

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI

THURSDAY, JUNE 25, 2020

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met by Zoom meeting on Thursday, June 25, 2020. The meeting convened at 10:00 A.M.

ROLL CALL

Present:	William Weber	-Member
	Larry Smith	-Member
	Mark Naes	-Member
	Jerome Cox	-Member
	Carl Lumley	-Attorney
	Lynn Sprick	-Assistant Planner
	Bryson Baker	-City Engineer
Absent:	Joshua Arnold	-Member
	Carl Lumley	-City Attorney's Representative

APPROVAL OF MINUTES

Copies of the minutes of the May 28, 2020 Board of Adjustment meeting were distributed to the members for their review. Mr. Cox stated in the previous meeting's minutes, he stated that the property is an unusual situation and the shed would be shielded from the street, away from the front of the house. He stated that it should be written as inappropriate, not appropriate. Mr. Smith made a motion to approve the minutes, as amended. Mr. Cox seconded the motion, and it was unanimously approved.

NEW BUSINESS

A-20-20 Notice of Appeal, submitted by Dennis & Lori Wahlig, to vary the minimum lot size from the required 1 acre to 0.85 acre for a minor subdivision at

12851 West Watson Road.

This appeal has been postponed.

A-21-20 Notice of Appeal, submitted by Dennis & Lori Wahlig, to vary the minimum lot size from the required 1 acre to 0.87 acre for a minor subdivision at 12851 West Watson Road.

This appeal has been postponed.

A-22-20 Notice of Appeal, submitted by Herb LeCompte, to vary the maximum height permitted for a garage door from 9 feet to 12 feet for a detached garage at 12238 Mentz Hill Road.

Ms. Sprick stated that the petitioner applied for a building permit for a new home and detached garage. The garage door is too tall, so the petitioner would like a variance.

Herb LeCompte, homeowner of 12238 Mentz Hill Road, was present and stated they have machinery equipment and a brand new camper that they would like to keep out of view and out of the street. Not having these things parked outside would give the house a nice look from the road.

Mr. Weber stated that in no way does the request meet the hardship requirements, but he is in favor of the proposal because it would be more attractive and beneficial to the City to keep the camper hidden from the site.

Mr. LeCompte stated the garage will look similar to the house, aesthetically.

Mr. Cox stated he thought the intention of this requirement was to keep people from operating business out of their home. He asked if the wording of the restriction needs to be addressed.

Mr. Weber stated he agrees and the restriction may be changed in the future, to be worded more properly.

Ms. Sprick stated the current ordinance has this restriction, but the new Code does not limit the height of garage doors. It does limit the height of the entire garage.

Mr. Lumley stated since the Ordinance has not been changed, the building permit should be addressed accordingly.

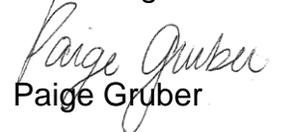
Mr. LeCompte stated some subdivisions have strict regulations on detached garages, but some of the residents collect classic cars. These residents have to store them elsewhere. They would like to have a lift in their garage and suggested having the height limit equal the height of the home.

Mr. Weber called for a vote on petition A-22-20 Notice of Appeal, submitted by Herb LeCompte, to vary the maximum height permitted for a garage door from nine feet to twelve feet for a detached garage at 12238 Mentz Hill Road. With 4 aye votes and 0 nay votes, the petition was approved.

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