

MINUTES OF THE REGUI AR MEETING
OF THE BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI
HELD ON THURSDAY, MAY 26, 2005

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met in regular session in the Public Works Conference Room of City Hall Quarters, 3939 S. Lindbergh Blvd., in said City on Thursday, May 26, 2005. The meeting convened at 7:00 p.m.

ROLL CALL

Present:	Robert Hansen	-Chairman
	Charles Burnmeister	-Member <i>(arrived at 7:10 p.m.)</i>
	William Groth	-Member
	William Weber	-Member
	Kenneth Vogel	-Member
	Ronald Williams	City Engineer
	Robert F. Jones	-City Attorney
Absent:	Jerome Cox	-Member

APPROVAL OF MINUTES

Copies of the Minutes of the April 28, 2005 Board of Adjustment meeting were distributed to the members for their review. Mr. Hansen amended Page 2, 6th paragraph to note that A-9-05 was tabled "until next month."

Mr. Weber made a motion to accept the Minutes as amended. Mr. Vogel seconded the motion, and it was unanimously approved.

A-9-05 Notice of appeal submitted by Thomas & Dawn Musich to vary the front yard setback from the required 40 feet to 30 feet along Sunset Terrace for the purpose of constructing a new home at 12207 Sunset Terrace.

Mr. Hansen noted that a letter has been received by Mr. Musich withdrawing A-9-05 due to a variance is not needed after more accurate drawings were completed for the new home.

A-12-05 Notice of appeal submitted by Spear Construction to vary the front yard setback along Schultz Road from the required 50 feet to 32.5 feet for the purpose of constructing a new home at 16705 Kennerly Road.

Mr. John Littlefield, architect, and Mr. Brian Spear, property owner, was present. Mr. Littlefield explained that the Schultz Road is an unimproved right-of-way. Mr. Spear has received approval from the Planning and Zoning Commission for a 20 foot wide roadway that will be used by the property owners.

Mr. Williams stated that once the roadway has been installed and accepted by the city, it will be a public roadway.

Mr. Littlefield also explained that there are three parcels of ground, one of which has an existing house that will be demolished. Three new houses will be constructed. It is desired for the homes to be one story.

Mr. Williams stated that the three lots are existing lots of record and can be used as they exist. The rear lot did not have direct access but the two other properties have direct access. The subdivision regulations mandate access. He then added that there have been several individuals inquire about the three lots; but have not been able to make it work. The lot needing the variance is a corner lot.

Mr. Weber asked the distance from the house to the corner of the road. Mr. Spear replied the house would be almost 38 feet from the edge of the road.

Mr. Hansen asked if the Fire District would have problems with the roadway. Mr. Williams stated that a similar situation occurred in another subdivision and the fire department achieved an easement specifically for access of emergency vehicles.

Mr. Hansen commented that it appears that the house could be placed at an angle so a variance would not be needed. Mr. Littlefield stated that he feels that it would be best for the house to appear more parallel with Kennerly Road.

Mr. Burmeister arrived at the meeting.

Mr. Spear stated that without a variance, the style and size of the house would be limited.

Mr. Weber commented that if a two-story house were to be constructed, less of a variance would be needed.

Mr. Spear stated that it is desired to stay away from Kennerly Road as much as possible. He then commented that the lot narrows as it goes to the rear.

Mr. Williams stated that the lots are lots of record and can be used as they exist. Therefore, the lot lines cannot be changed.

Mr. Williams asked if the new homes would be custom built or if the lots would be sold. Mr. Spear stated that at this point he intends to build a home on one of the lots for himself and his family, but is not sure if he will build the homes on the other two lots.

Mr. Williams commented that if Mr. Spear were to sell the lot, the setback issue would then be the problem of the new property owner. Mr. Spear stated that he is not sure if he will sell the lot or build the home. In addition, if he were to sell the lot it is most likely the property owner would build a large home on the lot.

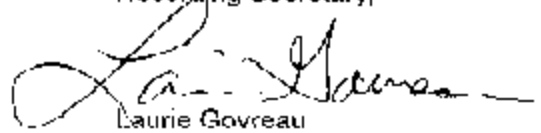
Mr. Spear stated that the homes would have public sewers.

Mr. Hansen called for a vote on A 12-05 Notice of appeal submitted by Spear Construction to vary the front yard setback along Schultz Road from the required 50 feet to 32.5 feet for the purpose of constructing a new house at 10705 Kennerly Road. There being a unanimous AYE vote, A 12 05 was approved.

ADJOURNMENT

Mr. Weber made a motion to adjourn the meeting at 7:30 p.m. Mr. Vogel seconded the motion, and it was *unanimously* approved

Recording Secretary,



Laurie Govreau