

ST. LOUIS COUNTY BOARD OF ZONING ADJUSTMENT

MINUTES OF PROCEEDINGS FOR OCTOBER 21, 2009

At a meeting of the St. Louis County Board of Zoning Adjustment at 4:00 P.M. on Wednesday, October 21, 2009, Administration Building, County Council Chambers, the following members of the Board and Staff were present:

Mike Walter, Chairman
Janet Herrmann, Vice Chairman (arrived at 4:15 p.m.)
Gwen Packnett, Member

Debbie Voracek, Staff Liaison
Dan Wiswell, Staff Member

The Proof of Publication in the St. Louis Countian and Affidavit of same for the October 21, 2009 meeting were examined and approved. The Minutes from the meeting of October 7, 2009 were approved.

The Board took official notice of and admits into evidence, on the record, the St. Louis County Zoning Ordinance, Chapter 1003. S.L.C.R.O. 1974, as amended, and Chapter 1004 S.L.C.R.O. 1974, as amended.

131-09 MARTIN HECK, 3924 Reavis Barracks Road, St. Louis, Missouri 63125 c/o Jay Mueller, 13422 Woodstile, St. Louis, Missouri 63128 – requests an exception to the off-street parking and loading requirements for the purpose of utilizing a non-paved driveway surface and parking area at 3924 Reavis Barracks Road (Locator Number 27H120325) as required by the M-1 Industrial District Regulations and Section 1003.165 Off-Street Parking and Loading Regulations of the St. Louis County Zoning Ordinance.

PRESENTED BY: Jay Mueller.

IN FAVOR: NONE.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

See BZA 04-09.

BOARD DECISION: Mr. Walter made a motion to approve the requested variance noting this is the same request that was previously approved and has expired. Ms. Herrmann seconded the motion and Ms. Packnett concurred.

132-09 FRED QUITMEYER, 924 San Sebastian Drive, Fenton, Missouri 63026 - requests an exception to the front yard regulations for the purpose of replacing the front porch at 1133 Dammert Avenue (Locator Number 27H621002) maintaining a front yard of 7 feet in lieu of 15 feet as required by the R-5 Residence District Regulations of the St. Louis County Zoning Ordinance.

PRESENTED BY: Fred Quitmeyer.

IN FAVOR: NONE.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

BOARD DECISION: Ms. Herrmann made a motion to approve the requested variance noting the need for replacement of the existing porch. Ms. Packnett seconded the motion and Mr. Walter concurred.

133-09 JAMES SCHURK, 2350 Aileswick Drive, St. Louis, Missouri 63129 - requests an exception to the rear yard regulations for the purpose of constructing a deck at 2350 Aileswick Drive (Locator Number 31H140076) maintaining a rear yard of 11 feet in lieu of 15 feet as required by the R-3 Residence District Regulations of the St. Louis County Zoning Ordinance.

PRESENTED BY: James Schurk.

IN FAVOR: NONE.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

BOARD DECISION: Ms. Packnett made a motion to approve the requested variance noting the double frontage of the property as a hardship. Mr. Walter seconded the motion and Ms. Herrmann concurred.

134-09 HARDEE'S FOOD SYSTEMS, c/o Mark Cobb, 100 N. Broadway, St. Louis, Missouri 63102 and Chris Wilson, Core States Group, 50 Crestwood Executive Center, St. Louis, Missouri 63126 – requests an exception to the sign regulations for the purpose of installing a new wall sign on the front of the building at 4321 Butler Hill Road (Locator Number 30K110766) maintaining a wall sign of 40 square feet in lieu of 21.5 square feet as required by the C-8 District Regulations, Section 1003.168 Sign Regulations of the St. Louis County Zoning Ordinance, and C-8 District Ordinance 20,452.

PRESENTED BY: Chris Wilson.

IN FAVOR: NONE.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

BOARD DECISION: Mr. Walter made a motion to approve the requested variance noting the more restrictive sign ordinance amendments. Ms. Herrmann made a motion to deny the requested variance. Ms. Packnett seconded the motion for approval. The variance was granted by a vote of 2 to 1.

135-09 TERRY PARROTT, 3621 Bobring Avenue, St. Louis, Missouri 63125 - requests an exception to the regulations that govern the enlargement, extension, construction, reconstruction, or structural alteration of a non-conforming use, land, or structure for the purpose of constructing a new front porch at 3621 Bobring Avenue (Locator Number 27H630022) as required by the C-2 Shopping District Regulations and Section 1003.170 Non-Conforming Uses, Lands, and Structures of the St. Louis County Zoning Ordinance.

PRESENTED BY: Terry Parrott.

IN FAVOR: Letters from neighbors.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

BOARD DECISION: Ms. Herrmann made a motion to approve the requested variance noting the residential nature adjoining this property and the need for access to the home. Ms. Packnett seconded the motion and Mr. Walter concurred.

136-09 MIKE WEHNER, 10544 Trail Ridge Drive, St. Louis, Missouri 63128 c/o Jackson Custom Home & Remodeling, 1041 Peruque Crossing Court, O'Fallon, Missouri 63366 - requests an exception to the front yard regulations for the purpose of constructing a garage addition at 10544 Trail Ridge Drive (Locator Number 27L210564) maintaining a front yard of 29 feet in lieu of 40 feet as required by the R-2 Residence District Regulations of the St. Louis County Zoning Ordinance.

PRESENTED BY: Ken Zika.

IN FAVOR: NONE.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

BOARD DECISION: Ms. Packnett made a motion to approve the requested variance noting the position of the home on the lot and the cul-de-sac location as hardships. Mr. Walter seconded the motion and Ms. Herrmann concurred.

137-09 LUTHERAN CHURCH OF THE LIVING CHRIST, 2725 Concord Drive, Florissant, Missouri 63033 – requests an exception to the front yard setback regulations for the purpose of modifying the church parking lot at 2725 Concord Drive (Locator Number 06H130783) maintaining a front yard of 10 feet in lieu of 20 feet and waiving the requirement for screening the parking spaces along the northern property boundary as required by the R-3 Residence District Regulations and FPR-3 Flood Plain Residence District Regulations of the St. Louis County Zoning Ordinance.

PRESENTED BY: George Tamazi.

IN FAVOR: NONE.

IN OPPOSITION: NONE.

ADDITIONAL ITEMS: Photos of the site were presented to the Board.

BOARD DECISION: Mr. Walter made a motion to approve the requested variances noting the need to upgrade access for elderly and disabled members and the significant distance to adjoining residential property warrants the waiving of the fencing requirement . Ms. Herrmann seconded the motion and Ms. Packnett concurred.

There being no further business for consideration, the meeting was adjourned at 4:50 P.M.

/dlv