

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI

THURSDAY, AUGUST 22, 2019

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met in regular session on Thursday, August 22, 2019. The meeting convened at 7:00 p.m.

ROLL CALL

Present:	William Weber	-Member
	Larry Smith	-Member
	William Groth	-Member
	Mark Naes	-Member
	Jerome Cox	-Member
	Robert E. Jones	-City Attorney
	Bryson Baker	-City Engineer
	Lynn Sprick	-Assistant Planner

Absent:

APPROVAL OF MINUTES

Copies of the minutes of the June 27, 2019 Board of Adjustment meeting were distributed to the members for their review. Mr. Weber noted that he did not make the motion to end the meeting and would like it updated to reflect Mr. Naes. Mr. Cox made a motion to approve the minutes as amended. Mr. Groth seconded the motion, and it was unanimously approved.

NEW BUSINESS

It should be noted that the following petitions were heard at the same time, but voted on separately.

A-11-19 Notice of appeal, submitted by Carl & Barbara Uhlig, to allow an accessory structure in front of the principal structure for construction garage at 12473 Robyn Road.

A-12-19 Notice of appeal, submitted by Carl & Barbara Uhlig, to vary the front

setback from the required fifty feet (50') to thirty-nine feet four inches (39'4") for the construction of a detached garage at 12473 Robyn Road.

Ms. Sprick stated that the home was built in 1977 and is approximately 155 feet from the front property line. The property consists of 2.7, acres but there are several issues that restrict the buildable area. There is a stream that runs through the property and the ordinance has a requirement that would require the homeowners to maintain a vegetative buffer of at least 25 feet from the bank in both directions. There are multiple easements on the property, it is heavily wooded, and there is a right of way in front of the property that widens from 50 feet to 80 feet wide. There is no option to vacate the right of way because the City workers need that room to work. The detached garage is proposed to be 1,120 square feet and 18 feet tall and on a clearing of the property.

Carl Uhlig, of 12473 Robyn Road, was present and stated that he is trying to minimize the amount of trees to be taken down. In order to build the two story garage as planned, the proposed location is the best. This location also allows him to work with the grades and minimize the impact on the trees. Looking at the existing structure, it can be shown that there is minimal visibility from the road. He spoke with the neighbors, three have signed a letter of approval. It was stated that Mr. Naes is a neighbor and would have the most visibility of the neighbors.

Mr. Naes stated that he has looked at the plans, and this is the only place the structure can be built. It is a reasonable use of the property and they have done nothing but improved the site. As a neighbor, he endorses the proposal and thinks it is a good asset to the property.

Mr. Weber stated that he visited the site and inquired on how they plan to build on such a steep grade.

Mr. Uhlig stated the building will be a partial two level building and will build into the grading.

Mr. Weber called for a vote on petition A-11-19 Notice of appeal, submitted by Carl & Barbar Uhlig, to allow an accessory structure in front of the principal structure for construction garage at 12473 Robyn Road. There being 5 aye votes and 0 nay votes, the petition was unanimously approved.

Mr. Weber called for a vote on petition A-12-19 Notice of appeal, submitted by Carl & Barbara Uhlig, to vary the front setback from the required fifty feet (50') to thirty-nine feet four inches (39'4") for the construction of a detached garage at 12473 Robyn Road. There being 5 aye votes and 0 nay votes, the petition was unanimously approved.

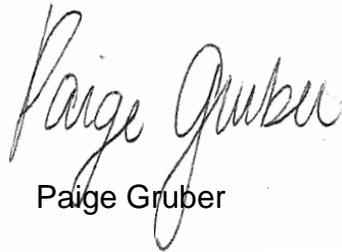
ANY OTHER MATTERS DEEMED APPROPRIATE

Mr. Weber noted there is one more meeting prior to making a decision about scheduling meetings during the holidays.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 7:10 P.M. Mr. Cox seconded the motion, and it was unanimously approved.

Recording Secretary



Paige Gruber

Paige Gruber

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