

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

June 18, 2025 - 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 minutes May 21, 2025

NEW BUSINESS

- A. Variance Case 357 Russell and Kathryn Bohnert request a variance from minimum setback requirements.

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 ADJUSTMENTS
FOR THE CITY OF OSAGE BEACH, MISSOURI**

May 21, 2025

CALL TO ORDER

Randy Gross called the Board of Adjustments Commission of the City of Osage Beach, Missouri, to order at the regular meeting on May 21, 2025 at 4:00 p.m.

ROLL CALL

The following Members were in present: Randy Gross, Fred Catcott, Karen Bowman, Gloria O’Keefe, and Jeremy Green.

City Staff Present: City Planner Cary Patterson, City Attorney Cole Bradbury, City Clerk’s Office Representative Angie Bouwman.

APPROVAL OF MINUTES

Motion to minutes from April 16, 2025

Commissioner Catcott made a motion to approve the minutes from April 16, 2025. This motion was seconded by Commissioner O’Keefe. Motion passes unanimously with a voice vote.

NEW BUSINESS

A. Variance Case 354 Rob Cline requests a variance from minimum setback requirements.

Applicant: Rob Cline
Location: 1151 Summit Circle
Petition: Variance from minimum setback requirements
Purpose: Addition to existing garage, No footprint expansion
Existing Use: Single-family home
Zoning: R-1a (Single Family)
Tract Size: Approximately 11,000 sq ft

Case History	Case #	Date				
None						
Utilities	Water: City	Gas: Summit	Electricity: Ameren	Sewer: 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 1 of Summit Point Estates” and is designated with the physical address 1151 Summit Circle.
2. The applicants are requesting a variance to enclose the space under their existing garage for additional storage area and a bonus room. As you can see on the submitted site plan, the closest point of the existing garage is already within the required 10-foot side setback, falling approximately 4.1 feet from the side property line. With that being the case, a variance is required to enlarge or alter the legal non-conforming structure. Approval of the requested variance will allow the city to issue a legal building permit to construct the enclosure as per the submitted site plan. In the R-1a zone, the minimum required side yard setback is ten (10’) feet.

3. Within the Summit Point Subdivision, property owners proposing additions to their existing home must first get approval from the Summit Point Architectural Review Committee. The comments and decisions from the committee are included in your information packet.
4. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It is, of course, 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.
- 4.

Commissioner O’Keefe made a motion to approve Case #354. This motion was approved by Commissioner Catcott. Motion passes unanimously with a roll call vote.

Commissioner Catcott made a motion to adjourn at 4:10pm. This motion was seconded by Commissioner Bowman. Motion passed with a voice vote.

ADJOURN

I, Angie Bouwman, City Clerk’s Office Representative, 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 May 21, 2025.

Angie Bouwman, City Clerk’s Office Representative

Randy Gross, Board Chairman

***All meetings may be viewed on Facebook or YouTube for more clarification. **

**PLANNING DEPARTMENT
REPORT TO
BOARD OF ADJUSTMENT**

Date: June 18, 2025 **Case Number:** 357

Applicant: Russell and Kathryn Bohnert

Location: 5833 Cardinal Circle

Petition: Variance from minimum setback requirements

Purpose: Garage Addition

Existing Use: Single-family home

Zoning: R-1a (Single Family)

Tract Size: Approximately 5,300 sq ft

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

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 Cardinal Circle

Analysis:

1. The applicant is the owner of the property in question. The property is a platted lot known as “Lot 7 of Brick Haven Number 2” and is designated with the physical address 5833 Cardinal Circle.
2. The applicants are requesting a variance to build a garage addition and extend the existing deck at their existing home. As you can see on the submitted site plan, the closest point of the proposed garage will be 9.16 feet from the front property line and 4.5 feet from the side property line. The extension of the lakeside deck, as proposed, will be constructed to 7.5 feet of the rear property line. In the R-1b zone, the minimum required setbacks are twenty-five (25’) feet from the front, twenty (20’) feet in the rear, and ten (10’) feet from the side property lines. Approval of the requested variance will allow the city to issue a legal building permit to construct the requested garage addition as per the submitted site plan.
3. Of course, if approved the addition cannot be built on or over any public utilities or easements.

Department Comments:

It is, of course, 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 May 16, 2025

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

RECEIVED
MAY 16 2025
CITY CLERK

NAME OF APPLICANT: Russell & Kathryn Bohnert

MAILING ADDRESS: 5833 Cardinal Circle, Osage Beach, MO 65065

CASE #
357

TELEPHONE: 314-283-5526 or 314-477-4166

June 18.25

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.

5833 Cardinal Circle, Osage Beach, MO 65065

Brick Haven #2, Lot 7

VARIANCE FOR/FROM: Modify 2 decks and add a garage

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

Owns property: 5839 Cardinal Circle, Osage Beach, MO 65065

Nichole & Josh Minx - 18912 E. Ringo Ct, Independence, MO 64057

Owns property: 5827 Cardinal Circle, Osage Beach, MO 65065

Aga & Judd Carpenter - 12839 Gillette St. Overland Park, KS 66213

Shea Carpenter - 323 W. Tarkio, Clarinda, IA 51632

Jana & Larry Carpenter - 623 N. 16th St, Clarinda, IA 51632

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.

Current decks are in need of repair and we will use steel beams and composite boards to run the length of the house to improve look and function of the decks. A garage will be built to house vehicles and an electric car charger for a hybrid car.

13. WERE THESE SPECIAL CIRCUMSTANCES THE RESULT OF ANY ACTION TAKEN SUBSEQUENT TO MAY 10, 1984? YES NO

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] Kathryn L. Belmont
SIGNATURE OF PROPERTY OWNER: [Handwritten Signature] Kathryn L. Belmont

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

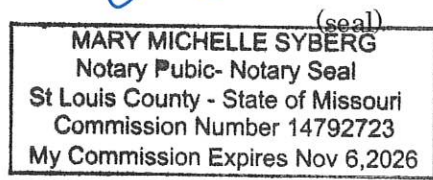
STATE OF MISSOURI,

COUNTY OF CAMDEN, MISSOURI

Subscribed and sworn to me before me, the 11th day of May 20 25

Notary Public Mary Michelle Syberg

My Commission expires: (stamp)



Russell & Kathryn Bohnert
5833 Cardinal Circle
Osage Beach, MO 65065

May 13, 2025

Cary Patterson, City Planner
1000 City Parkway
Osage Beach, MO 65065

Dear Mr. Patterson and the Board of Adjustment,

We propose the changes (listed below) for our home.

EXISTING DECKS:

Current configuration of attached decks:

- Upper Deck: 20' x 12' (pine lumber) with pine lumber railing system
- Lower Deck: 20' x 9' (pine lumber) with pine lumber railing system and 7 steps
- Setback from seawall from lower deck is 13'
- House setback: 22' from seawall

Proposed scope of work:

- Extend existing decks an additional 14' to span the length of the home (34')
- Bump out lower deck 3' to bring it in line with upper deck
- Replace existing pine lumber decking with composite deck boards and railings. Support upper and lower decking with 4 – 6" x 6" vertical steel beams
- Cover entire upper deck with either metal roofing or standard asphalt shingles
- Add screening to portion of top deck (20' x 12')

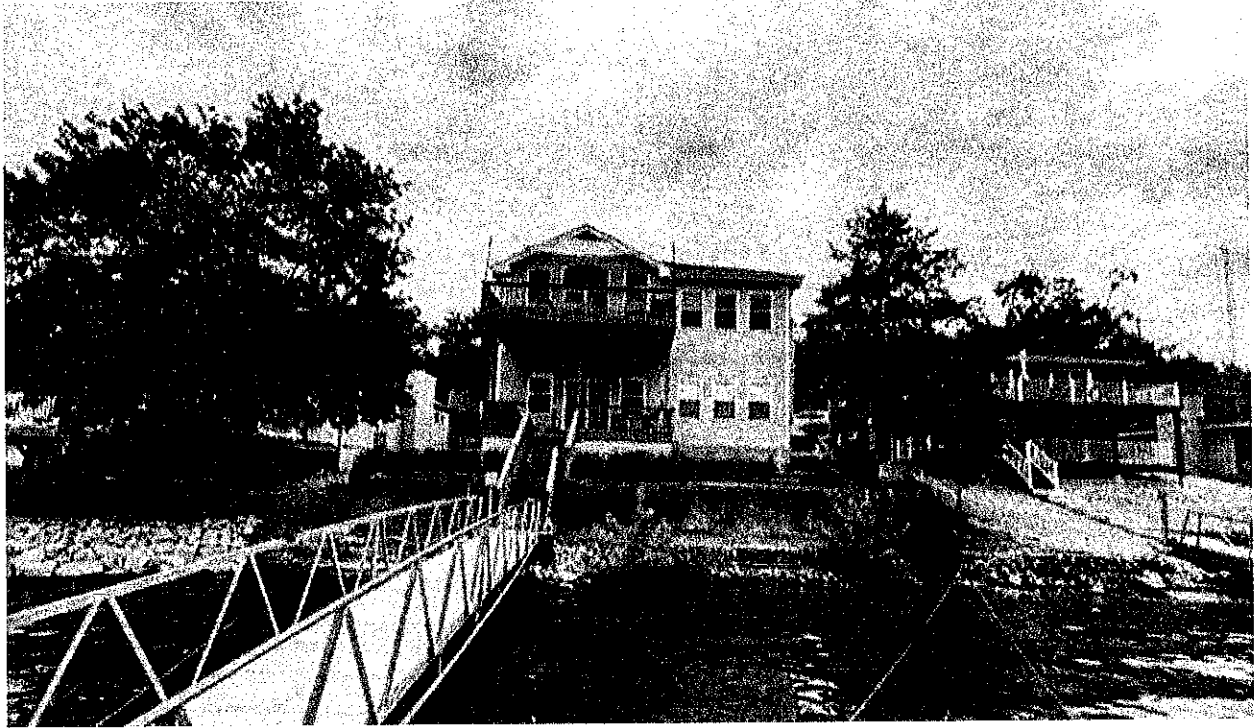
FRONT OF HOUSE:

Current configuration

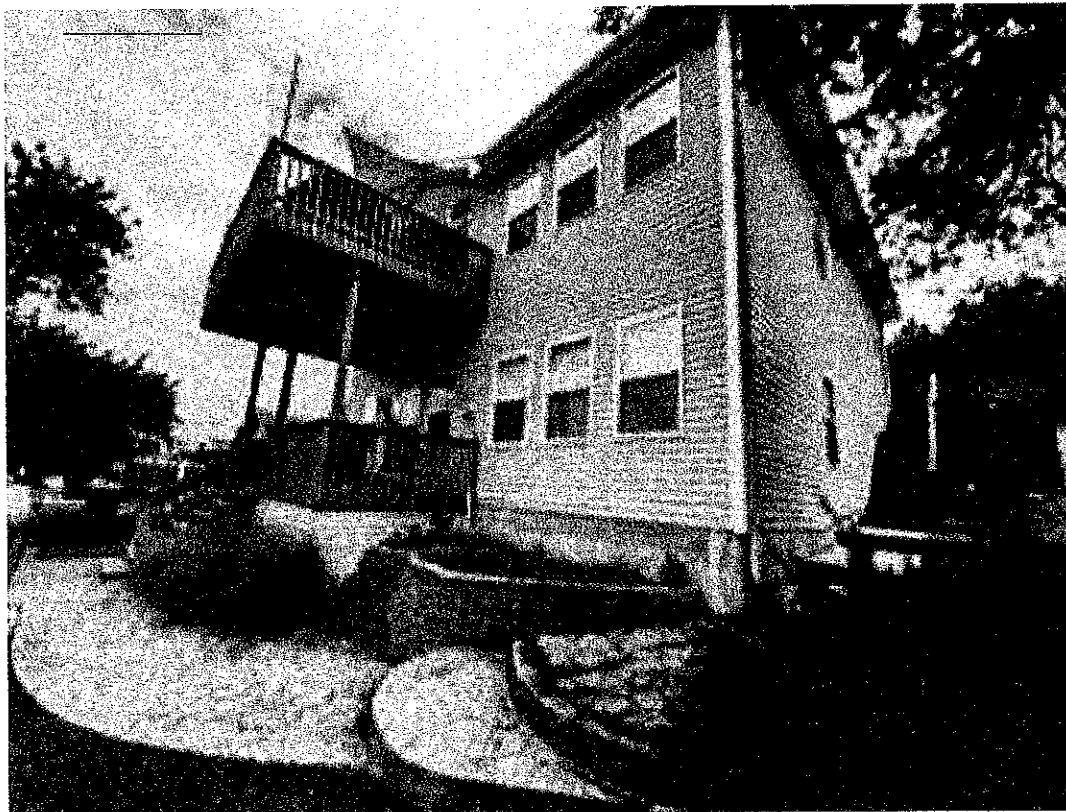
- Poured stamped concrete slab for parking (60' x 38' right side 44' left side)

Proposed scope of work

- Build a garage in front of the house on southeast side of existing slab measuring 23' deep x 20' wide x 10' tall
- Garage will have a roll-up door measuring 16'w x 7'h and 1 man-door for a side entry.
- Garage will be covered by sloped roof of standard asphalt shingles and sided with vinyl siding to match existing house.
- Storm drain (18") will need to be installed in front of the garage.



Lakeside view of homes. Minx home is on the right. Carpenter's home is on the left (covered by a tree).



Retaining wall on right side of photo will be part of the foundation for the garage.

Russell & Kathryn Bohnert
5833 Cardinal Circle
Osage Beach, MO 65065

March 14, 2025

Cary Patterson, City Planner
1000 City Parkway
Osage Beach, MO 65065

Dear Mr. Patterson and the Board of Adjustment,

We have discussed the proposed changes (listed below) with our neighbors on each side of our home. They have signed this letter expressing their approval of these changes.

EXISTING DECKS:

Current configuration of attached decks:

- Upper Deck: 20' x 12' (pine lumber) with pine lumber railing system
- Lower Deck: 20' x 9' (pine lumber) with pine lumber railing system and 7 steps
- Setback from seawall from lower deck is 13'
- House setback: 22' from seawall

Proposed scope of work:

- Extend existing decks an additional 14' to span the length of the home (34')
- Bump out lower deck 3' to bring it in line with upper deck
- Replace existing pine lumber decking with composite deck boards and railings. Support upper and lower decking with 4 – 6" x 6" vertical steel beams
- Cover entire upper deck with either metal roofing or standard asphalt shingles
- Add screening to portion of top deck (20'x12')

FRONT OF HOUSE:

Current configuration

- Poured stamped concrete slab for parking (60' x 38' right side 44' left side)

Proposed scope of work

- Build two garages on either side of existing slab measuring 22' deep x 17.5' wide x 10' tall with a 12' gap in-between
- Each garage will have a garage door measuring 16'w x 7'h
- Each garage and gap will be covered by a peaked and sloped roof of standard asphalt shingles and sided with vinyl siding to match existing house

Regards,

Signed by:

Russell Bohnert

3/13/2025 | 9:49 AM CDT

DE38DC8DD5F341E...

Russell Bohnert

Date

DocuSigned by:

Kathryn Bohnert

3/13/2025 | 10:18 AM CDT

F3DD8256E9B7425...

Kathryn Bohnert

Date

Neighbors:

Signed by: *Jana Carpenter*
Address: 5827 Cardinal Circle, Osage Beach, MO 65065
3/13/2025 | 9:34 PM CDT
120899027C51459...

Doc Signed by: *Larry Carpenter*
Date: 3/13/2025 | 5:31 PM PDT
B7BA355E96B049A

Doc Signed by: *Shea Carpenter*
Date: 3/13/2025 | 10:48 AM CDT
6059F1CF4E0C410...

Shea Carpenter Date

Signed by: *Jana Carpenter*
3/13/2025 | 8:15 PM CDT
AA7830513EEF46E...

Signed by: *Aga Carpenter*
Date: 3/13/2025 | 7:32 PM CDT
726800075A564CD...

Aga Carpenter Date

Doc Signed by: *Josh Minx*
Address: 5839 Cardinal Circle, Osage Beach, MO 65065
3/19/2025 | 11:56 AM CDT
CE96CD01B98D473...

Josh Minx Date

Signed by: *Nichole Minx*
3/18/2025 | 6:09 PM CDT
04A758CB311943E

Nichole Minx Date

Lakeside view of homes. Minx home is on the right. Carpenter's home is on the left (covered by a tree).





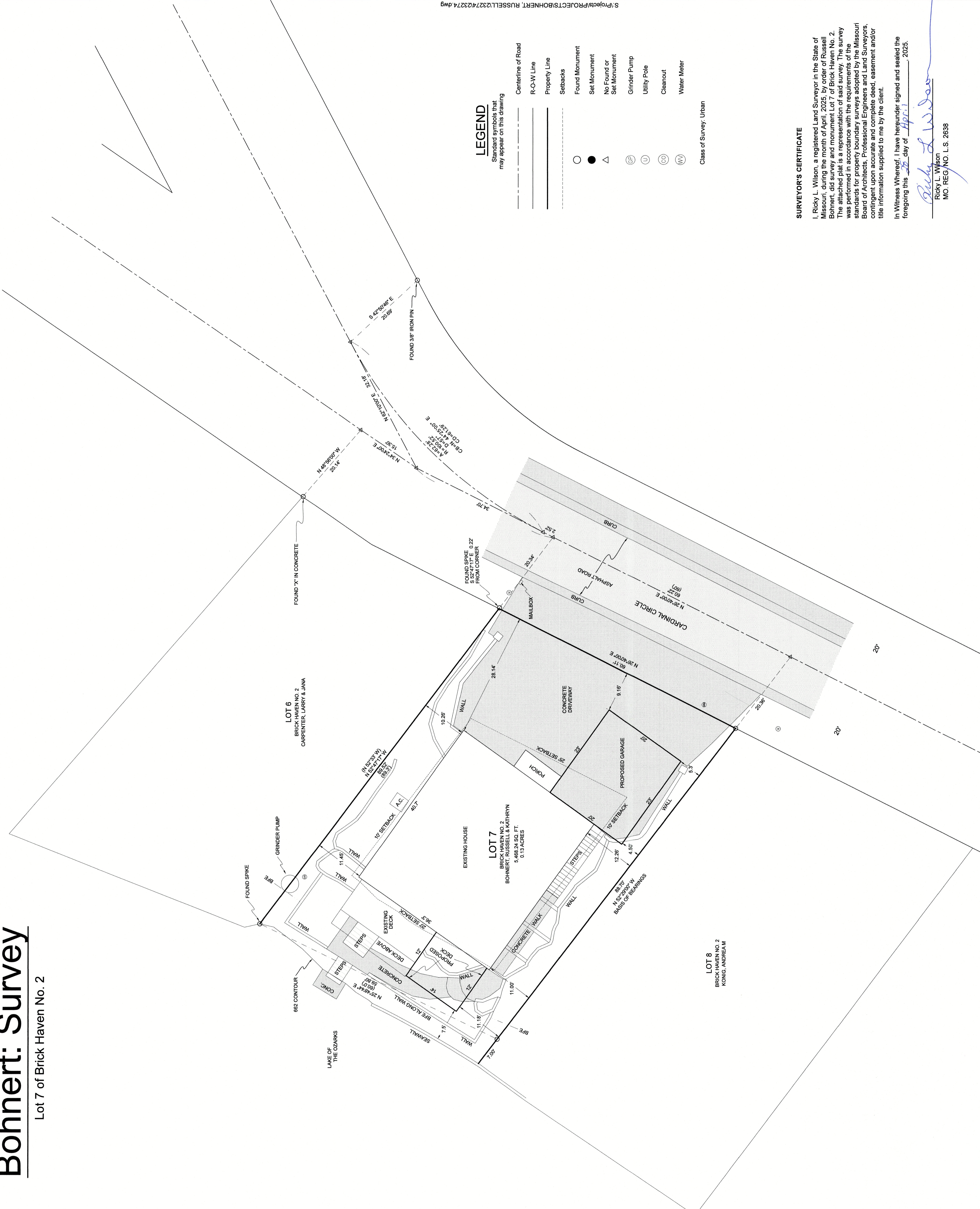
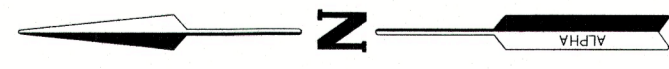
Variance Case
357 Location Map

Bohnert: Survey

Lot 7 of Brick Haven No. 2

Note:

1. Bearings and Distances in parentheses are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. Subject to Ameer's Bagwell Dam Pool and Flood Rights.

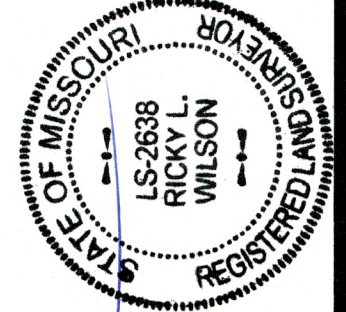


LEGEND
Standard symbols that may appear on this drawing

- Centerline of Road
 - R-O-W Line
 - Property Line
 - Setbacks
 - Found Monument
 - Set Monument
 - No Found or Set Monument
 - Grinder Pump
 - Utility Pole
 - Cleanout
 - Water Meter
- Class of Survey: Urban

SURVEYOR'S CERTIFICATE
I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of April, 2025, by order of Russell Bohnert, did survey and monument Lot 7 of Brick Haven No. 2. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client.
In Witness Whereof, I have hereunder signed and sealed the foregoing this 22 day of April, 2025.

Ricky L. Wilson
MO. REG. NO. L.S. 2638



Alpha Engineering & Surveying, LLC
3048 Hwy. 52
Osage Beach, MO 65065
(573) 392-3312
Civil & Structural Engineering, Land Surveying, Material Testing
Environmental Operations

ALPHA ENGINEERING & SURVEYING, LLC
MO State Certificate of Authority:
E-2020030812
The professional surveyor's seal is placed on the drawing as shown on this sheet. All drawings prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or calculations for planning or design.

Sheet Number: 1 OF 1
Date: 4/24/25
Scale: 1"=10'
Project Number: 25-00188
Field Book: M305
Drawn By: BFH
Approved By: R.L.W.

Lot 7 of Brick Haven No. 2
SECTION 4, TOWNSHIP 39 NORTH, RANGE 16 WEST,
CAMDEN COUNTY, MISSOURI

S:\Projects\PROJECTS\BOHNERT, RUSSELL\23274\23274.dwg