**Camden County Lake Area Board of Adjustment**

**July 23, 2025**

**MINUTES**

**Members: Staff:**

**Dave Schlenfort (C) Jennifer Eblen – Administrator**

**Laura Martin Brent Hubbard - Asst. Administrator**

**Chris Cisar Annette Miller – Permit Coordinator**

**Brian Schuster**

**John Beckett**

The meeting was called to order by Chair Dave Schlenfort at 5:30 PM. The Assistant Administrator Hubbard established a quorum four (4) of four (4) members present, Beckett was not present.

Asst. Administrator Hubbard read the rules of procedure for the record.

Schuster makes a motion to approve May 28, 2025 minutes, second by Martin, four (4) of four (4) members approve. (**APPROVED 4/4**).

**Old business: NONE**

**New Business:**

**PZ25-0097 HERRERRA:**  A request by Joseph and Ramona Herrerra for a one-sided and a roadside

variance. Requesting a variance of 14’ to the required 15’ roadside setback for a new roadside setback of 1’ and an 8’ variance to the required 10’ side setback for a new setback of 2’.

The property is located at 80 Keystone Estates Ln., Sunrise Beach, MO and is in S13-T39N-R17W. The tax parcel number is 07-6.0-13.0-000.0-001-008.006.

Applicant Joseph Herrerra is present. Herrerra states he would like to build a small garage in order to keep his car covered during inclement weather. Per Mr. Herrerra, he spoke with his neighbor and his neighbor does not have any objections to his request. Herrerra states his neighbors’ lot is a very steep lot and the lot on the other side of him is being used for the subdivisions septic system.

Schlenfort asks if he has an existing garage. Herrerra states he has a small two car garage that his wife and son park in, he also keeps his tools in there.

The board reviews photos that were submitted of the proposed garage site. Schuster asks if the intention is to build on the existing slab of concrete. The applicant states they are trying to build on the existing slab. The concrete has to be tested before they can build on it. They might have to tear the concrete out and replace with newly poured concrete depending on the results.

Schlenfort asks if the road in front is a county road. Herrerra states it is a private road.

No one present is in favor of the request or in opposition.

Schuster makes a motion to approve, second by Martin, four (4) of the four (4) members vote to approve, **(APPROVED 4/4).**

**PZ25-0102 MILLER:** A request by Gregg & Cynthia Miller for a one-sided variance. Requesting a variance of 7’ to the required 10’ side setback for a new side setback of 3’. The property is located at 176 Appalachian Ln., Sunrise Beach, MO and is in S13-T39N-R17W. The tax parcel number is 07-6.0-13.0-000.0-001-019.000.

Applicant Gregg Miller is present. Applicant states he would like to add an addition over the top of his existing garage. The garage is currently pre-existing non-conforming, hence the reason for the variance request.

No one is in favor or in opposition of the request.

Cisar makes a motion to approve, second by Martin, four (4) of the four (4) members vote to approve **(APPROVED 4/4).**

**PZ25-0107 HIDDEN RETREAT LLC/CHRISTOPHER SILL:** A request by Hidden Retreat LLC/Christopher Sill for a one-sided variance. Requesting a variance of 4’ to the required 10’ Southside setback for a new Southside setback of 6’. The property is located at 185 Hidden Harbor Ln., Lake Ozark, MO and is in S22-T40N-R16W. The tax parcel number is 01-5.0-22.0-000.0-007-015.000.

Tara Sill is present, she is part of Hidden Retreat LLC. Tara states they would like to build an addition for their maturing family. They are wanting to add more bedroom and bathroom space. They purchased the home as their second home and hope to move into the home full time once they retire, within the next five years.

Schlenfort asks why the property is in a LLC, did they rent the property. Applicant states in the past they did use the property as a rental. They currently use the property for family vacations and have not rented the home for the past several years. Applicant explains proposed addition site is next to their community boat ramp. They have acquired some of the property next to them from the subdivision association.

Cisar states when acquiring property from subdivision associations is quite a process and more than likely the association is aware of Sill’s proposed plans.

Schlenfort asks Assistant Administrator Hubbard for clarification on the site plan. Hubbard points out the proposed addition.

No one is in favor or in opposition of the request.

Cisar makes a motion to approve, second by Schuster, four (4) of the four (4) members vote to approve **(APPROVED 4/4).**

Motion to adjourn, all in favor, **(ADJOURNED).**

Chair Administrator