



**City of Billings P.O. Box 207 Billings, MO 65610**  
**Phone 417-744-2581**

**Agenda for Board of Adjustment Commission**

**For**

**Monday, October 18, 2021**

**7:00 P.M.**

**Billings City Hall, Boardroom**

**202 NE US Hwy 60**

**AGENDA**

**ROLL CALL** of Commissioners

Review of Minutes from Thursday, August 21, 2021. Discussion. Possible Vote.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

- A. Request received from Shawn & Debra Brandwein at 319 W Howcroft Avenue for consideration of a variance of setback dimensions for proposed Lean-to on North side of property. Discussion. Possible Vote.

**ADJOURNMENT**

*Chris M. Hopkins*

Chris M. Hopkins, City Clerk



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MINUTES FOR THE AUGUST 27, 2020, BOARD OF ADJUSTMENT COMMISSION  
MEETING HELD IN THE BILLINGS CITY HALL BOARDROOM AT 7:00 P.M.

**ROLL CALL TO ORDER:**

Barbara Brauch	- Present
Anna House	- Present
Tim Steinert	- Present
Tim Wood	- Present
David Angus	- Absent

VISITOR: Adam Karr, expressed interest as being an Alternate and will be recommended to the Board of Aldermen by the Mayor.

Present in City Hall were Mayor David L. Rauch, City Attorney Bill Petrus and City Clerk, Chris M. Hopkins.

There were no Minutes to review as this was the first meeting for the newly appointed Commission.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

- A. City Attorney Bill Petrus started the meeting explaining the Role of the Board of Adjustments Commissioners by stating the City of Billings is in the process of adopting Zoning as seen in the Comprehensive Plan by rezoning some areas for future growth. A variance may be needed to fit into that plan that Planning & Zoning will make recommendations. The Board of Alderman can pass Ordinances to make changes and the Board of Adjustment Commission can say yes to go forward with the use the property. The next step would be an Appeal to the court. Then an appeal can go to Christian County Circuit Court to protect property values and the development of the town.

This Board may be called upon if the land can not be to its best use, so an applicant can Appeal. This Board will be called upon to issue a variance.

This Board can set a precedent that may be reviewed. This Board can have time to study materials to deliberate on its decisions. Legal Non-conforming Use (grandfathered in) does have some constraints.

Sunshine Law we follow Open Meetings and Open Records. Meet Spirit of Zoning not the law. A quorum of 4 of the 5 Commission members is needed.

**B.** The next order of business was to draw for terms of Appointment and they are as follows:

2/2020 - 12/31/2020	1 year	unfilled
2/2020 - 12/31/2021	2 years	Tim Wood
2//2020 - 12/31/2022	3 years	Anna House
2/2020 - 12/31/2023	4 years	Tim Steinert
2/2020 - 12/31/2024	5 years	Barbara Brauch

**C.** A motion made by Anna House, seconded by Barbara Brauch to nominate Tim Wood for Chairman of the Board of Adjustment Commission. It was stated the Chairman will be reimbursed \$ 30.00 for each meeting and all other members will received \$ 20.00 for each meeting attended payable in December of each year. All in favor voted "Aye". No "Nays". No Abstentions.

## **ADJOURNMENT**

Motion to adjourn the meeting at 7:50 p.m. was made by Barbara Brauch, seconded by Time Steinert. All in favor voted "Aye". No "Nays". No Abstentions.

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Tim Wood, Chairman

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Chris M. Hopkins, City Clerk



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BOARD OF ADJUSTMENTS / APPEAL APPLICATION

NOTICE: \$ 25.00 Fee for this application is due at the time of submission

APPLICATION DATE: 7/29/2021 CASE NO 2021 Aug 0001

Site Address: \_\_\_\_\_

Legal Description \_\_\_\_\_

LEGAL OWNER INFORMATION:

NAME: Scott L Bock

ADDRESS: 419 S Republic St.

PHONE NUMBER (WORK) \_\_\_\_\_ (HOME/CELL) (417) 496-2250

OWNER REPRESENTATIVE (if different from property owner)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER (WORK) \_\_\_\_\_ (HOME/CELL) \_\_\_\_\_

PROPERTY DESCRIPTION & LOCATION

ADDRESS \_\_\_\_\_

TAX MAP IDENTIFICATION: MAP# \_\_\_\_\_ BLOCK# \_\_\_\_\_ PARCEL 3

SIZE OF PROPERTY: (acreage/square feet) 135' X 105'

PRESENT ZONING: R1 PRESENT SETBACK DIMENSIONS: Side Yard 10' Rear 25'

SUMMARY OF VARIANCE REQUESTED (Be specific): I want a shop/garage to build home projects, and with the 10' restriction I cannot build large enough so I want a 6' variance to leave 4' to the property line, which will allow me to build a 24' x 40' shop. This is on the South side of the property.



# Christian County, MO



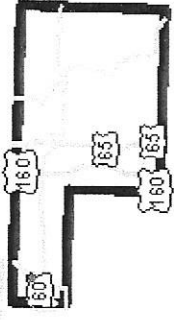
1 in. = 42ft.



83.3 0 41.67 83.3 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



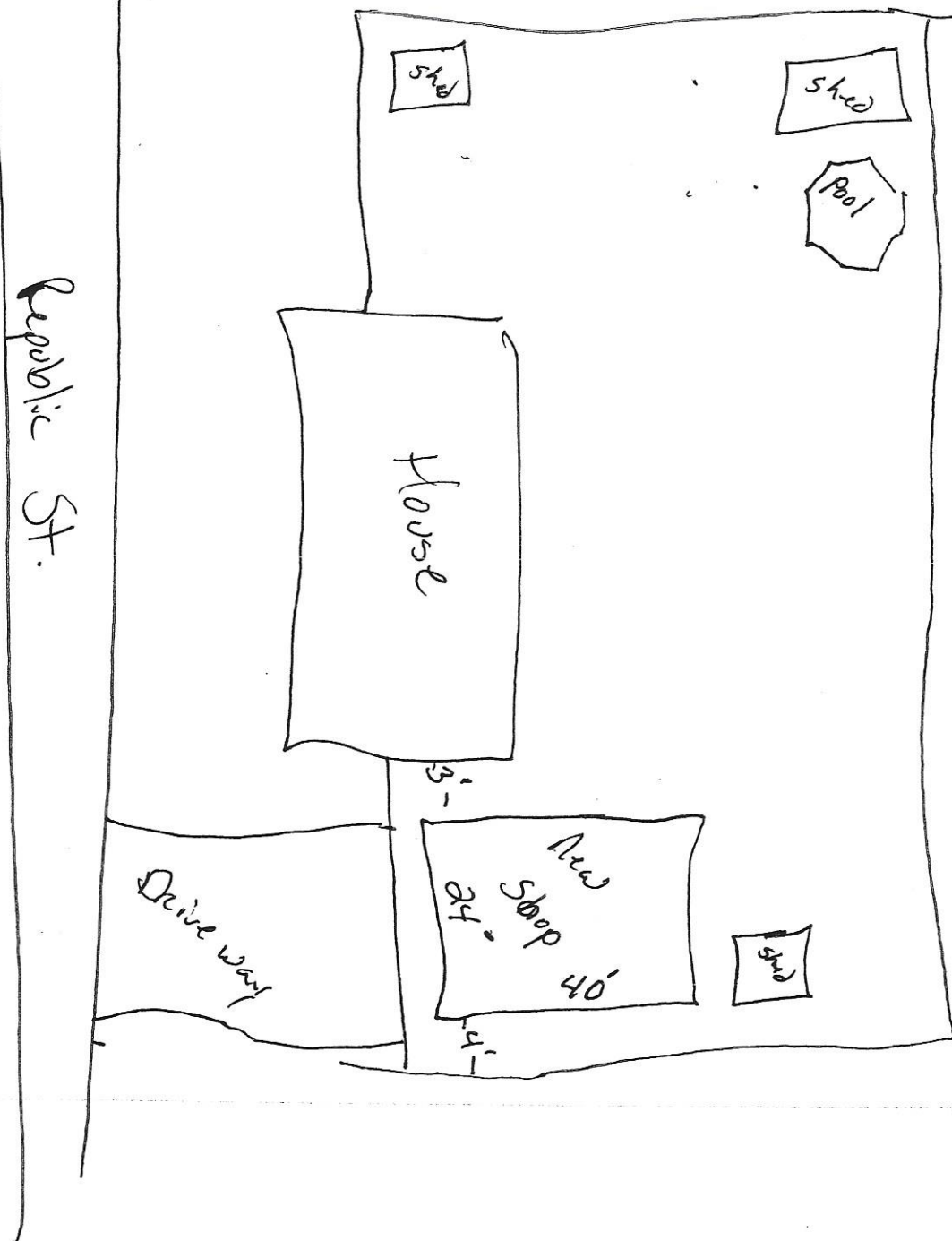
## Legend

- Road
- Highway
- STATE NUMBERED HIGHWAY
- US HIGHWAY
- Address Point
- Parcel
- Corporate Limit Line
- Towns
- Original Lot
- Easement
- Section

## Notes



PLOT PLAN



Wooden Privacy Fence  
in place

<b>Property Number</b> 08-0-2-10-003-002-003.000	<b>Owner - Mailing Address</b> BOCK, SCOTT L C/O: 419 S REPUBLIC ST BILLINGS MO 65610-0000	<b>Situs Address</b> 419 S REPUBLIC ST DBA:
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**Property Description**

LOT 105 WATKINSON ADDITION	Lot Size	Deed Acre	Calc Acre
	135 X 137.75	0.00	0.00

<b>SEC-TWP-RNG</b>	<b>Land Type</b>	<b>Book-Page</b>	<b>Date Acq</b>	<b>City</b>	<b>School</b>	<b>Road</b>	<b>Fire</b>	<b>MCD</b>
10-27-24	IT	2007-007891	2007-04-25	4	4	4	6	22

TYPE	LAND VAL	STRUCT VAL	TOTAL VAL	TOTAL ASSESS
RES	\$12,000	\$56,900	\$68,900	\$13,090
AGR	\$0	\$0	\$0	\$0
COMM	\$0	\$0	\$0	\$0
VAC	\$0	\$0	\$0	\$0
TOTALS	\$12,000	\$56,900	\$68,900	\$13,090

#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
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CLASS	TYPE	AVG	DF	SFF	FF/ACRES	DEPTH	LAND DATA		DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
							UNIT PRICE					
1	1	0	1	0	135.00	137.0	90.00		0.99	0.00	89.10	12030.00

**IMPROVEMENTS**

Bldg No.	Struct	Yr Built	Yr Rem	Eff Yr	Stor	Bd Rm	Room	Class RateCd	Class Units	Const Units	Total Units	Base Rate	Adj Rate	Index	SqFt Cost	Base Area	Adj Area	Base Cost	Extra Feat	Replace Cost	Phy Cond	Adj Cond	Appraised Value
1	1-RES	1958	1994	0	1	3	5	D-/H	-4	101	97	18.54	17.98	2.60	46.75	1448	1591	74379.25	13104	87483.25	65	65	56860.00



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## Board of Adjustment Commission

Barbara Brauch  
121 NW Hwy 14  
Billings MO 65610  
417-744-4470

2/20/20 – 12/31/2024

Anna House  
427S. Republic Street  
Billings MO 65610  
417-414-9183

2/20/20 – 12/31/2022

Tim Steinert  
116 S. Republic Street  
Billings MO 65610  
417-766-4080

2/20/20 – 12/31/2023

Tim Wood  
122 W. Purdy  
Billings MO 65610  
417-840-1414

2/20/20 – 12/31/2021

Marvin Woods  
527 West Street  
Billings MO 65610  
417-695-3006

9/16/21 – 12/31/2021  
Appointed 9/16/2021