



Board of Adjustment
Meeting Agenda
City of Creve Coeur Government Center
300 North New Ballas Rd

February 18, 2016

4:00 PM

City Council Chamber

I. CALL TO ORDER

Mr. Roger Levy (Chair)
Mr. Martin Satz
Mr. Ivan Schenberg
Mr. Glenn Wilen
Mr. John Becker
Ms. Alexandra Gada (Alternate)
Mr. Robert Mooney (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

December 17, 2015 Draft Board of Adjustment Meeting Minutes

IV. NEW BUSINESS

1. Variance Request to Allow for Two Wall Signs with a Combined Total of 71.53 Square Feet for Total Access Urgent Care in the Tenant Space Addressed as 10923 Olive Boulevard

Dr. Matthew Bruckel, of Total Access Urgent Care, located within the tenant space addressed as 10923 Olive Boulevard, submitted a variance request for two signs, one at 47.23 square feet on the south elevation and a second at 24.3 square feet of sign area,

on the west elevation. The Applicant submitted for approval of a new façade and site improvements before the Planning and Zoning Commission that includes reorienting the tenant space toward Olive Boulevard and eliminating the side entrance. Therefore, the tenant is provided for only one wall sign with a maximum sign area of 50 square feet.

APPLICANT: Dr. Matthew Bruckel
Total Access Urgent Care
10923 Olive Boulevard
Creve Coeur, MO 63141

2. Variance Requests to Allow for a Forty-Five Feet front-Yard Setback Along Mosley Hill Drive for the Property Addressed as 210 Mosley Road

Mark Mehlman, of Mehlman Homes Realty, has submitted a variance request for the property addressed at 210 N. Mosley Road to allow for a 45 feet front-yard setback along Mosley Hill Drive for the construction of a new home, where Section 405.250(E)(4)(a) requires a minimum setback of 50 feet for the A Single Family District. The Applicant is re-orienting a new home with access from Mosley Hills Road.

APPLICANT: Mark S. Mehlman
Mehlman Homes Realty
34 N. Brentwood Blvd. Suite 207
Clayton, MO 63105

3. Variance Request to Allow for a New Front-Porch to Project Up to Approximately Five Feet into the Front Yard Setback for the Home at 10672 Country View Drive

Steve Scheipeter of SW Scheipeter Construction, on behalf of Mary Goodrich, property owner of 10672 Country View Drive, has submitted an application for a variance to allow for the construction of a new, roofed, front porch that will project up to 3 feet 11 inches feet into the front-yard setback. The proposed porch design includes a hipped roofed, that is approximately ten feet wide, with the support columns at 3 feet 11 inches into the front setback, with a 1 foot soffit overhang.

APPLICANT: Steve Scheipeter
SW Scheipeter Construction
8045 Big Bend Blvd, Suite 104
Webster Groves, MO 63116

V. OTHER BUSINESS

IV. ADJOURNMENT

Posted: _____

Jessica Stutte
Recording Secretary