



**Board of Adjustment - Journal  
January 11, 2021, 7:00 p.m.  
Zoom Virtual Meeting**

**Present:** Mark McLean, Chair; Joe Roeser; Paul Schaefer; Cindy Coronado, and Paul Ward.

**City Attorney:** Taylor Essner **Court Reporter:** Gwen Huffman  
**Staff Liaison:** Amy Lowry

Chair McLean stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Board of Adjustment who are not physically in the City Hall can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus. The Missouri Governor and the County Executive directed all citizens to limit the number of attendees for meetings and gatherings to avoid the spread of the Coronavirus. Therefore, members of the Board of Adjustment have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

I. Approval of December 14, 2020 Journal – Unanimously Approved

II. New Business

- a. **Case No. 1-2021** Michael Clote, applicant for 513 East Jefferson Ave (R-3 Zoning District), requests variances to construct a detached garage that will not conform to both side yard setbacks, the rear yard setback, and maximum lot coverage requirements. **All four variance requests were unanimously denied.**
- b. **Case No. 2-2021** Derek and Keitha Troy, applicants for 406 Claybrook Lane (R-3 Zoning District), request variances to construct a screen porch addition that will not conform to the existing non-conforming rear yard setback and a deck addition that will not conform to the rear yard setback encroachment and maximum lot coverage requirement. **Rear setback variance approved 4 to 1, rear encroachment variance unanimously approved, and lot coverage variance denied 1 to 4.**
- c. **Case No. 3-2021** 442 Gabriel Drive - **Withdrawn.**

APPROVED

  
Mark McLean, Chair