

CITY OF WILDWOOD RECORD OF PROCEEDINGS

MEETING OF THE BOARD OF ADJUSTMENT

City of Wildwood's Board of Adjustment
Public Hearing of May 21, 2020
City Hall Council Chambers | 16860 Main Street
And Via Online Meeting Process [Zoom]

The Board of Adjustment meeting was called to order by Chair Giles, at 7:00 pm, on May 21, 2020, via Zoom and recorded live, via YouTube, from the Wildwood City Hall Council Chambers, which is located at 16860 Main Street. Members present were:

- Arnie Sprunger, Board Member
- Deborah Coleman, Board Member
- Jared Frank, Vice-Chair
- Mary Giles, Acting Chair

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

- Joe Vujnich, Director of Planning
- Terri Gaston, Senior Planner
- John Young, City Attorney
- Courtney Tallman, Court Reporter
- Kathy Arnett, Assistant Director/Zoom Moderator

After opening comments and reading the Public Hearing procedures into the record, for the benefit of the petitioners, petitioners' representatives, and those individuals participating via Zoom, Chair Giles requested the first case be read into the record by Director Vujnich:

BA10-20 Joseph & Diane Monahan, 17321 Thunder Creek Road, Wildwood, Missouri 63025 c/o Drew Bradshaw, The Pool Specialists, 11766 Missouri Bottom Road, Hazelwood, Missouri 63042 - request an exception to the Minimum Yard Requirements (General) for the purpose of constructing an inground swimming pool, with associated concrete decking and retaining wall, all of which are accessory to the established principal use (i.e. existing single-family dwelling, circa 1995), upon the property located at 17321 Thunder Creek Road [St. Louis County Locator Number 27V110077; Lot 7 – Thunder Valley Addition to Thunder Mountain Subdivision (Est. 1978 - Plat Book 183, Page 54)]. If granted, this variance would thereby authorize a rear-yard setback distance of six-point-five (6.5) feet in lieu of the required thirty (30) foot standard. 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) The Board's anticipated action on this request was postponed at its April 16, 2020 meeting; subsequently, the Department received a revised plan specifying a twenty (20) foot rear-yard setback distance, in lieu of the previously posted advertisement of six-point-five (6.5) feet.**

INITIAL COMMENTS:

After Director Vujnich read the case into the record, Senior Planner Gaston introduced the pertinent codes, the affidavit of the meeting's posting, and the file compiled for this request into the record, then provided a slide presentation, giving the Board a visual description of the subject property and surrounding area.

PRESENTED BY: Drew Bradshaw, 11766 Missouri Bottom Road, Hazelwood, Missouri 63042, was sworn in by Court Reporter Tallman, as the petitioner's representative for the Monahan's - Wildwood property owners located at 17321 Thunder Creek Road. He provided testimony regarding this variance for a proposed inground swimming pool, thereby necessitating a rear-yard setback distance of twenty (20) feet, as measured from the property line to the surrounding concrete decking, in lieu of the thirty (30) foot requirement. Mr. Bradshaw then noted the adjustments made to the layout, revising the location of pool improvements to keep the needed variance to a minimum.

SPEAKERS IN FAVOR/OPPOSITION: None

ADDITIONAL ITEMS: Director Vujnich noted the Department was now in support of the petitioner's request, per the revised design, and thanked the property owner and his representative for working with it to achieve the lesser variance of twenty (20) feet versus the 6.5-foot request originally submitted.

BOARD DECISION: Vice-Chair Frank made a motion for approval of the revised variance, as now supported by the Department. The motion was seconded by Board Member Sprunger. Having heard no further discussion or objections, Chair Giles called the question and roll was taken, with the following results:

Ayes – Coleman, Frank, Sprunger, and Giles
Nays – none

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

Director Vujnich read the next case into the record, at the request of Chair Giles:

BA11-20 Mark & Julie Cavenaile, 3410 Whitsetts Fork Road, Wildwood, Missouri 63038 - requests an exception to the *Specific Yard Requirements and Exceptions [G.4.j.]* for the purpose of constructing a private stable, at a size of 4,000 square feet (50'x80') inclusive of lean-to, upon property that is located at 3410 Whitsetts Fork Road [St. Louis County Locator Number 26V410068; Adjusted Tract B of Prusacki Estates on Whitsetts Fork Subdivision (Est. 2019 - Plat Book 367, Page 490)]. If granted, this variance would thereby authorize the placement of this structure at a sixty (60') foot distance from the side [western] property line in lieu of the one-hundred (100') foot requirement from any boundary line associated with this lot. This request is contrary to the requirements of Section 415.090 of the NU Non-Urban Residence District of the City of Wildwood Zoning Ordinance. **(Ward Six)**

INITIAL COMMENTS: After Director Vujnich read the case into the record, Senior Planner Gaston introduced the pertinent codes, the affidavit of the meeting's posting, and the file compiled for this request into the record. Director Vujnich provided a slide presentation, giving the Board a visual description of the subject property and surrounding area.

PRESENTED BY: Mark Cavenaile, 3410 Whitsetts Fork Road, was sworn in by Court Reporter Tallman, as the petitioner and Wildwood property owner. He provided testimony regarding the necessity for this variance with regard to constructing a private stable upon his property, with a side-yard setback distance of sixty (60) feet in lieu of the one hundred (100) foot requirement from the western boundary line. He further noted an arborist's report was obtained from Metro Forestry Services with regard to the poor conditions of trees in the building area and location of the structure, which indicated they were planted too closely and many were dying. He also had an email in support of his request from the Prusacki's, the neighboring residents to the west, and most-impacted property regarding the stable's proposed placement.

SPEAKERS IN FAVOR/OPPOSITION: None

ADDITIONAL ITEMS: Director Vujnich noted the Department could not support the petitioner's request, given the stable could be positioned within the allowable building area; however, if the Board was so inclined to grant the variance, he respectfully requested conditioning it on receipt of items mentioned by the petitioner that were not on file with the Department.

BOARD DECISION: Board Member Sprunger made a motion to approve the requested variance, as submitted by the petitioner and supported by the Department, if the aforementioned conditions were met. The motion was seconded by Board Member Coleman. Having heard no further discussion or objections, Chair Giles called the question and roll was taken, with the following results:

Ayes – Coleman, Frank, Sprunger, and Giles
Nays – none

The motion passed, unanimously, and the variance was conditionally approved.

Upon request by Chair Giles, Senior Planner Gaston read the last case into the record:

REVISED BA12-20 Chris & Kaylea Lenarz, 16617 Caulks Creek Ridge, Wildwood, Missouri 63005 c/o Mike Schaaf, ResCom LLC, 193 Falcetti Drive, Arnold, Missouri 63010 - request an exception to the Minimum Yard Requirements (General) for the purpose of constructing a third-car garage addition onto an existing single-family dwelling (circa. 1983), **as well as accommodating a modification to the existing shed-roof style front porch to a larger, gabled roof**, all of which is to be located upon property at 16617 Caulks Creek Ridge [St. Louis County Locator Number 19U230168; Lot 5 of Caulks Creek Ridge Subdivision (Est. 1981 – Plat Book 207, Page 32)]. If granted, this variance would thereby authorize a front-yard setback distance of **thirty (30) feet** in lieu of the required fifty (50) foot standard. 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 Two)**

INITIAL COMMENTS: After Senior Planner Gaston read the case into the record, Director Vujnich introduced the pertinent codes, the affidavit of the meeting’s posting, and the file compiled for this request into the record. Senior Planner Gaston provided a slide presentation, giving the Board a visual description of the subject property and surrounding area.

PRESENTED BY: Chris Lenarz, 16617 Caulks Creek Ridge, Wildwood, Missouri, and Mike Schaaf, ResCom LLC, 193 Falcetti Drive, Arnold, Missouri, were sworn in by Court Reporter Tallman, as the petitioner/property owner and his representative, respectively. They provided testimony regarding the necessity for this variance for expansion of the garage onto the existing single-family dwelling and accommodate a modification to the existing shed-roof style front stoop to a larger, gabled-roof, covered porch.

SPEAKERS IN FAVOR/OPPOSITION: None

ADDITIONAL ITEMS: Director Vujnich noted the Department supported the petitioner’s request, as submitted.

BOARD DECISION: Vice-Chair Frank made a motion for approval, as submitted by the petitioner, per the Department’s favorable recommendation of it. The motion was seconded by Board Member Sprunger. Having heard no further discussion or objections, Chair Giles called the question and roll was taken, with the following results:

Ayes – Coleman, Frank, Sprunger, and Giles
Nays – none

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

Closing Comments & Adjournment:

Senior Planner Gaston announced the next meeting of the Board will be held on **June 18, 2020**, for which several submittals having already been received or anticipated by the Department within the next couple weeks.

There being no further business and hearing no objections by the Board, Chair Giles declared the meeting adjourned at 8:32 p.m.