

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

May 21, 2025 - 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 April 16, 2025

NEW BUSINESS

- A. Variance Case 354 Rob Cline requests a variance from minimum setback requirements.

ADJOURN

Remote viewing link:

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 x 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 forty-eight (48) hours in advance of the meeting at the above telephone number.

**THE BOARD OF ADJUSTMENTS
FOR THE CITY OF OSAGE BEACH, MISSOURI**

APRIL 16, 2025

CALL TO ORDER

Randy Gross called the Board of Adjustments Commission of the City of Osage Beach, Missouri, to order at the regular meeting on April 16, 2025 at 4:10 p.m.

ROLL CALL

The following Members were in present: Randy Gross, Fred Catcott, Karen Bowman, Gloria O'Keefe, Absent Jeremy Green.

City Staff Present: City Planner Cary Patterson, City Attorney Cole Bradbury, City Clerk Tara Berreth and Deputy City Clerk Kegan Powers.

APPROVAL OF MINUTES

Motion to minutes from March 19, 2025

Commissioner Bowman made a motion to approve the minutes from March 19, 2025. This motion was seconded by Commissioner Catcott. Motion passes unanimously with a voice vote.

NEW BUSINESS

Variance Case 354 John and Jaime Kreyling request a variance from minimum setback requirements.

The City Clerk swore in Ryan Dauber, Jamie Kreyling to give testimony in favor of the variance asking for the 25' setback.

The City Clerk swore in Building Official Ron White to give testimony in opposition of the variance stating that the wall being constructed was not permitted.

The City Attorney stated that the Board has no choice but to deny this application, because it is not compliant with the City Ordinances. The cause of the application is their contractor's mistake as to where the setback lines are and construction of that wall in the middle of their lot. This mistake the to be placed at the feet of the applicant. This is a hardship that was created by the applicant. And can not be approved by this board per Ordinance.

Commissioner Bowman made a motion to approve Variance Case #354.

Motion dies for lack of second.

Commissioner Catcott made a motion to adjourn at 4:20pm. This motion was seconded by Commissioner Bowman. Motion passed with a voice vote.

ADJOURN

I, Tara Berreth, City Clerk, 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 16, 2025

Tara Berreth, City Clerk

Randy Gross, Board Chairman

**PLANNING DEPARTMENT
REPORT TO
BOARD OF ADJUSTMENT**

Date: May 14, 2025 **Case Number:** 356

Applicant: Rob Cline

Location: 1151 Summit Circle

Petition: Variance from minimum setback requirements

Purpose: Addition to existing garage, No footprint expansion

Existing Use: Single-family home

Zoning: R-1a (Single Family)

Tract Size: Approximately 11,000 sq ft

Case History **Case #** **Date**

None

Utilities

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

Access: The subject property derives access from Summit Circle

Analysis:

1. The applicant is the owner of the property in question. The property is a platted lot known as “Lot 1 of Summit Point Estates” and is designated with the physical address 1151 Summit Circle.
2. The applicants are requesting a variance to enclose the space under their existing garage for additional storage area and a bonus room. As you can see on the submitted site plan, the closest point of the existing garage is already within the required 10-foot side setback, falling approximately 4.1 feet from the side property line. With that being the case, a variance is required to enlarge or alter the legal non-conforming structure. Approval of the requested variance will allow the city to issue a legal building permit to construct the enclosure as per the submitted site plan. In the R-1a zone, the minimum required side yard setback is ten (10') feet.
3. Within the Summit Point Subdivision, property owners proposing additions to their existing home must first get approval from the Summit Point Architectural Review Committee. The comments and decisions from the committee are included in your information packet.
4. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It is, of course, 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. The variance must be used within one year of the approval date.

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
QUESTIONNAIRE

- under garage on back.

1. SIZE OF PROPERTY: 1151 Summit Circle, Osage Beach, MO 65065
2. SOURCE OF UTILITIES: WATER: City of O.B. GAS: /
SEWER: City of O.B. ELECTRIC: Ameren
3. PRESENT USE OF PROPERTY: Home, living
4. PRESENT ZONING OF PROPERTY: Residential
5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? no
IF SO, WHEN?
6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? 1 year 1 month
7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. 1988
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?
fill in under garage it is a
existing structure
10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF
WHICH THE BOARD SHOULD BE AWARE? no
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.
garage borders a green belt on south
side of property.

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. it is an existing ~~garage~~ garage

we would like to enclose the bottom of the
garage. we would like to use it for storage
and bonus room.

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN no

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]

SIGNATURE OF PROPERTY OWNER: [Signature]

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,

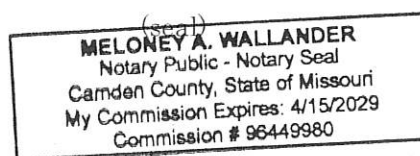
COUNTY OF CAMDEN,

Subscribed and sworn to me before me, the 14th day of April 2025

Notary Public Meloney A. Wallander

My Commission expires: (stamp)

4/15/2029



Date Submitted _____

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
REQUEST FOR REVIEW

NAME OF APPLICANT:

Rob Cline

MAILING ADDRESS:

1151 Summit Circle, Osage Beach,
MO 65065

TELEPHONE:

573-317-7916

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.

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

Mary Jill Trumper

1217 Summit Circle

Osage Beach MO, 65065

Summit Circle, Osage Beach

Urban / HOA common area

Board of Adjustment,

The current space we wish to enclose below our garage is not usable. The Enclosure will be using existing footings and steel beams and will be used to utilize that space for storage and a bonus room. We will install two sliding doors, a window, and siding which will match the exterior of the house, leaving everything to be cohesive. We have highlighted on the plot plan the garage, and on that side of the house is a Green Belt with an abandoned sewer treatment plant that is owned by the Summit Pointe Estates Property.





April 9, 2025

Rob and Jodi Cline
1151 Summit Circle
Osage Beach, MO 65065

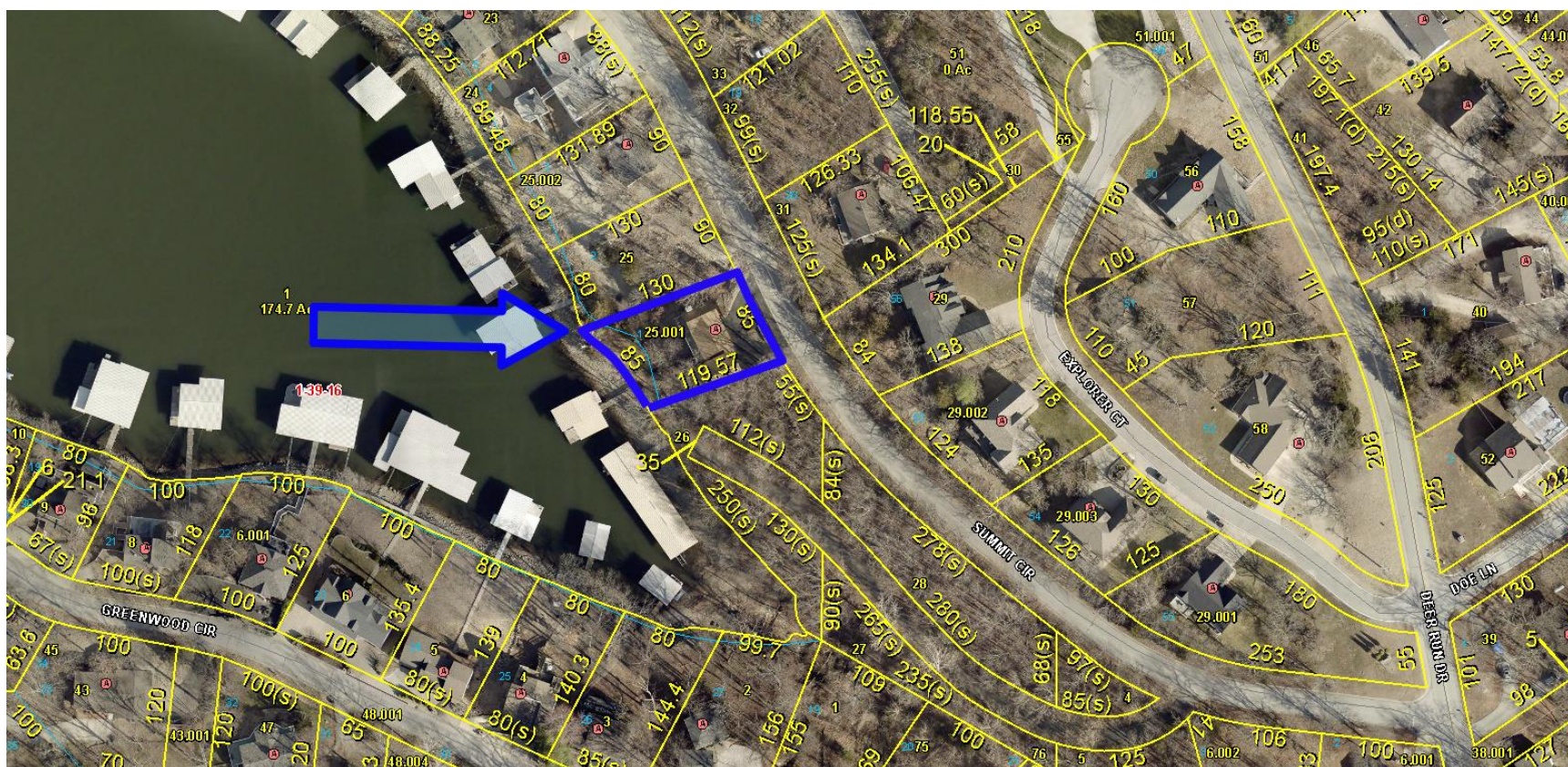
I am happy to inform you that the Board of Directors of the Summit Point Property Owners Association has approved your proposed project to enclose the area below your existing garage, as well as building a deck in front of the newly enclosed area, pending approval of the City of Osage Beach. It will be a nice addition to your home as well as our neighborhood.

If you have any questions, please feel free to contact me at 217-652-2199.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alma Anderson', with a long, sweeping horizontal line extending to the right.

Alma Anderson
President, Board of Directors
Summit Point Property Owners Association



Variance Case 356 Location Map

PLAT OF SURVEY

to certify that I, Andrew M. Allen, P.L.S., at the direction of Robert Cline have
 "SUMMIT POINT ESTATES", a subdivision of record in Camden County,
 survey was performed in accordance with the requirements of standards for
 ; adopted by the Missouri Board for Architects, Professional Engineers,
 rs and Professional Landscape Architects, and that the results of said survey



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