

## Notice of Meeting & Tentative Agenda



**Jefferson City Board of Adjustment**  
Tuesday, January 10, 1017, 7:30 a.m.  
John G. Christy Municipal Building, 320 East McCarty Street  
Council Chambers

All interested parties will be given a chance to be heard.

### TENTATIVE AGENDA

1. **Call to Order and Introduction of Members, Ex-Officio Members and Staff**
2. **Procedural Matters and Procedures Explained**
3. **Adoption of Agenda (as printed or reordered)**
4. **Approval of Minutes for the Regular Meeting of November 8, 2016**
5. **Communications Received**
6. **New Business Public Hearings**  
**Case No. B17001 – 1537 Cedar Ridge Place, Unit B; Side Setback Variance.** Application filed by James and Susan Rozier, property owners, for a variance of 3 feet from the standard 10 feet side setback to permit a side setback of 7 feet. The purpose of the request is to permit the construction of a roof and screened enclosure around an existing deck. The property is located on the east side of Cedar Ridge Place 300 feet south of Cedar Ridge Road and is described as lot 4 of Cedars Subdivision, Jefferson City, Missouri.
7. **Miscellaneous Reports**
8. **Other Business**
9. **Adjourn**

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request. Please call 573-634-6410 for information regarding agenda items.

**MINUTES**  
JEFFERSON CITY BOARD OF ADJUSTMENT  
November 8, 2016

BOARD MEMBERS PRESENT

Andrew Hake  
Matt Rimiller  
Stacey Young, Vice Chair  
Katy Lacy, Alternate  
Robert Gammon, Alternate  
Brad Schaefer, Alternate

ATTENDANCE RECORD

1 of 1  
1 of 1

COUNCIL LIAISON ABSENT

Ken Hussey

STAFF PRESENT

Janice McMillan, Director, Planning and Protective Services  
Eric Barron, Senior Planner  
Ryan Moehlman, City Counselor  
Bryan Wolford, Associate City Counselor  
Anne Stratman, Administrative Assistant

**1. Call to Order and Introduction of Members, Ex-Officio Members and Staff**

Vice Chairwoman Young called the meeting to order at 7:30 a.m. and introduced the Board members and staff. A quorum was present to hear the items on the agenda. The following members were designated to vote: Hake, Lacy, Partee, Rimiller and Young. Those wishing to speak to the Board were sworn in.

**2. Procedures Explained**

Vice Chairwoman Young explained the procedures of the meeting. Mr. Barron entered the following documents as exhibits for all items under consideration at the meeting:

1. The City Code of the City of Jefferson, as amended
2. The Comprehensive Plan and Land Use Map
3. Copies of applications under consideration
4. A list of Property owners to whom notice of the hearing was sent
5. The affidavits of publication of notice of the public hearing
6. Copies of drawings and plans under consideration
7. Letters and memoranda from City staff
8. Staff reports and minutes of proceedings
9. Materials submitted by the public or the applicant

**3. Adoption of Agenda**

Mr. Hake moved and Mr. Rimiller seconded to adopt the agenda as printed. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

**4. Approval of Minutes for the Regular Meeting of September 13, 2016**

Ms. Lacy moved and Mr. Hake seconded to approve the minutes as written. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

**5. Communications Received**

No correspondence was received.

**6. New Business – Public Hearing**

**Case No. B16005 – 2221 Christy Drive; Conditional Use Permit for Outdoor Recreational Facility.** Application filed by Land Investments LLC, property owner, on behalf of Special Olympics Missouri, applicant, for a conditional use permit to construct a commercially operated

outdoor recreational facility in a C-2 zoning district. The proposal includes the construction of an approximately 44,000 sf building and a variety of outdoor recreational fields on a 16.5 acre site. The property is located on the east side of Christy Drive three quarters of a mile south of Ellis Boulevard on property currently used as a rock quarry. The property is described as part of the East Half of the Southeast Quarter of Section 23 and part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 44 North, Range 12 West, Jefferson City, Missouri (Central Missouri Professional Services, Consultant).

Mr. Barron described the proposal and explained that Special Olympics of Missouri is planning to construct their Training for Life Campus in Jefferson City on a site on Christy Drive, and is in the process of acquiring the site. He stated that the subject property is a portion of the rock quarry that has been in operation for many years. Mr. Barron explained that the facility would consist of a 35,000 sf building, approximately 160 parking spaces, and a variety of outdoor athletic fields including soccer fields, track and field, softball, tennis, bocce courts, and golf. He stated that outdoor lighting impacts on nearby property, which are typically the major concern with respect to outdoor recreational fields, are largely negated due to the high rock quarry walls. Mr. Barron explained that commercially operated outdoor recreational facilities are a conditional use in the C-2 zoning district. He stated the site is part of a former quarry, which has been extensively excavated and sits approximately 100 feet below the elevation of the property to the north.

Mr. Paul Sampson, Central Missouri Professional Services, 2500 E. McCarty Street, spoke regarding this request and explained that the proposed facility is for Special Olympic athletes, coaches and staff from around the state to come to a central location to train for various athletic events. He stated that this is the largest training facility in the U.S. Mr. Sampson explained that the proposed facility will consist of 35,000 sf on 16.5 acres. He stated that the proposed facility will house local and state Special Olympics Missouri offices, healthy athlete's clinic, fitness center and gym. The outdoor facilities will include an area for track and field events and soccer fields. Mr. Sampson explained that the site sits approximately 100 feet below the perimeter of the adjacent property. He stated that the property to the north is buffered by a 100 foot tall wall and the property to the west is Highway 54. Mr. Sampson explained that the proposed facility is currently in the design phase with construction scheduled for Spring 2017 and completed by Fall 2017.

Mr. Mark Musso, President/CEO Special Olympics Missouri, 1001 Diamond Ridge, spoke regarding this request and explained that the proposed facility is a training facility not a competition facility. He stated that camps will be held throughout the year with 1,000 to 1,200 athletes expected each year.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron explained that the required findings appear to be met. The site is ideally located within an area that has good vehicle access and is planned to be developed as a major commercial development. The rock quarry walls on the north and west sides of the site will largely negate any negative impacts of the outdoor recreational facility. Facilities are planned to be constructed in order to accommodate vehicle and pedestrian circulation.

Mr. Rimiller moved and Ms. Lacy seconded to approve the motion of the conditional use permit for a commercially operated outdoor recreational facility. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

**Case No. B16006 – 2527 E. McCarty Street; Conditional Use Permit for Mini-Warehouse/Storage Sheds and Driveway Width and Bufferyard Variances.** Application filed by Don Renkemeyer, property owner, for the following:

1. A conditional use permit to construct mini-warehouses in a C-2 zoning district.
2. A variance of 6 feet from the standard 30 feet drive lane width between storage buildings to permit a drive lane width of 24 feet and a variance of 6 feet from the standard 24 feet drive lane width for a storage building on one side to permit a drive lane width of 18 feet (Section 35-41.B.15.b.(2).(a)).

3. A variance from the requirement to install a screening fence on the southern side of the property adjacent to Hideaway Court (Section 35-41.B.15.b.(1)).
4. A variance from the bufferyard standards to permit a zero foot bufferyard on the west and south property lines (Section 35-59).

The purpose of the request is to permit the expansion of the neighboring storage shed business on to the property. The property is located toward the rear of the property addressed as 2527 E. McCarty Street and is accessible via Hideaway Court. The property is described as part of Reserved Tract #1 of Mount Hope Heights Subdivision, Jefferson City, Missouri.

Mr. Barron described the proposal and explained that the owner recently acquired the subject property, which was split from the adjacent property to the west and rezoned from RA-2 to C-2. He stated the owner also owns the property to the east of the subject site, which is developed as a mini-warehouse/self-storage facility. Mr. Barron explained that the owner wishes to develop the subject property as an expansion of the adjacent self-storage facility. He stated that mini-warehouses/self-storage facilities are a conditional use of the C-2 zoning district. Mr. Barron explained that the development of the site is complicated due to the presence of a private road named Hideaway Court. He stated that the road is a gravel road that serves two single family residential homes. Mr. Barron explained that consultation between city staff the applicant reveals that the stormwater drainage plan is to construct the driveways with swales in the middle that would collect the stormwater and send it east to the applicants other property, where it would drain through an existing grass ditch and then down to the public system along McCarty Street. He stated that in addition to seeking a conditional use permit for a mini-warehouse/self-storage facility, the owner is seeking several variances from zoning code requirements, as follows: (1) A variance from the driveway width requirements for mini-warehouses/self-storage facilities; (2) A variance from the requirement to install a screening fence on the southern side of the property adjacent to Hideaway Court; and (3) A variance from the bufferyard requirements for the southern and western property lines.

Mr. Don Renkemeyer, 450 Cedar Creek Court spoke regarding this request and explained that access will off of E. McCarty Street.

No one spoke in opposition to this request and no correspondence was received.

Mr. Barron explained that the required findings appear to be met. The proposed mini-warehouse/self-storage development would be an expansion of an existing business, does not create a dangerous situation with respect to fire or traffic, and is similar in nature to existing businesses in the area. The requested variances are largely in response to incorporation of the existing private gravel road into the site design. Separation between the storage sheds and the existing houses would still exist, but would largely be in the form of the private road serving the two homes.

Mr. Rimiller moved and Mr. Hake seconded to approve requested drive lane width, bufferyard, and screening fence variances. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

Mr. Rimiller moved and Ms. Lacy seconded to approve the request for a conditional use permit to construct a mini-warehouse/self-storage facility in a C-2 zoning district. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

**7. Miscellaneous Reports.**  
None.

**8. Other Business.**  
*A. Election of Officers*

Mr. Hake moved and Mr. Graham seconded to elect Ms. Young Chairwoman. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

Ms. Lacy moved and Mr. Graham to elect Mr. Hake Vice Chairman. The motion passed 5-0 with the following votes:

Aye: Graham, Hake, Lacy, Rimiller, Young

**9. Adjournment**

With no other business the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Anne Stratman  
Administrative Assistant

**Jefferson City  
Board of Adjustment**

**January 10, 2017**

**Case No. B17001  
1537 Cedar Ridge Place, Unit B**

**Side Setback Variance**

**STAFF REPORT**  
**BOARD OF ADJUSTMENT – CITY OF JEFFERSON, MISSOURI**  
**January 10, 2017**

**Case No. B17001 – 1537 Cedar Ridge Place, Unit B; Side Setback Variance.** Application filed by James and Susan Rozier, property owners, for a variance of 3 feet from the standard 10 feet side setback to permit a side setback of 7 feet. The purpose of the request is to permit the construction of a roof and screened enclosure around an existing deck. The property is located on the east side of Cedar Ridge Place 300 feet south of Cedar Ridge Road and is described as lot 4 of Cedars Subdivision, Jefferson City, Missouri.

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**PUBLIC NOTICE**

By publication in the newspaper, letter to adjacent and affected property owners within 185 feet, and by property sign posting.

**NATURE OF REQUEST**

This property consists of a townhome unit located within the Cedars Subdivision. The property owner desires to screen in an existing deck that is located on the side of the unit. The structure sits at an angle to the property line of the lot, with the closest point of the existing deck being approximately 7.5 feet from the property line. Accessory structures, such as the existing deck, are to be located up to 5 feet from a side property line (if at least 60 feet back from the front lot line). If the existing deck is enclosed with a roof and screening, it will cease to be an accessory structure and become part of the primary structure, with an applicable side setback of 10 feet. The property owner has applied for a variance in order to permit the existing deck to be enclosed.

**ZONING AND SURROUNDING LAND USE**

The subject property is zoned RD Medium Density Attached Residential.

	Surrounding Zoning	Surrounding Uses
North	RD	Two unit Townhomes
South	RD	Undeveloped
East	RD	Two unit Townhomes
West	RD	Two unit Townhomes

**STAFF ANALYSIS**

The townhome was constructed in 2003 and the subject deck was constructed at the same time. The deck is a two story deck, with the second story elevated approximately 15 feet from the ground. The townhome owner desires to construct a roof over the deck and enclose it with screening. The architectural renderings submitted with the application indicate that only the upper story of the deck is planned to be enclosed and roofed. The roof overhang would extend up to 4 feet from the edge of the deck. Roof overhangs into setback areas of up to 4 feet are permitted by the Zoning Code. The deck is currently classified by the Zoning Code as an accessory structure, subject to a 5 feet side setback in its current location. A screened enclosure with a roof is considered part of the primary structure, and subject to a 10 feet setback from the side property line. The deck sits at an angle with respect to the property line, with the closest corner of the deck being approximately 7.5 feet from the property line and the furthest corner of the deck being approximately 14 feet from the property line. The area of the deck within the 10' setback area is approximately 10 to 15 square feet.

**FINDINGS REQUIRED**

Please refer to the handout provided for the required General Findings and Specific Findings. The applicant has provided responses to the required findings. In reviewing this case, the Board may wish to consider the following questions:

1. Are there any practical difficulties unique to this property which under strict and literal adherence to the provisions of the zoning regulations would cause the applicant an unnecessary hardship?
2. Would the appearance and value of surrounding properties be damaged if the variance is granted?

<b>Finding</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Not eliminate an adequate supply of light or air to adjacent property.	X		The setback variance request is minimal, consisting of an area of about 15 sf for the purpose of enclosing a deck. The effect on light and air should be negligible.
Not substantially increase congestion in the public street.	X		The requested variance would have no effect on street congestion.
Not increase the danger of fire or endanger the safety of the public.	X		The setback request variance is minimal, and would retain a separation of approximately 17 feet from the neighboring structure.
Not be unduly injurious to the use and enjoyment of adjacent property.	X		The purpose of the request is to screen in the existing deck. The effect on the adjacent property should be minimal.
Not substantially diminish property values in the neighborhood.	X		Many of the townhomes within the subdivision have screened in decks similar in appearance to the proposal.
Be in keeping with the general spirit and intent of the zoning code.	X		The structure sits at an odd angle to the property line and the proposed variance results from a portion of the corner of the existing deck being located within the side setback area.

**STAFF RECOMMENDATION**

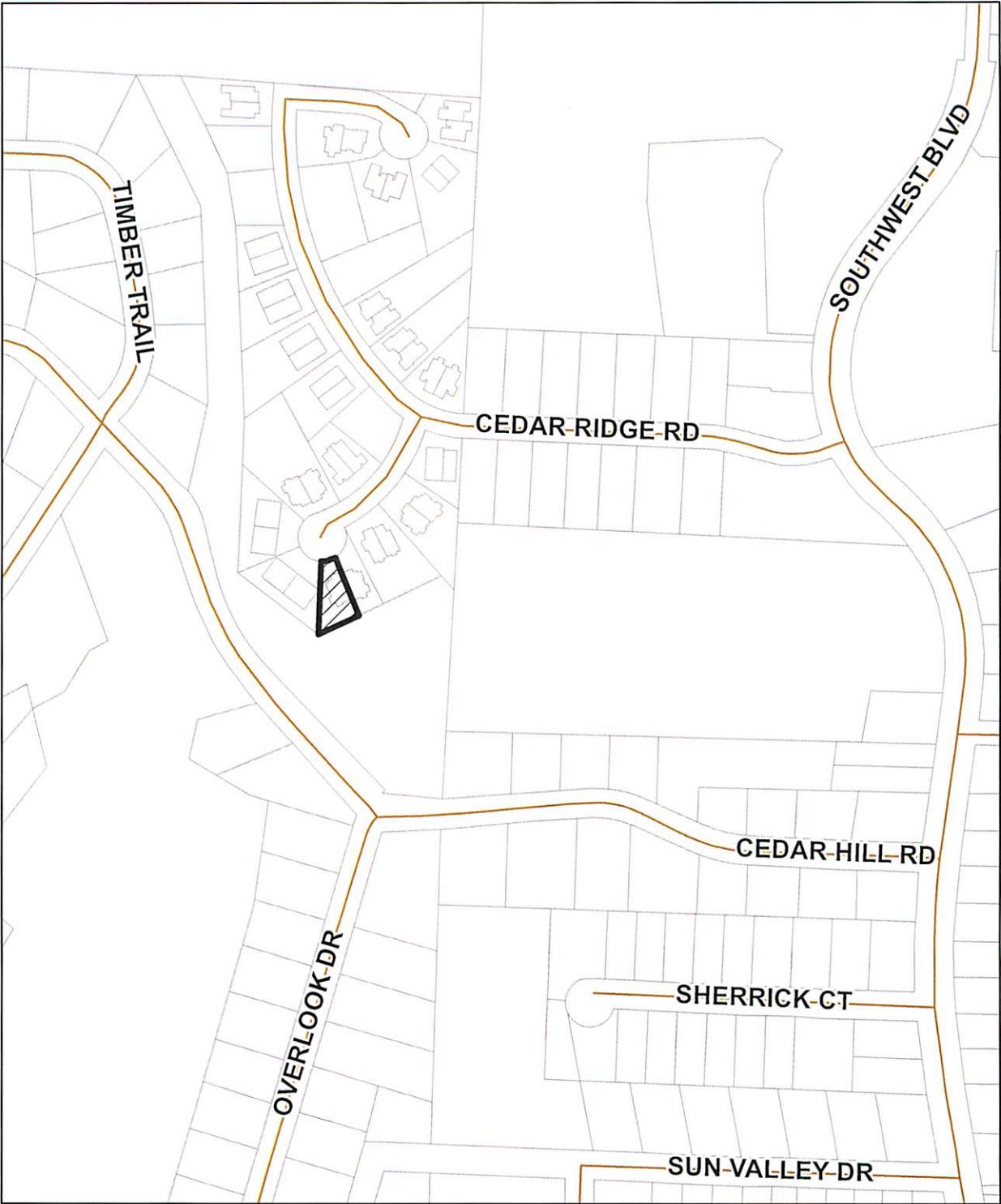
The required findings appear to be met. The setback variance is requested in order to screen in and roof an existing deck. When complete, the deck enclosure would be similar in appearance to enclosed decks attached to other townhomes in the area and the requested variance is for a small portion of the deck that happens to fall within the 10 feet setback area.

**FORM OF MOTION**

Motion for approval of the requested variance of 3 feet from the standard 10 feet side setback of the RD district to permit a side setback of 7 feet for the purpose of enclosing an existing deck.

# City of Jefferson Board of Adjustment

## VICINITY

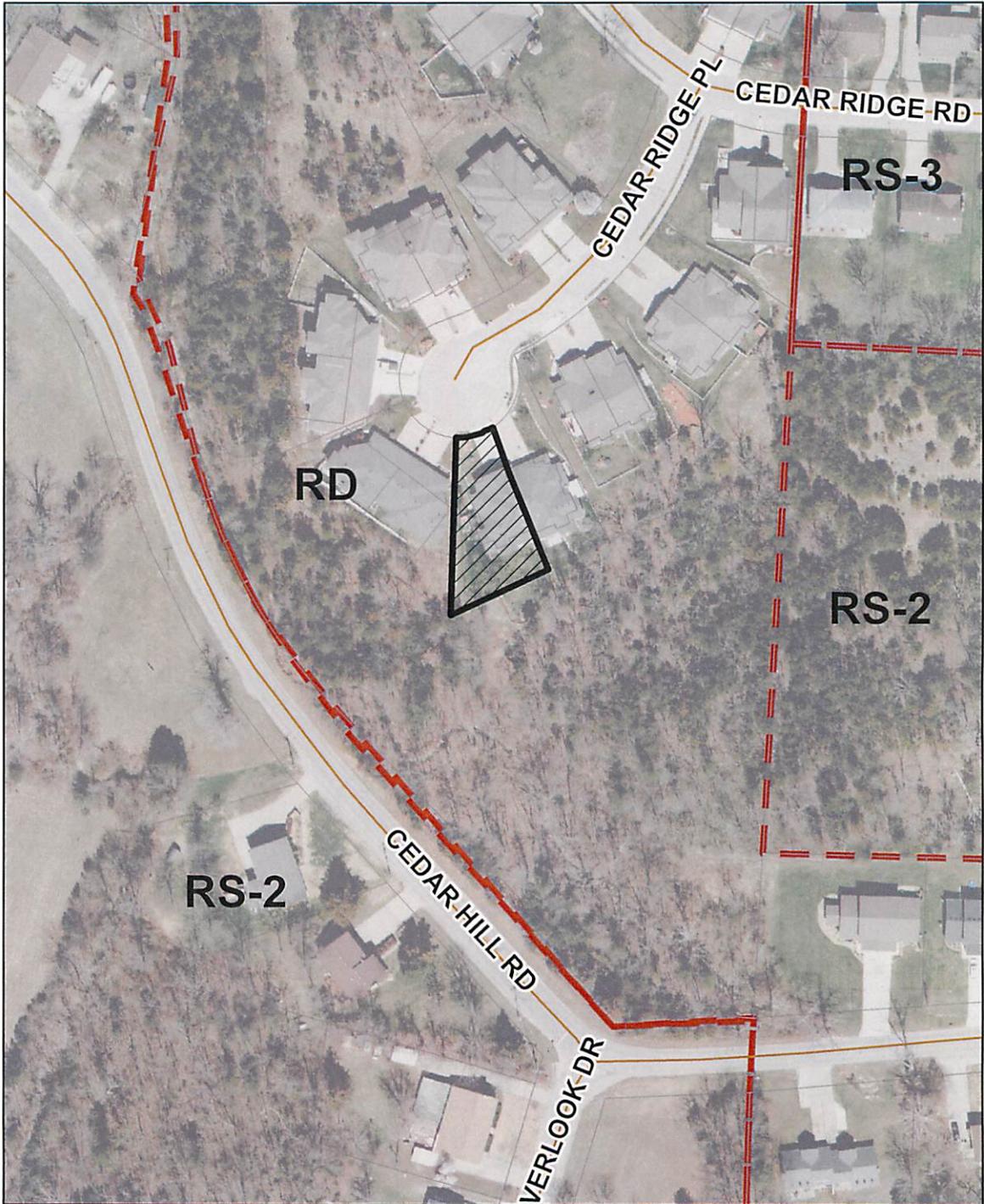


Case No. B17001  
1537 B Cedar Ridge Pl  
Side Setback Variance

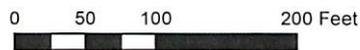


# City of Jefferson Board of Adjustment

## LOCATION MAP



Case No. B17001  
1537 B Cedar Ridge Pl  
Side Setback Variance





City of Jefferson  
 Department of Planning & Protective Services  
 320 E. McCarty Street  
 Jefferson City, MO 65101  
 Phone: 573-634-6410  
[jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)  
[www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov)

Date filed:



**APPLICATION TO THE BOARD OF ADJUSTMENT**

1. The undersigned hereby request(s) the following:

- Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)
- Variance (Section 35-73B; Section 35-71, Site Plan)
- Appeal of Administrative Decision (Section 35-73C)
- Chapter 3, Advertising and Signs: Signage Variance or Conditional Use Sign Permit
- Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations
- Other (including Interpretations; please describe in #2 below)

2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet)

Screen in and roof existing deck  
roof overhang not to exceed 4'

3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).

A. Street Address: 1537 B Cedar Ridge Pl  
 B. Property Description: Unit B, Lot 4 Cedars  
Subdivision

4. A site plan in accordance with Section 35-71 is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications.

5. Filing fee: A check payable to the "City of Jefferson" for the application filing fee must be attached to this application. The applicable filing fee is identified in Appendix Y.

6. Response to Required Findings: Applicant responses to required findings must be attached. The required findings vary based on type of application as follows:

- a. Setback, lot area or dimension variance – Addendum A (Density and Dimensional)
- b. Height variance – Addendum B
- c. Fence height variance – Addendum C
- d. Number of parking spaces variance – Addendum D
- e. Location of off street parking variance – Addendum E
- f. General Variance (variances not associated with other addendums) – Addendum F
- g. Conditional use permit – Addendum G
- h. Telecommunication facility conditional use permit – Addendum H
- i. Signage:
  - 1. Signage variance – Addendum I
  - 2. Conditional use sign permit – Addendum J
- j. Appeals of administrative decision – Addendum K

RECEIVED

7. The undersigned certify to be all of the owner(s) of the above described property and that the submitted information (including all attachments to this application) is true and correct. (All owners of this property must sign and the signatures must be notarized).

JOSHUA R. HANLIN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole  
My Commission Expires 9/15/2019  
Commission # 15638231

[Signature]  
Property Owner Signature

[Signature]  
Printed Name/Title (type or print)

[Signature]  
Property Owner Signature

[Signature]  
Printed Name/Title (type or print)

Subscribed and sworn to before me this 7 day of December, 2016

Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole

[Signature]  
Notary Public

My Commission Expires 9/15/2019  
Commission # 15638231

Applicant (if different from property owner):

Name	
Mailing Address	
Phone Number	

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

JOSHUA R. HANLIN  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole  
My Commission Expires 9/15/2019  
Commission # 15638231

7. The undersigned certify to be all of the owner(s) of the above described property and that the submitted information (including all attachments to this application) is true and correct. (All owners of this property must sign and the signatures must be notarized).

[Signature]  
Property Owner Signature

James A. [Signature]  
Printed Name/Title (type or print)

Susan K. Rozier  
Property Owner Signature

Susan K. Rozier  
Printed Name/Title (type or print)

Subscribed and sworn to before me this  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Cole  
My Commission Expires 9/15/2019  
Commission # 15638231

2 day of December 2016  
[Signature]  
Notary Public

Applicant (if different from property owner):

Name	
Mailing Address	
Phone Number	

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

THE CEDARS CONDOMINIUMS 4  
 CITY OF JEFFERSON  
 COLE COUNTY, MISSOURI  
 LOT 4 - THE CEDARS  
 PB-12, P-283, C.C.R.O.  
 ZONED: RD

**BOUNDARY DESCRIPTION**  
 All of Lot 4 of THE CEDARS in the City of Jefferson, Missouri as per plot of record in Plat Book 12, page 283, Cole County Recorder's Office. Containing 14914.59 Square Feet or 0.34 Acres. Subject to all easements and restrictions of record.

**OWNER'S CERTIFICATE**  
 Know all men by these presents that I, the undersigned owner of the tract of land described in the foregoing Property Description have caused said tract to be surveyed and a condominium plat to be prepared as "THE CEDARS CONDOMINIUMS 4". I have caused to be prepared and executed that certain declaration, entitled "DECLARATION OF CONDOMINIUM AND RESTRICTIONS OF THE CEDARS CONDOMINIUMS 4 AND BYLAWS", dated October 8th, 2003, and recorded in Book 493, page 60 of Cole County Records, submitting the land described in the plat and the building improvements thereon, to the provisions set forth in the aforesaid Declarations in accordance with and subject to the provision of the Uniform Condominium Act in Section 448 RSMo.

All taxes due and payable against said property have been paid in full. In Witness whereof, the below signed Owner has caused this instrument to be executed this 8th day of October, 2003.  
 L.L. LEWIS CONSTRUCTION, L.L.C.  
*Larry L. Lewis*  
 Larry L. Lewis, General Manager

**SURVEYOR'S CERTIFICATE**  
 This is to certify that at the request of Larry Lewis, a Condominium Survey as made of the 2 units of THE CEDARS CONDOMINIUMS 4 located on Lot 4 of THE CEDARS, recorded in Plat Book 12, page 283, Cole County Recorder's Office and that the results are represented correctly on this plat. The dimensions and elevations shown are a result of an actual field survey of each unit. This plat contains all information required by Chapter 448, RSMo., the Condominium Property Statute. All easements on the property are established by the plat of THE CEDARS or by previous record document as noted. This survey was performed in accordance with the requirements of the standards for an Urban Boundary Survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.  
 In Witness whereof, I have set my seal and signature this 8th day of October, 2003.



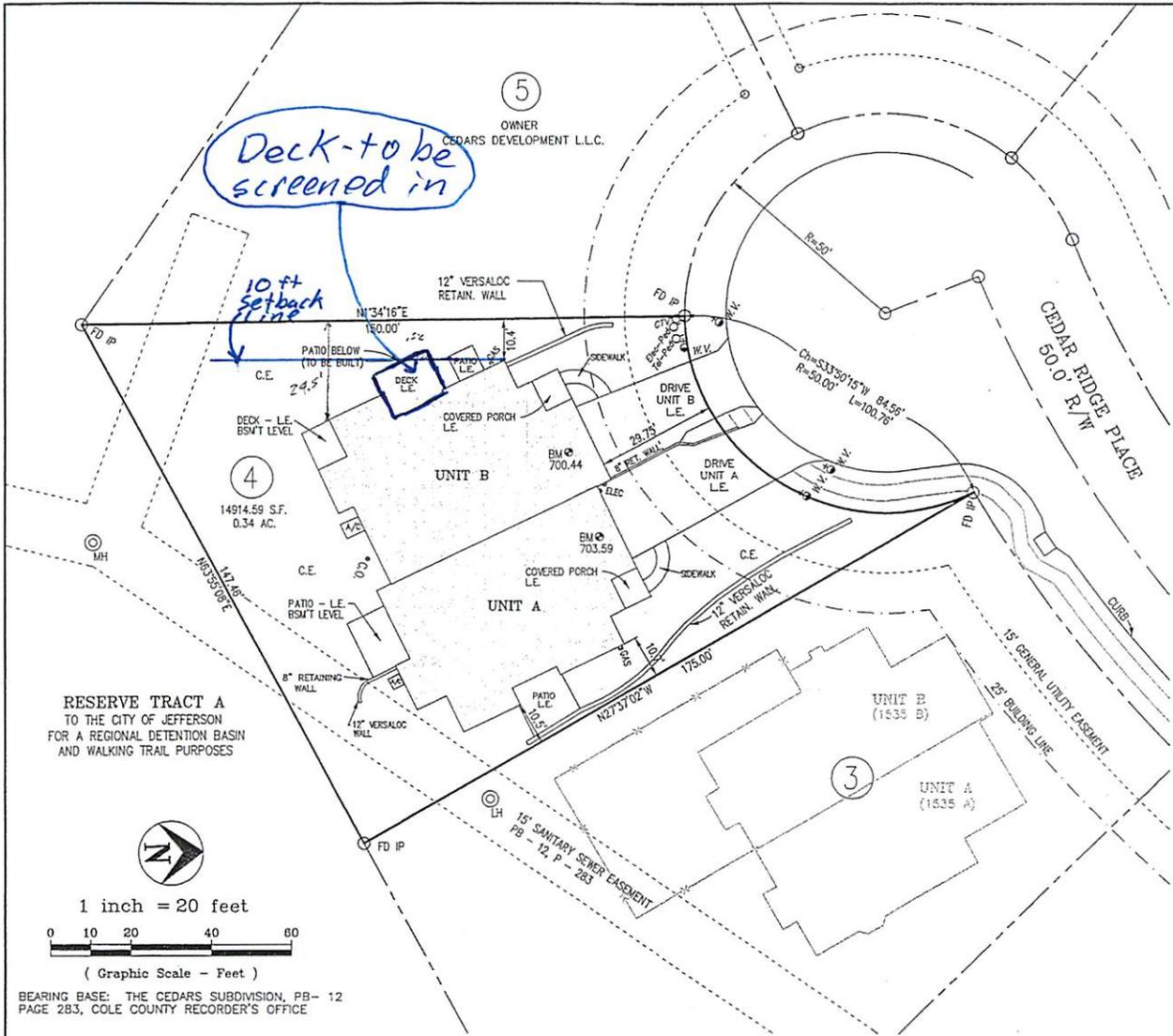
Keith M. Brickey Mo. RLS #2578

Document No. 200320632

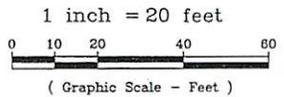
STATE OF MISSOURI }  
 COUNTY OF COLE } ss

Filed for record 8 day of October, 200<sup>3</sup>  
 at 2 O'clock and 00:23 Minutes P.M.,  
 recorded in Book 12, Page 370.

LARRY D. RADEMAN, Recorder  
*Larry D. Rademan*  
 Deputy



RESERVE TRACT A  
 TO THE CITY OF JEFFERSON  
 FOR A REGIONAL DETENTION BASIN  
 AND WALKING TRAIL PURPOSES



BEARING BASE: THE CEDARS SUBDIVISION, PB- 12  
 PAGE 283, COLE COUNTY RECORDER'S OFFICE

NOTE: NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AS PART OF THIS SURVEY

NOTE: PERMANENT BENCH MARK: GARAGE FINISH FLOOR - UNIT A = 703.59, UNIT B = 700.44, U.S.G.S.

**UTILITIES**

ELECTRIC	- AMEREN UE
GAS	- AMEREN UE
WATER	- MISSOURI AMERICAN WATER
TELEPHONE	- SPRINT
SANITARY SEWER	- CITY OF JEFFERSON

**ABBREVIATIONS**

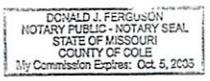
C.E.	= COMMON ELEMENT
L.E.	= LIMITED COMMON ELEMENT
CL.G.	= CEILING
F.F.	= FINISH FLOOR
C.T.	= CEILING TRANSITION

STATE OF MISSOURI }  
 COUNTY OF COLE } ss

On this 8 day of October, 2003, before me did personally appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed.

In Witness whereof, I have set my hand and seal this 8 day of October, 2003.

My Commission Expires:  
*Donald J. Ferguson*  
 Notary Public, Cole County, Missouri



Central Missouri Professional Services, Inc.  
 ENGINEERING - SURVEYING - MATERIALS TESTING  
 2500 E. McCARTY  
 JEFFERSON CITY, MISSOURI 65101 Phone (573) 634-3455  
 FAX (573) 634-8898

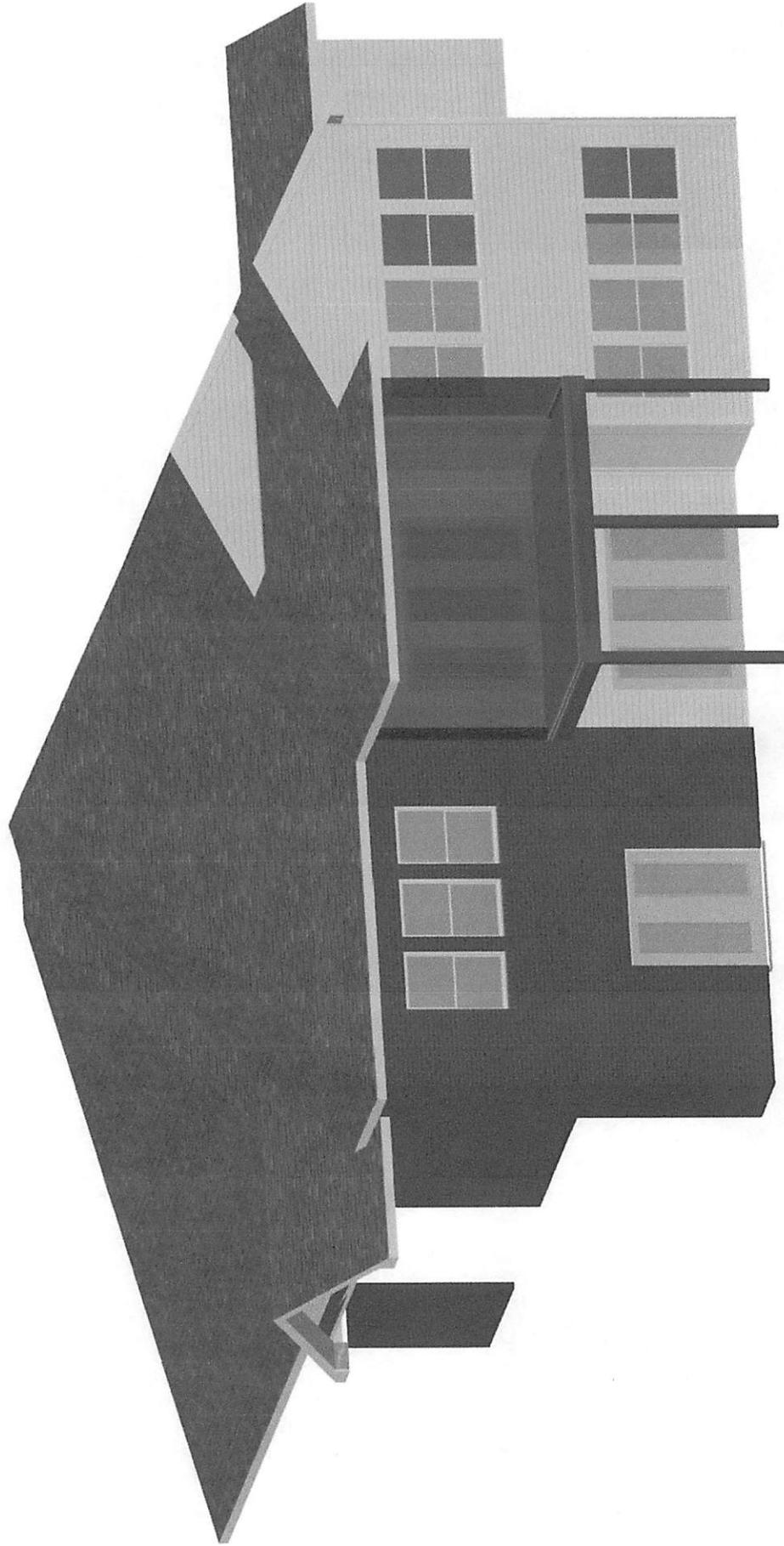
TITLE THE CEDARS CONDOMINIUMS 4  
 1537 CEDAR RIDGE PLACE, J.C., MO

FOR LARRY LEWIS

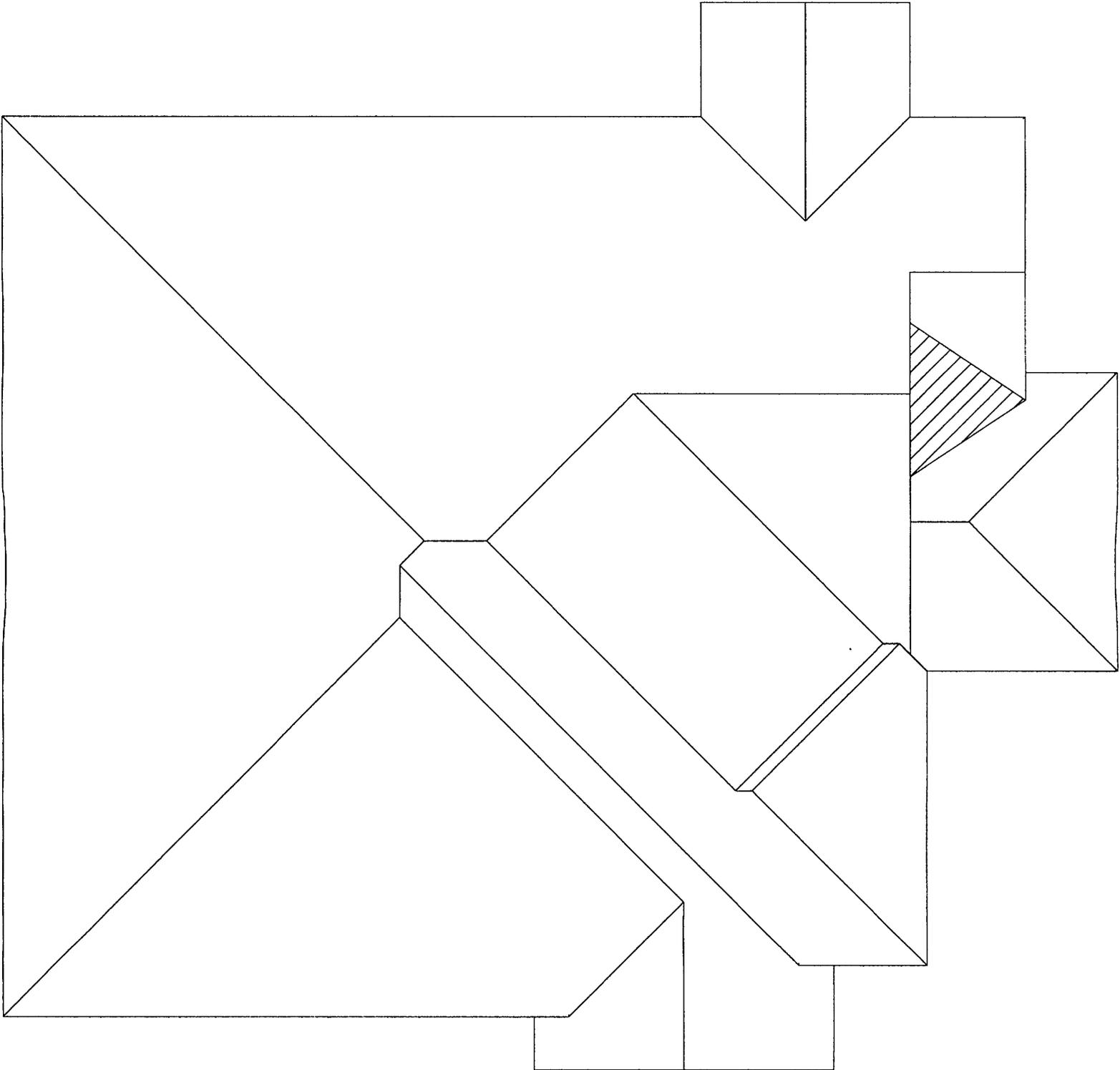
DATE	OCT, 2003	DRN. BY	K.B.	SCALE	1" = 20'	BOOK	
REV. DATE		CKD. BY		SHEET	1 OF 3	JOB NO.	01-012

Case No. B17001  
 1537 Cedar Ridge Place, Unit B  
 Side Setback Variance

CMPS copy



**Case No. B17001  
1537 Cedar Ridge Place, Unit B  
Side Setback Variance**



**Case No. B17001  
1537 Cedar Ridge Place, Unit B  
Side Setback Variance**

Jefferson City Board of Adjustment Application  
Addendum A – Density and Dimensional Standards

To be used for variance requests dealing with setbacks, lot width, or lot area.  
(Section 35-73.B.4.b and c.(1))

Property Address 1537B Gaston Ridge Pl

Applicant Name James Rozier

Provide responses to the following required findings. State all reasons for your answer and use additional pages to complete your answer if necessary.

**General Findings:**

1. Would the proposed variance eliminate an adequate supply of light or air to the adjacent property? *No, the second inch will have little or no effect.*
2. Would the proposed variance substantially increase congestion on the public street? *No impact*
3. Would the proposed variance increase the danger of fire or endanger the safety of the public? *No impact*
4. Would the proposed variance be unduly injurious to the use and enjoyment of the adjacent property? *No, proposed variance is a very small reduction in normal setback.*

5. Would the proposed variance substantially diminish property values in the neighborhood?

No, multiple properties in the subdivision have several in decks.

6. Would the proposed variance be in keeping with the general spirit and intent of the Zoning Code?

Yes, The existing house sits at an angle to the property line.

**Specific Findings:**

1. Are there practical difficulties associated with the premises which under strict and literal adherence to the provisions of this chapter would cause an unnecessary hardship?

The existing house sits at an angle to the property line.

5. Would the proposed variance substantially diminish property values in the neighborhood?

No, multiple properties in the subdivision have several in decks.

6. Would the proposed variance be in keeping with the general spirit and intent of the Zoning Code?

Yes, the existing home sits at an angle to the property line.

**Specific Findings:**

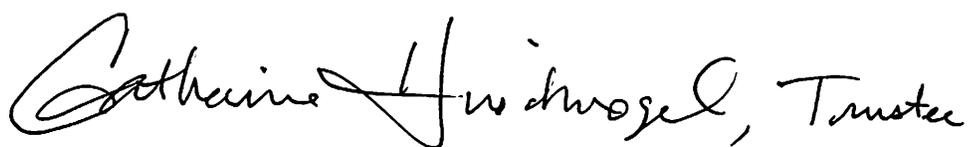
1. Are there practical difficulties associated with the premises which under strict and literal adherence to the provisions of this chapter would cause an unnecessary hardship?

The existing home sits at an angle to the property line.

December 2, 2016

To – Eric Barron, City of Jefferson

I currently own the property next door to 1537-B Cedar Ridge Place, owned by Jim & Susan Rozier. I have no concerns with their screening in and roofing their existing deck.

A handwritten signature in black ink that reads "Catherine Hirschvogel, Trustee". The signature is written in a cursive style with a large initial 'C'.

Catherine Hirschvogel, Trustee

1538-A Cedar Ridge Place

FIRST CHURCH OF GOD  
JEFFERSON CITY A CORP  
1614 SOUTHWEST BLVD  
JEFFERSON CITY, MO 65109  
1614 SOUTHWEST BLVD

CITY OF JEFFERSON  
320 E MCCARTY ST  
JEFFERSON CITY, MO 65101  
CEDAR HILL RD

OWNERS OF THE CEDARS CONDOS 1, UNITS A & B  
1829 CEDAR RIDGE RD  
JEFFERSON CITY, MO 65109  
1829 CEDAR RIDGE RD

LEWIS, L L CONSTRUCTION L L C  
1451 BRIAR VILLAGE CT  
JEFFERSON CITY, MO 65109  
1533 CEDAR RIDGE PL  
1535 CEDAR RIDGE PL  
1537 CEDAR RIDGE PL  
1538 CEDAR RIDGE PL  
1534 CEDAR RIDGE PL  
1532 CEDAR RIDGE PL  
1837 CEDAR RIDGE RD

JEFF CITY PROPERTIES L L C  
426 E HIGH ST  
JEFFERSON CITY, MO 65101  
1536 CEDAR RIDGE PL  
1530 CEDAR RIDGE PL

BRICKEY, KAREN R  
1535 CEDAR RIDGE PL, UNIT B  
JEFFERSON CITY, MO 65109  
1535 CEDAR RIDGE PL, UNIT B

PLASSMEYER, MARILYN O  
1535 CEDAR RIDGE PL, UNIT A  
JEFFERSON CITY, MO 65109  
1535 CEDAR RIDGE PL UNIT A

HASENBECK, JANE F, TRUSTEE  
1537 CEDAR RIDGE PL, UNIT A  
JEFFERSON CITY, MO 65109  
1537 CEDAR RIDGE PL A

ROZIER, JAMES A & SUSAN K, TRUSTEES  
1537 CEDAR RIDGE PL, UNIT B  
JEFFERSON CITY, MO 65109  
1537 CEDAR RIDGE PL, UNIT B (*Subject Property*)

TROUTT, SANDRA LYNN  
1532 CEDAR RIDGE PL, UNIT A  
JEFFERSON CITY, MO 65109  
1532 CEDAR RIDGE PL, UNIT A

MARTIN, JAMES A & BEVERLY J  
1532 CEDAR RIDGE PL, UNIT B  
JEFFERSON CITY, MO 65109  
1532 CEDAR RIDGE PL B

JEFFRIES, CANDACE A & JOHN M  
17007 NE 121ST TERR  
KEARNEY, MO 64060  
1534 CEDAR RIDGE PL B

NELSON, JAMES W & SHARON  
1534 CEDAR RIDGE PL, UNIT A  
JEFFERSON CITY, MO 65109  
1534 CEDAR RIDGE PL, UNIT A

BAKER, OTIS G & DOROTHY M  
1533 CEDAR RIDGE PL, UNIT A  
JEFFERSON CITY, MO 65109  
1533 CEDAR RIDGE PL, UNIT A

PUCKETT, RITA M  
1533 CEDAR RIDGE PL, UNIT B  
JEFFERSON CITY, MO 65109  
1533 CEDAR RIDGE PL, UNIT B

BOSE, WILLIAM J & MARGARET J  
1837 CEDAR RIDGE RD, UNIT A  
JEFFERSON CITY, MO 65109  
1837 CEDAR RIDGE RD, UNIT A

M & P LAND HOLDINGS L L C  
1837 CEDAR RIDGE RD, UNIT B  
JEFFERSON CITY, MO 65109  
1837 CEDAR RIDGE RD, UNIT B

HIRSCHVOGEL, CATHERINE A, TRUSTEE  
1538 CEDAR RIDGE PL, UNIT A  
JEFFERSON CITY, MO 65109  
1538 CEDAR RIDGE PL, UNIT A

WEKENBORG, LONNIE J & ALICE A, TRUSTEES  
1538 CEDAR RIDGE PL, UNIT B  
JEFFERSON CITY, MO 65109  
1538 CEDAR RIDGE PL, UNIT B

GOODIN, THOMAS K  
PHELPS, JULIA K  
1829 CEDAR RIDGE RD, UNIT A  
JEFFERSON CITY, MO 65109  
1829 CEDAR RIDGE RD, UNIT A

BROWN, KEVIN S & JANET M  
1829 CEDAR RIDGE RD, UNIT B  
JEFFERSON CITY, MO 65109  
1829 CEDAR RIDGE RD, UNIT B

COLEMAN, RONALD E & JACQUELINE  
1536 CEDAR RIDGE PL  
JEFFERSON CITY, MO 65109  
1536 CEDAR RIDGE PL A

THRUSTON, MARTI L  
1536 CEDAR RIDGE PL, UNIT B  
JEFFERSON CITY, MO 65109  
1536 CEDAR RIDGE PL, UNIT B

KRIEGER, HAROLD F TRUSTEE  
1800 SOUTHWEST BLVD  
JEFFERSON CITY, MO 65109  
CEDAR HILL RD

NICHOLS, DENNIS R & DEBORAH K  
2009 CEDAR HILL RD  
JEFFERSON CITY, MO 65109  
2009 CEDAR HILL RD

OAKES, THOMAS M & MICHAELA J  
2007 CEDAR HILL RD  
JEFFERSON CITY, MO 65109  
2007 CEDAR HILL RD

## City of Jefferson

Department of Planning & Protective Services  
320 E. McCarty St.  
Jefferson City, MO 65101



## Carrie Tergin, Mayor

Janice McMillan, AICP, Director  
Phone: 573-634-6410  
Fax: 573-634-6562

December 27, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Board of Adjustment will meet at 7:30 a.m. on the morning of Tuesday, January 10, 2017 in the Council Chambers of the John G. Christy Municipal Building, 320 E. McCarty Street, to consider the following item of business:

**Case No. B17001 – 1537 Cedar Ridge Place, Unit B; Side Setback Variance.** Application filed by James and Susan Rozier, property owners, for a variance of 3 feet from the standard 10 feet side setback to permit a side setback of 7 feet. The purpose of the request is to permit the construction of a roof and screened enclosure around an existing deck. The property is located on the east side of Cedar Ridge Place 300 feet south of Cedar Ridge Road and is described as lot 4 of Cedars Subdivision, Jefferson City, Missouri.

As an adjoining landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, but written comments will be made part of the official record. Written comments may be directed to the Board of Adjustment in one of the following ways:

e-mail: [jcplanning@jeffcitymo.org](mailto:jcplanning@jeffcitymo.org)

fax: Department of Planning & Protective Services, Planning Division, 573-634-6457

mail: Department of Planning & Protective Services / Planning Division

John G. Christy Municipal Building, 320 E. McCarty Street, Jefferson City, MO 65101

Written comments must be received before 5:00 p.m. Monday, January 9, 2017 and will be copied and distributed to Board members at the meeting. Correspondence and other items received at the time of the meeting will be included in the official record, but may be delivered to the Chairman only; there is no guarantee that copies will be made for distribution to all Board members. Interested parties who are unable to provide written comment in advance are invited to deliver their comments to the Board Chairman at the time of the meeting.

Information regarding this case may be viewed on the Board of Adjustment webpage at:

<http://www.jeffersoncitymo.gov/pps/planning/boardofadjustment.html>

If you have any questions concerning this matter, please feel free to contact me at 573-634-6475.

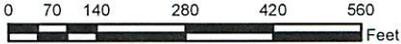
Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP  
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Case No. B17001  
1537 B Cedar Ridge Pl  
Side Setback Variance



185 ft. Notification Buffer

