

## AGENDA

### BOARD OF ADJUSTMENT

THURSDAY, AUGUST 25, 2022

7:00 P.M.

A meeting of the Sunset Hills Board of Adjustment will be held in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard, Thursday, August 25, 2022 at 7:00 p.m. If you are unable to attend in person, the meeting will also be held via Zoom. The following information can be used to join via Zoom:

Join Zoom Meeting via computer:

<https://us02web.zoom.us/j/81509586541?pwd=S3dqC09GeEx0bTZ3UVJ6K0d0d1VRZz09>

Join Zoom Meeting via phone:

1-312-626-6799

Meeting ID: 815 0958 6541

Passcode: 582636

1. ROLL CALL
2. APPROVAL OF MINUTES
  - 2.i. Approval Of The Minutes From The July 28, 2022 Meeting.

Documents:

[JULY MINUTES SC.PDF](#)

### 3. OLD BUSINESS

#### 3.i. PETITIONS A-25-22 THRU A-28-22 HAVE BEEN WITHDRAWN

- 3.i.i. A-25-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Maximum Square Footage Of A Wall Sign From 100 Square Feet To 106.23 Square Feet For The Ascend Wall Signage On The West Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

Documents:

- 1) A-25-22 APPLICATION.PDF
- 2) A-25-22 STAFF REPORT.PDF
- 3) A-25-22 PETITIONER INFORMATION.PDF
- 4) A-25-22 THRU A-28-22 SIGNAGE SUMMARY.PDF
- 5) A-25-22 THRU A-28-22 PUBLIC HEARINGS.PDF

- 3.1.ii. A-26-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Maximum Square Footage Of A Wall Sign From 506.50 Square Feet To 699.76 Square Feet For The Bass Pro Shops Wall Signage On The West Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

Documents:

- 1) A-26-22 APPLICATION.PDF
- 2) A-26-22 STAFF REPORT.PDF
- 3) A-26-22 PETITIONER INFORMATION.PDF
- 4) A-25-22 THRU A-28-22 SIGNAGE SUMMARY.PDF
- 5) A-25-22 THRU A-28-22 PUBLIC HEARINGS.PDF

- 3.1.iii. A-27-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Maximum Square Footage Of A Wall Sign From 133.06 Square Feet To 180.20 Square Feet For The Tracker: Boats & ATVs Wall Signage On The West Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

Documents:

- 1) A-27-22 APPLICATION.PDF
- 2) A-27-22 STAFF REPORT.PDF
- 3) A-27-22 PETITIONER INFORMATION.PDF
- 4) A-25-22 THRU A-28-22 SIGNAGE SUMMARY.PDF
- 5) A-25-22 THRU A-28-22 PUBLIC HEARINGS.PDF

- 3.1.iv. A-28-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Total Wall Signage Allowed From 1102.97 Square Feet To 1428.62 Square Feet For The Development At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2f).

Documents:

- 1) A-28-22 APPLICATION.PDF
- 2) A-28-22 STAFF REPORT.PDF
- 3) A-28-22 PETITIONER INFORMATION.PDF
- 4) A-25-22 THRU A-28-22 SIGNAGE SUMMARY.PDF
- 5) A-25-22 THRU A-28-22 PUBLIC HEARINGS.PDF

#### 4. NEW BUSINESS

- 4.1. A-29-22 Petition For A Variance, Submitted By Hazim Bjaric, To Vary The Side Setback From The Required Ten Feet (10') To Five Feet, Eight Inches (5'8") For An Existing Shed At 8 Meppen Dr.

Documents:

- 1) A-29-22 APPLICATION.PDF
- 2) A-29-22 STAFF REPORT.PDF
- 3) A-29-22 PETITIONER INFORMATION.PDF
- 4) A-29-22 PUBLIC HEARING.PDF

- 4.11. A-30-22 Petition For A Variance, Submitted By Jacob Sunroom & Exteriors, To Vary The Rear Setback From The Required Thirty Feet (30') To Twenty-Eight Feet (28') For The Construction Of A Sunroom Addition At 10623 Tioga Ct.

Documents:

- 1) A-30-22 APPLICATION.PDF
- 2) A-30-22 STAFF REPORT.PDF
- 3) A-30-22 PETITIONER INFORMATION.PDF
- 4) A-30-22 LETTERS OF SUPPORT.PDF
- 5) A-30-22 PUBLIC HEARING.PDF

#### 4.III. PETITIONS A-31-22 THRU A-37-22 HAVE BEEN POSTPONED

- 4.III.i. A-31-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Number Of Loading Parking Spaces From The Required 2 To 0 For 2 Buildings For An Existing Development At 3850 S Lindbergh Blvd.
- 4.III.ii. A-32-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Requirement Of A 6'-8' Privacy Fence To A 6' Chain Link Fence For An Existing Development At 3870 S Lindbergh Blvd.
- 4.III.iii. A-33-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary Lighting Requirements For An Existing Development At 3850 & 3870 S Lindbergh Blvd.
- 4.III.iv. A-34-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Number Of Trees And Shrubs Required Along The Frontage From 15 Trees And 62 Shrubs To 7 Trees And 0 Shrubs For An Existing Development At 3850 S Lindbergh Blvd.
- 4.III.v. A-35-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Number Of Parking Spaces Allowed Without A Landscape Island From 15 To 19 Spaces And 22 Spaces For An Existing Development At 3870 S Lindbergh Blvd.
- 4.III.vi. A-36-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Size Of Landscape Islands From The Required 170 Square Feet To 141 Square Feet For An Existing Development At 3850 S Lindbergh Blvd.
- 4.III.vii. A-37-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Size Of Landscape Islands From The Required 170 Square Feet To 144 And 169 Square Feet For An Existing Development At 3870 S Lindbergh Blvd.

#### 5. OTHER MATTERS DEEMED APPROPRIATE

#### 6. ADJOURNMENT