

BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET HILLS, MISSOURI

THURSDAY, SEPTEMBER 24, 2020

BE IT REMEMBERED that the Board of Adjustment of the City of Sunset Hills, Missouri met by Zoom meeting on Thursday, September 24, 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
	Lynn Sprick	-Assistant Planner
	Carl Lumley	-Attorney
Absent:	Bryson Baker	-City Engineer

APPROVAL OF MINUTES

Copies of the minutes of the August 21, 2020 Board of Adjustment meeting were distributed to the members for their review. Mr. Cox made a motion to approve the minutes as submitted. Mr. Naes seconded the motion, and it was unanimously approved.

NEW BUSINESS

It should be noted that the following two petitions were heard simultaneously, but voted on separately.

A-32-20 Notice of Appeal, submitted by Jeff Day & Associates, to allow an accessory structure (pool house) to be constructed in the side yard at 9809 Grandview Estates Drive (Per Appendix B, Section 5.12-2A1).

A-36-20 Notice of Appeal, submitted by Jeff Day & Associates, to allow an accessory structure (in ground pool) to be constructed in the side yard at 9809 Grandview Estates Drive (Per Appendix B, Section 5.12-2A1).

Ms. Sprick stated there are two appeals. One is for a pool house and the other is for an in ground pool in the side yard. The pool house is partially in the side yard and partially in the front yard. Both would meet all other requirements. Staff recommends two conditions upon approval. The pool house is not to be used as a second residence and must be constructed with the same architectural styles as the residence.

Denise Eisele, with Jeff Day and Associates, was present and stated the shape of the lot is the reason for the request of a variance. There is no other place to put them that would meet setback requirements.

Mr. Weber asked what the immediate neighbors think of the project.

Ms. Eisele stated they have received no comments from the neighbors.

Mr. Naes asked if the structures impact the coverage of the lot.

Ms. Sprick replied no, they meet all other requirements.

Mr. Weber called for a vote on petition A-32-20 Notice of Appeal, submitted by Jeff Day & Associates, to allow an accessory structure (pool house) to be constructed in the side yard at 9809 Grandview Estates Drive (Per Appendix B, Section 5.12-2A1). With 5 aye votes and 0 nay votes, the petition was approved. Mr. Weber made a motion that the following conditions be added to the motion: the pool house is not to be used as a residence and should be built in the same architecture style as the principle structure. Mr. Cox seconded the motion and the motion was approved.

Mr. Weber called for a vote on petition A-36-20 Notice of Appeal, submitted by Jeff Day & Associates, to allow an accessory structure (in ground pool) to be constructed in the side yard at 9809 Grandview Estates Drive (Per Appendix B, Section 5.12-2A1). With 5 aye votes and 0 nay votes, the petition was approved.

It should be noted that the following two petitions were heard simultaneously, but voted on separately.

A-37-20 Notice of Appeal, submitted by Dale Sign Service, to appeal the denial of a building permit for the construction of a second wall sign on the west

side of the building at 10230 Watson Road (Per Appendix D, Section 5a2a).

A-38-20 Notice of Appeal, submitted by Dale Sign Service, to vary the maximum signage allowed from 100 square feet to 120 square feet at 10230 Watson Road (Per Appendix D, Section 5a2a).

Ms. Sprick stated if the first appeal is denied, the second appeal is not necessary. The petitioner would like to update all signage on the property. There is an existing sign on the west side of the building. Once a sign is removed from a property, the replacement signage has to be treated as a new sign. Wall signs are only allowed on the wall along the street and only one wall sign is permitted.

Dennis Caldwell, with Dale Sign Company, was present and stated the sign being proposed is replacing the sign at the entry of the bank. It is viewable from Watson Road.

Mr. Weber stated the proposed signs look smaller than what is currently there.

Mr. Caldwell stated the logo is the same, but the letters are smaller.

Mr. Weber called for a vote on petition A-37-20 Notice of Appeal, submitted by Dale Sign Service, to appeal the denial of a building permit for the construction of a second wall sign on the west side of the building at 10230 Watson Road (Per Appendix D, Section 5a2a). With 5 aye votes and 0 nay votes, the petition was approved.

Mr. Weber called for a vote on petition A-38-20 Notice of Appeal, submitted by Dale Sign Service, to vary the maximum signage allowed from 100 square feet to 120 square feet at 10230 Watson Road (Per Appendix D, Section 5a2a). With 5 aye votes and 0 nay votes, the petition was approved.

A-39-20 Notice of Appeal, submitted by Lucy Stopsky, to vary the rear setback from the required thirty feet (30') to twenty-four feet (24') for the construction of a covered patio addition at 12516 Grandview Forest Drive (Per Appendix B, Section 5.11C1).

Ms. Sprick stated there is an existing patio on the back of the residence that they would like to cover. A covered patio can encroach 10 feet into the setback area, unless it is enclosed. The addition includes a temporary removable enclosure, so it would be best to pursue a variance at this time.

Rich Oris, with Mosby Building Arts, was present and stated a retractable screen and sunshade with a screen is being proposed. They would like to block the sun with the shade. It is not a permanent structure that is always down and there is no door.

Mr. Weber stated it is not visible from the street and he sees no problem with it.

Mr. Weber called for a vote on petition A-39-20 Notice of Appeal, submitted by Lucy Stopsky, to vary the rear setback from the required thirty feet (30') to twenty-four feet (24') for the construction of a covered patio addition at 12516 Grandview Forest Drive (Per Appendix B, Section 5.11C1). With 5 aye votes and 0 nay votes, the petition was approved.

~~A-40-20 Notice of Appeal, submitted by David Williams, to vary the number of ground signs allowed on a single property from one (1) to three (3) at 3720 South Lindbergh Boulevard (Per Appendix D, Section 8d).~~

REMOVED

~~A-41-20 Notice of Appeal, submitted by David Williams, to vary the height of a ground sign from eight feet (8') to ten feet, six inches (10' 6") at 3720 South Lindbergh Boulevard (Per Appendix D, Section 8a).~~

Petition has been withdrawn by the petitioner.

~~A-42-20 Notice of Appeal, submitted by David Williams, to vary the size of a ground sign from 50 square feet to 84.65 square feet at 3720 South Lindbergh Boulevard (Per Appendix D, Section 8d).~~

REMOVED

~~A-43-20 Notice of Appeal, submitted by David Williams, to vary the size of a ground sign from 50 square feet to 72.08 square feet at 3720 South Lindbergh Boulevard (Per Appendix D, Section 8d).~~

REMOVED

~~A-44-20 Notice of Appeal, submitted by David Williams, to vary the maximum amount signage allowed from 200 square feet to 302.7 square feet at 3720 South Lindbergh Boulevard (Per Appendix D, Section 5a2g).~~

Petition has been withdrawn by the petitioner.

OTHER MATTERS DEEMED APPROPRIATE

Ms. Sprick asked if the November meeting can be held the week before the normally scheduled meeting, which would be the 19th.

All members agreed and all members agreed to keep the meeting time at 10am.

ADJOURNMENT

Mr. Naes made a motion to adjourn the meeting at 10:22 A.M. Mr. Cox seconded the motion, and it was unanimously approved.

Recording Secretary



Sarina Cape