



WILDWOOD

PUBLIC HEARING

BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD, MISSOURI

Thursday, May 16, 2019

This meeting will not be 'Livestreamed', due to the Wildwood Preservation Commission meeting in the Community Room at 6:30.

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Thursday, May 16, 2019** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The purpose of this hearing is to consider requests for variances to certain Zoning Ordinance regulations or interpretations of their intent made by the Director of Planning relating to the individual properties identified below. Please review the individual notice of publication pertaining to your petition of interest for information relating to it. To report any inaccuracies in the text or seek further information about these requests, please contact the Department of Planning and Parks at (636) 458-0440, prior to the hearing date. At this hearing, the following requests will be considered by the Board of Adjustment for action:

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- i. **B.A. 7-19 Covert-Corsair Homes, Inc., Profit Sharing Plan, P.O. Box 280, Wildwood, Missouri 63040 C/O Mary Kay Corsair, 17617 Melrose Road, Wildwood, Missouri 63038**

requests an exception to the *Failure to Commence Construction (General)* and the *General Development Conditions (Particular)* for the purpose of extending the deadline for the commencement of substantial construction at 16815 Manchester Road (Locator Number 24V630286), which would thereby authorize the deadline for substantial construction to begin on this project no later than July 17, 2020, in lieu of the previous deadline of January 17, 2019. This request is contrary to the requirements of Chapter 415.190 C-8 Planned Commercial District Regulations of the City of Wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #1953, which was approved by the City of Wildwood in 2013, and governs this property. The City Council did not extend this timeline, when presented this request on February 25, 2019. **(Ward Eight) This item was postponed at the April 18, 2019 Meeting and no action was taken.**

Documents:

[BA7-19 COVERT-CORSAIR RECOMMENDATION REPORT.PDF](#)

II. **B.A. 10-19 Matthew And Kelly Godi, 278 Bountiful Pointe Circle, Wildwood, Missouri 63040**

request an exception to the Natural Resource Protection Standards for the purpose of completing the installation of a fence, which will encroach into a portion of the **100% protected area** upon the subject property, which is located at 278 Bountiful Pointe Circle (Locator Number 24U410531, Enclaves at Cherry Hills Subdivision, Plat 4, Lot 45), with the lot currently being zoned 'R-1A' 22,000 square foot Residence District, with a Planned Residential Development Overlay District [PRD]. This request is contrary to the requirements of Chapter 415.120 'R-1A' Residence District Regulations of the City of Wildwood's Zoning Ordinance, Chapter 420.200 Natural Resource Protection Standards of the City of Wildwood's *Subdivision and Development Regulations*, and Planned Residential Development Overlay District Ordinance #865. **(Ward Eight)**

Documents:

[BA10-19 GODI RECOMMENDATION REPORT.PDF](#)

III. **B.A. 11-19 John & Roberta Millham, 2576 Viola Gill Lane, Wildwood, Missouri 63040**

request an exception to the Minimum Yard Requirements (General) for the purpose of constructing a new ranch-style single-family dwelling, which replaces the previous, 2-story fire-damaged dwelling [total loss], being located at 2930 County Point Court (Locator Number 24X420041; Country Point Subdivision, Lot 1), thereby authorizing a front-yard setback distance of forty (40) feet, in lieu of the fifty (50) foot standard, from the lot's southern boundary line (edge of Booness Lane private roadway easement). This request is contrary to the requirements of Chapter 415.090 'NU' Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. **(Ward Six)**

Documents:

[BA11-19 MILLHAM RECOMMENDATION REPORT.PDF](#)

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The City of Wildwood will provide reasonable accommodations for persons attending Board of Adjustment meetings. Requests for reasonable accommodations should be made by contacting Amanda Foster, City Clerk at 636-458-0440 or email at afoster@cityofwildwood.com at least 48 hours prior to the start of the meeting.