BOARD OF ADJUSTMENT MEETING MINUTES

15933 Clayton Road, Suite 300
Clarkson Valley, Missouri 63011

March 12, 2026

Mr. Mayberger called the meeting to order at 6:32 p.m. The Clarkson Valley Board of Adjustment, pursuant to notices posted on the City of Clarkson Valley website and the bulletin board, met to consider one application.

Roll call for the meeting was taken, with the following members in attendance:

- Vice-Chair David Grable
- Tom Berkeley
- Joe Mayberger
- Becky Berkley
- John Munich

Also in attendance:

- City Attorney Patrick Butler (via Zoom)
- City Administrator/City Clerk Megan Eldridge
- Building Commissioner Paul Mercurio (arrived at 6:34 pm via Zoom)
- Renee Stark, Court Reporter with 360 Litigation Services

PUBLIC HEARING

Joe and Joan Varriano, 10 Forest Club Dr. – Requesting a variance from the Rear Yard and Rear Building Line requirements to allow a home to encroach into the rear yard located at 10 Forest Club Drive.

Ms. Eldridge read the notice of hearing.

Ms. Stark swore in those that planned to speak during the hearing: Taylor Huston, Agape Construction.

Ms. Huston presented the variance request on behalf of the homeowners.

Vice-Chair Grable asked if any proponents or opponents wished to speak in support of the application.

There being no additional speakers, Mr. Mayberger closed the hearing.

Ms. Eldridge asked the Board Members the Factual Determination questions, with the results as follows:

1. Are there practical difficulties or unnecessary hardships in the carrying out of the ordinance provisions due to the shape of the lot, topography, or similar conditions?
   Grable – Yes
   Berkeley – Yes
   Mayberger – Yes
   Berkeley – Yes
   Munich – Yes

2. Will the variance merely serve as a convenience to the applicant?
   Grable – No
   Berkeley – No
   Mayberger – No
   Berkeley – No
   Munich – No

3. Will the variance alleviate a demonstrable and unusual hardship to warrant a variation from the applicable ordinance?
   Grable – Yes
   Berkeley – Yes
   Mayberger – Yes
   Berkeley – Yes
   Munich – Yes

4. Will the variance seriously affect any adjoining property?
   Grable – No
   Berkeley – No
   Mayberger – No
   Berkeley – No
   Munich – No

5. Will the variance affect the general welfare of the community?
   Grable – No
   Berkeley – No
   Mayberger – No
   Berkeley – No
   Munich – No

6. Will the surrounding property be protected?
   Grable – Yes
   Berkeley – Yes
   Mayberger – Yes
   Berkeley – Yes
   Munich – Yes

Vice-Chair Grable called for a vote to approve the variance as requested. A vote was taken with the following results:
Yes: Grable, Berkeley, Mayberger, Berkeley, and Munich

Vice-Chair Grable declared the variance granted and stated if the project was not constructed as presented, the applicant would have to return to the Board of Adjustment for another variance.

APPROVAL OF JANUARY 8, 2026 MEETING MINUTES

Mr. Mayberger moved to approve the January 8, 2026 meeting minutes. Mr. Grable second the motion. A voice vote was taken, which resulted in a unanimous affirmative result.

ADJOURN

Mr. Mayberger moved to adjourn the meeting at 6:41 p.m. Mr. Grable seconded the motion. A voice vote was taken, which resulted in a unanimous affirmative result.

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David Grable, Vice-Chair

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ATTEST: Megan Eldridge, City Administrator/City Clerk