



AGENDA
Board of Zoning Adjustment

Regular Meeting

March 15, 2017

4:00 p.m.

City Hall

1000 City Parkway

Osage Beach, Missouri

REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES FROM THE October 21, 2015 MEETING**
- 4. NEW BUSINESS**
 - A) Variance Case No. 323 Kemp Shepard**
 - B) Variance Case No. 324 Randall and Michelle Roberts**
- 5. ADJOURN MEETING**

**PUBLIC HEARING FOR VARIANCE CASE #322
OF THE BOARD OF ZONING ADJUSTMENT
OF THE CITY OF OSAGE BEACH, MISSOURI**

October 21, 2015

The Board of Zoning Adjustment of the City of Osage Beach, Missouri, met to conduct a hearing on Variance Case #322 on October 21, 2015 at 4:00 p.m., at City Hall in said City. The following were present: Chairman Louis Mayer, Edward Manzer, Larry Jones, Gloria O’Keefe, and Helen Gross. Don Sturn was absent. Also present were City Planner Cary Patterson, City Attorney Ed Rucker, and Administrative Assistant April White, who kept a journal of the proceedings.

The meeting was called to order at 4:00 p.m. by Chairman Louis Mayer.

MINUTES:

The minutes of the May 20, 2015 meeting were motioned to be approved as submitted by Ed Manzer, seconded by Larry Jones, and passed unanimously.

Chairman Mayer presided and read the criteria for granting a variance. He also read RSMo. 1986 §89 regarding the legal authority for the creation of the Board of Zoning Adjustment.

NEW BUSINESS:

Applicant: Jeff Aldy
Location: 4487 Cove Road
Petition: Variance from minimum setback requirements
Purpose: Garage construction
Existing Use: Single-family home
Zoning: R-1a (Single Family)
Tract Size: Approximately 19,000 sq ft

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

None

Utilities:

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

Access: The subject property derives access from Cove Road

Analysis:

1. The applicant is the owner of the property in question. The property is an unplatted small parcel of ground and is designated with the physical address 4487 Cove Road.
2. The applicant is requesting a variance to construct a garage on the front of the home that would extend to within 16.5 feet from the front property line creating an 8.5 foot encroachment within the required 25 foot setback.
3. Of course if approved the addition cannot be built on or over any public utilities or easements.
4. The minimum required setback in the front yard is twenty five (25') feet from the front property line in the R-1a zone.

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.

Chairman Mayer asked if all legal notices had been sent and requirements met. Planner Patterson stated that all legal notices had been mailed and no written responses were received.

The Municipal Code of Ordinances of the City of Osage Beach was entered into the record as Exhibit 1 and the file containing Variance Case #322 was entered into the record as Exhibit 2 by Planner Patterson.

Planner Patterson explained the reason this hearing was necessary was to obtain approval for the 8.5 foot encroachment within the required 25 foot setback. He stated that the garage would be built over the existing circle driveway in front of the house because the nature of the house and the property make it difficult to develop a garage on the side. Planner Patterson asked the Board to consider the case facts and testimony in determining whether to approve Variance Case #322 Jeff Aldy and if approved the conditions listed in the Department Comments section of his report would be adhered to.

Chairman Mayer asked if the applicant desired to clarify the report presented by Planner Patterson. Applicant Aldy was sworn in and stated that it was not sensible to place the garage anywhere else and still have it look nice. He stated he was also going to put an addition on the back of the house.

Chairman Mayer asked if the garage was going to be offset to one side of the front of the house. Applicant Aldy confirmed that it would be on the left side of the front of the house and the 1,000 foot addition would be on the back of the house.

Ed Manzer asked if the garage would interfere with any of the utilities. Planner Patterson stated that there were no issues.

Larry Jones asked why 25'X25' and not more of a standard sized garage. Applicant Aldy stated that he wanted his truck to fit completely inside.

Ed Manzer asked why it couldn't be a little smaller and still fit his truck. Applicant Aldy stated he also planned to install shelving and would need to make sure his truck could fit in addition to the shelving.

Planner Patterson clarified that the dimensions of the garage wouldn't change the fact that it would still be an encroachment within the setbacks. And he also clarified to Applicant Aldy that whatever is approved by this Board would be set in stone and could not be modified without coming back to the Board.

Larry Jones stated that when he drove down Cove Road he only identified one other home (mobile home) that was encroaching beyond the easement and asked if that was accurate. Planner Patterson stated that he could not guarantee that the mobile home was the only one and that there were likely more encroachment issues in that area.

Larry Jones asked what would happen if the applicant decided in a few years to modify the garage into a family room. Planner Patterson said he would have to come back to the Board to obtain approval to modify the use from storage to living space.

Chairman Mayer asked if anyone would like to comment in favor of or in opposition to the variance. There was no one present to speak in favor of or in opposition to the variance.

Chairman Mayer asked if there had been any input from the neighboring property owners. Planner Patterson stated that he had received four phone calls, all with positive input.

Chairman Mayer asked if there were any other questions or comments. Planner Patterson stated that the rear addition would not require a variance.

Chairman Mayer asked if the City Attorney had any legal comments. City Attorney Rucker stated all legal requirements had been met and the case is ready for the Board's decision.

There being no other Board or staff comments, Chairman Mayer asked if there was a motion for Variance Case #322 Jeff Aldy. Ed Manzer made a motion to approve Variance Case #322 Jeff Aldy as submitted with the conditions outlined in Planner Patterson's report. Helen Gross seconded the motion which was voted on and unanimously approved as submitted.

Applicant Aldy thanked the Board for approval.

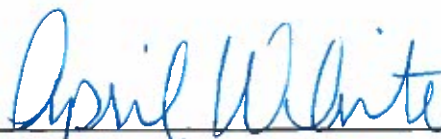
Planner Patterson reminded Applicant Aldy of all required permits.

REPORTS:

None

There being no further business to come before the Board of Zoning Adjustment, the meeting adjourned at 4:18 p.m., on a motion made by Larry Jones and seconded by Ed Manzer.

I, April White, Administrative Assistant 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 October 21, 2015.



April White
Administrative Assistant



Louis Mayer
Chairman

**PLANNING DEPARTMENT
REPORT TO
BOARD OF ADJUSTMENT**

Date: March 15, 2017

Case Number: 323

Applicant: Kemp Shepard

Location: 1267 Greenwood Circle

Petition: Variance from minimum setback requirements

Purpose: Garage Construction

Existing Use: Single-family home

Zoning: R-1a (Single Family)

Tract Size: Approximately 11,079 sq ft

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

None

Utilities

Water: City
Electricity: Ameren

Gas: None
Sewer: City

Access: The subject property derives access from Greenwood Circle

Analysis:

1. The applicant is the owner of the property in question. The property is a platted lot known as Lot 24 of Harbor Heights Estates and is designated with the physical address 1267 Greenwood Circle.
2. The applicant is requesting a variance to construct an attached garage onto the home that would extend to within 5.125 feet from the side property line creating an encroachment within the required 10 foot setback. The requested addition will also encroach to within 21 feet of the front property line; however, it will not be creating a new encroachment as the existing home currently encroaches to within 12 feet of the front property line. The minimum required setback in the front yard is twenty five (25') feet from the front property line in the R-1a zone.
3. Part of the issue involving this particular request is that the City had the necessity to construct a more elaborate drainage facility fronting this particular property. In doing so, it also created a troublesome accessibility and parking issue for the home. The proposed addition would provide relief of this issue.
4. Of course if approved the addition cannot be built on or over any public utilities or easements.

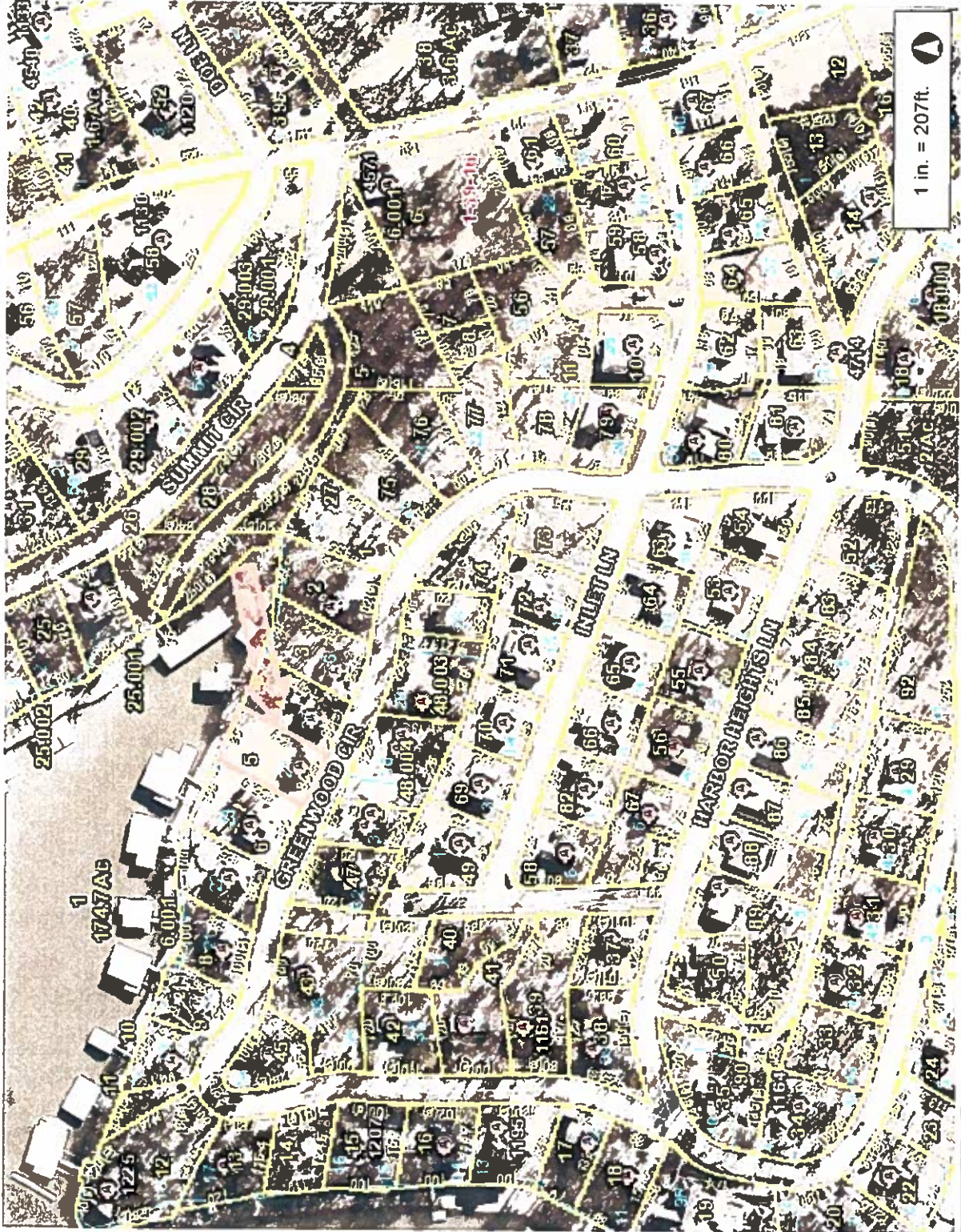
Department Comments:

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.

Camden County, MO



1 in. = 207ft.

414.1 0 207.05 414.1 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

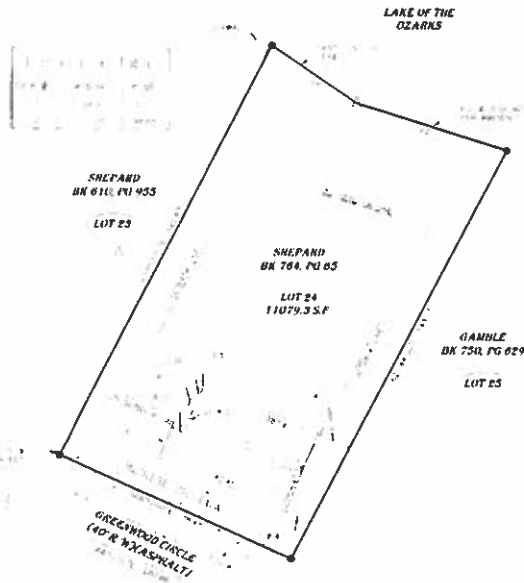


Legend

- Highway**
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Road**
- Address Point**
- Condo Point**
- Parcel**
- Corporate Limit Line**
- Land Hook**
 - DASHED LAND HOOK
 - SOLID LAND HOOK
- Original Lot**
- Section**
- County Boundary**

Notes

RESURVEY OF LOT 24 HARBOR HEIGHTS ESTATES SECTION 1, T39N, R16W CAMDEN COUNTY, MISSOURI



- LEGEND
- SURVEY MONUMENT
 - SURVEY MONUMENT
 - BOUNDARY LINE
 - UNRECORDED EASEMENT
 - UNRECORDED EASEMENT
 - UNRECORDED EASEMENT

NOTES

1. THIS SURVEY IS A RESURVEY OF LOT 24, HARBOR HEIGHTS ESTATES, SECTION 1, T39N, R16W, CAMDEN COUNTY, MISSOURI. THE AREA SURVEYED IS 11,079.3 SQUARE FEET.

2. THE SURVEYED AREA IS BOUNDED BY LOT 25 TO THE NORTH, LOT 23 TO THE SOUTH, AND GREENWOOD CIRCLE TO THE WEST. THE NORTH BOUNDARY IS ADJACENT TO LAKE OF THE OZARKS.

3. THIS SURVEY REFERS TO SHEPARD BK 610 PG 955 AND GAMBLE BK 750 PG 629.

INTENT AND PURPOSE OF THIS SURVEY

THIS SURVEY IS MADE FOR THE PURPOSE OF REDEFINING THE BOUNDARIES OF LOT 24, HARBOR HEIGHTS ESTATES, SECTION 1, T39N, R16W, CAMDEN COUNTY, MISSOURI. THE SURVEYED AREA IS 11,079.3 SQUARE FEET.

THE SURVEY WAS MADE BY KEMP SHEPARD, LICENSED SURVEYOR IN THE STATE OF MISSOURI, AND WAS COMPLETED ON MAY 15, 2018.

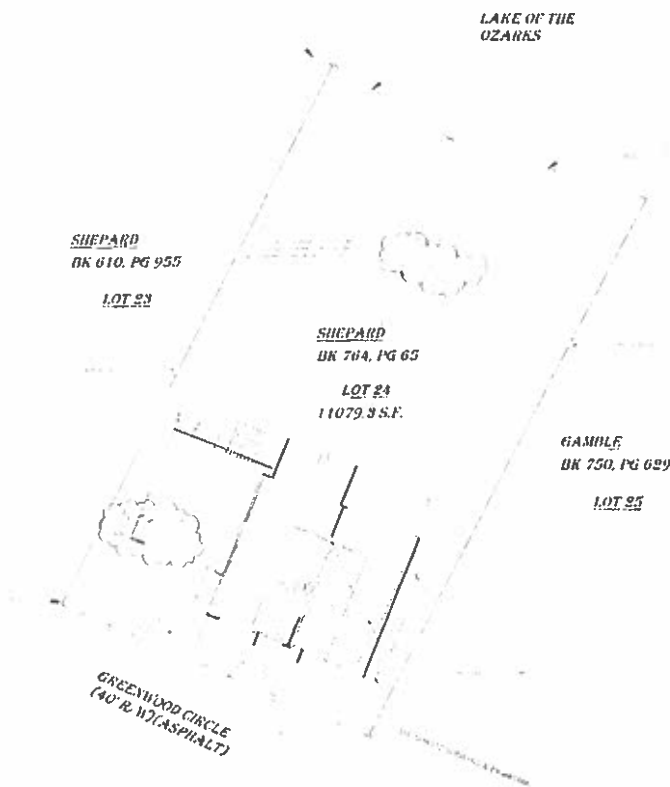


Southwest Missouri Office
Southeast Missouri Office
Kansas City Office
Springfield Office
St. Louis Office
www.kempshpard.com



RESURVEY OF LOT 24
HARBOR HEIGHTS ESTATES
SECTION 1, T39N, R16W, CAMDEN COUNTY, MISSOURI

**SURVEY MADE FOR
KEMP SHEPARD**



SHEPARD
BK 610, PG 955

LOT 23

SHEPARD
BK 704, PG 65

LOT 24
11079.3 S.F.

GAMBLE
BK 750, PG 629

LOT 25

LAKE OF THE
OZARKS

GREENWOOD CIRCLE
(40' R/W) (ASPHALT)



group

CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENTS

SHEPARD RESIDENCE
1257 GREENWOOD CR.
ORANGE BEACH, CALIFORNIA
95501

AC100

Date Submitted 12-20-16
Case # 323

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

NAME OF APPLICANT: *Kemp Shepard*

MAILING ADDRESS: *1257 Greenwood Circle*
Osage Beach, Mo. 65065

TELEPHONE: *(573)-569-1909*

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.

Lot 24 Harbor Heights Estates
1267 Greenwood Circle, Osage Beach, Mo. 65065

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

Kemp Shepard 1257 Greenwood Circle, Osage Beach, MO. 65065

The Gambles 1273 Greenwood Circle, Osage Beach, MO. 65065

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

1. **SIZE OF PROPERTY:** *Acreage .25 1179.3 Sq. Ft*
2. **SOURCE OF UTILITIES:** **WATER:** *City of Osage Beach* **GAS:** *None*
SEWER: *City of Osage Beach* **ELECTRIC:** *Amerent/UE*
3. **PRESENT USE OF PROPERTY:** *Residential*
4. **PRESENT ZONING OF PROPERTY:** *Residential*
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?** *May 2015*
7. **PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT.** *None*
8. **DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY?** *Yes*
9. **WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING SIZE /EXTENT OF THE USE NOT ACCEPTABLE?** *No Parking is permitted on the street. With the widening of the street 10 years ago, the current parking will not support a 2 car family. We would like to add a 2 car garage to provide ample parking for the home.*
10. **IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF WHICH THE BOARD SHOULD BE AWARE?**
Lack of Parking
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.**
*When the street was made wider, the current driveway is not useable. I will not support a 2 car family.
The lack of parking garage reduces property value*

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.

Because of the widening and raising of the road, there is not ample parking for this home. There is No Parking posted on Greenwood Circle

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:

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER:

[Handwritten 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 12th day of December 20 11

Notary Public *[Handwritten Signature]*

My Commission expires: 01-18-2018 (stamp)

(seal)



JUDY STAWZYNSKI
My Commission Expires
January 18, 2018
Camden County
Commission #1443965

City of Osage Beach
Board of Adjustment

I am requesting a variance on the property located at 1267 Greenwood Circle, Osage Beach. MO. , Lot 24 of Harbor Heights Estates to add additional parking and a garage. The garage will sit 4' 7" beyond the current set back adjacent to Lot 23 of Harbor Heights Estate, which I currently own.

About 10 years ago the street was raised and widened, which makes the driveway not useable. You are not allowed to park on the street, It is also posted "No Parking" on the street. The plans would be to remodel the existing house and add a 2 car garage. The current property will not support a family with 2 cars. This would allow ample parking for this residence, without having to park in the street .

Thanks a bunch for you consideration

Sincerely,

A handwritten signature in black ink, appearing to read "Kemp Shepard", with a stylized flourish at the end.

Kemp Shepard

REAL ESTATE TAX RECEIPT

TAX YEAR 2015
TAX ID 08 1.0 01.3 000.0

RECEIPT NO. FA105020
008 005.000

P-A-I-D 12/17/15
STMT # 536609
DATE 12/17/15

STATE TAX	7.20	SB 40 WRKSHP	13.51
COUNTY TAX	26.39	CAMDENTON R3	688.51
SP R&B	26.39	SR. CITIZENS	10.77
LIBRARY	22.55		
FIRE OB	142.36		

SHEPARD, KEMP F & KIMBERLY JO
1257 GREENWOOD CIR
OSAGE BEACH,MO 65065 2324

BASE TOTAL	937.68
INTEREST	
COLLECTOR FEE	
CLERKS FEE	
COLLECTOR COMM	
BY VB TOTAL	937.68
CASH AMOUNT	
CHECK AMOUNT	937.68
TAX TOTAL	

STR 0139N16W ACRE	.25	LOT 24	
ASSESSED VALUE	23,990	TAX DIST.16A	

2016 Real Estate Tax Bill

Dec. 31, 2016 R636614

08 1.0 01.3 000.0 008 005.000

ADDRESS SERVICE REQUESTED

1244
SHEPARD, KEMP F & KIMBERLY JO
1257 GREENWOOD CIR
OSAGE BEACH MO 65065-2324

2013

Where your Tax Dollars Go:

STATE TAX	61.25
COUNTY TAX	416.54
TE. PROP.	16.50
STREETS	100.00
PLAT. CO.	110.00
WATER	125.00
SEWER	125.00
ADDITIONAL	640.00
TOTAL	1194.29

NCOA

Property on which Taxes are Due

IF you owe back taxes the delinquent years are printed below:

If no years are printed above you do NOT owe back taxes.

1. Look up all taxes owed by name, mailing address or parcel #
2. Look up any or all statements of taxes due
3. Print Paid Tax Receipts
4. Make payments online with credit or debit card (fee applies, see back)

On Time Amount Due..... \$944.95

For mailed Credit/Debit Card payments, complete back side of bottom section.

Keep this section for your records - Return section below with payment.

2016 Real Estate Tax Bill

Stmt #: R636614 Parcel/Tax ID #: 08 1.0 01.3 000.0 008 005.000

PAY THIS AMOUNT: \$944.95

If Paid On Time (By Dec 31, 2016)

In Jan 2017 pay	\$1,031.32
In Feb 2017 pay	\$1,051.54
In Mar 2017 pay	\$1,072.02
In Apr 2017 pay	\$1,092.24
In May 2017 pay	\$1,112.46
In Jun 2017 pay	\$1,132.67
In Jul 2017 pay	\$1,152.90
In Aug 2017 pay	\$1,173.12
Sep/Dec 2017 pay	\$1,193.34

SHEPARD, KEMP F & KIMBERLY JO
1257 GREENWOOD CIR
OSAGE BEACH MO 65065 2324

TAX DISTRICT: 16A

Suite #4



R636614

**PLANNING DEPARTMENT
REPORT TO
BOARD OF ADJUSTMENT**

Date: March 15, 2017

Case Number: 324

Applicant: Randall and Michelle Roberts

Location: 534 Sleepy Hollow Road

Petition: Variance from minimum setback requirements

Purpose: Garage Construction

Existing Use: Single-family home

Zoning: R-1 (Single Family)

Tract Size: Approximately 12,000 sq ft

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

None

Utilities

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

Access: The subject property derives access from Sleepy Hollow Road

Analysis:

1. The applicant is the owner of the property in question. The property is a platted lot known as Lot 15 of "Sleepy Hollow Lake Sites No. 2" and is designated with the physical address 534 Sleepy Hollow Road.
2. The applicant is requesting a variance to construct a detached garage in front of the existing home that would extend to within 8.7 feet from the front property line creating an encroachment within the required 25 foot setback.
3. The issue that presents itself to the property owners in this area is that the lots were created lacking width and a road ROW that extends well into their front yards. Because of the nature of the lots, you have smaller homes that are built too close to the side property lines and are oriented in a way that make them difficult to build additions to the home unless it takes place on the lake side of the home. The City has had a number of these owners request setback relief to build facilities to house and protect vehicles and to increase the storage area for the property.
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.

Date Submitted 2/17/17

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
REQUEST FOR REVIEW

NAME OF APPLICANT: RANDALL & MICHELLE Roberts

MAILING ADDRESS: 606 Royal Court

IMPERIAL, MO 63052

TELEPHONE: 314-221-4008 (michelle) 314-494-6995 (RANDALL)

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.

534 SLEEPY HOLLOW, OSAGE BEACH MO.

LOT 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

TED FREY 636-458-2842

3366 PINE CLIFF RD.

WILD WOOD, MO 63038

GREG GAMEL

9966 SCHUESSLER RD.

St. Louis, Mo 63128

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.

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: *Gambell Golutz, Mickal Harts*

SIGNATURE OF PROPERTY OWNER: *Mickal Harts, Gambell Golutz, Richard H. Mueller, Tina G. Mueller*

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

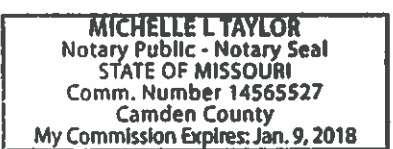
STATE OF MISSOURI,

COUNTY OF CAMDEN,

Subscribed and sworn to me before me, the 17 day of February 20 17

Notary Public *Michelle L Taylor*

My Commission expires: Jan. 9, 2016 (stamp) (seal)



REFERENCE ATTACHMENT
1 FOR ALL FOLLOWING

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
QUESTIONNAIRE

QUESTIONS

1. SIZE OF PROPERTY:

2. SOURCE OF UTILITIES: WATER: GAS:

SEWER: ELECTRIC:

3. PRESENT USE OF PROPERTY:

4. PRESENT ZONING OF PROPERTY:

5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY?

IF SO, WHEN?

6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY?

7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT.

8. DO YOU OWN ANY PROPERTY ADJACENT TO THE SUBJECT PROPERTY?

9. WHY, IN YOUR OPINION IS YOUR CURRENT SITUATION, AND OR THE EXISTING

SIZE /EXTENT OF THE USE NOT ACCEPTABLE?

10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF

WHICH THE BOARD SHOULD BE AWARE?

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.

ATTACHMENT 1

RANDALL & Michelle Roberts
534 SLEEPY HOLLOW
OSAGE BEACH, MO.

- 1.) 90' (SOUTH SIDE) X 184.7' (WEST SIDE) X 61.4' (NORTH SIDE)
X 169.7' (EAST SIDE)
- 2.) WATER: WELL
SEWER: CITY
GAS: PROPANE
ELECTRIC: AMEREN
- 3.) RESIDENTIAL HOME
- 4.) RESIDENTIAL
- 5.) NO
- 6.) 7 YEARS
- 7.) FRAME HOUSE - 1971
SHED: METAL 10' X 6' ON CONCRETE PAD
- 8.) NO
- 9.) WE ARE GOING TO BECOME PERMANENT RESIDENTS OF THE LAKE AREA AND THE CURRENT FRAME HOUSE HAS NO GARAGE OR SUFFICIENT STORAGE.
- 10.) NO
- 11.) NONE
- 12.) WE ARE ASKING FOR A VARIANCE IN THE SET-BACK DISTANCE FROM THE ROADWAY IN ORDER TO PROVIDE AMPLIFIED DIMENSIONS FOR A GARAGE. THE AMOUNT OF SET-BACK THAT WE ARE REQUESTING LOOKS TO BE IDENTICAL TO THE SET BACK OF AN EXISTING STRUCTURE (GARAGE) ON THE ADJACENT PROPERTY, LOT 1 OF FRITSCH/FREY SUBDIVISION
- 13.) NO

2016 Camden County Real Estate Tax Receipt

02/17/17

***** PAID on: 12/06/2016 *****



R646502

**MUELLER, RICHARD F & TINA A &
ROBERTS, MICHELLE & RANDALL
606 ROYAL CT
IMPERIAL, MO 63052 0000**

Vicky Burns, Collector of Revenue
1 Court Circle, Suite #4
Camdenton, MO 65020
573-346-4440 (Ext 1200)
573-346-4263 (Fax)
Office Hrs: Monday-Friday - 8:30AM-4:30PM
www.camdenmo.org M1
Tax Receipt: M1141271
Statement: R646502
Parcel/Tax ID: 08 5.0 22.0 000.0 001 017.000

Property Description

Legal Description: **SLKPY HOLLOW SUB 2
LOT 15**

Acres:	.30	Assessed Valuation	
SEC	22 Residential		18,920
TWP	39N Agriculture		
RANGE	16W Commercial		
TAX DIST.	16A Total Value		18,920

Itemization of Tax

Taxing Entity	Levy Rate	Tax Amount
STATE TAX	.0300	5.68
COUNTY REV.	.1100	20.81
OB RD		
RD DIST	.1100	20.81
LIBRARY	.0945	17.88
O.B. FIRE	.5934	112.27
NOT FOUND		
SB 40 WRKSH	.0566	10.71
R-3 SCHOOL	2.8700	543.00
SR CITIZENS	.0451	8.53

TAX AMOUNT 739.69

Payment Summary

Base Total	739.69
Interest	
Collector Fee	
Clerk Fee	
Collector Comm	
TAX TOTAL	739.69

Payment Detail

Cash Amount	
Check Amount	739.69
Credit Amount	
Total Received	739.69
Date Paid	12/06/16
Tax Amount Paid	739.69

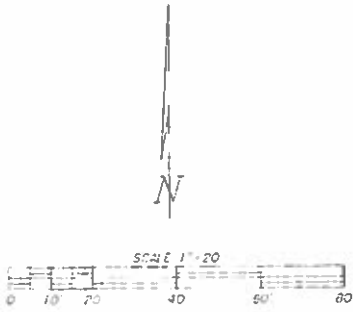
QUESTIONS?

About Property/Vehicles listed, values,
address change, or corrections to tax bills
contact: Assessors Office at
(573) 346-4440 Ext 1260

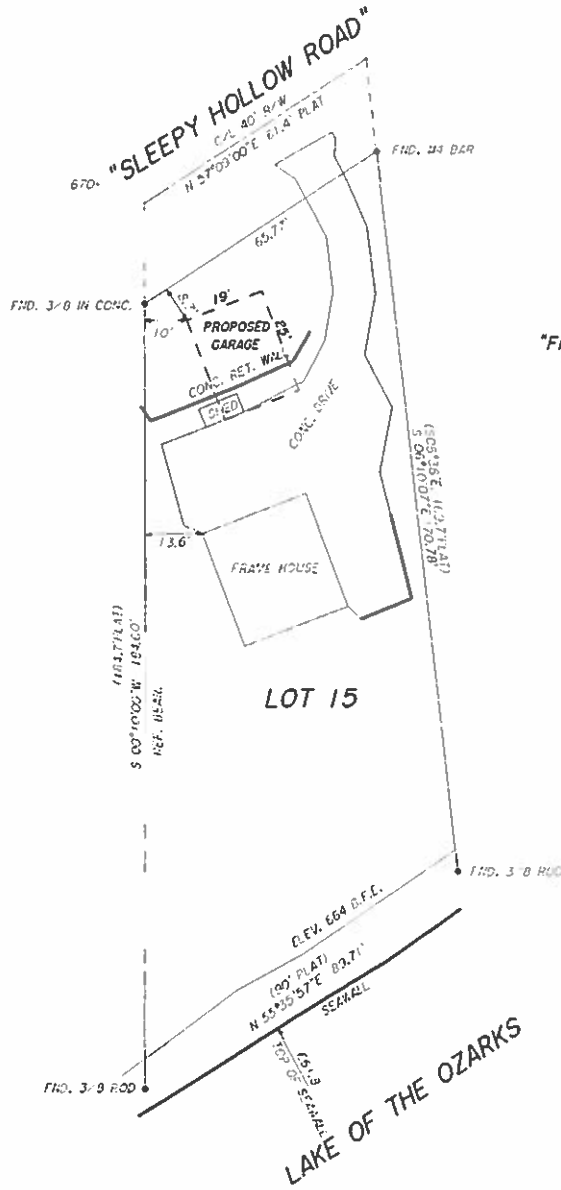
About Payment(s) Contact:
Collectors Office (573) 346-4440 Ext 1200
Receipt VOID, if check fails to clear.

Tax Dist: 16A

PLAT OF SURVEY



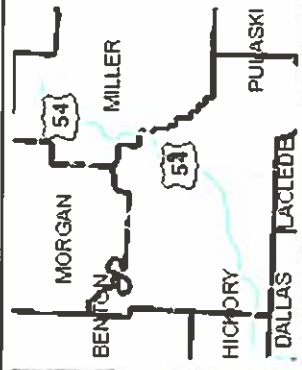
LOT 14
 (PART)
 BK. 225, PG. 614



CERTIFICATION: This is to certify that I, Lonny D. Allen, L.S., at the direction of M. Key Roberts, executed a survey of Lot 15, "SLEEPY HOLLOW LAKE SITE NO. 2", a subdivision of Common Equity, Missouri, and that said survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, and that the results of said survey are shown herein.

Lonny D. Allen
 Lonny D. Allen, L.S.
 L.S. No. 1670
 2/11/17

Camden County, MO



Legend

Highway	
	Interstate Highway
	US Highway
	Numbered State Highway
	Lettered State Highway
Road	
	Address Point
	Condo Point
	Parcel
	Corporate Limit Line
Land Hook	
	DASHED LAND HOOK
	SOLID LAND HOOK
Original Lot	
	Section
	County Boundary

Notes

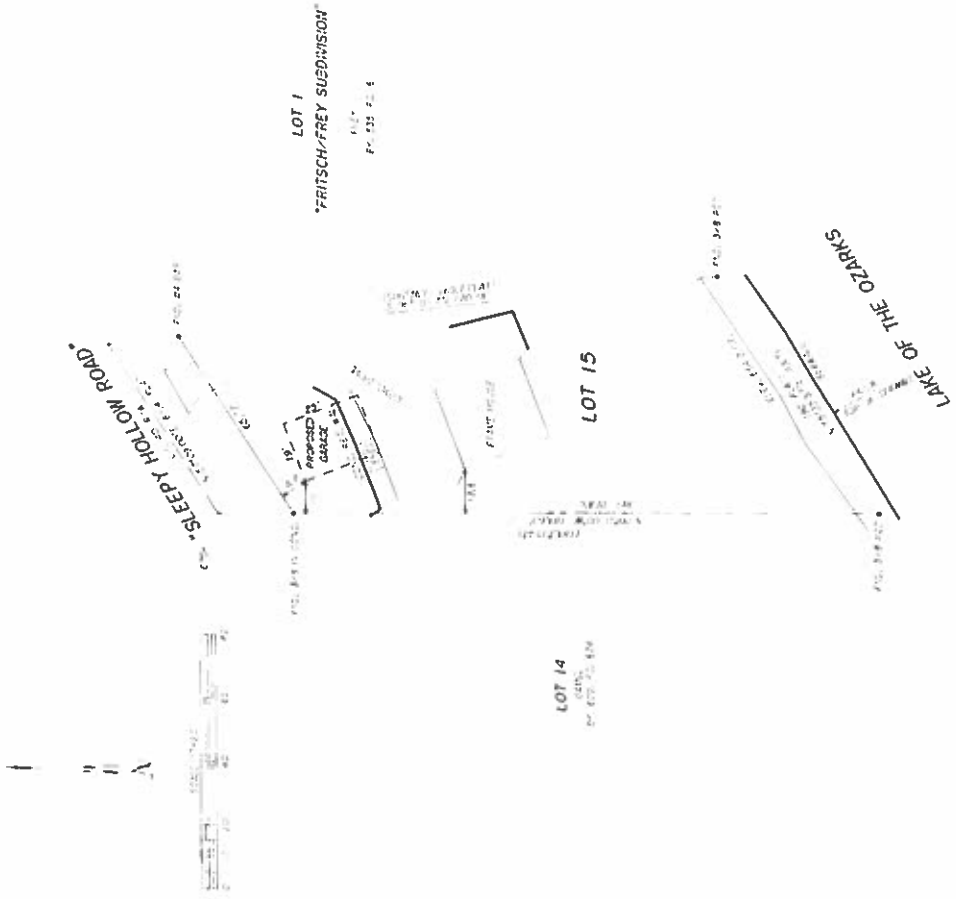
368 0 184 01 368 0 Feet

1 in. = 184ft.

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

PLAT OF SURVEY



I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Missouri, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same has been compared with the original survey and found to be correct.

 Surveyor