



1104 BROADWAY
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NOTICE OF HEARING FOR ZONING CHANGE

Case No. 30321 Date; 3-04-2021

The Zoning Board of Adjustment will hold a hearing for a zone change in a C-1(Central Commercial District) zone, for the property located at 105 W. 13th St. The applicant, Shelby VanKirk, is requesting a zoning Change from C-1 (Central Commercial District) to an R-2 (Two-Family Residential District).

Property description is:

TR COM 144.5' E OF NW COR BLK 4 WILLS 1ST ADD TH E 55.5' S 73' T O POB, CITY OF LAMAR, BARTON COUNTY MISSOURI.

A public hearing will be held on Wednesday, March 24, 2021 at 5:15 p.m. in the meeting rooms of City Hall, 1104 Broadway, Lamar MO. All parties in interest and citizens shall have the opportunity to be heard.

Any questions concerning this Zoning Hearing, please contact the Building Inspector at City Hall, 417-682-5554 Ext 2317 or email at buildinginspector@lamarmmo.org.


Jim Buzzard, Zoning Administrator

KENT M. HARRIS, MAYOR
Russ Worsley, City Administrator
Bev Baker, City Clerk
Steven Kaderly, City Attorney

**MUNICIPALLY OWNED ELECTRIC,
WATER AND SEWAGE SYSTEMS**

Dear, Zoning Board Member

Shelby VanKirk has a residential home on a lot that is zoned C-1. This is not a problem; it is classified as a nonconforming residential use. The building originally was used as a dentist office and since has become a residential use and can continue being a residential use unless it is damaged beyond 50 percent of its value, changes occupancy, or is abandoned for a period of 12 months. If this happens, it must then comply with the C-1 Zoning. When complying with the C-1 Zone, residential housing is not allowed.

Shelby is trying to sell the property and the loan company dose not want to loan money on a property that if severely damaged cannot be rebuilt. This being one of the main reasons for the rezone from the C-1 to the R-2.

The property is located in a large area of R-2 property's, by rezoning to an R-2 this would match the consciences of the district around the property.

If you have any questions ,please contact me at 417-682-5554 ext 2317 or email

buildinginspector@lamarmo.org



Jim Buzzard B/I

Date; 3-24-2021

Address; 105 W 13th St. (Shelby VanKirk)

Re; Zone Change Hearing Minuets

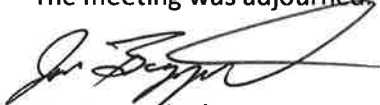
Roll call was taken, those present, Terry Riegel (president), Harold VanDeMark, , Kent Harris, Russ Worsley, and Bill Forst. Lee Shaver, Judd Chesnut, and Shelby VanKirk (Property Owner) was not able to attend.

Discussion, the application was presented, the property was discussed, location, type, and what surrounds it. Why to change it from the C-1 to an R-2 Zone. What is allowed in the zone and the 50 percent damage claws in the zoning. The change is needed to acquire a residential loan.

A motion was made by Harold VanDeMark to approve the change from the C-1 to an R-2 Zone classification for the property known as 103 W 13th St. Motion was second by Kent Harris, the floor was opened for discussion, and the vote was taken.

The vote was unanimous to except the zone change.

The meeting was adjourned.

A handwritten signature in black ink, appearing to read "Jim Buzzard", written over a horizontal line.

Jim Buzzard B/I