

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

October 18, 2023 - 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 September 20, 2023 minutes

NEW BUSINESS

- A. Variance Case #350 Tracey Berman

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 ADJUSTMENT
FOR THE CITY OF OSAGE BEACH, MISSOURI**

September 20, 2023

Call to Order

Randy Gross called the Board of Adjustment Commission of the City of Osage Beach, Missouri, to order at the regular meeting on September 20, 2023, at 4:00 p.m.

Randy Gross presided, read the Statutes of Missouri, and read the criteria for granting a variance, went over the rules that special circumstances must exist and established that a quorum has been met.

Roll Call

The following Board Members were present: Randy Gross, Fred Catcott, Karen Bowman, Gloria O'Keefe, Robert Bickle.

City Staff present: City Attorney Cole Bradbury, City Planner Cary Patterson, and City Clerk Tara Berreth.

Court Reporter: Shelly Stewart

Minutes

Commissioner Catcott made a motion to approve the minutes from May 17, 2023. This motion was seconded by Commissioner Bickell. Motion passed unanimously with a voice vote.

New Business

A: Variance Case #348 John Green

Applicant:	John Green
Location:	4895 Pennel Lane
Petition:	Variance from minimum setback requirements
Purpose:	Replace existing non-conforming structure
Existing Use:	Single-family home
Zoning:	M (Mobile Home)
Tract Size:	Approximately 1,994 sq ft

<u>Case History</u>	<u>Case #</u>	<u>Date</u>
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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 Pennel Ln.

Analysis:

1. The applicant is the owner of the property in question. The property is a portion of lot 2 of Clown Cove Estate and is designated with the physical address 4895 Pennel Lane.
2. The applicants are requesting a variance to replace the existing mobile home with a new house structure. As you can see on the site plan, the new structure is proposed to be one (1') foot from the front property line, five (5') feet from the west side property line, and three and six tenths (3.6')

feet from the rear property line. Approval of the requested variance will allow the city to issue a legal building permit to construct the addition as per the submitted site plan. In the R-1b zone, the minimum required front yard setback is twenty-five (25') feet from the front property line and the side yard setback requirement is ten (10') feet from the side property line.

3. It is worth noting that the proposed structure improves the non-conforming issues that exist with the current structure in which portions of it encroach over the property lines in both the front and rear of the lot. The proposed structure falls completely on the applicant's property and allows for the creation of two parking spaces, on their property, as opposed to parking in the Pennel Lane Right of Way or on the neighbor's property as they currently are forced to do.
4. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

The applicant requested the decision on his petition to be postponed so that he could increase the setback from the west property line from .8 of a foot to five feet. He has done that and submitted an amended site plan for the Board's consideration.

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. The variance must be used within a year of the approval date.

Board member O'Keefe made a motion to approve Variance Case No. 348 This motion was seconded by Board member Bickel. A roll call vote was taken, and Variance Case No. 348 was unanimously passed.

Adjourn

There being no further business to come before the Board of Adjustment, Fred Catcott adjourned the meeting at 4:06 p.m.

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 September 20, 2023

Tara Berreth, City Clerk

Randy Gross, Board Chairman

**PLANNING DEPARTMENT
REPORT TO
BOARD OF ADJUSTMENT**

Date: October 18, 2023

Case Number: 350

Applicant: Tracey Berman

Location: 1301 Summit Circle

Petition: Variance from minimum setback requirements

Purpose: Addition to Primary Dwelling

Existing Use: Single-family home

Zoning: R-1a (Single Family)

Tract Size: Approximately 8,712 sq ft

<u>Case History</u>	<u>Case #</u>	<u>Date</u>
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None

Utilities

<u>Water:</u>	City
<u>Electricity:</u>	Ameren

<u>Gas:</u>	Summit
<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 34 of Dogwood Park Estates and is designated with the physical address 1301 Summit Circle.
2. The applicants are requesting a variance to cover the existing deck and put a cover over the main entrance into the home. The roof addition over the deck will extend to 12.7 feet from the rear property line. As you can see on the submitted site plan, the existing home is 8.5 feet from the side property line at its closest point which is what makes the home a legal non-conforming structure. With that being the case, a variance is required to enlarge or add on to the legal non-conforming structure, which is why the entrance cover is included in this request. Approval of the requested variance will allow the city to issue a legal building permit to construct the additions as per the submitted site plan. In the R-1a zone, the minimum required rear yard setback is twenty (20') feet from the rear property line and the side yard setback requirement is ten (10') feet from the side property line.
3. 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. The variance must be used within one year of the approval date.

Date Submitted SEPT. 15, 2023

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

NAME OF APPLICANT: TRACEY BERMAN

MAILING ADDRESS: 1301 SUMMIT CIRCLE

OSAGE BEACH, MO 65065

TELEPHONE: 217-417-2588

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.

Exit on Zebra Rd. from OSAGE BEACH PKWY. This road is next to the Diebergs Shopping Center. Then exit on DEER RUN Rd. and stay on this road to the last turn left which is Summit Circle. Once on Summit Circle, stay right and my house is 4th on right.

VARIANCE

FOR/FROM:

CONSTRUCTION OF ROOF over backyard WOOD DECK

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

JERRY PEEPER 1305 SUMMIT CIRCLE OSAGE BEACH, MO 65065

GLORIA O'KEEFE 1295 SUMMIT CIRCLE OSAGE BEACH, MO 65065

Mailing Address for Jerry PEEPER:

1274 Summit Circle

OSAGE BEACH, MO 65065

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
QUESTIONNAIRE

1. SIZE OF PROPERTY: House 1689 sq.ft. / Lot 8712 sq.ft.
2. SOURCE OF UTILITIES: WATER: City of OSAGE BEACH GAS: N/A
SEWER: City of OSAGE BEACH ELECTRIC: AMEREN MISSOURI
3. PRESENT USE OF PROPERTY: PERSONAL Full-Time Residence
4. PRESENT ZONING OF PROPERTY: Residencial
5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? No
IF SO, WHEN? _____
6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? Purchased on December 13, 2021
7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. House in 1985
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? I'm planning to install a roof over the
existing wood deck and add a new roof over a portion of the front door roof to
extend approximately 4 feet over the downstairs storage room entrance. The new
Roofs will provide coverage from the elements when exiting and entering the house and
Keep water out.
10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF
WHICH THE BOARD SHOULD BE AWARE? The current hardship is rain water
and snow entering the home.
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.
The home is 360° surrounded by other homes due to a road in front and
back of the property. In addition to preventing water from entering the
house, the roof(s) will help to provide some privacy. The homeowner's association
does not allow the construction of a fence.

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. As purchased, the wood deck existed. I'm wanting to construct the roof over the existing deck to provide a more useful and comfortable living environment. The roof will also help to keep rain and snow out of the house.

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:

Tracey Berman

SIGNATURE OF PROPERTY OWNER:

Tracey Berman

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 15 day of SEPTEMBER 20 23

Notary Public

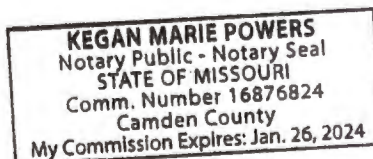
Kegan Marie Powers

My Commission expires:

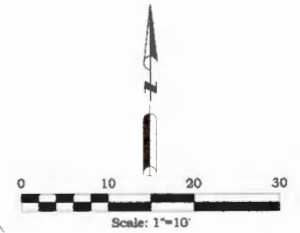
(stamp)

(seal)

01-26-2024



33
O'Keefe
Bk. 791, Pg. 30



Bk. 864, Pg. 507

Peeper
Bk. 752, Pg. 521

PLAT OF SURVEY

CERTIFICATION: This is to certify that I, Andrew M. Allen, P.L.S., at the direction of Tracey L. Berman, have executed a survey of a part of Lot 37, 'SUMMIT POINT ESTATES FIRST ADDITION', as recorded in Bk. 864, Pg. 507, Camden County Records, Camden County, 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 Professional Landscape Architects, and that the results of said survey are shown hereon.

Andrew M. Allen, P.L.S.
P.L.S.#2007017956
8/30/2023

INDICATES ADDITION OF NEW ROOFS

MISSOURI WARRANTY DEED
(Multiple Grantors Conveying to Individual Grantee)

This Warranty Deed, made and entered into this 13th day of December, 2021, by and between DAVID EUGENE DILKS AND JENNIFER DILKS, HUSBAND AND WIFE, of the County of Camden, State of Missouri, hereinafter referred to as "Grantors", and TRACEY L. BERMAN, A SINGLE PERSON, hereinafter referred to as "Grantee". The mailing address of the Grantee is P.O. Box 2364, Champaign, IL 61825.

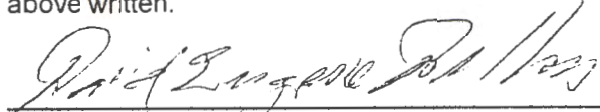
WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) do by these presents GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the said GRANTEE, her heirs, successors and assigns, the following described lots, tracts or parcels of land lying, being and situate in the County of Camden and State of Missouri, to-wit:

A part of Lot 34 of "SUMMIT POINT ESTATES FIRST ADDITION", a subdivision as recorded in Plat Book 19, at page 62, Camden County records, Camden County, Missouri, more particularly described as follows: Beginning at the Northeast corner of said Lot 34; thence South 35 degrees 14 minutes 40 seconds East, along the Easterly line of said Lot 34, 95.58 feet; thence leaving the Easterly line of said Lot 34, South 72 degrees 24 minutes 32 seconds West, 111.04 feet to the Easterly line of a 40 foot road; thence along said road North 22 degrees 06 minutes West 16.94 feet; thence on a curve to the left, having a radius of 656.62 feet and an arc length of 68.69 feet to the Northwest corner of said Lot 34; thence North 68 degrees 37 minutes East, along the Northerly line of said Lot 34, 92.56 feet to the point of beginning.

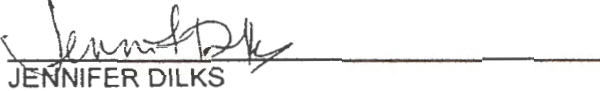
Subject to all restrictions and reservations, conditions and easements of record.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the Grantee and unto her heirs, successors and assigns forever, the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee, and unto her heirs, successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.



DAVID EUGENE DILKS



JENNIFER DILKS

State of Missouri)

County of Miller)

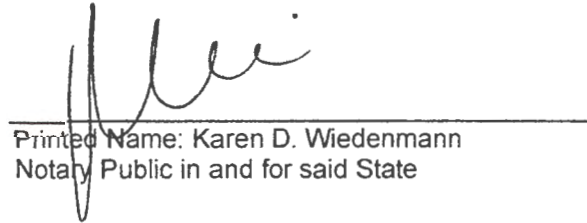
On this 13th day of December, 2021, before me, a notary public, personally appeared DAVID EUGENE DILKS AND JENNIFER DILKS, HUSBAND AND WIFE, to me known to be the persons described in and who executed the foregoing instrument as their free act and deed for the purposes stated therein.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.

(Seal)



KAREN D. WIEDENMANN
My Commission Expires
November 4, 2022
Camden County
Commission #14426968


Printed Name: Karen D. Wiedenmann
Notary Public in and for said State

My commission expires: November 4, 2022

Tracey Berman
1301 Summit Circle
Osage Beach, MO 65065

September 15, 2023

Osage Beach Board of Adjustment
Osage Beach Planning Department
1000 City Parkway
Osage Beach, MO 65065

Dear Members of the Board of Adjustment,

I'm writing to request a variance in my backyard property line to allow for the construction of a roof over the existing wood deck. The deck existed when I purchased the home in December 2021. The roof over the deck I hope to build will line up with the house roof and extend over the entire deck. The existing problem is this portion of my house does not comply with the property line regulation.

In addition to the construction of a roof over the wood deck, I plan to add a new roof over a portion of the "front" door roof to extend approximately four feet over the downstairs storage room entrance. This new roof will line up with the house roof as well. As currently constructed, rain water enters at the door to the storage room. The current roof is also causing problems of rain and snow melt going through the decking at the front door which has caused water problems in the ceiling of the storage room. I'm hopeful this new roof will eliminate these issues. I will also be installing a new door and threshold in this storage room.

As the living space in my home is downstairs and most often we enter and leave the home from downstairs, the addition of both of the roofs should prevent rain and snow from entering my home and will also add to the quality of life.

I am grateful for your consideration of my variance request.

Sincerely,

A handwritten signature in black ink that reads "Tracey Berman". The script is cursive and fluid, with the first name "Tracey" and last name "Berman" clearly legible.

Tracey Berman

Application for Project Permit in Summit Point Estates

Please return 21 days prior to start of project for approval provisions

Date Submitted: 9-7-23 Lot #: 34

Property Owner: TRACEY BERNAN

Telephone: 217-417-2588 X SAME

Address: 1301 SUMMIT CIRCLE Home Work Cell

Builder: SCOTT MOORE

Telephone: Home Work Cell

Address: _____

☐

City of Osage Beach Permit Received

(NOT YET - Waiting to
submit a variance
application - site survey)

PROPOSED CONSTRUCTION PROJECT: Build a roof over

existing back deck. Also, extend roof approx.

(DONE - waiting for
FINAL REPORT)

UPDATE
BELOW

4 feet over entrance to side (south) storage room & replace door as rain
currently enters the room.

Nature of Planned Improvements - Please include type of materials to be used

☒ Remodel/Painting WOOD framed roofs with shingles

☐ Garage (update: variance application with the City to be
submitted by 9/15/23 for a hearing in October.)

☐ Addition/Structure _____

☐ Roofing Repair/Replacement _____

☐ Driveway Repair/Replacement _____

☐ Walkway/Steps _____

☐ Landscaping _____

☐ Railing/Fence _____

☒ Project **ACCEPTED** as requested

Comments: _____

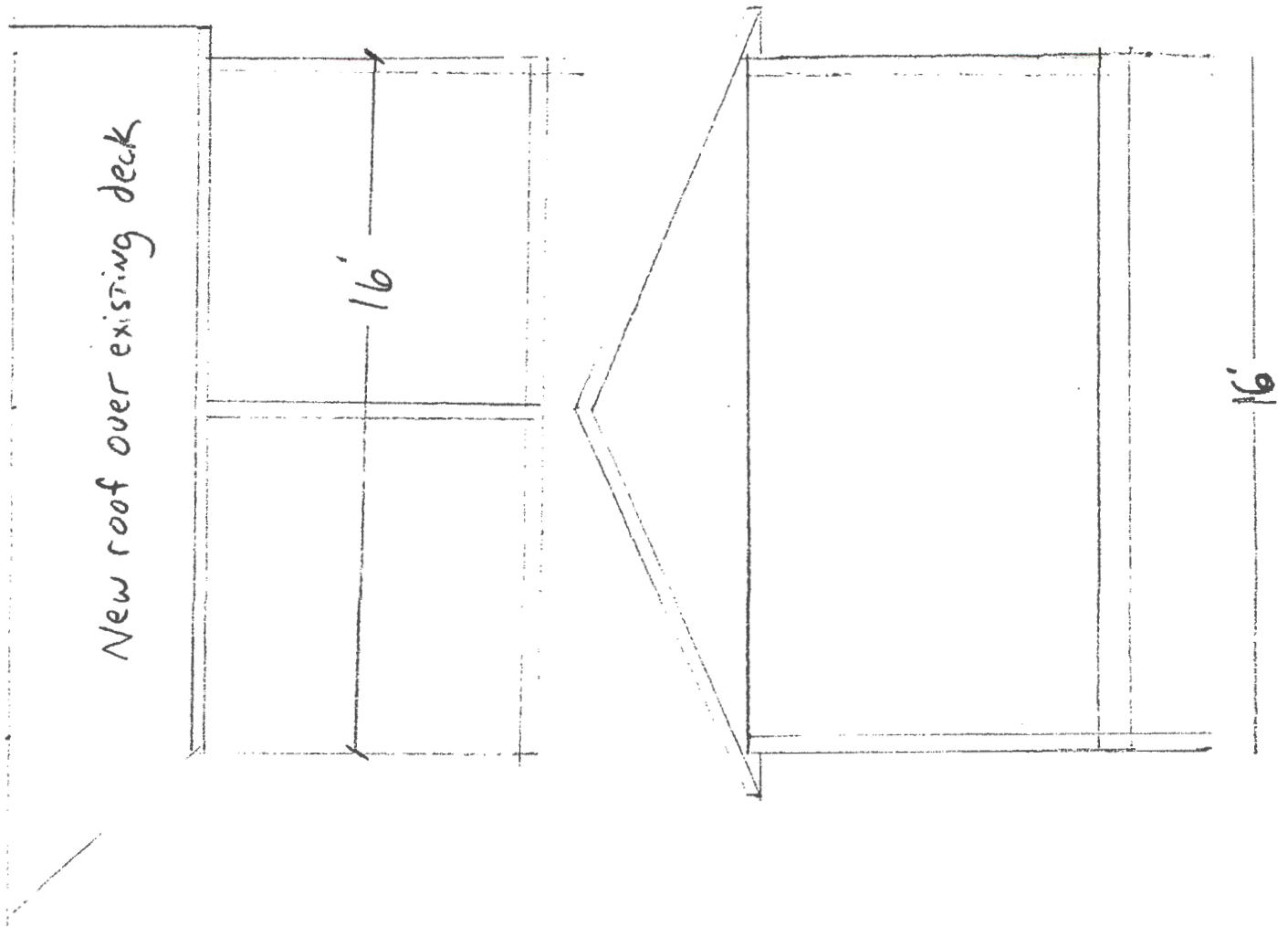
☐ Project **DENIED** as requested

Comments: _____

John Moore
ACC Board Member

DJ Sanders
ACC Board Member

John P. R.
ACC Board Member





SIDE
VIEW

- PROPOSAL to Extend the front Porch roof to cover the back door and line up with the house roof to provide an approximate 4 foot cover.

Date Submitted SEPT. 15, 2023

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

NAME OF APPLICANT: TRACEY BERMAN

MAILING ADDRESS: 1301 SUMMIT CIRCLE

OSAGE BEACH, MO 65065

TELEPHONE: 217-417-2588

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.

Exit on Zebra Rd. from OSAGE BEACH PKWY. This road is next to the Diebergs shopping center. Then exit on DEER RUN Rd. and stay on this road to the last turn left which is Summit Circle. Once on Summit Circle, stay right and my house is 4th on right.

VARIANCE

FOR/FROM:

CONSTRUCTION OF ROOF over backyard wood deck.

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

JERRY PEEPER 1305 SUMMIT CIRCLE OSAGE BEACH, MO 65065

GLORIA O'KEEFE 1295 SUMMIT CIRCLE OSAGE BEACH, MO 65065

Mailing Address for Jerry PEEPER:

1274 Summit Circle

OSAGE BEACH, MO 65065

CITY OF OSAGE BEACH
BOARD OF ZONING ADJUSTMENT
QUESTIONNAIRE

1. SIZE OF PROPERTY: House 1689 sq.ft. / Lot 8712 sq.ft.
2. SOURCE OF UTILITIES: WATER: City of Osage Beach GAS: N/A
SEWER: City of Osage Beach ELECTRIC: AMEREN Missouri
3. PRESENT USE OF PROPERTY: PERSONAL Full-Time Residence
4. PRESENT ZONING OF PROPERTY: Residencial
5. HAVE YOU PREVIOUSLY APPLIED FOR A VARIANCE ON THIS PROPERTY? No
IF SO, WHEN? _____
6. HOW LONG HAVE YOU OWNED THE SUBJECT PROPERTY? Purchased on December 13, 2021
7. PLEASE LIST ANY EXISTING STRUCTURES ON THE PROPERTY AND THE YEAR BUILT. House in 1985
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? I'm planning to install a roof over the
existing wood deck and add a new roof over a portion of the front door roof to
extend approximately 4 feet over the downstairs storage room entrance. The new
Roofs will provide coverage from the elements when exiting and entering the house and
Keep water out.
10. IS THERE ANY PARTICULAR HARDSHIP RELATED TO YOU OR YOUR PROPERTY OF
WHICH THE BOARD SHOULD BE AWARE? The current hardship is rain water
and snow entering the home.
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.
The home is 360° surrounded by other homes due to a road in front and
back of the property. In addition to preventing water from entering the
house, the roof(s) will help to provide some privacy. The homeowner's association
does not allow the construction of a fence.

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. As purchased, the wood deck existed. I'm wanting to
construct the roof over the existing deck to provide a more useful
and comfortable living environment. The roof will also help to keep
rain and snow out of the house.

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:

Tracey Berman

SIGNATURE OF PROPERTY OWNER:

Tracey Berman

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 15 day of SEPTEMBER 20 23

Notary Public

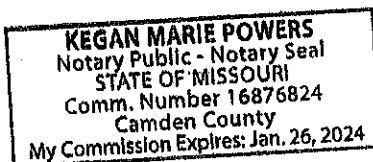
Kegan Marie Powers

My Commission expires:

(stamp)

(seal)

01-26-2024



Tracey Berman
1301 Summit Circle
Osage Beach, MO 65065

September 15, 2023

Osage Beach Board of Adjustment
Osage Beach Planning Department
1000 City Parkway
Osage Beach, MO 65065

Dear Members of the Board of Adjustment,

I'm writing to request a variance in my backyard property line to allow for the construction of a roof over the existing wood deck. The deck existed when I purchased the home in December 2021. The roof over the deck I hope to build will line up with the house roof and extend over the entire deck. The existing problem is this portion of my house does not comply with the property line regulation.

In addition to the construction of a roof over the wood deck, I plan to add a new roof over a portion of the "front" door roof to extend approximately four feet over the downstairs storage room entrance. This new roof will line up with the house roof as well. As currently constructed, rain water enters at the door to the storage room. The current roof is also causing problems of rain and snow melt going through the decking at the front door which has caused water problems in the ceiling of the storage room. I'm hopeful this new roof will eliminate these issues. I will also be installing a new door and threshold in this storage room.

As the living space in my home is downstairs and most often we enter and leave the home from downstairs, the addition of both of the roofs should prevent rain and snow from entering my home and will also add to the quality of life.

I am grateful for your consideration of my variance request.

Sincerely,



Tracey Berman

Application for Project Permit in Summit Point Estates

Please return 21 days prior to start of project for approval provisions

Date Submitted: 9-7-23 Lot #: 34

Property Owner: TRACEY BERMAN

Telephone: 217-417-2588 X Home SAME Work Cell

Address: 1301 Summit Circle

Builder: Scott Moore

Telephone: Home Work Cell

Address: _____

☐ City of Osage Beach Permit Received

(NOT YET - Waiting to submit a Variance Application - Site Survey)

PROPOSED CONSTRUCTION PROJECT: Build a roof over

DONE - Waiting for FINAL REPORT) UPDATE BELOW

existing back deck. Also, extend roof approx. 4 feet over entrance to side (south) storage room & replace door as rain currently enters the room.

Nature of Planned Improvements - Please include type of materials to be used

☒ Remodel/Painting WOOD framed roofs with shingles

☐ Garage (update: Variance application with the city to be submitted by 9/15/23 for a hearing in October.)

☐ Addition/Structure _____

☐ Roofing Repair/Replacement _____

☐ Driveway Repair/Replacement _____

☐ Walkway/Steps _____

☐ Landscaping _____

☐ Railing/Fence _____

☒ Project **ACCEPTED** as requested

Comments: _____

☐ Project **DENIED** as requested

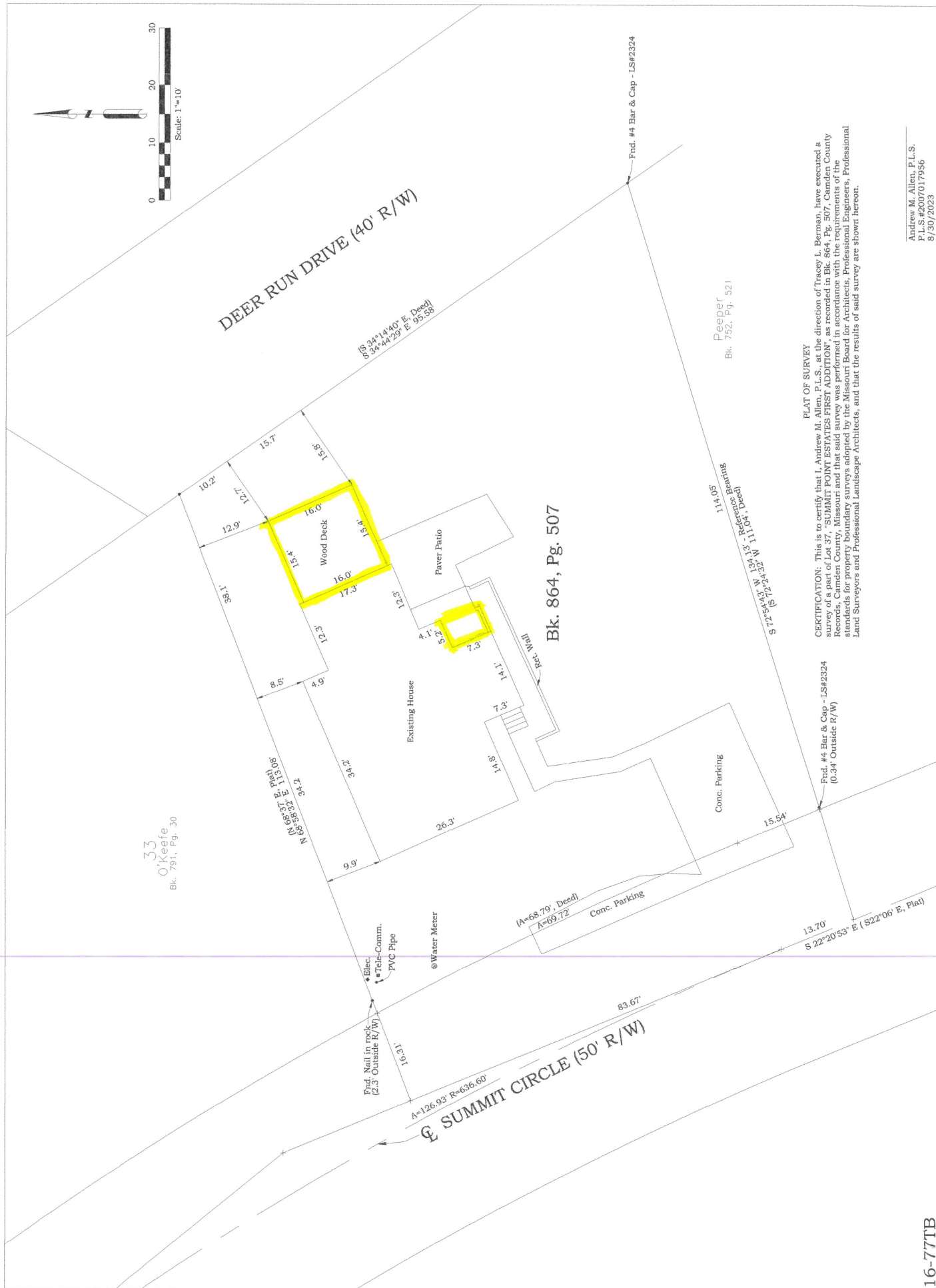
Comments: _____

John Moore
ACC Board Member

DJ Sanders
ACC Board Member

Don P. R.
ACC Board Member





INDICATES ADDITION OF NEW ROOFS

16-77TB