



3939 S. Lindbergh Blvd.
314-849-3400

NOTICE OF APPEAL TO THE BOARD OF ADJUSTMENT

Date 03-15-2022

File No. A-11-22

Application is hereby made to the City of Sunset Hills Board of Adjustment for its consideration of a variance from the regulations and restrictions of the Zoning Ordinances of the City of Sunset Hills as they pertain to the land presently zoned PD-LC(C) and is located at 3600 S Lindbergh blvd, ST Louis County, St Louis MO 63127

Applicant's name Eric Albers Phone 417-569-2132

Applicant's address Physical: 112 s Main street, Nixa, MO 65714 Mail: PO Box 1982, Nixa, MO 65714
City State Zip

Applicant's email albers@insightdesignarchitects.com

Owner's name Grant Mechlin, CCIM - Sansone Group Phone 314-727-6664
(if different from applicant)

Owner's address 120 S Central Ave Ste 500 St Louis, Mo 63105
City State Zip

Owner's email gmechlin@sansonegroup.com

The Department of Public Works denied applicant's request for a permit to construct a Retail store with height request increase

I (Applicant) Eric Albers hereby requests a variance to allow an increase in building height of 58' to gable ridge, and a spire height reaching to 87' for ridge flag pole

Practical difficulties or unnecessary hardships for which the Board of Adjustment should grant the variance are:

Bass Pro Shops brings a unique, entertainment-style retail attraction to many communities. We are a staple Outdoor retailer, and well known across the nation. One of the most identifiable branding concepts of a Bass Pro Shop is the size and grandeur of their entry structure, special tower elements, signage, American flag, and rustic theme. The entry lodge height is a defining part of this branding concept. In addition to the size, Bass Pro Shops celebrates patriotism with its iconic American flag mounted to the entry lodge ridge. The ridge height and flag location are pivotal in maintaining their highly developed brand and retail theme. In addition to the visual appeal, the height is designed to block sound from the residential property to the east, making a lasting positive impact on the community and our neighbors. Bass Pro Shops is built on the three pillars of connecting new audiences to the outdoors, conserving wildlife and habitat, and advocating for sportsmen's rights. Every step we take in developing a new location is built around this concept and how we can leave this place better than we found it.

Legal Description of the property to be attached.

Fee: \$125.00

Signature _____