

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI

THURSDAY, MAY 28, 2020

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met by Zoom meeting on Thursday, May 28, 2020. The meeting convened at 10:00 a.m.

ROLL CALL

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

Absent:

APPROVAL OF MINUTES

Copies of the minutes of the May 7, 2020 Board of Adjustment meeting were distributed to the members for their review. Mr. Smith made a motion to approve the minutes, as submitted. Mr. Cox seconded the motion, and it was unanimously approved.

NEW BUSINESS

A-16-20 Notice of Appeal, submitted by Angela Velazquez, to vary the side setback from the required ten feet (10') to seven feet, seven inches (7'7") for the construction of a room addition at 9834 Barrington Drive.

Ms. Sprick stated the side of the house is not parallel to the property line. It is

closer to the back property line. With the presented construction, the side of the house will be closer.

Angela Velazquez, homeowner of 9834 Barrington Drive, was present and stated that the kitchen is on the side of the house. She is looking to add onto the kitchen and cannot relocate it.

Mr. Weber called for a vote on petition A-16-20 Notice of Appeal, submitted by Angela Velazquez, to vary the side setback from the required ten feet (10') to seven feet, seven inches (7'7") for the construction of a room addition at 9834 Barrington Drive. With 5 aye votes and 0 nay votes, the petition was approved.

A-17-20 Notice of Appeal submitted by Jason Lehmann of Jeff Day & Associates, to vary the building coverage allowed in the R-1 Single Family Residential – 1 acre minimum lot size zoning district from fifteen percent (15%) to twenty percent (20%) for a room addition at 12528 Triple Oaks Drive.

Ms. Sprick stated they are requesting to vary building coverage. When the home was built, it was under St. Louis County's requirements. When annexed in to the City, it was already non-conforming. The house does not meet building coverage requirements. They would like to be able to accommodate a room addition and deck.

Anne Herzog, homeowner of 12528 Triple Oaks Drive, was present and stated the proposed addition is 20 feet by 20 feet with a small four to five foot deck to cover the existing patio.

Mr. Weber called for a vote on petition A-17-20 Notice of Appeal submitted by Jason Lehmann of Jeff Day & Associates, to vary the building coverage allowed in the R-1 Single Family Residential – 1 acre minimum lot size zoning district from fifteen percent (15%) to twenty percent (20%) for a room addition at 12528 Triple Oaks Drive.

With 5 aye votes and 0 nay votes, the petition was approved.

A-18-20 Notice of Appeal, submitted by Travis Prestidge, to allow an accessory structure in front of the principal structure for the placement of a storage shed at 9349 Manor Oak Drive.

Ms. Sprick stated there are no accessory structures in side yard next to the existing garage and the lot is unusually shaped. The structure would have to be ten feet from each property line.

Travis Prestidge, homeowner of 9349 Manor Oak Drive, was present and stated there was a shed there that they removed. His father-in-law will be living there and it will make it easier for him to access his belongings.

Mr. Cox stated the location appears to be right on the property line he asked if it meets the setbacks.

Mr. Prestidge stated the survey shows ten feet from each property line.

Ms. Sprick stated the original shed was on the property line, the survey did not show this.

Mr. Naes asked if the flooding problem can be designated on the site plan.

Mr. Prestidge stated the water problem would not allow it to be placed there.

Mr. Naes stated this is a permanent variance for a temporary situation.

Mr. Prestidge stated the father-in-law will be living there indefinitely.

Mr. Weber asked if the neighbor agrees to this variance.

Mr. Prestidge stated all neighbors agreed that it isn't a problem.

Mr. Smith stated that the location is basically in the rear yard, not in front of any close properties.

Mr. Prestidge stated that is correct. A neighbor has one in a similar area.

Mr. Cox stated the property is an unusual situation and the shed would be shielded from the street. The requirement of it being away from the front of the house, is appropriate in this case.

Mr. Weber called for a vote on petition A-18-20 Notice of Appeal, submitted by Travis Prestidge, to allow an accessory structure in front of the principal structure for the placement of a storage shed at 9349 Manor Oak Drive. With 5 aye votes and 0 nay votes, the petition was approved.

A-19-20 Notice of Appeal, submitted by Angela Twardawa, to vary the rear setback from the required fifteen feet (15') to four feet (4') for an inground swimming pool at 9817 Grandview Estates Drive.

Ms. Sprick stated accessory structures are required to be ten feet away from the home. There is a deck on the back of the home, so the pool has to be ten feet away from the deck and the rear property line.

Jeremy Baum, contractor, was present and stated the property backs up to common ground. The pool cannot meet the setback from the house and rear setback. The owner maintains the common ground behind her home.

Mr. Weber called for a vote on petition A-19-20 Notice of Appeal, submitted by Angela Twardawa, to vary the rear setback from the required fifteen feet (15') to four feet (4') for an inground swimming pool at 9817 Grandview Estates Drive. With 5 aye votes and 0 nay votes, the petition was approved.

Other matters Deemed Necessary

Mr. Naes asked if solar panels have to meet setback requirements. There is a property that has solar panels in the front yard.

Ms. Sprick stated the City will check into the property to make sure they applied for a permit and that it meets the requirements.

Mr. Jones stated it should have a building permit and meet setbacks.

ADJOURNMENT

Mr. Smith made a motion to adjourn the meeting at 10:20 A.M. Mr. Cox seconded the motion, and it was unanimously approved.

Recording Secretary

Paige Gruber
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