

Lynn Sprick, Assistant Planner  
**City of Sunset Hills**  
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March 30, 2022

Re: Sunset Reserve - Variances  
Volz Project No. 22487

Dear Lynn:

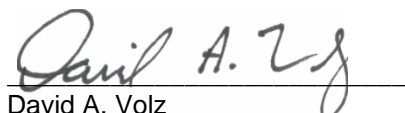
Below are the justifications for the four variances needed on the Improvement Plans for Sunset Reserve. Please note that all of these were shown on the original Preliminary Plat that was approved by the Planning Commission on May 5<sup>th</sup>, 2021, and the Amended Preliminary Plat that was approved by the PC on March 2<sup>nd</sup>, 2022. The steep topography of the property is generally the reason for all of these variances; however, I addressed each one individually below.

1. Vary the distance between Lincoln Drive and Sunset Reserve Drive from 300' to 250' (per App A Sec 2.1g).  
The entrance was placed at a location to provide the maximize sight distance away from the sharp curve to the east along Robyn Road. In addition, the access location is limited based on the steep topography and site frontage. And finally, this location is the same as the original gravel drive that served the site. This is the most gentle place.
2. Vary the right of way width from 50' to 40' (per App A Sec 2.2a3a).  
Due to the steep topography this variance is needed to allow better homesite, less overall site disturbance and lower driveway grades. This variance allows us to move all the construction and improvements up the hill and away from the existing trees and neighboring homes. Please note that these streets will be private.
3. Vary the street grade from 7% to 10% (per App A Sec 2.2c1).  
This variance is needed due to the overall size, shape, and steep topography of the property. You can see from the street profile that even at 10% there are places along the entrance road that have over 15' of fill. This variance allows us to reduce the overall site disturbance, provide better homesites, and reduce the grading.
4. Vary the cul-de-sac diameter from 106' to 84' (per App A Sec 2.2c2)  
Again, this variance is needed due to the overall size, shape, and steep topography of the property. Reducing the cul-de-sac size allows us to pull all the homes and construction up the hill thereby reducing the overall site disturbance and grading.

Thank you for your consideration and please let me know if you have any comments or questions.

Sincerely,

**Volz Incorporated**  
A Professional Service Company



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