

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI

THURSDAY, APRIL 22, 2021

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met by Zoom meeting on Thursday, April 22, 2021. The meeting convened at 10:00 A.M.

ROLL CALL

Present:	William Weber	-Member
	Larry Smith	-Member
	Mark Naes	-Member
	Joshua Arnold	-Member
	Lynn Sprick	-City Planner
	Bob Jones	-City Attorney
	Bryson Baker	-City Engineer

Absent:

APPROVAL OF MINUTES

Copies of the minutes of the March 25, 2021 Board of Adjustment meeting were distributed to the members for their review. Mr. Weber stated there were a few areas that Mr. needs to be changed to Ms. Sprick. Mr. Smith made a motion to approve the minutes as amended. Mr. Arnold seconded the motion, and it was unanimously approved.

NEW BUSINESS

A-10-21 Notice of Appeal, submitted by Jason Kellar, to vary the distance between a residence and an accessory structure from the required ten feet (10') to three feet (3') for the construction of a swimming pool at 407 Homecrest Dr. Appendix B Zoning Regulations, Section 5.11C2.

Ms. Sprick stated the residence was constructed in 1958. Placement of an accessory structure is required to be 10 feet away from the primary structure. The deck

is part of the primary structure and this is what is too close. All other requirements will be met. A privacy fence has been installed that restricts the view from the street and neighboring property. The neighbors have no issues. The new photo that was submitted will be added as exhibit A.

Jason Kellar was present and available for questions.

Mr. Jones asked about the property configuration.

Mr. Kellar stated it is a corner lot and the majority of it is considered side yard. The backyard is limited on space with the deck and shed. There is no other place for the pool to go.

Mr. Weber asked about the neighbor approval.

Mr. Kellar stated the neighbor is sharing the cost of the fence on the property line and has no issues with the pool.

Mr. Weber asked if any other neighbors mind.

Mr. Kellar stated he did not talk to the other neighbor, but they cannot see the pool.

Mr. Weber called for a vote on petition A-10-21 Notice of Appeal, submitted by Jason Kellar, to vary the distance between a residence and an accessory structure from the required ten feet (10') to three feet (3') for the construction of a swimming pool at 407 Homecrest Dr. Appendix B Zoning Regulations, Section 5.11C2. With 4 aye votes and 0 nay votes, the petition was approved.

A-11-21 Notice of Appeal, submitted by Ziglin Signs, to allow a wall sign on the southern, non-street facing wall at 10734 Sunset Hills Plaza. Appendix D Sign Regulations, Section 5a2.

Ms. Sprick stated the building permit was denied due to wall signs only being allowed on street facing walls. There is a monument sign and other wall signs on the property. All other requirements will be met by the project. The total signage will still be under what is allowed, if this is approved.

Mike Thies, with Burger King, was present and stated the building is at a lower elevation on the Lindbergh Boulevard side. This would be a safer transition, so that people can see it while turning in. This is the latest prototype for Burger King.

Mr. Naes asked if the monument sign will be in the same spot as it previously was.

Mr. Thies replied yes.

Mr. Weber stated when driving northbound on Lindbergh Boulevard the large monument sign is easy to see and another sign is not necessary.

Mr. Thies stated a sign at a higher elevation would make it easier to see. The monument sign is only approximately 5 feet tall.

Mr. Smith asked how high the new wall sign would be off of the ground.

Rich Conner, with Ziglin Signs, was present and stated the monument sign is 8 feet tall.

Mr. Weber stated the center of the wall sign is 10 feet, which would make it about the same height as the monument sign.

John Schebaum, with BFA, was present and stated the elevation of the sign on the building is 12.5 feet and the top of the monument sign is 8 feet. It presents a different angle compared to the street view, with the light poles, utility lines, and other vehicles blocking the monument sign. The wall sign gives a little bit more visibility. It is an aesthetically pleasing sign.

Mr. Weber stated the wall sign is not giving much advantage.

Mr. Naes asked if the sign labeled D will be eliminated.

Mr. Conner stated yes.

Mr. Schebaum stated even with this sign they are under the total allowed signage.

Mr. Weber stated the sign only faces other commercial buildings; no residential.

Mr. Weber called for a vote on petition A-11-21 Notice of Appeal, submitted by Ziglin Signs, to allow a wall sign on the southern, non-street facing wall at 10734 Sunset Hills Plaza. Appendix D Sign Regulations, Section 5a2. With 2 aye votes and 2 nay votes, the petition was denied.

ANY OTHER MATTERS DEEMED APPROPRIATE

Mr. Weber asked if there are any items on the agenda for next month.

Ms. Sprick stated no.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 10:27 A.M. Mr. Naes seconded the motion, and it was unanimously approved.

Recording Secretary


Sarina Cape