

AGENDA

BOARD OF ADJUSTMENT

THURSDAY, APRIL 27, 2023

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, April 27, 2023 at 7:00 p.m. If you are unable to attend in person, the meeting will also be held via Zoom.

Join Zoom Meeting via computer:

<https://us02web.zoom.us/j/88930366958?pwd=bkRQdkJaUjNpMDRIOWFpcXJLTXNVdz09>

Join Zoom Meeting via phone:

1-312-626-6799

Meeting ID: 889 3036 6958

Passcode: 589944

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.I. March 23, 2023 Minutes

Documents:

[MARCH MINUTES.PDF](#)

4. NEW BUSINESS

- 4.I. A-12-23

Application for a Variance, submitted by John Hellmann of AdMedia LED Signs, to allow two (2) ground signs on one tract of land at 10151 Sappington Rd. (Appendix D, Section 8d).

Documents:

- 1) A-12-23 STAFF REPORT.PDF
- 2) A-12-23 APPLICATION.PDF
- 3) A-12-23 SITE PLAN.PDF
- 4) A-12-23 PETITIONER INFORMATION.PDF
- 5) A-12-23 PUBLIC HEARING.PDF

4.II. A-13-23

Application for a Variance, submitted by Seric Investment Inc, to vary the front setback from the required forty feet (40') to twenty-six feet (26') for the construction of a single-family residence at 10652 Roanna Lane (UDO Section 3.3)

Documents:

- 1) A-13-23 APPLICATION.PDF
- 2) A-13-23 STAFF REPORT.PDF
- 3) A-13-23 AND A-14-23 SITE PLAN.PDF
- 4) A-13-23 AND A-14-23 PETITIONER INFORMATION.PDF
- 5) A-13-23 AND A-14-23 PUBLIC HEARING.PDF

4.III. A-14-23

Application for a Variance, submitted by Seric Investment Inc, to vary the rear setback from the required thirty feet (30') to nineteen feet six inches (19.6') for the construction of a single-family residence at 10652 Roanna Lane (UDO Section 3.3)

Documents:

- 1) A-14-23 APPLICATION.PDF
- 2) A-14-23 STAFF REPORT.PDF
- 3) A-13-23 AND A-14-23 SITE PLAN.PDF
- 4) A-13-23 AND A-14-23 PETITIONER INFORMATION.PDF
- 5) A-13-23 AND A-14-23 PUBLIC HEARING.PDF

4.IV. A-15-23

Application for a Variance, submitted by Collective Solutions LLC, to vary the height of a monopole (wireless support structure) from one hundred feet (100') to one hundred six feet (106') for the construction of a new monopole at 109 Deane Court (Appendix B, Section 5.21-4F3).

Documents:

- 1) A-15-23 APPLICATION.PDF
- 2) A-15-23 STAFF REPORT.PDF
- 3) A-15-23 AND A-16-23 SITE PLAN.PDF
- 4) A-15-23 AND A-16-23 PETITIONER INFORMATION.PDF
- 5) A-15-23 AND A-16-23 PUBLIC HEARINGS.PDF

4.V. A-16-23

Application for a Variance, submitted by Collective Solutions LLC, to vary the setback from a residential property line from the required eight hundred sixty feet (860') to

ninety-six feet (96') for the construction of a new monopole (wireless support structure) at 109 Deane Court (Appendix B, Section 5.21-4F6).

Documents:

- 1) A-16-23 APPLICATION.PDF
- 2) A-16-23 STAFF REPORT.PDF
- 3) A-15-23 AND A-16-23 SITE PLAN.PDF
- 4) A-15-23 AND A-16-23 PETITIONER INFORMATION.PDF
- 5) A-15-23 AND A-16-23 PUBLIC HEARINGS.PDF

4.VI. A-17-23

Application for a Variance, submitted by Sunset Hills Owner, LLC, to vary the following lighting requirements:

1. Maximum initial level from 12.0 to 19.3;
2. Maximum initial level at the western property line from 0.5 to 4.7;
3. Minimum initial level within the parking area to the west of the building from 0.5 to 0.3, east of the building from 0.5 to 0, north of the building from 0.5 to 0.4, and at the Watson Road entrance from 0.5 to 0.
4. Maximum height of parking lot light standards from twenty feet (20') to twenty-two feet (22') at 3600 S. Lindbergh Blvd. (UDO Section B-1.3)

Documents:

- 1) A-17-23 APPLICATION.PDF
- 2) A-17-23 STAFF REPORT.PDF
- 3) A-17-23 PHOTOMETRIC PLAN.PDF
- 4) A-17-23 PETITIONER INFORMATION.PDF
- 5) A-17-23 PUBLIC HEARING.PDF

5. OTHER MATTERS DEEMED APPROPRIATE

6. ADJOURNMENT