

BOARD OF ADJUSTMENT  
OF THE CITY OF SUNSET HILLS, MISSOURI  
THURSDAY, AUGUST 25, 2022

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met in regular session on Thursday, August 25, 2022. The meeting convened at 7:00 P.M.

ROLL CALL

Present:	William Weber	-Member
	Mark Naes	-Member
	Ronald Hack	-Alternate Member
	Larry Smith	-Member
	Joshua Arnold	-Member
	Lynn Sprick	-City Planner
	Lyndee Rodamaker	-City Attorney
	Bryson Baker	-City Engineer
Absent:	John Hassis	-Member

**APPROVAL OF MINUTES**

Copies of the minutes of the July 28, 2022 Board of Adjustment meeting were distributed to the members for their review. Mr. Smith made a motion to approve the minutes, as submitted. Mr. Arnold seconded the motion, and they were unanimously approved.

**OLD BUSINESS**

**Petitions A-25-22 through A-28-22 were postponed by the petitioner.**

A-25-22      Petition for a Variance, submitted by Amanda O’Hara for Bass Pro Shops, to vary the maximum square footage of a wall sign from 100 square feet to 106.23 square feet for the Ascend wall signage on the west elevation at 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

- A-26-22 Petition for a Variance, submitted by Amanda O'Hara for Bass Pro Shops, to vary the maximum square footage of a wall sign from 506.50 square feet to 699.76 square feet for the Bass Pro Shops wall signage on the west elevation at 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).
- A-27-22 Petition for a Variance, submitted by Amanda O'Hara for Bass Pro Shops, to vary the maximum square footage of a wall sign from 133.06 square feet to 180.20 square feet for the Tracker: Boats & ATVs wall signage on the west elevation at 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).
- A-28-22 Petition for a Variance, submitted by Amanda O'Hara for Bass Pro Shops, to vary the total wall signage allowed from 1102.97 square feet to 1428.62 square feet for the development at 3600 South Lindbergh Boulevard (Appendix D, Section 5a2f).

## **NEW BUSINESS**

- A-29-22 Petition for a Variance, submitted by Hazim Bjaric, to vary the side setback from the required ten feet (10') to five feet, eight inches (5'8") for an existing shed at 8 Meppen Dr.

Ms. Rodamaker stated exhibit one is Appendix B Zoning Regulations of the City of Sunset Hills Code of Ordinances, exhibit two is the application, exhibit three is the staff report, exhibit four is the petitioner information, and exhibit five is the public hearing information.

Ms. Sprick was sworn in and stated in April, the petitioner applied for a variance due to the shed being constructed without a permit too close to the property line. At the time, the petitioner was not certain of the exact distance the shed was from the property line. He now has provided the information that the shed is 5 ft. 8 inches from property line.

Hazim Bjaric, homeowner, was present, sworn in, and stated he did not know the shed was not approved and part of the original home construction plans. There was an existing shed. He demolished the old shed and put a new one in the same spot. During the occupancy inspection, the inspector told him there was no permit for the shed. The shed is located on a concrete slab and he was not aware that there was a ten foot setback for it.

Mr. Smith asked if the previous shed was on the same slab.

Mr. Bjaric stated the new shed is six or seven inches further from the property line than the previous one was.

Mr. Hack asked if there were any comments from the neighbors.

Mr. Bjaric stated one neighbor has signed up to speak at the public hearing.

Ray Ruzicka, of 6 Meppen Drive, was present, sworn in, and stated the shed is much better than what was previously there. It looks very nice and Mr. Bjaric has done many improvements to the property. He is not the neighbor on the closest property line, but he has no issue with the shed.

Mr. Weber called for a vote on petition A-29-22 petition for a Variance, submitted by Hazim Bjaric, to vary the side setback from the required ten feet (10') to five feet, eight inches (5'8") for an existing shed at 8 Meppen Drive. With 5 aye votes and 0 nay votes, the petition was approved.

A-30-22 Petition for a Variance, submitted by Jacob Sunroom & Exteriors, to vary the rear setback from the required thirty feet (30') to twenty-eight feet (28') for the construction of a sunroom addition at 10623 Tioga Ct.

Ms. Rodamaker stated exhibit one is Appendix B Zoning Regulations of the City of Sunset Hills Code of Ordinances , exhibit two is the application, exhibit three is the staff report, exhibit four are the letters of support, exhibit five is the public hearing information.

Ms. Sprick stated the petitioner would like to remove and replace an existing sunroom. All other requirements would be met. There were four letters of support submitted into the agenda packet.

Kevin Pirtle, Vice President of production for Jacob Sunroom and Exteriors, and Mike Augustine, homeowner, were present and sworn in. Mr. Pirtle stated the new sunroom will be encroaching the setback area one foot less than the existing addition. The rear property line abuts a church.

Mr. Augustine stated the sunroom is in failure and needs to be replaced.

Mr. Weber called for a vote on petition A-30-22 Petition for a Variance, submitted by Jacob Sunroom & Exteriors, to vary the rear setback from the required thirty feet (30') to twenty-eight feet (28') for the construction of a sunroom addition at 10623 Tioga Court. With 5 aye votes and 0 nay votes, the petition was approved.

**Petitions A-31-22 thru A-37-22 were postponed.**

A-31-22 Petition for a Variance, submitted by Balke Brown Transwestern, to vary the number of loading parking spaces from the required 2 to 0 for 2 buildings for an existing development at 3850 S Lindbergh Blvd.

- A-32-22      Petition for a Variance, submitted by Balke Brown Transwestern, to vary the requirement of a 6'-8' privacy fence to a 6' chain link fence for an existing development at 3870 S Lindbergh Blvd.
- A-33-22      Petition for a Variance, submitted by Balke Brown Transwestern, to vary lighting requirements for an existing development at 3850 & 3870 S Lindbergh Blvd.
- A-34-22      Petition for a Variance, submitted by Balke Brown Transwestern, to vary the number of trees and shrubs required along the frontage from 15 trees and 62 shrubs to 7 trees and 0 shrubs for an existing development at 3850 S Lindbergh Blvd.
- A-35-22      Petition for a Variance, submitted by Balke Brown Transwestern, to vary the number of parking spaces allowed without a landscape island from 15 to 19 spaces and 22 spaces for an existing development at 3870 S Lindbergh Blvd.
- A-36-22      Petition for a Variance, submitted by Balke Brown Transwestern, to vary the size of landscape islands from the required 170 square feet to 141 square feet for an existing development at 3850 S Lindbergh Blvd.
- A-37-22      Petition for a Variance, submitted by Balke Brown Transwestern, to vary the size of landscape islands from the required 170 square feet to 144 and 169 square feet for an existing development at 3870 S Lindbergh Blvd.

**ANY OTHER MATTERS DEEMED APPROPRIATE**

**ADJOURNMENT**

Mr. Smith made a motion to adjourn the meeting at 7:13 P.M. Mr. Arnold seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape