

MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ADJUSTMENT  
OF THE CITY OF SUNSET HILLS, MISSOURI  
HELD ON THURSDAY, JULY 26, 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, July 26, 2007. The meeting convened at 7:00 p.m.

**ROLL CALL**

Present:	Jerome Cox	-Member
	William Groth	-Member
	Larry Smith	-Member
	William Weber	-Member
	Kenneth Vogel	-Member
	Anne C. Lamitola	-City Engineer
	Adam Lorenz	-City Attorney
Absent:	Robert Hansen	-Chairman

It should be noted that member, Mr. Cox served as Chairman of the meeting in the absence of Chairman, Mr. Hansen.

**APPROVAL OF MINUTES**

Copies of the minutes of the April 26, 2007 Board of Adjustment meeting were distributed to the members for their review. Mr. Weber corrected the April 26, 2007 minutes to note that Mr. Cox was not present. Mr. Weber made a motion to approve the minutes as amended. Mr. Groth seconded the motion, and it was unanimously approved.

Copies of the minutes of the June 6, 2007 Board of Adjustment meeting were distributed to the members for their review. Mr. Vogel made a motion to approve the minutes as submitted. Mr. Weber seconded the motion, and it was unanimously approved.

**A-4-07** Notice of appeal submitted by Elaine Richardson to vary the front yard setback from the required 40' to 34.67' for the purpose of constructing an 8' X 14' porch onto the existing residence at 11900 Lockhaven Place.

Ms. Elaine Richardson, Petitioner, was present and explained that last fall she submitted an application for improvements to her home. The surveyor omitted the front porch construction on the plans submitted at that time, the plans showed the dimensions of the previous front porch.

Ms. Richardson stated that she was not aware the new front porch would be an issue. She stated that in June of this year she received a message there was a problem with the front porch. She added that had she known the front porch would need a variance, she would not have allowed the start of constructing the porch.

Ms. Richardson stated that she feels the surveyor made an honest mistake. She explained that the porch is about 95% complete. At this point, she is very limited to what she can do other than reworking the area.

Ms. Richardson stated the variance is needed in order to complete the front porch in a timely manner. It would be overwhelming to rework the area. She stated that she does not feel the front porch would be detrimental.

Mr. Vogel and Mr. Weber agreed that they did not see a problem with the requested variance.

Mr. Cliff Placke, resident of Lockhaven, next door neighbor of Ms. Richardson, was present and commented that the Board of Adjustment denied a variance on the same street for a structure already constructed and does not feel the Board of Adjustment should approve Ms. Richardson's requested variance.

Ms. Lamitola excused herself from the meeting to retrieve the file on the previously denied variance on Lockhaven.

Mr. Jason Courtin, representative of Home Source, was present, and stated that he feels it is important to point out that the existing porch on the house was already past the front building setback.

Ms. Lamitola returned to the meeting and stated that it appears there were two petitions for the property located at 11932 Lockhaven; one being a requested variance to the front yard setback from the required 40' to 32' to enlarge the front porch which was approved. The other petition presented at the same meeting was denied which was a request to vary the side yard setback from 10' to 9'3" for a detached garage.

Mr. Cox called for a vote on A-4-07. There being a unanimous AYE vote, A-4-07 was approved.

## **ADJOURNMENT**

Mr. Weber made a motion to adjourn the meeting at 7:18 p.m. Mr. Smith seconded the motion, and it was unanimously approved.

Recording Secretary,



Laurie Govreau