

AGENDA

BOARD OF ADJUSTMENT

THURSDAY, OCTOBER 25, 2018

7:00 P.M.

A meeting of the Sunset Hills Board of Adjustment will be held in the Robert C. Jones Chambers of City Hall, 3939 South Lindbergh Boulevard, Thursday, October 25, 2018 at 7:00 p.m.

1. Approval Of Minutes

1.I. August 23, 2018 Minutes

Documents:

[AUGUST 23, 2018 MINUTES.PDF](#)

2. New Business

2.I. Request By Jubilee Church, For The Extension Of The Period Of Validity For Appeal A-03-18, To Vary The Site Coverage Allowed From 70% To 73.10% For The Construction Of A Church At 10801 Sunset Office Drive.

Documents:

[JUBILEE CHURCH EXTENSION REQUEST.PDF](#)

2.II. Request By ODPT LLC, For The Extension Of The Period Of Validity For The Following Two (2) Appeals For A Commercial Building At 3825 South Lindbergh Boulevard: A-05-18, To Vary The Amount A Setback May Be Reduced From 35% To 80%. A-06-18, To Vary The Rear Setback From 75 Feet To 15 Feet.

Documents:

[DESPOTIS EXTENSION REQUEST.PDF](#)

2.III. A-20-18 Notice Of Appeal, Submitted By The City Of Sunset Hills, To Vary The Lot Frontage From The Required 150 Feet To 53 Feet For A Boundary Adjustment At 12552 West Watson Road.

Documents:

- 1) [A-20-18 APPLICATION.PDF](#)
- 2) [A-20-18 STAFF REPORT.PDF](#)
- 3) [A-20-18 SITE PLAN.PDF](#)
- 4) [A-20-18 PUBLIC HEARING.PDF](#)

2.IV. A-21-18 Notice Of Appeal, Submitted By JAJR Real Estate (John Armengol Jr) To Waive The Requirement For A Sight Proof Fence Between Non-Residential And Residential Properties (App B Sec 5.13-2(A)2) For An Existing Banquet Center At 13360 West Watson Road.

Documents:

- 1) [A-21-18 APPLICATION.PDF](#)
- 2) [A-21-18 STAFF REPORT.PDF](#)
- 3) [A-21-18 PUBLIC HEARING.PDF](#)
- [A-21-18 THRU A-26-18 SITE PLAN.PDF](#)

2.V. A-22-18 Notice Of Appeal, Submitted By JAJR Real Estate (John Armengol Jr) To Vary The Lighting Requirements For A Parking Area From The Required Minimum Initial Level Of 0.5 Foot Candles To 0.1 Foot Candles, Average Initial Level Of 1 Foot Candles To 2.51 Foot Candles And Maximum Initial Level Of 8 Foot Candles To 14.4 Foot Candles (App B Sec 6.3-7B) For An Existing Banquet Center At 13360 West Watson Road.

Documents:

- 1) [A-22-18 APPLICATION.PDF](#)
- 2) [A-22-18 STAFF REPORT.PDF](#)
- 3) [A-22-18 LIGHTING SPECIFICATIONS.PDF](#)
- 4) [A-22-18 PUBLIC HEARING.PDF](#)

2.VI. A-23-18 Notice Of Appeal, Submitted By JAJR Real Estate (John Armengol Jr) To Waive The Requirement For Screening On All Four (4) Sides Of A Refuse Container (App B Sec 5.13-4) For An Existing Banquet Center At 13360 West Watson Road.

Documents:

- 1) [A-23-18 APPLICATION.PDF](#)
- 2) [A-23-18 STAFF REPORT.PDF](#)
- 3) [A-23-18 PUBLIC HEARING.PDF](#)
- [A-21-18 THRU A-26-18 SITE PLAN.PDF](#)

2.VII. A-24-18 Notice Of Appeal, Submitted By JAJR Real Estate (John Armengol Jr) To Vary The Number Of Trees Required To Be Planted Within The Interior Parking Area For Every Four Thousand (4,000) Square Feet Of Parking Provided From The Required Thirteen (13) Trees To Zero (0) Trees (App B Sec 5.13-5B1) For An Existing Banquet Center At 13360 West Watson Road.

Documents:

- 1) [A-24-18 APPLICATION.PDF](#)
- 2) [A-24-18 STAFF REPORT.PDF](#)
- 3) [A-24-18 PUBLIC HEARING.PDF](#)
- [A-21-18 THRU A-26-18 SITE PLAN.PDF](#)

2.VIII. A-25-18 Notice Of Appeal, Submitted By JAJR Real Estate (John Armengol Jr) To Vary The Number Of Landscape Planting Areas Required At The Ends Of Parking Rows From The Required Twelve (12) Planting Areas To Zero (0) Planting Areas (App B Sec 5.13-5B4) For An Existing Banquet Center At 13360 West Watson Road.

Documents:

- 1) [A-25-18 APPLICATION.PDF](#)
- 2) [A-25-18 STAFF REPORT.PDF](#)
- 3) [A-25-18 PUBLIC HEARING.PDF](#)
- [A-21-18 THRU A-26-18 SITE PLAN.PDF](#)

2.IX. A-26-18 Notice Of Appeal, Submitted By JAJR Real Estate (John Armengol Jr) To Vary The Number Of Landscape Planting Areas Required In Each Row Per Fifteen (15) Spaces From The Required Six (6) Planting Areas To Zero (0) Planting Areas (App B Sec 5.13-5B5) For An Existing Banquet Center At 13360 West Watson Road.

Documents:

- 1) A-26-18 APPLICATION.PDF
- 2) A-26-18 STAFF REPORT.PDF
- 3) A-26-18 PUBLIC HEARING.PDF
- A-21-18 THRU A-26-18 SITE PLAN.PDF

3. Other Matters Deemed Appropriate

3.I. November 22, 2018 And December 27, 2018 Meeting Dates

4. Adjournment

Should you be unable to attend, please notify City Hall offices at 314-849-3400 before 1:00 p.m. Thursday, October 25, 2018.