

BOARD OF ADJUSTMENT AGENDA
Wednesday, October 2, 2019
7:00 p.m.

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVAL OF MINUTES:

4. PUBLIC HEARINGS:

- 1. BOA2019-003: A Public Hearing to consider a set-back variance for property modification at 116 Janey Ln, Pacific MO, 63069. The applicant is proposing to construct an addition to their property. Bradley and Rhonda Reed are the applicants.**

5. NEW BUSINESS:

6. OLD BUSINESS:

7. ADJOURNMENT

This Meeting is Open to The Public

***DO YOU SOLEMNLY SWEAR OR AFFIRM THAT THE TESTIMONY WHICH YOU ARE ABOUT TO GIVE IN THIS CASE WILL BE THE TRUTH, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH.**



Board of Adjustment Staff Report

Meeting Date: October 2, 2019

From: Anna Hodge
City Engineer

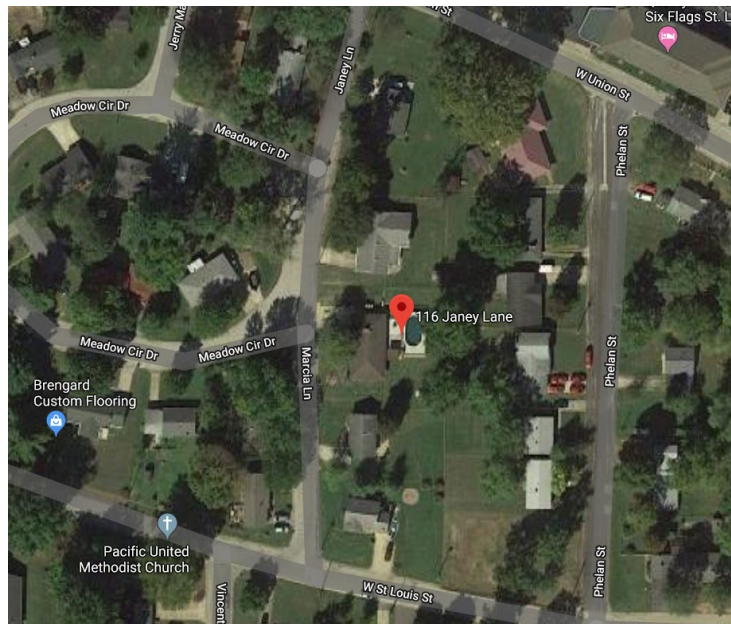
Description: Consideration of a set-back variance for property modification at 116 Janey Ln, Pacific MO, 63069. The applicant is proposing to construct an addition to their property. Bradley and Rhonda Reed are the applicants.

Summary

Consideration of a set-back variance for property modification at 116 Janey Ln, Pacific MO, 63069. The applicant is proposing to construct a 22' 2-car garage attached to the north side of the property. Once constructed the garage would reduce the current side setback to 8'. A 10' side setback is specified for this R1-A: Single Family Residential, district.

Location

Subject property is located at 116 Janey Ln, Pacific MO south of West Union and east of Phelan.



Analysis

Subject property is zoned R-1 and requires a 10’ side setback per Section 400.090 of the municipal code. Proposed addition of the garage puts the property out of compliance by 2’. The proposed construction does not violate any other R1-A regulations.

When the construction occurs, there will still be a 24’ span between the properties as the neighbor owns Lot 18 lot in the direction of the subject property. Lot 18 is approximately 21’ in width and would not be appropriate for development if it were to sell individually.

Another consideration brought forth by the applicant is that the side setback requirement was increased from 5’ to 10’ in 2003.

C. Bulk Regulations.

Bulk Regulations for Individual Lots		
Minimum Lot Area		Seven thousand five hundred (7,500) square feet
Minimum Lot Width		Eighty (80) feet
Maximum Lot Coverage		Thirty percent (30%) of the lot area
Yard/Setback	Front	Each lot upon which a dwelling is constructed shall have a front yard of not less than twenty-five (25) feet and an additional one (1) foot setback for every two (2) feet of building height over twenty-five (25) feet. When a lot has double frontage, the required front yard shall be provided on both streets.
	Side	On each lot upon which a dwelling is constructed, there shall be a side yard on each side of at least ten (10) feet.
	Rear	Every lot or parcel of land upon which a building is constructed shall have a rear yard of not less than twenty (20) feet.

Recommendation

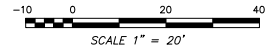
Staff recommends approval of the variance.

PLAT OF SURVEY
LOT 17 AND THE SOUTH 51 FEET OF LOT 18
SUNSET VALLEY ADDITION
CITY OF PACIFIC
FRANKLIN COUNTY, MISSOURI

ACCURACY STANDARD
 URBAN PROPERTY

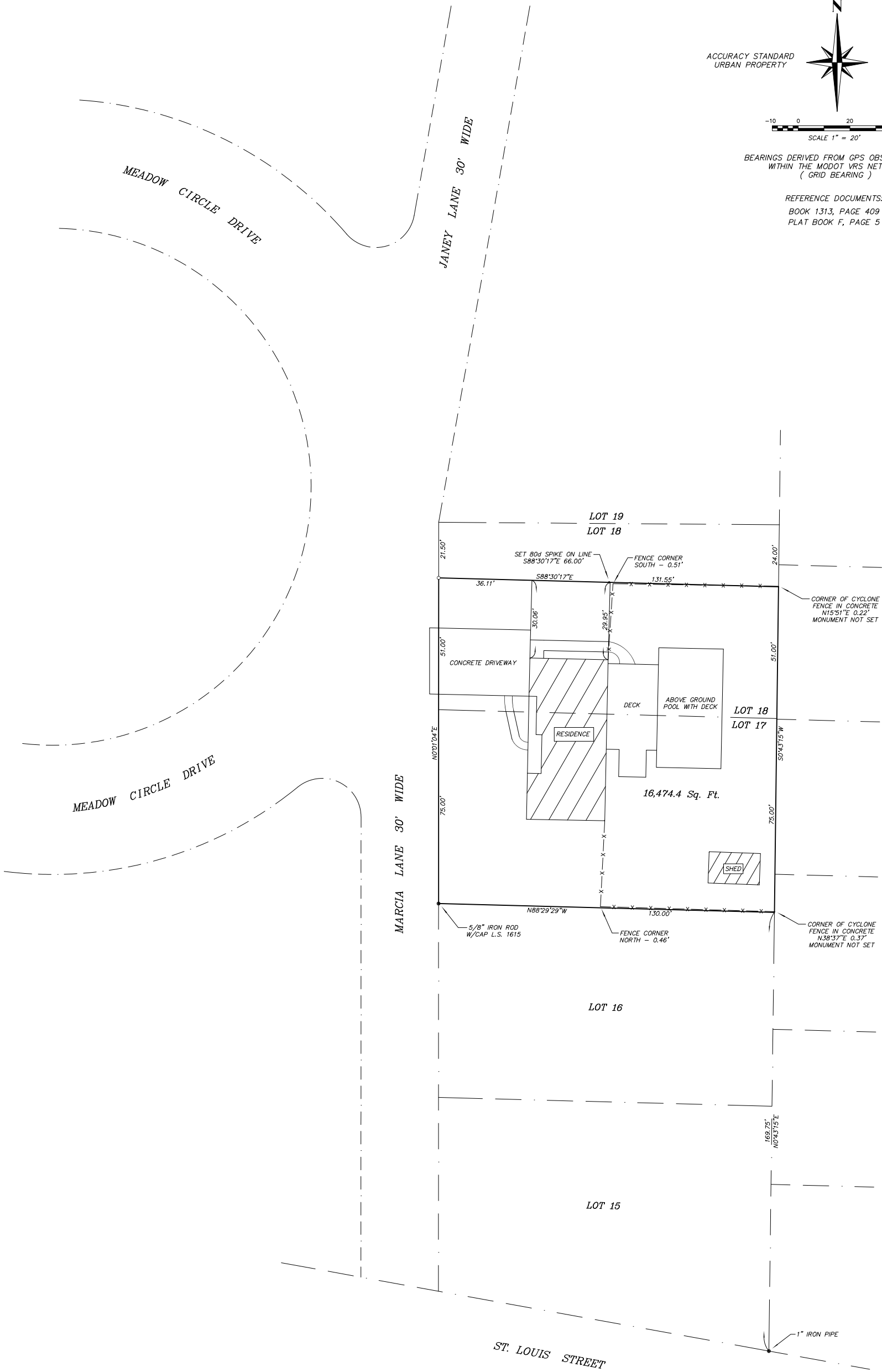


AUGUST, 2019
 ● = FOUND MONUMENT
 ○ = SET 1/2" IRON ROD
 W/CAP L.S. 1615



BEARINGS DERIVED FROM GPS OBSERVATIONS
 WITHIN THE MODOT VRS NETWORK
 (GRID BEARING)

REFERENCE DOCUMENTS:
 BOOK 1313, PAGE 409
 PLAT BOOK F, PAGE 5



Surveyors Notes:

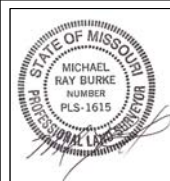
The Professional Land Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any facts that an accurate and current title search may disclose. There may be documents recorded or unrecorded that may affect this surveyed tract.

SURVEYOR'S CERTIFICATE

I, Michael Ray Burke, hereby certify to Mr. Brad Reed that this survey and plat were performed by me in August of 2019, and said survey and plat are in accordance with the Missouri Standards for Property Boundary Surveys as set forth in 20 CSR 203.0-20 of the Department of Insurance, Financial Institutions, and Professional Registration, Division 2030 - the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Professional Landscape Architects.

Michael Ray Burke, P.L.S. 1615

Boundary survey on Lot 17 and the South 51 feet of Lot 18
 Sunset Valley Addition
 in the City of Pacific
 Franklin County, Missouri
 For: Brad Reed
 116 Janey Lane
 Pacific, Missouri 63069



Michael Ray Burke
 P.L.S. 1615

FILE NO. 8232019
BURKE AND ASSOCIATES, INC.
LAND SURVEYORS
 1874 HIGHWAY A - SUITE 104
 WASHINGTON, MISSOURI 63090
 636-239-0172

CITY OF PACIFIC
APPLICATION FOR A VARIANCE

ADDRESS FOR WHICH VARIANCE IS BEING SOUGHT: 116 Saney Ln Pacific MO 63069

APPLICATION FEE \$100.00 PAID. yes no

NAME OF APPLICANT: Bradley S Reed

ADDRESS: 116 Saney Ln

ADDRESS: Pacific MO 63069

PHONE - HOME: 314-477-3521 PHONE - WORK: _____

APPLICANT'S INTEREST IN THE PROPERTY: Owner

NAME OF LEGAL OWNER: Bradley & Rhonda Reed

ADDRESS: 116 Saney Ln

ADDRESS: Pacific MO 63069

PHONE - HOME: 314-477-3521 PHONE - WORK: _____

PRESENT ZONING DISTRICT: _____

PRESENT USE: _____

PAID
City of Pacific
SEP 5 2019
Building Safety/Planning
Code Enforcement
Animal Control

NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN A 185 FOOT RADIUS OF THE PROPERTY FOR WHICH THE VARIANCE IS BEING SOUGHT: _____

PLEASE DESCRIBE IN DETAIL THE PARTICULAR REQUIREMENTS OF THE ZONING ORDINANCE THAT PREVENT THE PROPOSED USE OR CONSTRUCTION: _____

10 ft side setback

PLEASE DESCRIBE IN DETAIL THE CHARACTERISTICS OF THE SUBJECT PROPERTY THAT PREVENTS COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE: _____

Wanting to build an attached 2 car garage and I need 2 extra feet

PLEASE DESCRIBE IN DETAIL THE PARTICULAR HARDSHIP THAT WOULD RESULT IF THE PARTICULAR REQUIREMENTS OF THE ZONING ORDINANCE WERE STRICTLY APPLIED TO THE SUBJECT PROPERTY: _____

Zoning laws have been changed to 10 ft over the years. previous owner sold 24 ft of a lot that original owner of my house had limiting my side yard I was originally told by city setback was 5 ft

PLEASE DESCRIBE IN DETAIL THE REDUCTION OF THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE THAT WOULD BE NECESSARY TO PERMIT THE PROPOSED USE OR CONSTRUCTION: _____

side set back is 10 ft. I need 2 foot to build a 22 ft 2 car attached garage leaving me with an 8 foot side setback and still 24 ft from neighbor house

THIS APPLICATION **SHALL NOT** BE CONSIDERED COMPLETE UNLESS IT IS ACCOMPANIED BY THE FOLLOWING ITEMS:

1. THE REQUIRED FILING FEE
2. A STATEMENT IN WRITING, FROM THE APPLICANT, JUSTIFYING THE VARIANCE REQUESTED.
3. TEN (10) COPIES OF A PLOT PLAN OR SKETCH DRAWN TO SCALE SHOWING THE PROPERTY DESCRIBED IN THIS APPLICATION. THIS DRAWING **MUST** INCLUDE THE FOLLOWING INFORMATION:
 - A. Any existing structures.
 - B. Structure(s) contemplated necessitating the variance.
 - C. All setbacks and dimensions.

SIGNATURE OF APPLICANT(S):



SIGNATURE OF LEGAL OWNER(S):



CITY OF PACIFIC
PUBLIC HEARING NOTICE

The City of Pacific Board of Adjustment Commission will hold its regularly scheduled meeting at 7:00 PM on Wednesday October 2nd, 2019 at the Pacific Government Center, 300 Hoven Drive, Pacific, Missouri, 63069. A Public hearing will be held to consider the following.

- 1. BOA2019-003: A Public Hearing to consider a set-back variance for property modification at 116 Janey Ln, Pacific MO, 63069. The applicant is proposing to construct an addition to their property. Bradley and Rhonda Reed are the applicants.**

This meeting is open to the public. As provided in the Zoning Regulations of Pacific, Missouri, the above item will be discussed and considered by the Board of Adjustment Commission and all persons interested in said matter will have an opportunity to be heard.