

AGENDA

BOARD OF ADJUSTMENT

CITY OF SUNSET HILLS, MISSOURI

THURSDAY, JANUARY 27, 2022

A meeting of the Board of Adjustment will be held on Thursday, January 27, 2022 at 7:00 p.m.

This meeting will be held virtually via Zoom; THERE WILL BE NO IN PERSON MEETING

Join Zoom meeting by computer:

<https://us02web.zoom.us/j/86935689847?pwd=T3hHb29MSTZOdUM4YTBhOGxKTGttQT09>

Join Zoom meeting by phone:

1-312-626-6799

Meeting ID: 869 3568 9847

Passcode: 975999

1. ROLL CALL
2. APPROVAL OF MINUTES
 - 2.I. Approval Of The Minutes From The December 30, 2021 Meeting.

Documents:

[DECEMBER 30TH MINUTES SC.PDF](#)

3. NEW BUSINESS
 - 3.I. A-01-22 Petition For A Variance, Submitted By Phil Hesse To Vary The Maximum Size Of A Detached Garage From 1,200 Square Feet To 1,872 Square Feet At 10401 East Watson Road (Appendix B, Section 4.4-4F).

Documents:

- 1) [A-01-22 APPLICATION.PDF](#)
- 2) [A-01-22 STAFF REPORT.PDF](#)
- 3) [A-01-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-01-22 PLANS.PDF](#)
- 5) [A-01-22 SUPPORT LETTERS.PDF](#)
- 6) [A-01-22 OPPOSITION LETTER.PDF](#)
- 7) [A-01-22 PUBLIC HEARING.PDF](#)

- 3.II. A-02-22 The Petitioner Has Made Changes To The Site Plan And This Application Has Been Withdrawn. Petition For A Variance, Submitted By LC Restaurant, LLC, To Vary The Number Of Parking Spaces Without A Landscape Island From Fifteen (15) To Sixteen (16) For An Existing Development At 10765 Sunset Hills Plaza (Appendix B, Section 5.13-5B5).
- 3.III. A-03-22 Petition For A Variance, Submitted By LC Restaurant, LLC, To Vary Dimensions Of Parking Spaces From The Required Nine Feet (9') By Nineteen Feet (19') To Nine Feet (9') By Eighteen Feet (18') For An Existing Development At 10765 Sunset Hills Plaza (Appendix B, Section 6.3-5A).

Documents:

- 1) [A-03-22 APPLICATION.PDF](#)
- 2) [A-03-22 STAFF REPORT.PDF](#)
- 3) [A-03-22 SITE PLAN.PDF](#)
- 4) [A-02-22 THRU A-04-22 PUBLIC HEARINGS.PDF](#)

- 3.IV. A-04-22 Petition For A Variance, Submitted By LC Restaurant, LLC, To Vary The Following Illumination Standards For The Existing Development At 10765 Sunset Hills Plaza (Appendix B, Section 6.3-7B): 1) The Required Minimum Initial Level From 0.50, To 0.40; 2) The Required Average Initial Level From 1.00 To 4.20; And 3) The Maximum Initial Level Allowed From 8.00 To 21.60

Documents:

- 1) [A-04-22 APPLICATION.PDF](#)
- 2) [A-04-22 STAFF REPORT.PDF](#)
- 3) [A-04-22 PHOTOMETRIC PLAN.PDF](#)
- 4) [A-02-22 THRU A-04-22 PUBLIC HEARINGS.PDF](#)

- 3.V. A-05-22 Petition For A Variance, Submitted By Grant Mechlin For Sunset Hills Owner, LLC, To Vary The Maximum Site Coverage Allowed From 70% To 86.14% For The Redevelopment Of Property At 3600 South Lindbergh Boulevard (Appendix B, Section 4.10-11B3).

Documents:

- 1) [A-05-22 APPLICATION.PDF](#)
- 2) [A-05-22 STAFF REPORT.PDF](#)
- 3) [A-05-22 THRU A-07-22 SITE PLAN.PDF](#)
- 4) [A-05-22 THRU A-07-22 PUBLIC HEARINGS.PDF](#)

- 3.VI. A-06-22 Petition For A Variance, Submitted By Grant Mechlin For Sunset Hills Owner, LLC, To Vary The Number Of Parking Spaces Allowed Without A Landscape Island For Five (5) Rows Of Parking Spaces From Fifteen (15) Spaces, To Thirty-Six (36) Spaces, Twenty-Five (25) Spaces, Sixteen (16) Spaces, Forty-Eight (48) Spaces And Twenty-One (21) Spaces For The Redevelopment Of The Property At 3600 South Lindbergh Boulevard (Appendix B, Section 5.13-5B5).

Documents:

- 1) A-06-22 APPLICATION.PDF
- 2) A-06-22 STAFF REPORT.PDF
- 3) A-05-22 THRU A-07-22 SITE PLAN.PDF
- 4) A-05-22 THRU A-07-22 PUBLIC HEARINGS.PDF

- 3.VII. A-07-22 Petition For A Variance, Submitted By Grant Mechlin For Sunset Hills Owner, LLC, To Vary The Front Setback For A Parking Lot From The Required Ten Feet (10') To 1.8 Feet And The Side Setback From The Required Five Feet (5') To Zero Feet (0') For The Redevelopment Of Property At 3600 South Lindbergh Boulevard (Appendix B, Section 6.3-4A).

Documents:

- 1) A-07-22 APPLICATION.PDF
- 2) A-07-22 STAFF REPORT.PDF
- 3) A-05-22 THRU A-07-22 SITE PLAN.PDF
- 4) A-05-22 THRU A-07-22 PUBLIC HEARINGS.PDF

4. OTHER MATTERS DEEMED APPROPRIATE

5. ADJOURNMENT