

MINUTES
BOARD OF ADJUSTMENT
MEETING
FRIDAY JANUARY 15, 2021
11:00 A.M.

Mr. Layne called the January 15, 2021 Board of Adjustment meeting to order.

Roll Call

Board members present David Layne, James Pinjuv, Matthew Smith, Thomas Beisner, Ron Brewer, and Christopher Briley. Keegan Stanton, and Lindsay Dunn represented the Planning, Development and Neighborhood Services Department.

OLD BUSINESS

A. Approval of November 20, 2020 Meeting minutes.

Mr. Layne asked if everyone had the chance to look at the minutes, and if there is a motion to approve those minutes?

MR. BRILEY MOVED, SECONDED BY MR. PINJUV, TO APPROVE THE NOVEMBER 20, 2020 MINUTES. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. SMITH, MR. BEISNER, MR. BREWER, AND MR. BRILEY VOTING "AYE". (6 IN FAVOR, 0 NAYS).

PUBLIC HEARING

Mr. Layne We will go ahead and open the Public Hearing portion of the meeting and I'll read the rules for all those in attendance:

- 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/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 Zoning 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, the Telecommunications Ordinance, and the

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

Mr. Layne stated the case is:

Case 1-21-01: 1002 Oakmont Dr. – A request from William P. Lynott, for a waiver of the requirement that no accessory structure be erected in any required side yard from the Joplin City Code, Appendix 29-A Zoning Regulations, Article 18 Supplementary Regulations, Sec. 29A-1807 Accessory Structures and Uses, Letter A.

Don Holding, Holding Construction, 209 Eagle Ridge Drive, Joplin, MO representing Bill and Vicki Lynott. The green house that the Lynott's are wanting to put on their property is located at the side instead of the back of the house. The green house is very appealing to the eye and it is the only place it will work on the lot. The back yard has full grown trees and know where to put the greenhouse.

Mr. Layne asked if there were any questions from the commissioners?

The commissioners wanted to know what side of the house it was going to be on while you are looking at the house? Also, how big is the greenhouse?

Mr. Holding mention that the greenhouse will be on the right side of the house and it is approximately 13' x 20' which would be on the pad.

Mr. Briley asked if there was a letter from the HOA.

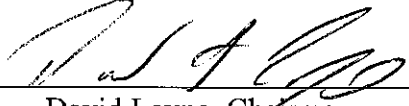
Mr. Stanton stated that the Homeowners Association of this neighborhood did include a letter of support of the variance and they are ok with the location.

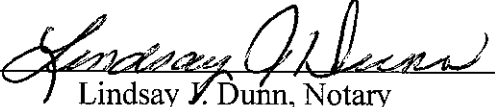
Mr. Layne asked if there were any other questions from the Commission? Is there anyone here to speak in favor of this petition. There was not. Also, is there anyone here to speak in opposition of the petition? There was not.

MR. BREWER MOVED, SECONDED BY MR. BEISNER, TO APPROVE CASE 01-21-01, A WAIVER OF THE REQUIREMENT THAT NO ACCESSORY STRUCTURE BE ERECTED IN THE SIDE YARD ON THE PROPERTY. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. SMITH, MR. BEISNER, MR. BREWER, AND MR. BRILEY VOTING "AYE". (6 IN FAVOR, 0 NAYS).

Mr. Layne asked if there was anything else to come before this board? There was not. We just need a motion to adjourn. Do I have a motion to adjourn?

MR. BEISNER MOVED, SECONDED BY MR. BREWER TO ADJOURN. MOTION CARRIED, WITH MR. LAYNE, MR. PINJUV, MR. BRIELY AND MR. SMITH, VOTING "AYE". (6 IN FAVOR, 0 NAYS).

Approved 
David Layne, Chairman

Approved 
Lindsay J. Dunn, Notary