Board of Adjustment

Meeting Agenda

City of Creve Coeur Government Center

300 North New Ballas Rd

April 19, 2018	4:00 PM	City Council Chamber

I. CALL TO ORDER

Mr. Ivan Schenberg (Chair)
Mr. Martin Satz
Mr. Glenn Wilen
Mr. Robert Mooney
Mr. Todd Streiler
Mr. DP Villacis (Alternate, Vice-Chair)
Mr. James Kostelc (Alternate)
Ms. Alexandra Gada (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

III. APPROVAL OF MINUTES

1. March 15, 2018 Board of Adjustment Draft Meeting Minutes

IV. NEW BUSINESS

1. Variance Request For The Property At 12141 Ladue Road, Care And Counseling Center, To Allow For A 12 Square Foot Low Monument Sign For An Institutional Use In The A Single Family District That Lacks The Required 300 Foot Frontage

Amy Bertschausen, Executive Director of Care and Counseling, Inc. at 12141 Ladue Road, Creve Coeur, MO 63141, has submitted a request for a variance to allow for a 12 square foot low monument sign. Section 405.940(E)(2) limits grounds signs for institutional uses in residential districts to 12 square feet, provided that the use has 300 feet of frontage, where the subject property is zoned A Single Family Residential District and has approximately 150 feet of frontage along Ladue Road.

V. OTHER BUSINESS

VI. ADJOURNMENT

Posted: _____

Jessica Stutte
Recording Secretary

Board of Adjustment

Meeting Draft Minutes

City of Creve Coeur Government Center

300 North New Ballas Rd

March 15, 2018 | **4:00 PM** | **City Council Chamber**

Attachment: BOA 3.15.2018 DRAFT Minutes (March 15, 2018 Board of Adjustment Draft Meeting Minutes)

I. CALL TO ORDER

DP Villacis	Board Member (Vice-Chair)
Martin Satz	Board Member
James Kostelc	Board Member
Todd Streiler	Board Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

The agenda was accepted.

III. APPROVAL OF MINUTES

1. July 20, 2017 Meeting Minutes

Ms. Villacis made a motion to approve the minutes of July 20, 2017, Mr. Streiler seconded. All voted aye.

IV. NEW BUSINESS

1. Variance Request for the Property at 430 Meadow Green Place to Allow for an Addition to the Pre-Existing, Non-Conforming Deck that Encroaches into the Required 30 Feet Rear Yard Setback

Roger and Margaret Naney, homeowners of 430 Meadow Green Place, Creve Coeur, MO 63141, have submitted an application for a variance to allow for a 4 foot wide expansion to the pre-existing non-conforming deck that already encroaches within the 30 foot rear yard setback.

Those speaking to the request were sworn in.

Mr. Richard Lodholz said he approved of the request and said the trustees had indicated their approval of the request in a letter.

Mr. Jack Groneck said he was a trustee and approved of the request.

Ms. Carolyn Chivetta said she was a trustee and approved of the request.

Ms. Kelly explained the applicants request. She said the home was built in the 30-yard setback. She said the subdivision was unique. She said the deck would not extend beyond the screened in porch.

Mr. Lumley entered the exhibits into the record.

Mr. Streiler said he thought the staff report was well written.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	DP Villacis, Board Member
SECONDER:	James Kostelc, Board Member
AYES:	Satz, Kostelc, Streiler, Villacis
ABSENT:	Schenberg, Gada, Mooney, Wilen

2. Variance Request for the Property at 12141 Ladue Road, Care and Counseling Center, to Allow for a 12 Square Foot Low Monument Sign for an Institutional Use in the a Single Family District that Lacks the Required 300 Foot Frontage

Amy Bertschausen, Executive Director of Care and Counseling, Inc. at 12141 Ladue Road, Creve Coeur, MO 63141, has submitted a request for a variance to allow for a 12 square foot low monument sign. Section 405.940(E)(2) limits grounds signs for institutional uses in residential districts to 12 square feet, provided that the use has 300 feet of frontage, where the subject property is zoned A Single Family Residential District and has approximately 150 feet of frontage along Ladue Road.

Applicant requested a continuance.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 4/19/2018 4:00 PM**
AYES:	Satz, Kostelc, Streiler, Villacis	
ABSENT:	Schenberg, Gada, Mooney, Wilen	

V. OTHER BUSINESS

1. 2018 Meeting Schedule

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Kostelc, Board Member
SECONDER:	DP Villacis, Board Member
AYES:	Satz, Kostelc, Streiler, Villacis
ABSENT:	Schenberg, Gada, Mooney, Wilen

VI. ADJOURNMENT

The meeting adjourned at 4:28 PM.

Attachment: BOA 3.15.2018 DRAFT Minutes (March 15, 2018 Board of Adjustment Draft Meeting Minutes)

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST FOR THE PROPERTY AT 12141 LADUE ROAD, CARE AND COUNSELING CENTER, TO ALLOW FOR A 12 SQUARE FOOT LOW MONUMENT SIGN FOR AN INSTITUTIONAL USE IN THE A SINGLE FAMILY DISTRICT THAT LACKS THE REQUIRED 300 FOOT FRONTAGE

Key Issues:
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References
- Section 405.250: A Single-Family Residential
- Section 405.940: Signs in Residential Districts
- Section 405.970 Variances
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

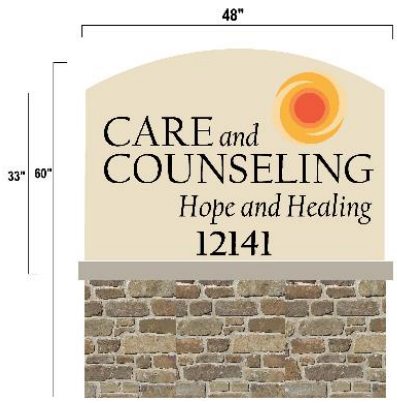
FOR THE MEETING OF: Thursday, March 15, 2018

SUBJECT PROPERTY LOCATION: 12141 Ladue Road, zoned A Single Family Residential

REQUEST: Amy Bertschausen, Executive Director of Care and Counseling, Inc. at 12141 Ladue Road, Creve Coeur, MO 63141, has submitted a request for a variance to allow for a 12 square foot low monument sign. Section 405.940(E)(2) limits grounds signs for institutional uses in residential districts to 12 square feet, provided that the use has 300 feet of frontage, where the subject property is zoned A Single Family Residential District and has approximately 150 feet of frontage along Ladue Road.

ADDITIONAL INFORMATION: The Care and Counseling Center was once part of the former Thompson Retreat Center that comprised of approximately 31 acres, and the original structure was built in 1970. The site was zoned "A" Single Family Residential in 1974 when Creve Coeur annexed the subject property, along with several residential subdivisions, into the city's boundaries. The subject property was then reduced to the current 2.53 acres when the remaining property was sold for what is now the Belle Maison Subdivision, and therefore is pre-existing, non-conforming.

APPLICANTS/PROPERTY OWNERS: Amy Bertschausen
Executive Director
Care and Counseling, Inc.
12141 Ladue Road
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 3/6/2018
ATTACHMENTS: Applicant's Materials submitted February 15, 2018

BASIS FOR APPEAL AND STATED HARDSHIP

The Care and Counseling Center is seeking to update the existing sign as many of their clients often miss the driveway due to confusion with the school's property. The building sits approximately 315 feet from the road and lacks visibility to those traveling along Ladue Road, and the existing sign is too small for visibility due to the speed and traffic along Ladue Road.

The subject property is a non-conforming institutional use in the A Single Family District, just west of I-270 and Parkway Middle School.

Section 405.940(E)(2) low monument signs for Institutional Uses In Residential Districts states:

> 2. Low monument signs. An institutional use in a residential district occupying a site of at least thirty thousand (30,000) square feet may also be permitted a single, low monument sign, which can include a manually changeable bulletin board sign, provided such sign contains not more than twelve (12) square feet of sign area per face with not more than two (2) faces, is not more than six (6) feet in total height above the elevation of the adjacent finish grade, is set back at least ten (10) feet from the right-of-way of said fronting street or highway, is not located within the site distance triangle described in Section 405.670 of this Chapter and the site meets one (1) of the following criteria:
>
> a. The site has at least three hundred (300) feet of lot frontage on a street or highway other than Lindbergh Boulevard; or
>
> b. The site has at least two hundred (200) feet of lot frontage on Lindbergh Boulevard.

Otherwise, the City's Sign Regulation provides that any lot in a residentially zoned area shall be permitted one (1) sign with a maximum sign area of six (6) square feet per sign face and a maximum of two (2) sign faces. And for those residential properties located along Olive Boulevard and Lindbergh Boulevard, where approval was granted to allow for a commercial use, the use would be permitted to have a single low monument sign of 12 sq. ft., per Section 405.940(D) Single-Family Lots Fronting on a Numerically Designated State Highway below:

> D. Single-Family Lots Fronting On A Numerically Designated State Highway. Any lot in a single-family residentially zoned area which fronts on and has direct access available from a numerically designated State highway which has received site development plan approval for an office, day care center or retail service uses, as provided by Section 405.450(E), may have a combination of one (1) low monument sign, wall signs, window signs or signs affixed or painted on canopies or awnings. Because these lots are within residential areas, the total gross sign area, counting all faces, shall be consistent with that of other lots in residentially zoned areas and shall not exceed twelve (12) square feet. An additional rear entrance to such a business may be identified by a sign not to exceed two (2) square feet in gross sign area. Such a sign shall be affixed directly to the rear entrance door. Permits shall be required for all signs allowed by this paragraph.

The subject property has a lot frontage of 150 feet along Ladue Road, which is not a numerically designated state highway. The proposed request would permit a single low monument sign in keeping with the sign allowed for similar uses in the residential districts, with a sign area of 11 sq. ft. and 5 feet in height, and will be setback a minimum of 10 feet from the property line.

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

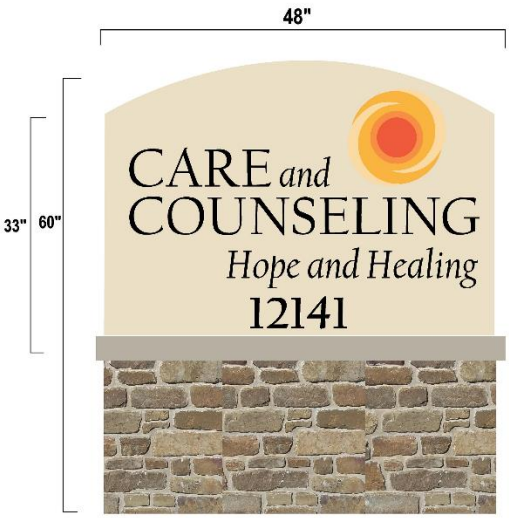


Figure 1: Proposed sign with a sign area of 11 sq. ft. and 5 feet in total height

Figure 2: proposed location of sign

When reviewing variance requests, the City Sign Regulations also provide specific criteria for determining rights for variances from the sign regulations, to wit:

Section 405.970. Variances

1. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the provisions of this Article, the Board of Adjustment may vary or modify the application of specific regulations for any permitted form of signage so that the spirit of this Article shall be observed, public safety and welfare secured and substantial justice done.
2. A variance from this Article may be granted for any permitted form of signage where it is found that because of the limitations on character, size, number or dimensions of signs or the regulations controlling the erection or installation of a sign, the applicant would be subject to practical difficulties or unnecessary hardship. Unnecessary hardship is not considered the loss of possible advantage, economic loss or gain or mere inconvenience to the applicant.

Therefore, the City cannot base such requests on one use versus another, but on specific limitations of the property where a hardship or practical difficulty exists, under the criteria established for variances.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	A-RDD, A Single Family Residential, with Residential Designed Development Designation	NA
South	Residence	A Single Family Residential District	Ladue Road
East	Parkway Middle School	A Single Family Residential District	NA
West	Residence	A Single Family Residential District	NA

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. **The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;**

The subject property is a non-conforming institutional use in a residential district, where it was reduced from over 31 acres to the current 2.53 acres, with a lot frontage of 150 feet along Ladue Road, where institutional uses are required to have a minimum of 3 acres, and where low monument signs for such uses require a minimum of 3 acres. The original building was built in 1970 and sits back over 300 feet from the road, where any wall sign would have little, if any, visibility from Ladue Road.

2. **The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;**

The Applicant had no say in the placement of the buildings on the lot, nor in the sale of the Thompson Center Retreat that reduced the lot to the current dimension. However it was done so by the Episcopal Diocese that also owns the property and parent organization that operates the Care and Counseling Center. The unique history of the development and the prior actions do create a hardship for the use. The Applicants are seeking the same amount of signage that would be provided to other similar uses in residential districts.

3. **The granting of the variance shall not adversely affect adjacent property owners or residents;**

The Applicants have indicated that the existing signage is inadequate and many of the clients miss the driveway and have to turnaround in the neighboring properties and subdivision. Therefore, the granting of the variance may add in the traffic safety of the area. The proposed signage will have external up-lighting only that will directly shine onto the sign. Therefore, Staff does not foresee any adverse effect on the adjacent properties.

4. **The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;**

It is fairly debatable if maintaining the existing sign represents severe practical difficulty or extreme hardship. However given the location and setting adjacent to the school, the landscaping screening the existing building, and the traffic volumes of Ladue Road, such a small sign would be difficult to see, and creates confusion for those trying to find the Center. The Applicants have indicated that many often miss the driveway and have to turn around. The proposed sign is to create equity among the other similar uses that are provided with the allowed sign and would aid in the traffic safety along Ladue Road.

5. **The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and**

Nothing in the request will adversely affect the public health, safety, order, convenience, or general welfare of the community.

6. **Granting the variance desired will not violate the general spirit and intent of this Chapter.**

The Purpose and Intent of the Sign Regulations is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve

pedestrian and vehicular traffic safety. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements. These regulations: allow for the identification of places of commerce, the communication of public and commercial information necessary for efficient and safe traffic movement, and freedom of speech subject to reasonable restrictions as to time, place and manner; protect the public from the dangers of unsafe signs; lessen hazardous situations, confusion and visual clutter caused by a proliferation of signs competing for the attention of pedestrian and vehicular traffic; and enhance the attractiveness and economic well-being of the City of Creve Coeur. Given that the request is in keeping with other similar signs for institutional uses in residential districts it would not violate the general spirit and intent of the Sign Regulations.

Additional Criteria for Non-Use Variances
In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

1. **By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

As established above, the use is non-conforming in that it lacks the minimum 300 feet of frontage necessary for a sign, and that the setting and location adjacent to the school makes it difficult to distinguish the property, and the lack of visibility along Ladue Road does create a hardship in a manner dissimilar to other institutional uses in residential district. The property was reduced in size when the remaining Thompson Retreat Center was sold for the development of the subdivision by the Episcopal Diocese that also operates the Care and Counseling Center. Whether or not this represents an extreme hardship is up to the Board to determine.

2. **Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

The proposed sign would not result in the diversion of additional stormwater.

ACTION
Following its deliberation, the Board of Adjustment may vote in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the sign regulations would be:

> "I move to approve a variance allowing for a low monument sign with a sign area of 12 square feet and maximum height of 6 feet for the property addressed as 12141 Ladue Road as an institutional use in the A single family residential district, provided that the sign meets with all other applicable regulations including setback and landscaping around the base of the sign to soften the structure, where Section 405.940(E)(2) requires a minimum of 300 feet of frontage, based upon a positive finding that:
>
> 1. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
> 2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
> 3. The granting of the variance will not adversely affect adjacent property owners or residents;

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

4. The strict application of the rear-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the variance will not violate the general spirit and intent of the zoning code;
7. By reason of the lot size for an institutional use in A Single-Family Residential zoning district, the strict application of the Sign Regulations actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property."

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for each variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

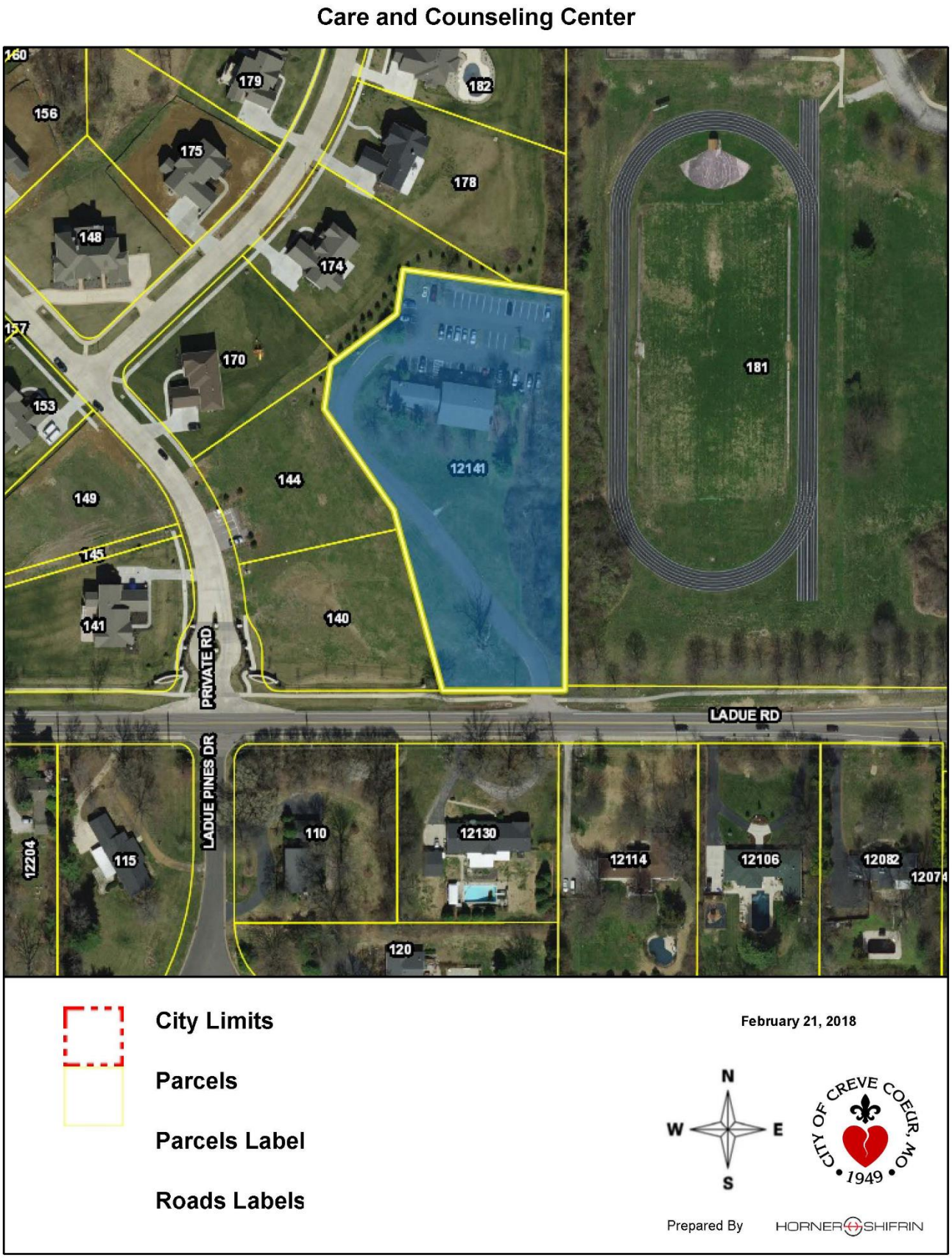
> "I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 12141 Ladue Road, Care and Counseling Center, based upon the testimony received and the deliberations of the Board on this application, as decided on March 15, 2018."

APPENDIX 1: COMPREHENSIVE PLAN
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE
Included and attached by reference. See body of report for specific excerpts.

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

APPENDIX 3: AERIAL PHOTO



Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

APPENDIX 4: SITE PHOTOGRAPHS	Taken: 3/6/2018
	Description: View looking west along Ladue Road at the entrance to subject property at the existing sign.
	Description: View looking east along Ladue Road from the entrance to the subject property.

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

	Description: View looking north to the existing building from the entrance to the subject property at Ladue Road.

Attachment: 12141 Ladue, Care and Counseling Monument Sign BOA Staff Report-March 15 (12141 Ladue Road, Care and Counseling Center

city of CREVE COEUR
COMMUNITY DEVELOPMENT DEPARTMENT

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION
NON-USE VARIANCE

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	*Applicant's Representative (if applicable):*
Amy Bertschausen - Executive Director *Name*	Adonica Banks - Director of Operations *Name*
Care and Counseling, Inc. *Company (If Applicable)*	Care and Counseling, Inc. *Company (If Applicable)*
12141 Ladue Road *Address*	12141 Ladue Road *Address*
St. Louis, MO 63141 *Address*	St. Louis, MO 63141 *Address*
Telephone # 314-336-1090	*Telephone #* 314-336-1080
Fax # 314-878-4524	*Fax #* 314-878-4524
Email: abertschausen@careandcounseling.org	*Email:* abanks@careandcounseling.org

Applicant's Status (Indicate one):

__X__ Property Owner of Record

_____ Private Party (financial, contractual, or proprietary interest; consent of owner of record ***must*** be attached)

_____ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, Mar 15, ***20*** 18 .

Amy Bertschausen
Applicant's Signature

Adonica Banks
Applicant's Representative's Signature

2/15/18
Date

2/15/18
Date

Attachment: Care and Counseling Inc. - Application Materials (12141 Ladue Road, Care and Counseling Center Sign Variance)

*File #*_____

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):
   Please note that the proposed monument sign is keeping with and will maintain the residential character of the area. It is also in scale with the 12' square foot sign requirement that other similar institutions are allowed.

2. In support of my request, I offer the following:
   - Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):
     Care and Counseling constitutes a long-term established institution used in a residentially-zoned district. It is adjacent to a residential property and the building itself looks residential. It is a pre-existing structure that has been on the property since 1973. Our hardship is that we do not have the 300 feet of frontage that would automatically allow us to have a 12' square sign.

   - Unique non-physical characteristics of the property (location, access, history, etc):
     The building sits over 500 feet back from Ladue Road and has a long driveway leading to it. The setting makes the building difficult to see from the street and thus it is difficult for our clients to find us.

   - Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:
     The building is a pre-existing, non conforming structure since 1973. The difference between it and other properties in the surrounding area is that we do not have the 300 feet frontage that exists with other similar properties.

   - Current uses and structures on the property:
     Our building is used to provide out-patient mental health counseling services for individuals, couples, families and groups. We also provide training and education, clergy and congregational care and employee assistance program services.

Continued on next page

*File #*_____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:
   Not having the 300 feet of frontage necessary to be allowed a 12 square foot sign is the main burden. Comparable properties are allowed a larger sign because they have the larger frontage. We have less frontage, but we are also less visible from the street than most comparable properties such as the school adjacent to our property.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?
   We are not trying to use the sign for advertisement. We only want our clients to safely be able to find Care and Counseling.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:
   The biggest factor is improved safety. Our neighbors would no longer have to contend with our clients making u-turns on Ladue Road, turning around in their driveways or coming to a complete stop attempting to figure out where to go to find Care and Counseling.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?
   None to our knowledge.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:
   No addtional traffic will be created.

Continued on next page

Attachment: Care and Counseling Inc. - Application Materials (12141 Ladue Road, Care and Counseling Center Sign Variance)

*File #*_____

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:
   None

9. Zoning district in which the property is located: A-family residential

10. Size of the lot (total square feet or acres): 2.5 acres

11. Please provide any other information in support of this request (on a separate sheet if needed):
    Safety is the major reason we are requesting a variance. Our clients and visitors who regularly visit our building pass it up, resulting in them making a u-turn on Ladue Road or turning into a driveway or neighborhood to turn around. Some come to a complete stop as they try to figure out where we are. The allowed 6' square sign is not sufficient to be discretely visible. However, a tasteful 12' square sign such as the one proposed would meet our needs while not detracting from the beauty and high standards demanded by the city of Creve Coeur.

12. Attach the following:

- Two (2) checks, $50.00 filing fee and $250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

Office Use Only	
____ **Attachments/Plans**	Received By:
____ **Fees Paid**	_____
____ **Written Justification**	Date:_____

Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

Attachment: Care and Counseling Inc. - Application Materials (12141 Ladue Road, Care and Counseling Center Sign Variance)

LANDMARK Sign COMPANY
175 Chesterfield Industrial Blvd.
Chesterfield, MO 63005
636-536-0400
info@landmarksignusa.com
www.landmarksignusa.com

NOTES:

Exterior
Double Sided
Material- Poly Armor Foam/ ground solar spot lights
Size- 60" x 48"
Quantity- 1

ADDRESS:

THIS PROOF IS APPROVED AS IS. NO WORK SHALL BEGIN UNTIL LANDMARK SIGN COMPANY RECEIVED A SIGNED COPY. ANY CHANGES MAY RESULT IN A CHANGE IN THE PRICES QUOTED.

☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

SIGNATURE _____

IMPORTANT THIS DRAWING IS PROPERTY OF LANDMARK SIGN COMPANY AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS PROPERTY MAY NOT BE RE-PRODUCED OR DUPLICATED WITHOUT WRITTEN PERMISSION OF LANDMARK COMPANY OR THROUGH PURCHASE.

174
170
144
140
121-41
LAPORTE RD
LAPORTE RD
LAPORTE RD