

MINUTES
BOARD OF ADJUSTMENT
REGULAR MEETING
JULY 15, 2016
11:00 A.M.

John Briggs called the July 15th Board of Adjustment meeting with the following Board members present: Thomas Beisner, John Briggs, David Layne, James Pinjuv (Alternate), and Matthew Smith. Board members Fred Roesel and De'Shannon Shabazz (Alternate) were absent. Taylor Cunningham and Susan Champlin represented the Planning, Development, and Neighborhood Services department.

OLD BUSINESS

A. Approval of March 18, 2016 meeting minutes.

Mr. Briggs The first order of business here is the approval of the March 18, 2016 meeting minutes.

Mr. Beisner **I make a motion to approve.**

Mr. Layne **Second.**

Mr. Briggs **I have a motion by Mr. Beisner and a second by Mr. Layne. All in favor? (Mr. Beisner, Mr. Briggs, Mr. Layne, Mr. Pinjuv, and Mr. Smith voted "aye") The motion is approved, 5-0.**

PUBLIC HEARINGS

Mr. Briggs With that, I'll go ahead and open the public hearing portion of this meeting, and I'll read those rules now. It is requested that persons wishing to testify before the Board of Adjustment follow these rules:

- 1) State your name and address clearly for the record.
- 2) Please give your testimony as briefly and as completely as possible.
- 3) Please, do not repeat testimony that has been given previously. We want you to state your facts, but limit your information to only new information.
- 4) Everyone is invited to speak; however, if you have a spokesman, please allow him or her to speak.
- 5) When the Public Hearing is closed by the Chairman, no additional testimony is allowed except when invited by the Board.
- 6) Remember that this is a Public Hearing, and all sides have a right to give testimony or state one side of any issue.
- 7) The Board of Adjustment of the City of Joplin through this introduction, accepts into evidence the 2012 Comprehensive Plan, the Zoning Code of the City of Joplin and the Subdivision Regulations of the City of Joplin

being Appendices 29-A and 29-B of the Joplin Municipal Code, the written recommendations of the City staff, and all other written evidence presented at today's hearing.

Thank you for your consideration and understanding.

Case 06-16-01: 1805 New Hampshire Avenue – A request from for a variance from Sec. 29A-603 (Height and Area Regulations), of the Joplin City Code of Ordinances, more particularly described as a waiver of 1,106.9 square feet from the required 8,000 square feet of lot area for two-family residential dwellings – Kelley Knox.

Mr. Briggs Do we have anyone that would like to speak in favor?

Brooke Fleshman My name is Brooke Fleshman. My address is 2620 East Vandalia Street, and I'm here on behalf of Kelley Knox, who is out of town for a family emergency. Currently, the property is a zoned R-2 development and is surrounded on two sides, as well as the properties in the neighborhood, by multi-family structures, specifically duplexes. The property is lacking just over 1,100 square feet of total footage to be eligible for a duplex structure.

Ms. Cunningham And just so the Board knows, Kelley had to go out of town very suddenly for a family emergency. Brooke is her niece, who very kindly agreed to represent her, but if you have any questions that Brooke is not aware of, we'll have to get ahold of Kelley, but it's pretty straight forward.

Mr. Pinjuv The only question I've got, Taylor, is that lot adjacent to it to the south, I assume is going to need this similar variance, right?

Ms. Cunningham Thank you for bringing that up. Right before we got here, we were talking about it. It's actually on the map—I highlighted the wrong lot. It is the lot to the south that we're looking at. And we did a similar variance on this—that little block because it's kind of an oddly platted group of duplex lots. But you're correct, yes.

Mr. Layne Are those lots about the same size?

Ms. Cunningham Roughly, yeah, with 1,000 square feet.

Mr. Pinjuv I don't have any problem with it. I make a motion to approve.

Mr. Beisner I'll second that.

Mr. Briggs We have a motion by Mr. Pinjuv and a second by Mr. Beisner. All in favor? (Mr. Beisner, Mr. Briggs, Mr. Layne, Mr. Pinjuv, and Mr. Smith voted "aye") Motion carries, 5-0. With that, we just need a motion to adjourn.

Mr. Layne I'll make a motion we adjourn.

Mr. Briggs A motion by Mr. Layne.

Mr. Smith Second.

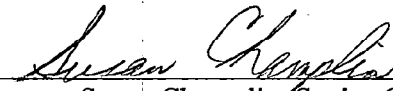
Mr. Briggs And a second by Mr. Smith. All in favor? (Mr. Beisner, Mr. Briggs, Mr. Layne, Mr. Pinjuv, and Mr. Smith voted "aye") Motion carries, 5-0. Meeting adjourned.

The meeting was adjourned at 11:06 a.m.

Approved _____


John Briggs, Chairperson

Approved _____


Susan Champlin, Senior Clerk