

A-08-21

Title: Appeal, submitted by Jubilee Church, to appeal the denial of a building permit for the construction of a wall sign on the southern, non-street facing wall, at 10801 Sunset Office Drive. (per Appendix D, Section 5a2a).

Owner: Jubilee Church
4228 South Kingshighway Boulevard
St Louis, Missouri 63109

Date: March 2021



*Map is for informational use only; not a representation of the project. ● Approximate sign location.

Summary:

This petition is an Appeal of the denial of a building permit for the construction of a wall sign on the southern, non-street facing side of the building at 10801 Sunset Office Drive. The property is located on the southeast corner of Sunset Office Drive, approximately 365 feet north of Watson Road. The property is currently zoned PD-BC, Planned Development-Business Commercial. The properties to the north, east and west are also zoned PD-BC. The property to the south is zoned C-1, Commercial.

Staff analysis:

In January 2019, an Amended Development Plan (P-37-18) was approved for the construction of a church on this property. Construction is nearing completion and the petitioner has submitted permits for signage on the property. Two (2) of the proposed signs do not meet current requirements. This Appeal is to allow the placement of a wall sign on the southern, non-street facing wall. See A-09-21 for an Appeal to allow the placement of a wall sign on the eastern, non-street facing wall.

Appendix D Sign Regulations, Section 5a2a states:

Each nonresidential building occupied by one (1) person or business shall be allowed a maximum of one hundred (100) square feet of total signage, which may include wall signs, ground signs, or ~~poles signs~~, providing that the conditions of this ordinance be met. No one sign shall exceed fifty (50) square feet. Wall signs cannot exceed ten (10) percent of the total wall area. For businesses located on corner lots, one (1) such sign is permitted facing each street or roadside of the building.

As stated above, wall signs are permitted facing the street. Two (2) wall signs are proposed as part of this project. Neither sign is considered to be “facing the street or roadside of the building” as stated above. This wall sign is proposed on the south side of the building, which is visible from Watson Road but is not on the “roadside of the building”. Therefore, the permit for this wall sign was denied. The petitioner has filed this appeal to attempt to have the denial reversed.

Appendix B Zoning Regulations, Section 9.2-5 states:

The Board of Adjustment may affirm or reverse, wholly or partly, or modify the order, requirement, decision or determination as ought to be made and to that end shall have all the powers of the zoning enforcement officer. The Board shall render a written decision on the appeal without unreasonable delay after the close of the public hearing.

Therefore, if the Board believes the sign permit should be issued, you have the authority to reverse the decision of zoning enforcement officer. If the Board reverses the denial of the sign permit, a sign would be permitted on the south side of the building. Signage would be required to meet all other sections of Appendix D, Sign Regulations.