

BOARD OF ADJUSTMENT MINUTES
January 2nd, 2020 5:30 P.M.
Rolla City Hall

Presiding: Chairperson Judy Jepsen
Members Present: Danny Maxey, Dan James, Thomas Sutton
Alternates Present: Mike Flowers
Members Not Present: Laura Stoll
City Officials in Attendance: Tom Coots, City Planner and Madelyn Brown,
Administrative Assistant
Others in Attendance: Barbara Wilkins, Spring Properties LLC, Applicant

Request: Variance to allow a reduction in the minimum lot area of 9,000 sq. ft. to allow a duplex on an existing 8,800 sq. ft. lot in the R-2, Two-Family District.

Chairperson **Judy Jepsen** called the meeting to order.

City Planner **Tom Coots** stepped forward to introduce case ZV2019-08 by applicant **Barbara Wilkins** of Spring Properties, LLC and presented information contained in the report.

Dan James asked if **Coots** had received any comments from the public or surrounding neighbors. **Coots** confirmed that he had not received any comments.

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

Barbara Wilkins, *Spring Properties LLC*, explained that she had purchased the lot a number of years ago with intentions to improve the existing building. Overtime, she realized that it was no longer feasible to repair the existing home, so the building was demolished. **Wilkins** has decided that it is time to develop the lot, so she is looking to build a duplex.

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

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.

Coots explained that he plans on scheduling a training session involving the Board of Adjustment and Planning and Zoning Commissioners within the next few months.

Having no further business, the meeting was adjourned at 5:51 P.M.
Minutes prepared by **Madelyn Brown**

NEXT MEETING:

FEBRUARY 6TH, 2020

CASE #: ZV2019-08

DATE: January 2nd 2020

- (1) Has the applicant shown any conditions or circumstances that exist which are unique to the property that would deprive the applicant of the reasonable use of the property?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (2) Has the applicant shown that the cause of the special conditions and circumstances was not created by any person having an interest in the property?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (3) Has the applicant shown that the purpose of the variance is not based exclusively on a desire to enhance the value of the property or increase the return or income from the property?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (4) Has the applicant shown that the granting of this variance will not be detrimental to public welfare or the general safety of neighborhood in which the property is located?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (5) Has the applicant shown that the granting of this variance is necessary for the reasonable use of the property, and that the variance granted is the minimum variance needed to accomplish this purpose and, that by doing so will not alter the essential character of the neighborhood?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

- (6) Has the applicant shown that the enforcement and strict application of the applicable Zoning Code will result in an unnecessary hardship, (not a mere inconvenience for the owner), and that the variance is not inconsistent with the general intent of the Zoning Code?

	YES	NO	ABSTAIN	ABSENT
Danny Maxey	X			
Dan James	X			
Laura Stoll				X
Judy Jepsen	X			
Thomas Sutton	X			
Mike Flowers	X			

PLEASE NOTE: All the above standards MUST be found in the affirmative by a 4/5ths vote of the full Board prior to the granting of a Variance. The burden of proof is on the applicant to prove to the Board that the standards are met..