



BOARD OF ZONING ADJUSTMENT

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, April 22, 2025 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the Agenda for the April 22, 2025 Regular Meeting
 - B. Approval of the Minutes from the August 27, 2024 Regular Meeting
- 4. Public Hearing**
 - A. Application for Variance to modify height and bulk standards for an accessory structure to allow for the construction of a detached garage at 106 W 3rd St. *Case No. BZA 2025-01; Bryant and Kari Lamer, Applicants.*
- 5. Regular Business**
- 6. Unfinished Business**
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Planning and Zoning Commission Regular Meeting: Tuesday, May 13, 2025 at 5:30 p.m.
 - Board of Aldermen Meetings: Tuesday, May 6 and May 20, 2025 at 6:00 p.m.
 - Board of Zoning Adjustment Meeting: Awaiting Application
- 8. Adjournment**

PARKVILLE BOARD OF ZONING ADJUSTMENT

Regular Meeting Minutes

City of Parkville, Missouri

Tuesday, August 27, 2024 5:30 PM

City Hall Board Room

1. Call to Order

Chair McCaffrey called the meeting to order at 05:33 PM.

2. Roll Call

Members Present:

Kenneth Roberson

Corky McCaffrey

Kara Ramirez

Clint Jayne

Robert Unger

Absent:

Jackson Carrizzo

Russ Downing

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director

Brad Stanton, Planner

John Mautino, City Attorney

3. General Business

A. Approval of the Agenda for the August 27, 2024 Regular Meeting

ACTION: Kenneth Roberson moved to approve, Clint Jayne seconded. Motion : 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

B. Approval of the Minutes from the July 23, 2024 Regular Meeting

ACTION: Clint Jayne moved to approve, Kenneth Roberson seconded. Motion Passed: 5-0.

AYES: Kenneth Roberson, Corky McCaffrey, Kara Ramirez, Clint Jayne, Robert Unger

NOES: None

ABSTAIN: None

4. Public Hearing

- A. An Application for Variance to modify front-yard setback requirements on Lots 547, 548, and 550 of Thousand Oaks 12th Plat. *Case No. BZA 2024-02; David Barth, Forest Park Development, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, presented an overview of the application. The application for a variance concerning three lots in the Thousand Oaks 12th Plat. The applicant requests a reduction of the front yard setback from 25 feet to 20 feet, citing the challenging topography of the lots as making the standard setback unfeasible for construction. Despite previous denials in 2012 and 2016, the lots have remained undeveloped since 2004, while others in the area have been built upon. After reviewing the application according to the Municipal Code's criteria, staff recommends approving the variance request.

Discussion centered on whether the zoning standards make the subject lots unbuildable.

Member Unger moved to continue the application, no second.

ACTION: Kenneth Roberson moved to deny the application for variance, Clint Jayne seconded. Motion : 4-1. Application denied.

AYES: Kenneth Roberson, Kara Ramirez, Clint Jayne, Robert Unger

NOES: Corky McCaffrey

ABSTAIN: None

5. Regular Business

6. Unfinished Business

7. Other Business

- A. Upcoming meetings & dates of importance:

- Planning and Zoning Commission Regular Meeting: Tuesday, September 10 at 5:30 p.m.
- Board of Aldermen Meeting: Tuesday, September 3 and September 17 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: T.B.A.

8. Adjournment

Chair McCaffrey called further discussion. Seeing none, she called for a motion to adjourn.

ACTION: Kenneth Roberson moved to adjourn, Clint Jayne seconded. Motion Passed: 0-0.

AYES: None

NOES: None

ABSTAIN: None

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date



Staff Analysis

- Agenda Item: 4.A.
- Proposal: Application for variance to modify height and bulk standards for an accessory structure to allow for the construction of a detached garage at 106 W 3rd St.
- Staff Recommendation: Approval
- Case No: BZA 2025-01
- Applicant/Owner: Bryant and Kari Lamer, Owners
- Zoning: “R-4” Mixed-Density Residential
- Parcel #s: Platte County parcel no. 20-7.0-35-100-032-018.000
- Exhibits:
- A. This Staff Report
 - B. Application for Variance
 - C. Subject Property Area Map
 - D. Site Plan (provided by Applicant)
 - E. Garage Specs (provided by Applicant)
 - F. Public Comment submitted by Joshua Davis
 - G. Additional exhibits as may be presented at the public hearing
- By Reference:*
- A. Parkville Master Plan – <http://parkvillemo.gov/departments/community-development-department/master-plan/>
 - B. Parkville Municipal Code, Title IV – Development Code in its entirety (<https://www.ecode360.com/PA3395-DIV-05>)
 - a. Section 401.030 Administration and Review Bodies
 - b. Section 403.080 Variance
 - c. Section 405.010 Zoning Districts Established
 - d. Section 405.020 Districts and Uses
 - C. Hearing notice published in The Platte County Landmark newspaper on March 26, 2025
 - D. Public hearing announcement posted on the City webpage - <http://parkvillemo.gov/government/public-hearings/>

* Copies on file at Parkville City Hall and available on request

Comments

Received: The Community Development Department has received one (1) public comment letter in support as of the date of this staff analysis report.

Overview

The subject property is located approximately 90 feet west of NW Summers St between the right-of-way for W 3rd St and W 4th St. This property includes one parcel — Platte County parcel #20-7.0-35-100-032-018.000 (0.59 acres, more or less) — and is zoned “R-4” Mixed-Density Residential. The property was last platted in June 2017 via Administrative Plat Case No. PZ2017-08. According to Platte County records, the subject property currently contains a single-family residence that was constructed in 2017.

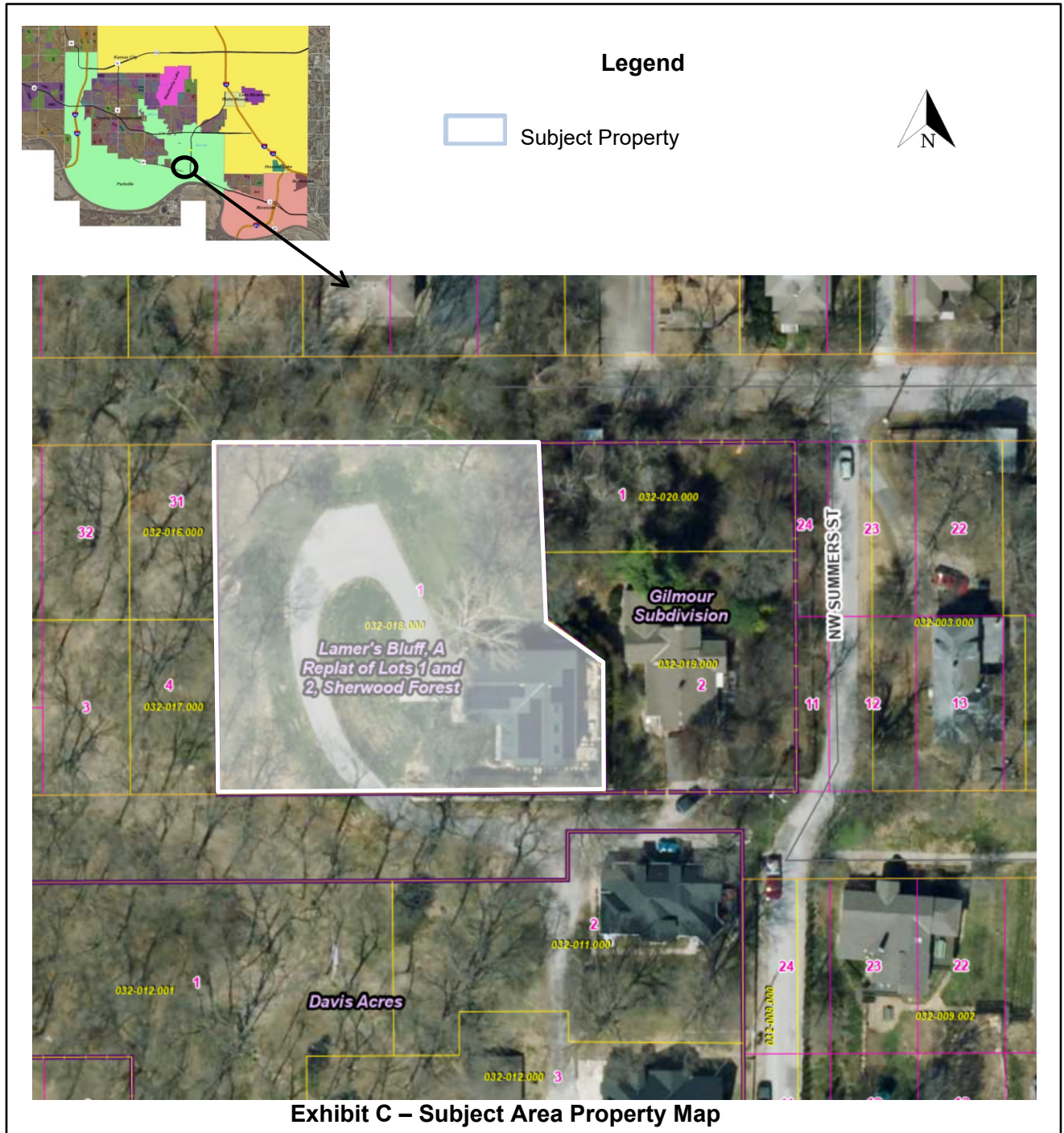
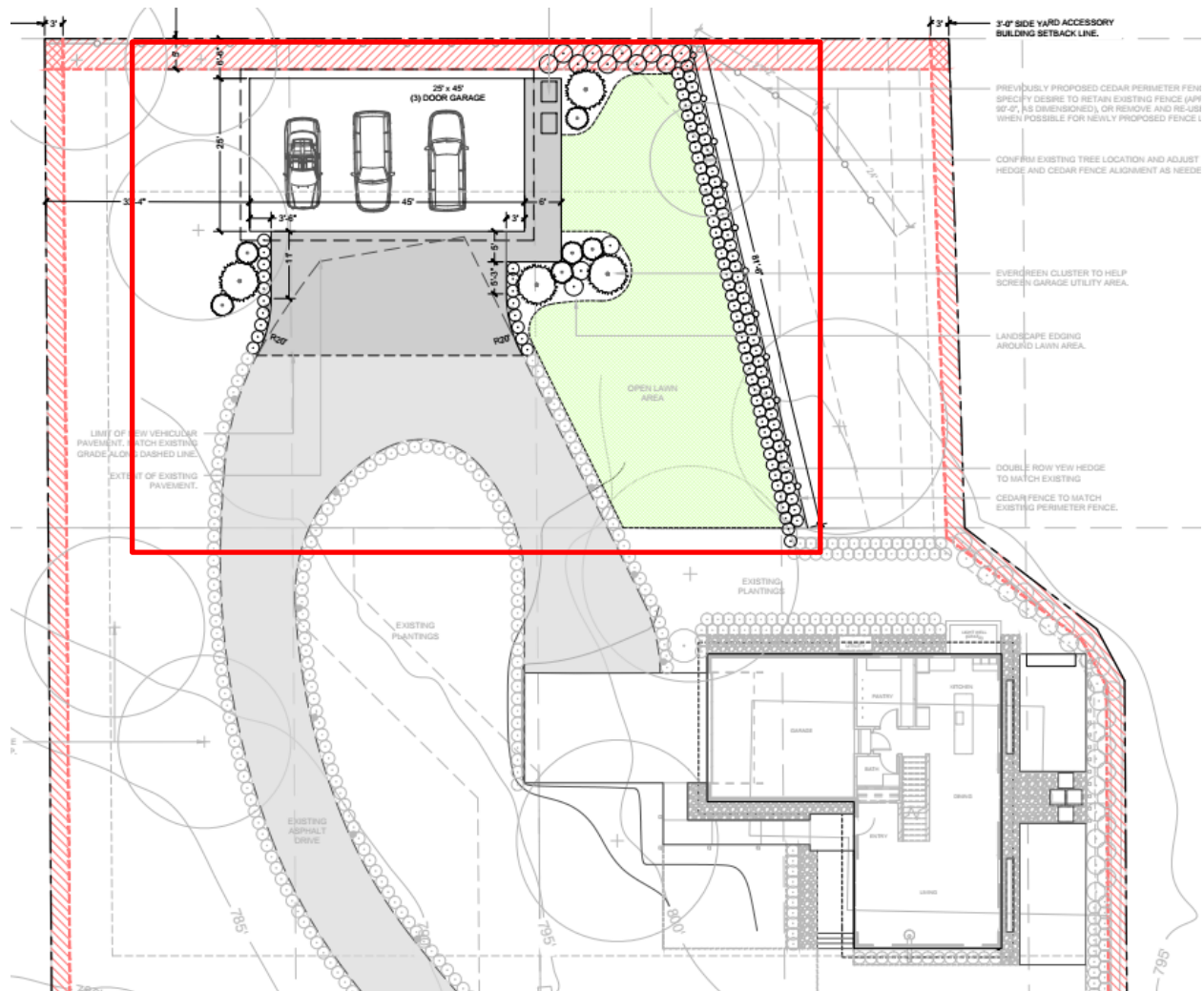


Exhibit C – Subject Area Property Map



Proposed site plan (submitted by Applicant)

The owners wish to construct a 1,125 sq. ft. 2-story, detached, 3-bay garage on the property. Per Section 405.030(B)(3) of the Parkville Municipal Code, the maximum allowable area for an accessory building is 576 square feet. Additionally, the maximum allowable height for an accessory building is 1.5 stories (15 feet). The applicants are proposing a larger and taller structure than allowed. As a result, an Application for Variance has been submitted for consideration by the BZA in order to relieve practical difficulty/hardship due to existing zoning standards.

Table 1 on the next page lists the detached accessory building zoning requirements compared to the proposed project from the applicant.

Table 1. Zoning Standards compared to Proposed Standards

Standard	Code	Proposed	Change
# Per Lot	1 accessory building	1 accessory building	0
Rear Setback	5 ft.	6.5 ft.	0
Building Height	1.5 stories	2 stories	+0.5 stories (+33%)
Building Area	576 sq. ft.	1,125 sq. ft.	+549 sq. ft. (+95%)
Principal Building Setback	10 ft.	> 10 ft.	0

Review and Analysis

The application has been reviewed against the Parkville Municipal Code. Variances are a process to provide relief from strict interpretation of the standards of the Development Code — including applicable use standards — which when applied to a particular property and in a specific context, could create an unnecessary hardship and practical difficulty on reasonable use of the property.

Per Section 401.030, Subsection D. of the Parkville Development Code, the Board of Zoning Adjustment shall have and perform all powers and duties authorized by RSMo. Chapter 89, as provided in Chapter 403, including but not limited to, hearing and deciding special exceptions to the terms of the development code where specifically stated and authorized; and authorizing (upon appeal in specific cases) a variance from the terms of the Development Code.

Per Section 403.080, a variance shall be reviewed and approved only on the finding that all of the following conditions are met (the following are staff’s findings and conclusions):

- 1. The requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action**

This property is unique due to size and location in the downtown area. The subject property is 0.59 +/- acres. An analysis of the surrounding properties (i.e. Downtown Parkville) finds that lots are generally 0.1-0.2 acres. Staff finds that this situation is not ordinarily found in the same zoning district. Larger parcels are uncommon in the R-4 zoning district and are generally a result of lot combinations.

Staff recently analyzed the “R-4” zoning district for a text amendment to allow flexibility within the zoning district (Case No. PZ2025-03). In the staff report for the case, staff writes, “The residential neighborhoods in this area consist of older homes, many built before or around the turn of the century; and their character portrays quasi-historic character and compliments the identity of downtown Parkville.” The home on the subject property is of newer construction, completed in 2017. The accessory structure would be similar in character to the existing primary structure, including in size and height.

2. The granting of the variance will not adversely affect the rights of adjacent property owners or residents

Staff does not find that the granting of this variance would adversely affect the rights of adjacent property owners or residents. The subject property is located on the edge of the downtown area and is surrounded on the north (vacant right-of-way), west (undeveloped property), and south (vacant right-of-way) sides by undeveloped land. The proposed accessory building will meet the setback requirements and architectural requirements of the Municipal Code. Additionally, the applicants are proposing for the accessory structure to complement the architecture of the main structure.

3. The strict application of the provisions of the zoning regulations for which the variance is requested will constitute unnecessary hardship or practical difficulties upon the property owner represented in the application

Strict application of the provisions of the zoning regulations for which the variance is requested would not allow the property owner to construct the proposed accessory structure.

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare

The proposed variance does not appear to adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. The variance would not represent a substantial change to the development pattern in the surrounding area. While the City does not have plans to construct a roadway nor infrastructure in the 4th Street right-of-way to the north, the proposed variance would not affect that development. The variance also does not represent an increase in demand for fire protection or police protection for health, safety and welfare reasons.

5. Granting the variance would not be opposed to the general spirit and intent of this Code.

The Development Code cannot predict every circumstance and unique lot conditions can impose hardships on property owners. The Development Code allows for relief from Code requirements through the variance process as established in Section 403.080.

Staff Conclusion and Recommendation

Upon review of the application and supporting materials, staff recommends approval of the application for variance.

It should be noted that the recommendation contained in this report is made without knowledge of facts, public comments or any additional information which may be presented during the public hearing. For that reason, the conclusions herein are subject to change as a result of evaluating additional information; additionally, staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the Application for Variance, supporting information, associated exhibits, factors discussed above and any testimony presented during the public hearing, the Board of Zoning Adjustment should decide if the request will preserve the intent and consistency of the zoning regulations, the general welfare of the community and the rights of the adjacent property owners without setting a precedent that will negatively affect administration of

the regulations. If granting approval, conditions may be set to further mitigate any effects of the variance.

End of Memorandum



Brad Stanton, AICP
Planner

4-15-2025
Date



Application #: _____
 Date Submitted: _____
 Public Hearing: _____
 Date Approved: _____

CITY OF PARKVILLE - 8880 Clark Avenue - Parkville, MO 64152 - (816) 741-7676 - FAX (816) 741-0013

Application for Variance
 Pre-application meeting required per Parkville Municipal Code Title IV, Section 403.010, Subsection C

1. Applicant/Contact Information

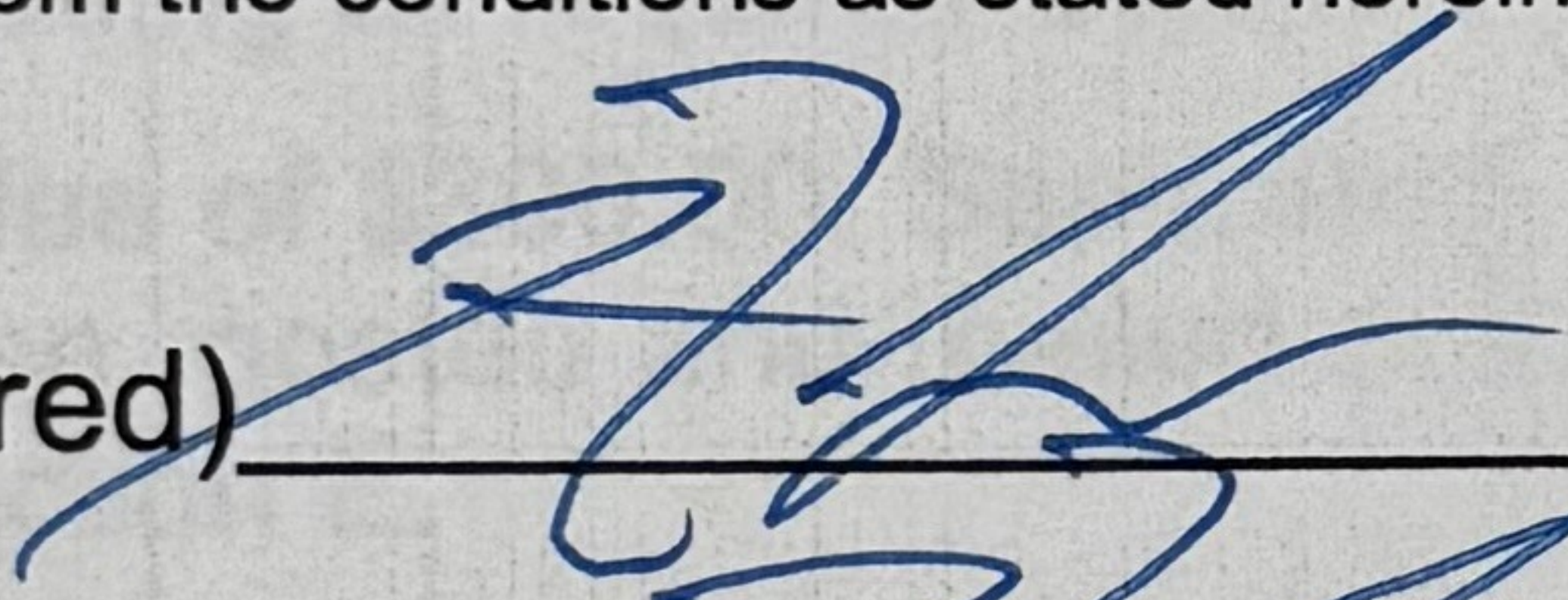
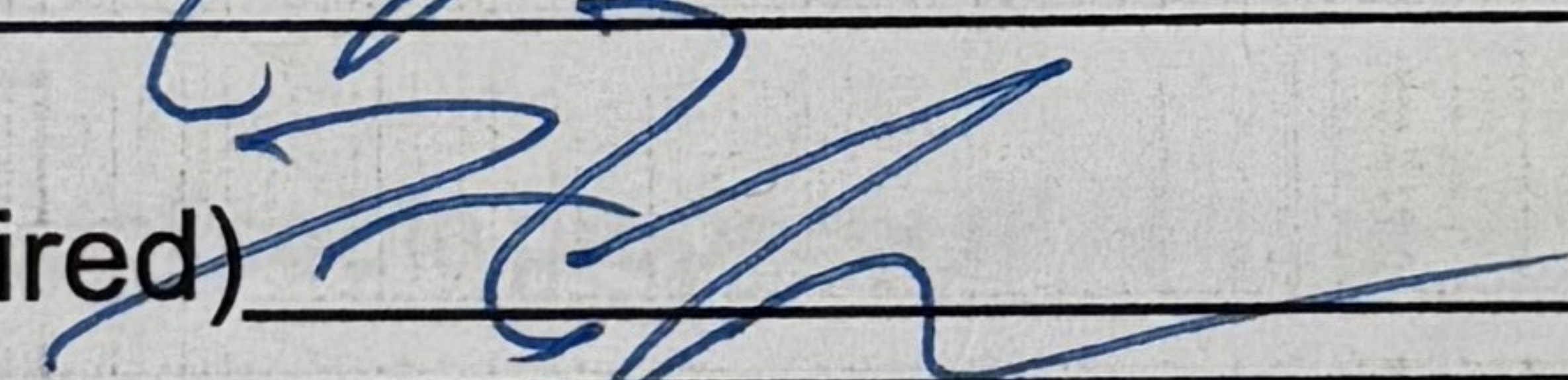
Applicant(s)
 Name: Bryant and Kari Lamer
 Address: 106 West Third Street
 City, State: Parkville, Missouri
 Phone: (816) 308-6426 Fax: _____
 E-mail: bryant.lamer@gmail.com

Owner(s), if different from applicant(s)
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Engineer/Surveyor(s), preparing plans & legal desc.
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

Contact Person, if different from applicant(s)
 Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required)  Date: 03/18/25
Property Owner's Signature (Required)  Date: 03/18/25

2. Property Information

Address and general location: 106 West Third Street, Parkville, Missouri 64152

Attach a separate sheet with complete legal description of the property (if requested by Community Development Director).

Zoning district: R4

Present use of the property: Empty lot

Proposed variance (or use with variance):

We intend to build a two-car garage with a third bay for use as a workshop. The current limit on square footage and height does not allow for us to build as we need.

Attach a narrative addressing:

1. How the requested variance arises from conditions which are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.
2. How the granted variance would not adversely affect the rights of adjacent property owners or residents.
3. How applying provisions of the zoning regulations for the requested variance constitutes unnecessary hardship or practical difficulties upon the property owner represented in the application.
4. How the variance desired will not adversely affect the public health, safety, morals, order, convenience, or general welfare.
5. How granting the variance would not oppose the general spirit and intent of the City Code.

3. Neighboring land use, zoning, character and effects of variance on each

<u>Land use</u>	<u>Zoning</u>
North: <u>Multi-Family Residential; Apartments</u>	<u>R4</u>
South: <u>Single Family Residential</u>	<u>R4</u>
East: <u>Single Family Residential; Empty lot</u>	<u>R4</u>
West: <u>Empty lot</u>	<u>R4</u>

General character of the neighborhood:
Residential and multi-family residential with apartments to the North and empty lots to the west

Effects of the requested variance on adjacent and neighboring properties:
No impact to properties. To the north is a four-plex apartment complex. To the south is my second lot where my single-family home is located. To the west is another empty lot and to the east is an empty lot.

Other comments or factors relating to this request:

4. Checklist of required submittals

- Completed application, including all required details and supporting data.
- Nonrefundable application fee of \$300.00. Separately, the applicant will be billed to recover costs for required publication, posted and mailed notice per Parkville Municipal Code, Title IV, Section 403.010, Subsection E.
- Complete legal description of the applicable property (if requested by the Community Development Director).
- Authorized signature of the applicant and property owner.
- Three (3) copies 24" x 36" size, or larger sets, and one (1) electronic set (PDF format) of a site plan showing proposed variance in relation to property boundaries, existing and proposed topography, on and off-site, and other site features related to the proposed variance.

For City Use Only

Application accepted as complete by: _____
Name/Title Date

Application Fee (25.0000): \$ _____

By: Check # _____ MO# _____

Date Paid: _____

Credit Card _____ Cash _____

Payment by: _____

Received by: _____

Final reimbursable costs paid (if applicable). _____

Date of Action: _____

Hearing notice published in: _____

Date of publication: _____

Board of Zoning Adjustment Action: Approved Approved with Conditions Denied Date of Action: _____

Conditions if any: _____

Bryant and Kari Lamer – Variance Request – March 2025 – Narrative Summary

1. The conditions are unique to the subject property because where we want to build the garage is on the second lot we own (Lot 2), which could have been developed with another single-family home. On our second lot is our current single-family home.
2. The granted variance will not adversely affect the rights of adjacent property owners or residents because the lots to the east and west are empty (and not buildable), the lot to the south is my lot and the lot to the north is the backdoor to two units on an existing apartment complex (i.e., the entrance to those apartments faces east).
3. The current zoning regulations creates hardship because we are unable to build the garage size and workshop we need for our family. Limiting the use to 575 square feet is not feasible.
4. The variance will not adversely affect the public health, safety, morals, order, convenience or general welfare because it will follow all state and local building requirements and is merely a garage and workshop space.
5. The variance will not oppose the general spirit and intent of the City Code by following all City of Parkville City Code.



STEEL BUILDINGS

SINCE 1983

Made in the USA with 100% American steel

Building Quotation

Quote #

TBD

Date

3/12/2025

Name	Kari & Bryant Lamer	Building Consultant:	Dereck Kerr
Street	106 W 3rd St	Consultant Phone:	(816) 779-7521
City	Parkville	Consultant Email:	dkerr@worldwidesteelbuildings.com
State	MO		
Zip	64152		
Phone	816-308-6426		

Building Dimension		Loads		Stamped Engineered Plans	
Width	25	Wind Speed	115 Mph	Building	YES
Length	45	Ground Snow	20 lb.	Foundation	YES
Eave Height	18	Collateral Load	2 PSF	Building Type	Steel
Roof Pitch	3:12	Style	Single Slope	Truss Type	Tube Leg

Steel Sheeting Color		Package Includes: Trusses And Truss Hardware Pre-Cut Sheeting 80,000 PSI Self-Drilling Sheeting Screws With Neoprene Washers Elevation & Pier Placement Plans Steel Purlins/Girts Edge Mounted On 2' Centers
Walls	TBD	
Wainscot	N/A	
Roof	TBD	
Trim	TBD	
Soffit	TBD	

Included Options:

ITEM	QTY	Size	ITEM	QTY	Size
Eave Extension LSW		3x45	25x24 Mezzanine Bar Joist 2nd Floor	YES	Included
Eave Extension RSW		3x45	10x8 Partial Mezzanine Bar Joist 2nd Floor	YES	Included
Gable Extension FEW		5x31	3 sets Staight Flush Columns Studio Area 20'	YES	Included
Gable Extension REW		5x31	Portal Header Wind Bracing Flush Columns	YES	Included
Framed Opening for Walkdoor	2	3x6'8"			
Framed Opening for Windows	14	TBDxTBD	Certified Engineered and Foundation Stamps	YES	Included
Framed Opening for Overhead Sectional Door	2	10x8			
Portal Frame LF	1	62'	All Steel Tapered Column Home Package	YES	Included
Thermal Break Roof	Insulation	Included	Residential Girt Line	YES	Included
Thermal Break Walls	Insulation	Included	Portal Frame Wind Bracing	YES	Included
			Delivery to jobsite	YES	Included

Warranty Info		Building Price	
Steel Truss	50 Years	Production Discount	\$12,610.13
Steel Sheeting	Lifetime	Sale Price	\$60,377.00
Sales Tax is dependent upon delivery location and will be calculated at time of building order.		Sales Tax (if applicable)	\$4,962.37
		Total Building Price	\$65,339.37
		Pricing Good For	15 days
		Initial Payment Due	\$16,334.84



**MADE IN THE USA WITH 100%
AMERICAN STEEL**

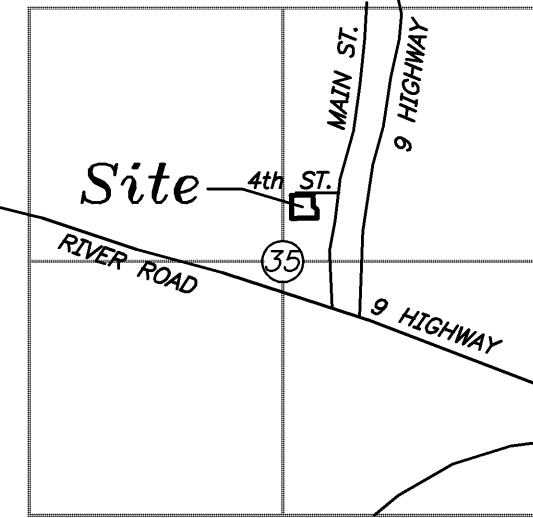
Quote excludes any items not listed above

10606 State Route YY
Peculiar MO 64078

LAMER'S BLUFF

A REPLAT OF LOTS 1 AND 2, SHERWOOD FOREST

Parkville, Platte County, Missouri



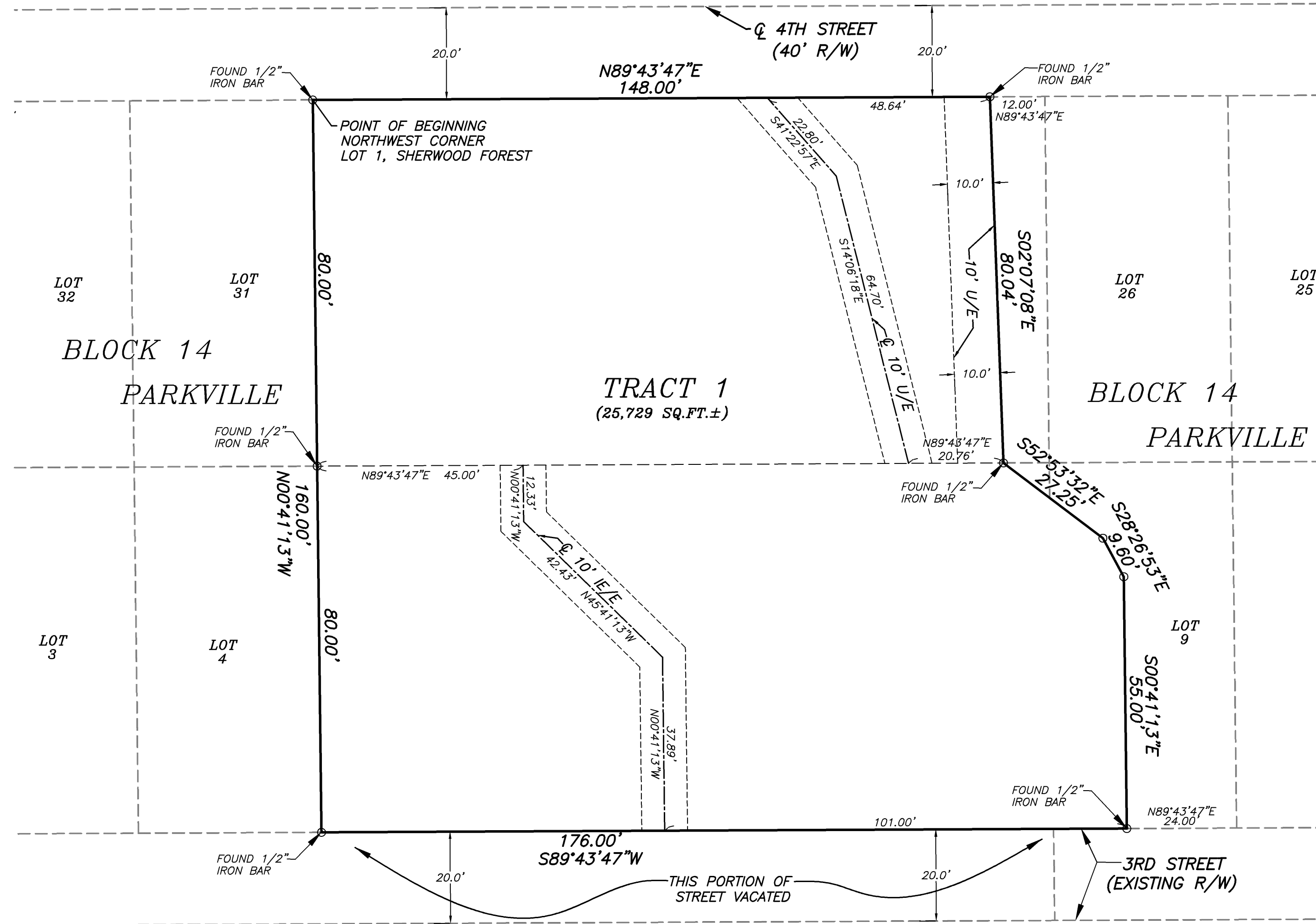
SEC. 35-51-34
Location Map



SCALE: 1" = 20'
20 10 0 20

LEGEND

- Set Monument-1/2" Iron Bar w/ Cap 2074 (Unless otherwise noted)
- ▲ Set Permanent Monument
- Found Monument
- ⊕ Center Line
- △ Found Permanent Monument



PROPERTY DESCRIPTION:

All of Lots 1 and 2, Sherwood Forest in the City of Parkville, Platte County, Missouri being described as follows: Beginning at the Northwest corner of said Lot 1; thence North 89 degrees 43 minutes 47 seconds East, along the North line of said Lot 1, a distance of 148.00 feet to the Northeast corner of said Lot 1; thence South 02 degrees 07 minutes 08 seconds East, along the East line of said Lot 1, a distance of 80.04 feet to the Southeast corner of said Lot 1, also being the most Northerly corner of said Lot 2; thence South 52 degrees 53 minutes 32 seconds East, along the East line of said Lot 2, a distance of 27.25 feet; thence continuing along said line, South 28 degrees 26 minutes 53 seconds East, a distance of 9.60 feet; thence continuing along said line, South 00 degrees 41 minutes 13 seconds East, a distance of 55.00 feet to the Southeast corner of said Lot 2; thence South 89 degrees 43 minutes 47 seconds West, along the South line of said Lot 2, a distance of 176.00 feet to the Southwest corner of said Lot 2; thence North 00 degrees 41 minutes 13 seconds West, along the West line of said Lots 1 and 2, a distance of 160.00 feet to the Point of Beginning. Said tract contains 25,729 Square feet more or less.

DEDICATION: The undersigned proprietors of the tract of land described hereon have caused the same to be subdivided in the manner as shown on the accompanying plat which subdivision shall hereafter be known as "SHERWOOD FOREST-REPLAT OF LOTS 1 AND 2".

EASEMENTS DEDICATION: An easement is hereby granted to Parkville, Missouri, and to the utility companies franchised to operate in Parkville, Missouri, for the purpose of locating, constructing, operating and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV and surface drainage including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated "Utility Easement" or "U/E". Where other easements are designed for a particular purpose, the use thereof shall be limited to that purpose only. All the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Parkville, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easements. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works, as to utility easements.

IN TESTIMONY WHEREOF: The undersigned proprietor has hereunto set his hand this _____ day of _____, 2017.

Bryant Lamer, a single person

STATE OF MISSOURI
COUNTY OF _____ JSS

Be it remembered that on this _____ day of _____, 2017, before me, a Notary Public in and for the County and State above mentioned, came Bryant Lamer, a single person, who is to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same.

IN WITNESS THEREOF: I have hereunto set my hand and affixed my seal the year and date last written above.

My commission expires: _____
NOTARY PUBLIC

BOARD OF ALDERMEN
This is to Certify that the within plat was duly submitted to and approved by the Board of Aldermen of Parkville, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____, 2017.

MAYOR CITY CLERK

GENERAL NOTES

1. No Title Report was provided for this survey. Therefore, all easements of record may not be shown.
2. Basis of Bearing: PLAT OF SHERWOOD FOREST
3. This tract of land does not lie within the 100 year floodplain per Firm Map No. 29095C0108G, dated January 20, 2017.

This plat meets the accuracy requirements for a Suburban Class of Property.

I hereby state that the plat of LAMER'S BLUFF subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment, and Missouri Standards for Property Boundary Surveys, established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects. I further state that I have complied with all statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

DATE: _____
SAM A. AYLETT, PLS-2074

FINAL PLAT LAMER'S BLUFF PARKVILLE, PLATTE COUNTY, MISSOURI	
<p>AYLETT SURVEY & ENGINEERING CO. LAND SURVEYING ~ CIVIL ENGINEERING ~ LAND PLANNING 201 NW 72ND ST. ~ GLADSTONE, MO 64118 PH. (816) 436-0732 ~ FAX (816) 436-0787</p>	Prepared For: BRYANT LAMER 5342 NW PLATTE ROAD RIVERSIDE, MO 64150
<p>SHEET 1 OF 1</p>	
Drawn By: MNT File Name: 51340FPA SEC: N/A	Date: May 12, 2017 Job No.: 51340

Brad Stanton

From: Joshua Davis <josh@jlsa.com>
Sent: Friday, April 11, 2025 4:18 PM
To: Brad Stanton
Subject: Case No. BZA 2025-01, Bryant and Kari Lamer - In favor of approval

Hi Brad,

I'm Josh Davis, and I live at 200 Summers Street. I received the letter about the application for the variance on the Lamer property.

I'm not sure I'll be able to attend the hearing on the 22nd, so I wanted to email and say I'm in support of approval of the variance. I think it's great they're investing and building a garage up there. I hope there aren't any issues with getting it approved.

Thanks,

- Josh

(573) 239-0551

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.