

CITY OF WILDWOOD RECORD OF PROCEEDINGS

MEETING OF THE BOARD OF ADJUSTMENT
WILDWOOD CITY HALL
16860 MAIN STREET
JULY 18, 2019

The Board of Adjustment meeting was called to order by Vice-Chair Garrett, at 7:00 pm, on July 18, 2019, in the Wildwood City Hall Council Chambers, located at 16860 Main Street. Members present were:

- Mikel Garrett, Vice-Chair
- Deborah Coleman, Board Member
- Mary Giles, Board Member
- Bob Morris, Board Member
- Bob Nandor, Alternate

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

- Joe Vujnich, Director of Planning
- Kathy Arnett, Assistant Director
- Courtney Tallman, Court Reporter

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

B.A. 13-19 Claudia and Bob Trende, 16527 Meadow Hawk Drive, Wildwood, Missouri 63038 – request an exception to the Natural Resource Protection Standards for the purpose of maintaining an existing wooden deck upon property located at 16527 Meadow Hawk Drive (Locator Number 25V310033; The Estates at LaSalle Subdivision, Lot 1), which would thereby authorize the encroachment of approximately 120 square feet of decking structure into the Natural Resource Protection Area. These requirements and conditions associated with this protected area are specified by Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood Subdivision and Development Regulations, Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood's Zoning Ordinance, and the Record Plat of The Estates at LaSalle Subdivision, which delineates the Final Resource Protection Line, which was approved by the Wildwood City Council in 1998. **(Ward Six)**

INITIAL COMMENTS:

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

PRESENTED BY:

Robert and Claudia Trende, 16527 Meadow Hawk Drive, Wildwood, Missouri, 63038, were sworn in by Court Reporter Tallman, as the property owners and petitioners. They provided testimony regarding

the necessity for this variance to retain the deck due to the limited amount of buildable area on the site and the steep topography associated with it.

SPEAKERS IN
FAVOR/OPPOSITION:

None

ADDITIONAL ITEMS:

Director Vujnich noted the Department's recommendation supports the requested variance.

BOARD DECISION:

Board Alternate Nandor made a motion to approve the retention of the deck within the Natural Resource Protection Area, which was seconded by Member Morris. Having heard no further discussion or objections, Vice-Chair Garrett called the question and took roll, with the following results:

Ayes – Coleman, Giles, Morris, Nandor, and Garrett

Nays – none

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

Closing Comments & Adjournment:

Director of Planning thanked Vice-Chair Garrett for his years of service on the Board of Adjustment.

The next meeting of the Board will be held on August 15, 2019, pending submittal of variance requests. With the final case completed, no others on the docket for consideration, and hearing no objections by the Board, Vice-Chair Garrett declared the meeting adjourned at 7:15 p.m.