



## City of Springfield

### Agenda

#### Board of Adjustment

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January 7, 2025

1:30 PM

Busch Building 2nd Floor  
Conference Room  
840 Boonville Avenue

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1. **ROLL CALL.**
2. **APPROVAL OF MINUTES.**
  - 2.1. October 4, 2022
3. **UNFINISHED BUSINESS.**
4. **COMMUNICATIONS.**
5. **INTRODUCTION OF THE ZONING ORDINANCE AS EVIDENCE.**
6. **HEARINGS.**
7. **NEW BUSINESS.**
  - 7.1. Election of Officers
8. **ADJOURN.**

**In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.**

## MINUTES OF THE BOARD OF ADJUSTMENT

**DATE:** October 4, 2022

**TIME:** 1:30 p.m.

The meeting and public hearing of the Board of Adjustment was held on the above date and time with the following members and personnel in attendance: Derek Lee (Chair) Bryan Fisher (Vice Chair), Shelby Lawhon, and Thomas Kondro. Absent: Steve Jackson. Staff: Daniel Neal, Senior Planner, Jill Burris, Assistant City Attorney, Brock Rowe, Acting Director of Building and Development Services.

**INTRODUCTION OF ZONING ORDINANCE AS EVIDENCE:** Mr. Neal introduced the Zoning Ordinance.

**APPROVAL OF MINUTES:** The minutes of September 13, 2022, were approved.

**COMMUNICATIONS:** None

### **PUBLIC HEARING:**

Special Exception 1306  
2581 South Skyline Drive  
**Applicant:** Wesley James

Mr. Derek Lee, (Chair) opened the public hearing.

Mr. Wesley James, 2581 S. Skyline Drive is the current owner had purchased the shed not knowing about the height requirements. Has already installed the concrete pad and the other storage units have been removed and would like an exception.

Ms. Amber James, 2581 S. Skyline Drive has submitted all required documents for the special exception and has taken photos of other similar structures in the neighborhood and hope to be granted the exception.

Mr. Michael McDonald, 2617 E. Corona Circle, lives two doors down and has no objections to the shed and gave out samples of various sheds in the neighborhood that do exceed the height requirements and noted that it will not be seen from his house.

Mr. Derek Lee closed the public hearing.

Mr. Daniel Neal states that is a request to allow an accessory building in excess of the height requirements. The owner of the residentially zoned (R-SF) property at 2581 S. Skyline Drive is Wesley James. The applicant applied for a residential accessory building permit on July 29, 2022. Building Development Services reviewed the application and site plan and determined that it didn't meet the height requirements. The applicant was notified that it would require a Board of Adjustment special exception if he intended to proceed with the building permit. The applicant is requesting a special exception to allow a new two-story storage shed in excess of the 16 feet height limit. The applicant has provided elevations of the proposed accessory building. In this special exception, the Board of Adjustment has jurisdiction and authority to grant special exceptions from the terms of this article in certain instances. In this case, the Board of Adjustment must determine whether the proposed accessory building that exceeds the height requirements can meet the conditions to grant a special exception. If the special exception is approved; the proposed accessory building is allowed to be permitted meeting the elevations and plans provided. The height of the accessory building is not to exceed 19 feet in height. If this special exception is denied; the applicant must comply with the ordinance for any residential accessory building.

Mr. Neal discussed the five conditions that need to be met:

1. The proposed accessory structure shall not be within the front yard.

2. The proposed accessory structure shall be setback as required by subsection 36-450(5), unless a greater setback is required by subsection 36-482(11). The board of adjustment may establish a greater setback to reduce any potential impacts on adjoining properties.
3. The height and design of the proposed accessory structure shall be consistent with the height and design of the primary structure on the lot.
  - The proposed accessory building is 18 feet 2½ inches tall at its peak while the existing house is approx. 19 feet tall. The existing house is on a slightly lower grade than the proposed accessory building location. It appears the location of the accessory structure will be one foot higher than the house.
4. The height and design of the proposed accessory structure shall be consistent with the character of the neighborhood.
  - The design of the two-story shed is an octagonal barn style shed. The Greene County Assessor office describes the existing residence as a ranch style home that was built in 1961. The applicant has provided photos of other similar style sheds in the area.
5. The proposed accessory structure otherwise conforms to all other applicable requirements of this article including section 36-450, accessory uses and structures.
  - The applicant is not proposing the placement of the accessory building on any platted easements or stream buffer areas to the north or west of the property. It appears all requirements of Subsection 36-366(1)(e) have been met.

He also noted that there were two memos/letters against the special exception.

Ms. Jill Burris asked for clarification/correction on the owner address noted in the presentation(slide) and Mr. Neal verbally modified with the correct address.

Mr. Shelby Lawhon asked about the memos/letters against the exception and what is the distance for notification to the neighbors.

Mr. Neal stated that the distance is 185' and the people who opposed were not part of the 185' objections.

#### **Member Action**

Mr. Fisher motioned to **approve** Special Exception 1306 (2581 South Skyline Drive). Mr. Lawhon seconded the motion. Motion carried as follows: Ayes: Lee, Fisher, Kondro, and Lawhon. Nays: None. Absent: Jackson.

Special Exception Findings of Fact and Conclusions of Law for Special Exception 1306:     **Approved: 4/0**

**Agreed:** The proposed accessory structure shall not be within the front yard.

**Agreed:** The proposed accessory structure shall be setback as required by subsection 36-450(5) unless a greater setback is required by subsection 36-482(11). The board of adjustment may establish a greater setback to reduce any potential impacts on adjoining properties.

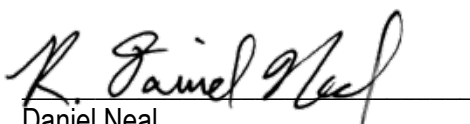
**Agreed:** The height and design of the proposed accessory structure shall be consistent with the height and design of the primary structure on the lot.

**Agreed:** The height and design of the proposed accessory structure shall be consistent with the character of the neighborhood.

**Agreed:** The proposed accessory structure otherwise conforms to all other applicable requirements of this article including section 36-450, accessory uses, and structures.

#### **OTHER BUSINESS:**

#### **ADJOURNMENT:**

  
Daniel Neal  
For Executive Secretary



## **EXPLANATION TO ELECTION OF OFFICERS**

**FILED:** 01/03/2025

**ORIGINATING DEPARTMENT:** Planning and Development

**TITLE:**

**PURPOSE:**

**BACKGROUND INFORMATION:**

**Submitted By:**

**Authorized for inclusion on the agenda pursuant to City Code section 2-33:**

**Attachments:** None