



Rec'd
8-26-25
4pm
cb

APPEAL FORM

City of Aurora, MO
Board of Zoning Adjustment
2 W Pleasant Street
Aurora, MO 65605

Address Involving Appeal: 135 E. Church St. Fee \$ 100

Submittal Information and Procedures:

The applicant will submit to the Community Development Department staff the application form and all necessary documentation prior to the Board of Adjustment hearing date.

Supplementary information is considered a required part of the application. Applications will not be considered accepted for review unless all required information is provided.

A fee in accordance with the city's adopted fee schedule must accompany the application.

The applicant is expected to attend the hearing to present evidence and answer questions from the Board. The applicant must be prepared to be cross examined concerning evidence or testimony provided. The absence of the applicant is grounds to warrant deferral of action by the Board of Adjustment.

General

Appeals to the Board may be taken by any person aggrieved, by any neighborhood organization as defined in § 32.105, RSMo., representing such person, or by any officer, department, board or bureau of the City affected by any decision of the Planning and Zoning Commission or Administrative Officer. Such appeal shall be taken within a reasonable time as provided by the rules of the Board by filing with the Planning and Zoning Commission or Administrative Officer from whom the appeal is taken, and with the Board a notice of the appeal specifying the grounds thereof. The Planning and Zoning Commission or Administrative Officer thereof, from whom the appeal was taken, shall forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken. Service of such notices, papers, and records shall be constituted by depositing the same with the City Clerk.

An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him/her, that by reason of facts stated in the certificate a stay would, in his/her opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application or notice to the officer from whom the appeal is taken and on due cause shown.

The Board may reverse, affirm or modify any decision made by an Administrative Officer of the City.



Section A: Applicant Information

Name: James Ackerman

Mailing Address:
22139 Lawrence 1180
Verona MO 65769

Phone Number: 417 350 6356

Email: jameser84@yahoo.com

Property Owner Information (if different from the applicant):

Name(s): _____

Address: _____

Phone Number: _____

Email: _____

Section B: Property Information

Address of site:
125 + 135 E. Church St.

Property Identification Number: 191012004031011000 + 191012004031012000

Lot/Block/Section: 14 + 15 + 16 + 17 + 18 lots / block 17 / section 05

Zoning District: C2

Required setbacks: Ø Front: _____ Side: _____ Rear: _____

Total Site Area: 0.8072 acres



Flood Zone: No

Section C: Hearing Type (Please Check One)

- Variance
 Appeal

Reason for appeal or variance request:

I have a pre-fabricated building for Qvenchers that's ready to be installed on site. However, the cost to concrete the drive and lot is incredibly expensive and a cost we can't currently afford. We are growing rapidly but humbly ask for an additional year to be in compliance and have the lot concreted to code by the end of 2026, This will allow us the time we need to budget it and continue improving our small business.

Section D: Certification

Thank you!

In filing this application to the Board of Adjustment, I hereby certify that all of the information presented in the application is accurate to the best of my knowledge, information, and belief.

James Ackerm
Signature of Applicant(s)

8/14/25
Date

I have received, read, and fully understand Section 400.480 Appeals, of the City of Aurora Municipal Code of Ordinances as it pertains to my application. I have also read and understood the application to the Board of Adjustment. The items I did not understand, if any, have been explained to my satisfaction by an employee of the City of Aurora Community Development Department.

I understand the Board of Adjustment, being quasi-judicial in nature, will receive only competent evidence concerning my application. I understand that I have the right to cross-examine witnesses presented and that I may be cross examined on matters pertaining to the evidence and testimony that I present. I further understand that I have the right to have an agent or legal counsel present to represent me.

James Ackerm
Signature of Applicant(s)

8/14/25
Date

Signature of Applicant (if jointly applying)

Rec'd

CITY OF AURORA
2 W PLEASANT
PO BOX 30
AURORA

MO 85605

Description	Amount
JAMES ACKERMAN BOA BBOA 135 E CHURCH ST	100.00
CC Received Change	100.00 .00

TKW 8/26/25 16:25 Rcpt# 43357