

Minutes
BOARD OF ADJUSTMENT
May 13, 2021 - 5:15 pm.

Call to Order:

Chairman Alan Spencer called the meeting to order at 5:15 p.m. with a quorum present.

Attendance:

Committee Members Present: Alan Spencer, Charles Roberts, Don Wells, and Steve Iwanowicz.

Committee Members Absent: Duane Snyder.

Approval of Minutes:

Wells moved to approve minutes from the previous meeting. The motion was seconded by Iwanowicz and approved by all present voting in favor.

Unfinished Business:

None.

New Business:

PUBLIC HEARING OPENED

Dennis Stoecklein requested a side-yard variance of 10-feet (reducing the setback to five-feet) and a rear-yard variance of 18-feet (reducing the setback to seven-feet) to allow for placement of a 16'x16' storage shed on runners on the property commonly known as 1312 Ivy Street. Property being legally described as: Lot 7 Block 7 Green Briar Subdivision to the City of Macon, Macon County, Missouri. Subject to reservations, covenants, conditions, restrictions, easements, assessments not levied, and right-of-way of public record, if any.

Public Comments:

Stoecklein presents that a 16'x16' concrete pad exists in the rear yard which at one time had a dog pen and 10'x12' shed built on it back when his daughter lived there. Most recently, he was using his daughter's garage (at her Eastern Drive residence) for storage, but she and her husband have sold that home and moved. Stoecklein would like to place a 16'x16' storage shed (accessory building) upon the existing pad in the rear yard. However, since the concrete pad is seven feet from the rear lot-line and five feet from the side lot-line he has been advised that a variance is needed. Approval of the variance would include a variance of the 30% rule as well (buildings may not occupy more than 30 percent of the required rear yard space and may not occupy more than 30 percent of the total lot).

Stoecklein claims hardship of not enough room. The total lot area is 10,200sqft (100'x102'); 30% lot=3,060sqft; house structure is roughly 3,034sqft (hse40'x70' and extension 13'x18'); 30% required rear yard =750sqft (30%of 100'x25').

The proposed storage shed site has no problems with the proximity of natural gas or electric utilities as these services are at the front of the property.

Code Enforcement Director reported that no objections had been expressed from any neighbors and that three neighbors had contacted him just to make certain that nothing related to this request would intrude onto their properties.

Hearing no other comments, discussion was closed.

Board Comments:

There were no comments or further questions.

PUBLIC HEARING WAS CLOSED.

Vote:

Wells moved to approve the variance. The motion was seconded by Roberts and approved by all present voting in favor: Yes: Roberts, Spencer, Wells, Iwanowicz; No: None; Absent: Snyder.

Other New Business:

Having no additional new business, Chairman Spencer called for adjournment.

Adjournment:

Wells moved to adjourn. The motion was seconded by Iwanowicz and approved by all present voting in favor. Meeting was adjourned 5:19 p.m.

Mary Lou Craigg, City Clerk