

BOARD OF ADJUSTMENT MINUTES
December 5th, 2019 5:30 P.M.
Rolla City Hall

Presiding: Chairperson Judy Jepsen
Members Present: Danny Maxey, Dan James, Laura Stoll, Thomas Sutton
Alternates Present: None
Members Not Present: Mike Flowers
City Officials in Attendance: Steve Flowers, Community Development Director, Tom Coots, City Planner and Madelyn Brown, Administrative Assistant
Others in Attendance: Jared Jordan, Jordan + Jordan Designs LLC

Request: Applicant is requesting a variance to allow relief from Section 42.142 (b), which prohibits construction on lots which do not meet the minimum lot size or width, to allow a duplex to be constructed on a lot that does not contain the minimum lot size of 7,500 sq. ft. or 75 feet of frontage per Section 42.177.3, in the R-3, Multi-Family District.

Coots explains that to meet the requirements to build a duplex on this lot, the minimum lot size must be 7500 sq. ft. in area and a minimum of 75 ft. in width. The current lot is 5500 sq. ft. in area and 50 ft. in width. The previous single family house that was on the lot purchased by the applicant, has since been demolished. **Coots** prepared a sight plan for The Board showing the proposed duplex lot size and a ghost preview of the building that existed there beforehand. The previous building was larger in size than the applicant's proposed project.

Laura Stoll asked what the minimum lot size requirement for a single-family dwelling is. **Coots** explained that it is 6,000 sq. ft. in an R-1 zoning area, and the minimum lot width is 60 ft. In an R-2 area, the minimum lot size would be 9,000 sq. ft. with a 75 ft. width requirement. **Jepsen** asked if the proposed building size was less the home that had previously been on the lot. **Coots** said that the square footage of the proposed project appears to be smaller than the building that was demolished. **Dan James** asked how many parking spaces would be provided per unit. **Coots** confirmed that there would be two spaces per unit. **Sutton** highlighted that the original building on the lot also did not meet the requirements. He asked **Coots** if it was grandfathered in. **Coots** explained that in a situation like that, it would be grandfathered in. **Stoll** asked if other duplexes in the surrounding area had to get a variance in order to build. **Coots** was unsure of the details, but he assumes that many have since this is a reoccurring issue within the City. **Jepsen** asked if **Coots** had received any comments or feedback from the neighbors. **Coots** confirmed that he had not received any feedback.

Judy Jepsen asked for the applicant to step forward and be sworn in.

Jared Jordan, 11130 County Road 3050, **Jordan** highlights the hardship that the ordinance places on building in the City of Rolla. **Jordan** explains that the neighborhood consists of numerous aged and abandoned homes that have not been kept up with, and countless structural and cosmetic flaws

that are affecting the value of the neighborhood. He knows other citizens that are concerned about the setting of the neighborhood and have mentioned that if he were to receive the variance that they would also buy property in the area to remodel or build new homes to help save the quality of the neighborhood. **Jordan** reminds the Board that his proposed plans meets every requirement except for the lot size and width. He believes that passing the variance would be beneficial to the neighborhood.

Since no others wished to speak, **Jepsen** closed the Public Hearing.

Danny Maxey asked **Jordan** what kind of siding the duplexes will have. **Jordan** said that it would have vinyl siding. **Dan James** asked if the parking lot would be paved. **Coots** confirmed that it would be. **Stoll** asked if **Coots** had proposed any alternative layouts to **Jordan's** plan. **Coots** confirmed that he had suggested moving the front of the duplex closer to the street, allowing the parking spaces to move to the back. **Stoll** asked if this was for cosmetic purposes. **Coots** confirmed that it was, and to add a more urban feel to the area instead of the street view of the new building consisting of numerous vehicles. **Stoll** asked if the proposed plan could change following the granted variance. **Coots** said technically, depending on the change it could since the plans are not final drawings, but **Jordan** would still have to meet all of the requirements.

A roll call vote was taken by **Judy Jepsen**, and the six questions for the variance were approved unanimously by a vote of 5 to 0 votes.

Stoll added that she thinks that it is excellent that more citizens are taking the initiative to buy and flip houses in an area that has been an ongoing problem over time.

Coots, Jepsen, and Stoll had a brief discussion about the future of this area, and that brought up that eventually, this issue will need to be addressed as citizens purchase more property to flip in this area and face similar issues.

Having no further business, the meeting was adjourned at 5:57 P.M.

Minutes prepared by **Madelyn Brown**

NEXT MEETING:

JANUARY 2ND, 2020