

AGENDA

BOARD OF ADJUSTMENT

CITY OF SUNSET HILLS, MISSOURI

THURSDAY, OCTOBER 24, 2019

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, October 24, 2019 at 7:00 p.m.

1. Approval Of Minutes

1.I. August 22, 2019 Minutes

Documents:

[19 AUGUST MINUTES_PG.PDF](#)

2. Old Business

2.I. A-05-18 Request By ODPT LLC For The Extension Of The Period Of Validity For The Approval Of The Appeal To Vary The Amount A Setback May Be Reduced From 35% To 80% For The Construction Of A Commercial Building At 3825 South Lindbergh Boulevard.

2.II. A-06-18 Request By ODPT LLC For The Extension Of The Period Of Validity For The Approval Of The Appeal To Vary The Rear Setback From The Required 75 Feet To 15 Feet For The Construction Of A Commercial Building At 3825 South Lindbergh Boulevard.

3. New Business

3.I. A-13-19 Notice Of Appeal, Submitted By Kelly Bliss & Gina Bliss Braymer, To Vary The Front Setback From The Required Forty Feet (40') To Seventeen Feet (17') For The Construction Of A Storage Shed At 12301 Ronnie Lane.

Documents:

- 1) [A-13-19 APPLICATION.PDF](#)
- 2) [A-13-19 STAFF REPORT.PDF](#)
- 3) [A-13-19 A-14-19 SITE PLAN.PDF](#)
- 4) [A-13-19 A-14-19 PETITIONER INFORMATION - COPY.PDF](#)
- 5) [A-13-19 A-14-19 PUBLIC HEARING.PDF](#)

3.II. A-14-19 Notice Of Appeal, Submitted By Kelly Bliss & Gina Bliss Braymer, To Allow An Accessory Structure In Front Of The Principal Structure For The Construction Of A Storage Shed At 12301 Ronnie Lane.

Documents:

[1\) A-14-19 APPLICATION.PDF](#)

- 2) A-14-19 STAFF REPORT.PDF
- 3) A-13-19 A-14-19 SITE PLAN.PDF
- 4) A-13-19 A-14-19 PETITIONER INFORMATION.PDF
- 5) A-13-19 A-14-19 PUBLIC HEARING.PDF

3.III. A-15-19 Notice Of Appeal, Submitted By Sunset Transportation, To Vary The Number Of Landscape Islands At The End Of Parking Rows From The Required Thirty Four (34) Islands To Twenty Eight (28) Islands For An Existing Parking Lot At 10877 Watson Road.

Documents:

- 1) A-15-19 APPLICATION.PDF
- 2) A-15-19 STAFF REPORT.PDF
- 3) A-15-19 THRU A-20-19 DEVELOPMENT PLANS.PDF
- 4) A-15-19 THRU A-20-19 PETITIONER INFORMATION.PDF
- 5) A-15-19 THRU A-20-19 FIRE DISTRICT APPROVAL - COPY.PDF
- 6) A-15-19 THRU A-20-19 HEARINGS.PDF

3.IV. A-16-19 Notice Of Appeal, Submitted By Sunset Transportation, To Vary The Number Of Parking Spaces Allowed Without The Provision Of A Landscape Planting Area From Fifteen (15) Spaces To Twenty Two (22) Spaces For One Row Of Parking Spaces In An Existing Parking Lot At 10877 Watson Road.

Documents:

- 1) A-16-19 APPLICATION.PDF
- 2) A-16-19 STAFF REPORT.PDF
- 3) A-15-19 THRU A-20-19 DEVELOPMENT PLANS.PDF
- 4) A-15-19 THRU A-20-19 PETITIONER INFORMATION.PDF
- 5) A-15-19 THRU A-20-19 FIRE DISTRICT APPROVAL - COPY.PDF
- 6) A-15-19 THRU A-20-19 HEARINGS.PDF

3.V. A-17-19 Notice Of Appeal, Submitted By Sunset Transportation, To Vary The Area Of A Landscape Island From The Required 170 Square Feet To 137 Square Feet For An Existing Parking Lot At 10877 Watson Road.

Documents:

- 1) A-17-19 APPLICATION.PDF
- 2) A-17-19 STAFF REPORT.PDF
- 3) A-15-19 THRU A-20-19 DEVELOPMENT PLANS.PDF
- 4) A-15-19 THRU A-20-19 PETITIONER INFORMATION.PDF
- 5) A-15-19 THRU A-20-19 FIRE DISTRICT APPROVAL - COPY.PDF
- 6) A-15-19 THRU A-20-19 HEARINGS.PDF

3.VI. A-18-19 Notice Of Appeal, Submitted By Sunset Transportation, To Waive The Requirement For An Underground Irrigation System To Landscape Islands Over 150 Square Feet For An Existing Parking Lot At 10877 Watson Road.

Documents:

- 1) A-18-19 APPLICATION.PDF
- 2) A-18-19 STAFF REPORT.PDF
- 3) A-15-19 THRU A-20-19 DEVELOPMENT PLANS.PDF
- 4) A-15-19 THRU A-20-19 PETITIONER INFORMATION.PDF
- 5) A-15-19 THRU A-20-19 FIRE DISTRICT APPROVAL - COPY.PDF
- 6) A-15-19 THRU A-20-19 HEARINGS.PDF

- 3.VII. A-19-19 Notice Of Appeal, Submitted By Sunset Transportation, To Vary The Side Setback Of Parking Areas From The Required Five Feet (5') To Zero Feet (0') For An Existing Parking Lot At 10877 Watson Road.

Documents:

- 1) A-19-19 APPLICATION.PDF
- 2) A-19-19 STAFF REPORT.PDF
- 3) A-15-19 THRU A-20-19 DEVELOPMENT PLANS.PDF
- 4) A-15-19 THRU A-20-19 PETITIONER INFORMATION.PDF
- 5) A-15-19 THRU A-20-19 FIRE DISTRICT APPROVAL - COPY.PDF
- 6) A-15-19 THRU A-20-19 HEARINGS.PDF

- 3.VIII. A-20-19 Notice Of Appeal, Submitted By Sunset Transportation, To Vary The Width Of Four (4) Drive Aisles From The Required Twenty Four Feet (24') To The Following Widths: 20.84 Feet, 23.82 Feet, 23.89 Feet And 23.95 Feet For An Existing Parking Lot At 10877 Watson Road.

Documents:

- 1) A-20-19 APPLICATION.PDF
- 2) A-20-19 STAFF REPORT.PDF
- 3) A-15-19 THRU A-20-19 DEVELOPMENT PLANS.PDF
- 4) A-15-19 THRU A-20-19 PETITIONER INFORMATION.PDF
- 5) A-15-19 THRU A-20-19 FIRE DISTRICT APPROVAL - COPY.PDF
- 6) A-15-19 THRU A-20-19 HEARINGS.PDF

- 3.IX. A-21-19 Notice Of Appeal, Submitted By Jim Keras Automotive Group, To Vary The Front Setback From The Required Thirty Feet (30') To Twenty Five Feet (25') For An Existing Building At 10100 Watson Road.

Documents:

- 1) A-21-19 APPLICATION.PDF
- 2) A-21-19 STAFF REPORT.PDF
- 3) A-21-19 THRU A-26-19 SITE PLAN.PDF
- 4) A-21-19 THRU A-26-19 PETITIONER INFORMATION.PDF
- 5) A-21-19 THRU A-26-19 ELEVATION.PDF
- 6) A-21-19 THRU A-26-19 HEARINGS.PDF

- 3.X. A-22-19 Notice Of Appeal, Submitted By Jim Keras Automotive Group, To Vary The Front Setback Of Parking Areas From The Required Ten Feet (10') To Zero Feet (0') For An Existing Parking Lot At 10150 & 10100 Watson Road.

Documents:

- 1) A-22-19 APPLICATION.PDF
- 2) A-22-19 STAFF REPORT.PDF
- 3) A-21-19 THRU A-26-19 SITE PLAN.PDF
- 4) A-21-19 THRU A-26-19 PETITIONER INFORMATION.PDF
- 5) A-21-19 THRU A-26-19 ELEVATION.PDF
- 6) A-21-19 THRU A-26-19 HEARINGS.PDF

- 3.XI. A-23-19 Notice Of Appeal, Submitted By Jim Keras Automotive Group, To Vary The Side Setback Of Parking Areas From The Required Five Feet (5') To Zero Feet (0') For An Existing Parking Lot At 10150 & 10100 Watson Road.

Documents:

- 1) A-23-19 APPLICATION.PDF
- 2) A-23-19 STAFF REPORT.PDF
- 3) A-21-19 THRU A-26-19 SITE PLAN.PDF
- 4) A-21-19 THRU A-26-19 PETITIONER INFORMATION.PDF
- 5) A-21-19 THRU A-26-19 ELEVATION.PDF
- 6) A-21-19 THRU A-26-19 HEARINGS.PDF

- 3.XII. A-24-19 Notice Of Appeal, Submitted By Jim Keras Automotive Group, To Vary The Drive Aisle Width From The Required Twenty Four Feet (24') To Twenty Two Feet (22') For An Existing Drive Aisle On The East Side Of The Building At 10100 Watson Road.

Documents:

- 1) A-24-19 APPLICATION.PDF
- 2) A-24-19 STAFF REPORT.PDF
- 3) A-21-19 THRU A-26-19 SITE PLAN.PDF
- 4) A-21-19 THRU A-26-19 PETITIONER INFORMATION.PDF
- 5) A-21-19 THRU A-26-19 ELEVATION.PDF
- 6) A-21-19 THRU A-26-19 HEARINGS.PDF

- 3.XIII. A-25-19 Notice Of Appeal, Submitted By Jim Keras Automotive Group, To Vary The Lighting Standards In An Existing Parking Lot At 10150 & 10100 Watson Road From The Required: 0.5 Minimum Foot-Candles To 0 Foot-Candles; 1 Average Foot-Candles To 5.7 Foot-Candles; 8 Maximum Foot-Candles To 28.7 Foot-Candles

Documents:

- 1) A-25-19 APPLICATION.PDF
- 2) A-25-19 STAFF REPORT.PDF
- 3) A-21-19 THRU A-26-19 SITE PLAN.PDF
- 4) A-25-19 PHOTOMETRIC PLAN.PDF
- 5) A-21-19 THRU A-26-19 PETITIONER INFORMATION.PDF
- 6) A-21-19 THRU A-26-19 ELEVATION.PDF
- 7) A-21-19 THRU A-26-19 HEARINGS.PDF

- 3.XIV. A-26-19 Notice Of Appeal, Submitted By Jim Keras Automotive Group, To Vary The Number Of Trees To Be Located Within A Strip Of Land Paralleling The Adjacent Street And Having A Width Of Not Less Than Ten Feet (10') From The Required Twelve (12) Trees To (5) Trees In An Existing Parking Lot At 10150 & 10100 Watson Road.

Documents:

- 1) A-26-19 APPLICATION.PDF
- 2) A-26-19 STAFF REPORT.PDF
- 3) A-26-19 LANDSCAPE PLAN.PDF
- 4) A-21-19 THRU A-26-19 SITE PLAN.PDF
- 5) A-21-19 THRU A-26-19 PETITIONER INFORMATION.PDF
- 6) A-21-19 THRU A-26-19 ELEVATION.PDF
- 7) A-21-19 THRU A-26-19 HEARINGS.PDF

- 3.XV. A-27-19 Notice Of Appeal, Submitted By Beth Rogers, To Vary The Side Setback From The Required Ten Feet (10') To Nine Feet Six Inches (9' 6") For An Existing Single Family Residence At 12307 Fox Court.

Documents:

- 1) A-27-19 APPLICATION.PDF
- 2) A-27-19 STAFF REPORT.PDF
- 3) A-27-19 SURVEY.PDF
- 4) A-27-19 PETITIONER INFORMATION.PDF
- 5) A-27-19 PUBLIC HEARING.PDF

3.XVI. A-28-19 Notice Of Appeal, Submitted By Reverend William Kempf, To Vary The Setback Of An Electronic Message Sign From Residentially Zoned Property From The Required 100 Feet To 65 Feet For An Electronic Message Sign At 11910 Eddie & Park Road.

Documents:

- 1) A-28-19 APPLICATION.PDF
- 2) A-28-19 STAFF REPORT.PDF
- 3) A-28-19 SURVEY.PDF
- 4) A-28-19 PETITIONER INFO.PDF
- 5) A-28-19 A-29-19 PUBLIC HEARINGS.PDF

3.XVII. A-29-19 Notice Of Appeal, Submitted By Reverend William Kempf, To Vary The Setback Of An Electronic Message Sign From Residentially Zoned Property From The Required 100 Feet To 75 Feet For An Electronic Message Sign At 11910 Eddie & Park Road.

Documents:

- 1) A-29-19 APPLICATION.PDF
- 2) A-29-19 STAFF REPORT.PDF
- 3) A-29-19 SURVEY.PDF
- 4) A-29-19 PETITIONER INFO.PDF
- 5) A-28-19 A-29-19 PUBLIC HEARINGS.PDF

4. Other Matters Deemed Appropriate

- 4.I. The November Meeting Is Currently Scheduled For November 28 (Thanksgiving). Discuss Moving The Meeting To Wednesday, November 20.
- 4.II. The December Meeting Is Currently Scheduled For December 26. Discuss Moving The Meeting To Wednesday, December 18.

5. Adjournment