

JEFFERSON COUNTY BOARD OF ZONING ADJUSTMENT
July 11, 2024

The regularly scheduled meeting of the Jefferson County Board of Zoning Adjustment was held on Thursday, July 11, 2024, at 4:00 PM, in the Assembly Room of the Jefferson County Administration Center, 729 Maple Street, Hillsboro, Missouri.

Board of Zoning Adjustment Members present: Herb Hollingsworth, Lynne Edwards, and David Getty.

Also, present were: Planner II Josh Jump, Planner I Rachel Krispin, Planning Technician Kesley Fortner, and other concerned citizens.

Approval of the Agenda:

Board Member Hollingsworth made a motion to change: Item D BOA24008 rear setback to front setback and approve the Agenda for July 11, 2024.

Board Member Getty seconded the motion. The motion carried all in favor.

Approval of the Minutes.

Board Member Hollingsworth made a motion to approve the Minutes of the June 13th, 2024, meeting.

Board Member Getty seconded the motion. The motion carried all in favor.

Swearing in of Witnesses. Ms. Fortner swore in the witnesses.

Introduction of Evidence.

Rachel Krispin presented the following Evidence:

Exhibit A. The Code of Ordinances of Jefferson County, Chapter 400: Unified Development Order, adopted April 2, 2008, as amended;

Exhibit B. Staff Reports with respective case files.

Board Member Hollingsworth made a motion to accept the presented evidence.

Board Member Getty seconded the motion. Motion carried all in favor.

OLD BUSINESS: None

NEW BUSINESS:

BOA24005:

Application for a variance to Chapter 400: Unified Development Order, Article V, Sections 400.1670, of the Code of Ordinances of Jefferson County, for side and rear yard setback requirements for a detached garage, in a Large Lot

Residential (LR-2) Zone District, 13-1.02.0-0-000-015 located at 7627 Twin Ridge Dr., Cedar Hill, MO in Big River Township and County Council District #7.

Petitioner Tom Wecker and Andrea Moody spoke to the Board Members.

Board member Hollingsworth made a motion to accept Exhibit C – Letter from the Homeowner Association and pictures.

Board member Getty seconded the motion. Motion carried all in favor.

Board Member Hollingsworth made a motion to continue BOA24005. Board member Getty seconded the motion. Motion carried all in favor.

BOA24006:

Application for a variance to Chapter 400: Unified Development Order, Article V, Sections 400.1670, of the Code of Ordinances of Jefferson County, for rear yard setback requirements for a home addition, in a Single Family Residential (R-07) Zone District, 24-5.0-15.0-3-002-012 located at 204 West Lakeshore Dr., Desoto, MO in Valle Township and County Council District #6.

Petitioner Chris Freiner spoke to the Board Members.

Board member Getty made a motion to accept Exhibit C – Letter from the Homeowner Association. Board member Hollingsworth seconded the motion. Motion carried all in favor.

Board Member Getty made a motion to approve BOA24006. Board member Hollingsworth seconded the motion. Motion carried all in favor.

BOA24007:

Application for a variance to Chapter 400: Unified Development Order, Article V, Sections 400.1670, of the Code of Ordinances of Jefferson County, for rear yard setback requirements for a covered deck, in a Planned Residential (PR-01) Zone District, 02-2.0-03.0-1-001-087.41 located at 94 San Marino Parkway, Fenton MO in Rock Township and County Council District #2.

Petitioner Kenneth Boemer and Cody Jennemann spoke to the Board Members.

Board member Getty made a motion to accept Exhibit C – Letter from the Homeowner Association and neighbors. Board member Hollingsworth seconded the motion. Motion carried all in favor.

Board Member Getty made a motion to continue BOA24007. Board member Edwards seconded the motion. Motion carried all in favor.

BOA24008:

Application for a variance to Chapter 400: Unified Development Order, Article V, Sections 400.1670, of the Code of Ordinances of Jefferson County, for front yard setback requirements for a deck, in a Planned Residential (PR-01) Zone District, 02-5.0-15.0-3-002-037 located at 5000 Romaine Spring Dr., Fenton, MO in Rock Township and County Council District #2.

Petitioner Mark Goelz spoke to the Board Members.

Board member Getty made a motion to accept Exhibit C – Email from the Homeowner Association. Board member Hollingsworth seconded the motion. Motion carried all in favor.

Board Member Hollingsworth made a motion to approve BOA24008. Board member Getty seconded the motion. Motion carried all in favor.

Reports to the Board: None

Execution of Board of Zoning Adjustment Orders:

Board Member Getty made a motion to approve Orders 7-11-2024A.

Board Member Hollingsworth seconded the motion. Motion carried all in favor.

Citizens to be Heard: None

ADJOURNMENT

Board Member Getty made a motion to adjourn the meeting.

Board Member Hollingsworth seconded the motion. Motion carried all in favor.

The Jefferson County Board of Zoning Adjustment Meeting adjourned at 5:41 pm.

Respectfully Submitted,

(s) Kesley Fortner
Recording Secretary