KENKEL
1521 DORIE COURT
FENTON, MO. 63026

Osage Beach Planning Department
1000 City Parkway
Osage Beach, MO 65065

Members of Board of Adjustment:

We, Joe & Sharon Guy, at 1250 Guenther Lane Osage Beach, neighbors to Joseph & Mary Kay Kenkel whose house and property is next to theirs would like to express our support to their zoning and variance request regarding their second-level addition to their current home.

We have no reservation whatsoever on proceeding with their construction project.

Sincerely,

Joseph G. Guy
Sharon M. Guy
Signature

10-23-23
10-23-23
Date

Board of Adjustment
October 20, 2023

To Whom it May Concern,

Corey and Lindsey O'Bryant residing at 1242 Guenther Ln., are well aware of the project proposal of Joseph & Mary Kay Kenkel residing at 1246 Guenther Ln. We understand where the property line and setbacks are and have no objections for the Kenkels to move forward with their renovations.

Best Regards,

x _____ / _____

Cory O'Bryant / Lindsey O'Bryant