

CITY OF WILDWOOD RECORD OF PROCEEDINGS

MEETING OF THE BOARD OF ADJUSTMENT
WILDWOOD CITY HALL
16860 MAIN STREET
APRIL 19, 2018

The Board of Adjustment meeting was called to order by Chair Hutson, at 7:00 pm, on April 19, 2018, in the Wildwood City Hall Council Chambers, located at 16860 Main Street. Members present were:

- Vern Huston, Chair
- Mikel Garret, Vice-Chair
- Bob Morris, Board Member
- Deborah Coleman, Board Member
- Rick Pfarr, Alternate

Department of Planning staff, Officials, and others present were:

- Joe Vujnich, Director of Planning
- Kathy Arnett, Assistant Director
- John A. Young, City Attorney
- Courtney Tallman, Court Reporter

Upon the Chair's request, Director Vujnich read the first case into the record.

B.A. 15-18 Whalen Custom Homes, Inc., 338 S. Kirkwood Road, Kirkwood, Missouri 63122 c/o Michael Whalen, 640 Thorntree Lane, Eureka, Missouri 63025 - requests an exception to the Minimum Yard Requirements (General) for the purpose of constructing a new dwelling upon a legal lot of record [circa 1925] that is located at 2607 Center Avenue (Locator Number 24V420054, Grover Heights Subdivision – Part of Lots 13 and 14), which would thereby authorize a front-yard setback distance of twenty (20) feet and side-yard setback distances of ten (10) feet in lieu of the standard fifty (50) foot and thirty (30) foot distances, respectively. 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 Eight)**

INITIAL COMMENTS:

After Director Vujnich noted the pertinent codes, the affidavit of the meeting's posting, and the file compiled for this request for the record, Assistant Director Arnett provided a slide presentation, giving the Board a visual description of the subject property and surrounding area.

PRESENTED BY:

Michael Whalen, 640 Thorntree Lane, Eureka, Missouri, representing Whalen Custom Homes, Inc., was sworn in by Court Reporter Tallman, as the property owner and petitioner. He provided testimony regarding the necessity for this variance from the standpoint of lot

configurations and neighborhood characteristics, relative to two (2) other residential projects he has in the area.

SPEAKERS IN
FAVOR/OPPOSITION:

None

ADDITIONAL ITEMS:

Director Vujnich noted the Department's recommendation supports the requested variance, based primarily upon the undersized legal lot of record, given its width is too narrow to build a useable home, conditioned upon Architectural Review Board approval. He also noted the petitioner had submitted for rezoning of this property to bring it into greater conformity with the Master Plan, Zoning Code, and Town Center Regulations.

BOARD DECISION:

Vice-Chair Garrett made a motion to approve the requested setbacks, which was seconded by Alternate Pfarr. Having heard no further discussion or objections, Chair Hutson called the question and Assistant Director Arnett took roll, with the following results:

Ayes – Morris, Coleman, Garrett, Pfarr and Hutson

Nays – none

The motion passed unanimously and the variance was approved, as conditioned by the Department's Recommendation Report.

Director Vujnich read the next case into the record, upon the Chair's request.

B.A. 16-18 Martin & Joan Rapp, 1801 Will's Trace Ridge Court, Wildwood, Missouri 63005 c/o Allen Roehrig, Mainline Architects, 9751 Clayton Road, Ladue, Missouri 63124 - request an exception to the Natural Resource Protection Standards for the purpose of constructing a detached garage upon the property located at 1801 Wills Trace Ridge Court (Locator Number 19U230223, Wills Trace Addition Subdivision, Lot 4), which would thereby authorize the relocation of the Natural Resource Protection Line, and accompanying twenty-five (25) foot foundation setback, to another portion of the subject lot, while maintaining the existing amount of preservation area on the overall property [i.e. an equal exchange between preservation and building areas]. This request is contrary to the requirements of Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood *Subdivision and Development Regulations*, Chapter 415.070 FP Floodplain District Regulations and Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance, Planned Residential Development Overlay District Ordinance #842, and the Record Plat approved by the City Council on May 6, 2003. **(Ward Two)**

INITIAL COMMENTS:

After Director Vujnich noted the pertinent codes, the affidavit of the meeting's posting, and the file compiled for this request for the record, Assistant Director Arnett provided a slide presentation, giving the Board a visual description of the subject property and surrounding area.

PRESENTED BY:

Allen Roehrig, Mainline Architects, 9751 Clayton Road, Ladue, Missouri, was sworn in by Court Reporter Tallman, representing the

owners/petitioners of the property. He provided his testimony regarding the necessity for this variance, which was premised on the exchange of resource area that would ultimately protect a more environmentally-sensitive area of the property. The overall square-footage of protected area would not be diminished, while providing a more sensible location for the detached garage, i.e. adjacent to the existing driveway.

SPEAKERS IN
FAVOR/OPPOSITION:

None

ADDITIONAL ITEMS:

Director Vujnich noted the Department's recommendation supports the requested variance, being the exchange of buildable and protected area are equal in size.

BOARD DECISION:

Vice-Chair Garrett made a motion to approve the variance, as requested, conditioned upon a deed/exhibit be recorded to reflect the change in NRPA. The motion was seconded by Board Member Morris. Having heard no further discussion or objections, Chair Hutson called the question and Assistant Director Arnett took roll, with the following results:

Ayes – Morris, Coleman, Garrett, Pfarr, and Hutson

Nays – none

The motion passed unanimously and the variance was approved, as conditioned.

Closing Comments & Adjournment:

The next meeting of the Board will be held on May 17, 2018, pending submittal of variance requests. With the final case completed, no further cases on the docket for consideration, and hearing no objections by the Board, Chair Hutson declared the meeting adjourned at 7:45 p.m.