

Board of Zoning Adjustment Minutes

**Aurora City Hall
City Council Chambers
2 W Pleasant Street
Aurora, Missouri**

Monday, November 25, 2024 - 6 PM

11/25/2024 - Minutes

1. CALL TO ORDER

6:03 PM

2. ROLL CALL

Chairman Mike Bloss - Present

Vice Chairwoman Shannon Walker - Present

Board Member Cyndy Muench - Present

Board Member Deb Dillman - Present

Board Member - Vacancy

Quorum is satisfied.

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3. APPROVAL OF SESSION MINUTES

3.1. Approval Of Minutes From Meeting Held September 23, 2024

Board Member Dillman made a motion to approve the minutes from the meeting held on September 23, 2024. Motion seconded by Board Member Muench. Motion passed with all members voting aye.

4. NEW BUSINESS

4.1. Discussion Regarding Setback Regulations In City Code

Director Howlett provided an update to the Board regarding the recurring request for setback variances. The Planning and Zoning Commission is in support and Director Howlett will be working on taking code revision submissions to the Commission and will have a new update near January 2025.

4.11. Public Hearing - Setback Variance Request

Vice Chairwoman Walker made a motion to open the public hearing, time noted 6:06 PM. Motion seconded by Board Member Dillman. Motion passed with all members voting aye.

Director Howlett addressed the Board regarding the formal application presented to them. Applicant, Brett Heman, with Heman Houses requested a variance to the front and rear yard setbacks. This request is due to unconventional placement of the structures on the parcels. Mr. Heman will be constructing duplexes and they will face east and west. Mr. Heman is requesting a variance for a front yard setback of 15 feet and a rear yard setback of 18 feet. This variance request is the first step to take. The next step would be a formal survey to combine lots, followed by lot splits for the duplexes. Each unit will meet proper yard and space per City Code. Mr. Heman has adequate land space but the setbacks are a challenge.

Applicant is present at the meeting. Mr. Heman informed the Board that the front doors will be facing each other and will still allow for off street parking. The parcels will be further subdivided into 4 lots with ample space. From the front door of one duplex to the other will be 30 feet. Mr. Heman is also creating some Community space that will allow for grilling, a smoking area, and an area for kids to play that will include a covered patio area. Mr. Heman will be working with Liberty Utilities to get trees and overgrowth cleared for the upcoming new construction. The current sewer line managed by the City of Aurora ends before his proposed new construction would begin, therefore Heman Houses will be installing a private sewer line with clean outs for all dwellings and will be attaching to the City sewer infrastructure. The units will be 945 square feet, which meets the City Code requirements of 850 square feet for each side of a duplex. The addresses will be on the front of the units for Emergency management purposes. Power lines will be underground.

No public comment.

Vice Chairwoman Walker made a motion to close the public hearing. Board Member Dillman seconded the motion; time noted 6:21 PM. Motion passed with all members voting aye.

Board Member Dillman made a motion to approve the variance request of 15 feet for a front yard setback and 18 feet for a rear yard setback. Motion seconded by Vice Chairwoman Walker. Motion passed with all members voting the following:

Bloss - AYE

Walker - AYE

Muench - AYE

Dillman - AYE

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5. ADJOURNMENT

Vice Chairwoman Walker made a motion to adjourn at 6:22 PM. Motion seconded by Board Member Muench. Motion passed with all members voting aye.

APPROVED:

Mike Bloss, Chairman

ATTEST:

Crystal Gregory, Administrative Assistant