

AGENDA

BOARD OF ADJUSTMENT

THURSDAY, JUNE 23, 2022

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, June 23, 2022 at 7:00 p.m. If you are unable to attend in person, the meeting will also be held via Zoom. The following information can be used to join via Zoom:

Join Zoom Meeting via computer:

<https://us02web.zoom.us/j/82364204898?pwd=R2VLRVZmemF2L01DRjR2cXQ1MktmQT09>

Join Zoom Meeting via phone:

1-312-626-6799

Meeting ID: 823 6420 4898

Passcode: 160838

1. ROLL CALL

2. APPROVAL OF MINUTES

2.I. Approval Of The Minutes From The April 28, 2022 Meeting.

Documents:

[APRIL MINUTES SC \(3\).PDF](#)

3. NEW BUSINESS

3.I. A-14-22 Petition For A Variance, Submitted By Lida Properties, To Vary The Number Of Parking Spaces From The Required Thirty-Four (34) Spaces To Twenty-Six (26) Spaces For An Existing Development At 11777 Gravois Road (Appendix B, Section 6.5-1).

Documents:

- 1) A-14-22 APPLICATION.PDF
- 2) A-14-22 STAFF REPORT.PDF
- 3) A-14-22 PETITIONER INFORMATION.PDF
- 4) A-14-22 PUBLIC HEARING.PDF

3.II. A-15-22 Petition For A Variance, Submitted By Fastsigns St Peters For Urban Air, To

Vary The Maximum Size Of A Wall Sign From One Hundred (100) Square Feet To One Hundred Fifty Eight (158) Square Feet For A Wall Sign And To Vary The Total Square Footage From Two Hundred (200) Square Feet To Two Hundred Fifty Eight (258) Square Feet At 10990 Sunset Hills Plaza (Appendix D, Section 5a2g).

Documents:

- 1) [A-15-22 APPLICATION.PDF](#)
- 2) [A-15-22 STAFF REPORT.PDF](#)
- 3) [A-15-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-15-22 PUBLIC HEARING.PDF](#)

- 3.III. A-16-22 Appeal, Submitted By Eric Albers For Bass Pro Shops, To Appeal The Determination That A Proposed Large Development Sign Is A Pole/Pylon Sign For The Development At 3600 South Lindbergh Boulevard (Appendix D, Section 7f). THIS SIGN HAS BEEN MODIFIED TO MEET THE GROUND SIGN REQUIREMENTS. THIS APPEAL IS NO LONGER NECESSARY AND HAS BEEN REMOVED FROM THE AGENDA.

Documents:

- 1) [A-16-22 APPLICATION.PDF](#)
- 2) [A-16-22 PETITIONER INFORMATION.PDF](#)
- 3) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.IV. A-17-22 Petition For A Variance, Submitted By Eric Albers For Bass Pro Shops, To Vary The Maximum Height Of A Large Development Sign From Thirty Feet (30') To Forty Eight (48') For The Development At 3600 South Lindbergh Boulevard (Appendix D, Section 5a1).

Documents:

- 1) [A-17-22 APPLICATION.PDF](#)
- 2) [A-17-22 STAFF REPORT.PDF](#)
- 3) [A-17-22 THRU A-19-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.V. A-18-22 Petition For A Variance, Submitted By Eric Albers For Bass Pro Shops, To Vary The Maximum Size Of A Large Development Sign From 200 Square Feet To 264 Square Feet For The Development At 3600 South Lindbergh Boulevard (Appendix D, Section 5a1).

Documents:

- 1) [A-18-22 APPLICATION.PDF](#)
- 2) [A-18-22 STAFF REPORT.PDF](#)
- 3) [A-17-22 THRU A-19-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.VI. A-19-22 Petition For A Variance, Submitted By Eric Albers For Bass Pro Shops, To Vary The Side Setback For A Large Development Sign From The Required Five Feet (5') To Two Feet (2') For The Development At 3600 South Lindbergh Boulevard (Appendix D, Section 8f).

Documents:

- 1) [A-19-22 APPLICATION.PDF](#)
- 2) [A-19-22 STAFF REPORT.PDF](#)

- 3) [A-19-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-17-22 THRU A-19-22 PETITIONER INFORMATION.PDF](#)
- 5) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.VII. A-20-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Number Of Wall Signs Allowed From One (1) Per Street Facing Elevation To Four (4) For The West Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2a).

Documents:

- 1) [A-20-22 APPLICATION.PDF](#)
- 2) [A-20-22 STAFF REPORT.PDF](#)
- 3) [A-20-22 THRU A-24-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.VIII. A-21-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Maximum Square Footage Of A Wall Sign From 100 Square Feet To 506.50 Square Feet For The Bass Pro Shops Wall Signage On The West Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

Documents:

- 1) [A-21-22 APPLICATION.PDF](#)
- 2) [A-21-22 STAFF REPORT.PDF](#)
- 3) [A-20-22 THRU A-24-22 PETITIONER LETTER.PDF](#)
- 4) [A-20-22 THRU A-24-22 PETITIONER INFORMATION.PDF](#)
- 5) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.IX. A-22-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Maximum Square Footage Of A Wall Sign From 100 Square Feet To 133.06 Square Feet For The Tracker: Boats & ATVs Wall Signage On The West Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

Documents:

- 1) [A-22-22 APPLICATION.PDF](#)
- 2) [A-22-22 STAFF REPORT.PDF](#)
- 3) [A-20-22 THRU A-24-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.X. A-23-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Maximum Square Footage Of A Wall Sign From 100 Square Feet To 381 Square Feet For The Bass Pro Shops Wall Signage On The North Elevation At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2g).

Documents:

- 1) [A-23-22 APPLICATION.PDF](#)
- 2) [A-23-22 STAFF REPORT.PDF](#)
- 3) [A-20-22 THRU A-24-22 PETITIONER INFORMATION.PDF](#)
- 4) [A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF](#)

- 3.XI. A-24-22 Petition For A Variance, Submitted By Amanda O'Hara For Bass Pro Shops, To Vary The Total Wall Signage Allowed From 200 Square Feet To 1102.97 Square Feet For The Development At 3600 South Lindbergh Boulevard (Appendix D, Section 5a2f).

Documents:

- 1) A-24-22 APPLICATION.PDF
- 2) A-24-22 STAFF REPORT.PDF
- 3) A-20-22 THRU A-24-22 PETITIONER INFORMATION.PDF
- 4) A-16-22 THRU A-24-22 PUBLIC HEARINGS.PDF

4. OTHER MATTERS DEEMED APPROPRIATE

4.I. Discussion About Board Of Adjustment Powers, Duties And Responsibilities.

Documents:

[BOARD OF ADJUSTMENT - ATTORNEY EMAIL.PDF](#)

5. ADJOURNMENT