



Space + Form Architects, LLC

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February 18, 2021

Ms. Lynn Sprick, Assistant Planner
City of Sunset Hills
3939 S. Lindbergh Boulevard
Sunset Hills, Mo 63127

RE: Joseph & Shannon Vogel Property
9255 Robyn Road, Lot # 4
Sunset Hills, Mo 63127

Dear Ms. Sprick:

The purpose of this letter is to request a variance to allow the existing garage at 9255 Robyn Road, Lot #4 in Sunset Hills to remain. This property was subdivided from the original Wehrenberg Property by ordinance on August 25, 2020. It is my understanding that the existing garage is currently in violation of the Sunset Hills Zoning Ordinance because an existing freestanding garage cannot exceed 1,200 Sq. Ft. The existing garage is approximately 1,800 Square Feet.

The Vogel's would like to request that Sunset Hills consider approving a variance to allow the existing 1,800 Sq. Ft. garage to remain because the zoning violation creates hardships for the Vogel's for the following reasons:

1. The existing garage was the primary reasons that they purchased this property. The Vogel's and I are working on designs for a new residence that will be built adjacent to the existing garage on this property.
2. The existing garage zoning violation was not disclosed when they purchased the property otherwise they may not have purchased the property.

The Vogel's are also planning to improve the existing garage by renovating the exterior appearance of the garage to match the exterior materials of the new residence that they are planning to build. Mr. Vogel will utilize the garage to house his collection of vintage automobiles. The garage will only be for private use and WILL NOT BE USED for any business activities.

Thank you for your consideration.

Louis D. Henry, AIA

Cc: Joseph & Shannon Vogel