

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON THURSDAY, DECEMBER 27, 2007

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met in regular session at City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Thursday, December 27, 2007. The meeting convened at 7:05 p.m.

ROLL CALL

Present:

Robert Hansen	-Chairman	
Jerome Cox	-Member	
Larry Smith	-Member	
William Weber	-Member	
Kenneth Vogel	-Member	
Anne C. Lamitola	-City Engineer	Robert E. Jones
-City Attorney		

Absent:

William Groth	-Member
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APPROVAL OF MINUTES

Copies of the Minutes of the August 28, 2007 Board of Adjustment meeting were distributed to the members for their review. Mr. Smith made a motion to approve the Minutes as submitted. Mr. Hansen seconded the motion, and it was unanimously approved.

A-8-07 Notice of appeal submitted by James Engineering to vary the front yard setback from the required 50' to 47.6' to allow the garage to encroach into the setback for the new home under construction on the property located at 12481 Alswell Lane.

Mr. Ronald Theiss and Mr. Kenneth Theiss, owners, were present. Mr. Ronald Theiss stated that the garage was placed slightly over two feet too close to the street on a 2 feet X 20 feet portion of the property. The spot survey discovered the garage was placed in incorrect location. He then stated that a stop work order was received and he contacted Mrs. Lamitola. Mr. Theiss explained that he requested permission to work on the house, other than the portion that was encroaching and Mrs. Lamitola advised that work could continue on the other portion of the house.

Mr. Theiss stated the new house fits in with the neighborhood and the neighbors seemed to be pleased with the new construction.

Mr. Weber strongly suggested checking the dimensions prior to construction.

Mr. Jones stated that it appears the house on the southwest corner is also slightly encroaching into the 50 feet setback, which is the 10 feet long wall which intersects the corner of the garage. Mrs. Lamitola agreed.

Mr. Jones advised that the members need to consider two variances; one for the 20.5 feet wall from 50 feet to 47.6 feet and the second variance for the 10 feet wall from 50 feet to 49.7 feet. Mr. Jones clarified that if the variances are granted, they would be granted per the submitted drawing which is marked Exhibit 1.

Mr. Hansen called for a vote on A-8-07 for two variances; one for the 20.5 feet wall from 50 feet to 47.6 feet and the second variance for the 10 feet wall from 50 feet to 49.7 feet. There being 5 AYE votes and 0 NAY votes, A-8-07 was approved for two variances.

ADJOURNMENT

Mr. Weber made a motion to adjourn the meeting at 7:33 p.m. Mr. Smith seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau