**Camden County Lake Area Board of Adjustment**

 **September 25, 2024**

**MINUTES**

**Members: Staff:**

**Dave Schlenfort (C) Jennifer Eblen – Administrator**

**Ron Yarbrough (VC) Brent Hubbard - Asst. Administrator**

**Chris Cisar Annette Miller – Permit Coordinator**

**Brian Schuster**

**John Beckett**

The meeting was called to order by Chair Dave Schlenfort at 5:30 PM. The Assistant Administrator Hubbard established a quorum four (4) of five (5) members present, Beckett was not in attendance. Asst. Administrator Hubbard read the rules of procedure for the record.

Schuster makes a motion to approve June 26, 2024 minutes, second by Cisar four (4) of four (4) members approve, (**APPROVED 4/4**).

**Old business: NONE**

**New Business:**

**PZ24-0119:** A request by Timothy Luby for a two sided variance. Requesting a variance of 10’ to the required 10’ side setback for a new side setback of 0’, also requesting a roadside variance of 4.7’ to the required 15’ for a new roadside setback of 10.3’. The property is located at 511 Bayberry Ln., Climax Springs, MO and is in S04-T39N-R18W. The tax parcel number is

06-2.0-04.1-000.0-005-039.000.

Applicant is present. He states he purchased the home about three years ago and they just don’t have any storage. He would like to build a garage and a small office space in hopes it will help with his storage issue.

Schlenfort states it appears he is requesting to go right up to his neighbor’s property line and asks if he has anything from them. Applicant has a letter of approval from his neighbor which he gives to each board member.

Schuster asks if the existing block wall that is concrete will be used for the addition, applicant states a portion of it will be used.

Assistant Administrator Hubbard points out the fact there is a power pole on property and suggests he contact the utility company and make sure he isn’t encroaching on their easement. Planning and Zoning will require a letter from the utility company that applicant can build before they will permit the additions.

Cisar states she is not a fan of going to a 0’ setback. Suggests maybe cutting back the 2’ eaves he is proposing. Board discusses options and conditions for the applicants build to allow at least a 1’ foot setback as opposed to the 0’ setback.

Yarbrough asks if he has a contractor currently he is working with. Applicant states he does. Yarbrough states applicant understands he will need to provide an as-built once the build is finished and he needs to make sure he doesn’t go over the variance that has been requested.

Cisar asks for clarification on the case number. The staff report had the incorrect case number. Case number is PZ24-0119 not PZ24-0107.

No one is present to speak in favor or in opposition of the requested variance.

Yarbrough makes a motion to approve a 1’ setback with a 9’ variance, second by Cisar, four (4) of the four (4) members approve **(APPROVED 4/4).**

Board has an open discussion regarding November and December meeting dates falling on holidays. Board has decided the November meeting will be held on December 4, 2024 and the scheduled December meeting will not be held.

Schuster makes a motion to adjourn, second by Yarbroughfour (4) of the four (4) members vote to adjourn **(ADJOURNED 4/4).**

Chair/Vice-Chair Administrator