

AGENDA

BOARD OF ADJUSTMENT

THURSDAY, SEPTEMBER 22, 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, September 22, 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/82054591480?pwd=QXlxY0RnRkRRZXpSRHRPWXBYN09VQT09>

Join Zoom Meeting via phone:

1-312-626-6799

Meeting ID: 820 5459 1480

Passcode: 098948

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.I. Approval Of The Minutes From The August 25, 2022 Meeting

Documents:

[AUGUST MINUTES SC.PDF](#)

4. NEW BUSINESS
 - 4.I. A-31-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Number Of Loading Parking Spaces From The Required Two (2) Spaces To Zero (0) For Two (2) Buildings For An Existing Development At 3850 S Lindbergh Blvd.

Documents:

- 1) A-31-22 APPLICATION.PDF
- 2) A-31-22 STAFF REPORT.PDF
- 3) A-31-22 THRU A-37-22 AMENDED DEVELOPMENT PLAN - COPY (2).PDF
- 4) A-31-22 THRU A-37-22 HARDSHIP INFO.PDF
- 5) A-31-22 THRU A-37-22 PUBLIC HEARINGS.PDF

- 4.II. A-32-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Requirement Of A Six To Eight Foot (6'-8') Sight-Proof Fence To A Six Foot (6') Chain Link Fence For An Existing Development At 3870 S Lindbergh Blvd.

Documents:

- 1) A-32-22 APPLICATION.PDF
- 2) A-32-22 STAFF REPORT.PDF
- 3) A-31-22 THRU A-37-22 AMENDED DEVELOPMENT PLAN - COPY (3).PDF
- 4) A-31-22 THRU A-37-22 HARDSHIP INFO.PDF
- 5) A-31-22 THRU A-37-22 PUBLIC HEARINGS.PDF

- 4.III. A-33-22 Petition For A Variance, Submitted By Balke Brown Transwestern, To Vary The Following Lighting Requirements: 1) Maximum Initial Level At The Exterior Property Line From The 0.2 To 0.5; 2) Maximum Initial Level Five Feet (5') From The Property Line From 0.0 To 2.6 And; 3) Average Levels Within The Parking Area From 1.0 To 2.28. For An Existing Development At 3850 & 3870 S Lindbergh Blvd.

Documents:

- 1) A-33-22 APPLICATION.PDF
- 2) A-33-22 STAFF REPORT.PDF
- 3) A-31-22 THRU A-37-22 AMENDED DEVELOPMENT PLAN - COPY (4).PDF
- 4) A-31-22 THRU A-37-22 HARDSHIP INFO.PDF
- 5) A-33-22 LIGHTING PLAN.PDF
- 6) A-31-22 THRU A-37-22 PUBLIC HEARINGS.PDF

- 4.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 Fifteen(15) Trees And Fifty-Seven (57) Shrubs To Seven (7) Trees And Zero (0) Shrubs For An Existing Development At 3850 S Lindbergh Blvd.

Documents:

- 1) A-34-22 APPLICATION.PDF
- 2) A-34-22 STAFF REPORT.PDF
- 3) A-31-22 THRU A-37-22 AMENDED DEVELOPMENT PLAN - COPY (5).PDF
- 4) A-31-22 THRU A-37-22 HARDSHIP INFO.PDF
- 5) A-31-22 THRU A-37-22 PUBLIC HEARINGS.PDF

- 4.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 Fifteen (15) To Nineteen (19) Spaces And Twenty-Two (22) Spaces For An Existing Development At 3870 S Lindbergh Blvd.

Documents:

- 1) A-35-22 APPLICATION.PDF
- 2) A-35-22 STAFF REPORT.PDF

- 3) A-31-22 THRU A-37-22 AMENDED DEVELOPMENT PLAN - COPY.PDF
- 4) A-31-22 THRU A-37-22 HARDSHIP INFO.PDF
- 5) A-31-22 THRU A-37-22 PUBLIC HEARINGS.PDF

4.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.

Documents:

- 1) A-36-22 APPLICATION.PDF
- 2) A-36-22 STAFF REPORT.PDF
- 3) A-31-22 THRU A-37-22 AMENDED DEVELOPMENT PLAN.PDF
- 4) A-31-22 THRU A-37-22 HARDSHIP INFO.PDF
- 5) A-31-22 THRU A-37-22 PUBLIC HEARINGS.PDF

4.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. This Variance Has Been Combined With A-36-22

5. ADJOURNMENT