



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

November 17, 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

1. Draft September 15, 2016 Board of Adjustment Meeting Minutes

IV. NEW BUSINESS

1. Variance Requests for the Property at 9974 Old Olive Street Road to Allow for Parking to be Within 3 to 5 Feet of the Front Property Line, Where Section 405.360 Requires that the First 10 Feet Provide Landscaping in the General Commercial District

John King, of Lathrop & Gage, LLP, on behalf of Michael Pepper of 9974 Old Olive Street Road Real Estate, LLC, has submitted an appeal for variances to allow a new parking area for the building located at 9974 Old Olive Street Road, Creve Coeur, MO, 63141 that would be three (3) feet from the property line along Old Olive Street Road and five (5) feet from the property line along Olive Boulevard. The subject property is zoned GC-General Commercial, where Section 405.360.E.4. Minimum Front Yard

requires that the provisions of Section 405.240 shall prevail where applicable on major street and highways. In every instance, the first ten feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalk exists in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals. The existing lot is pre-existing nonconforming in regarding to lot size and setbacks.

V. OTHER BUSINESS

VI. ADJOURNMENT

Posted: _____
Jessica Stutte
Recording Secretary



*CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
MEETING MINUTES
THURSDAY, SEPTEMBER 15, 2016
4:00 PM*

A regular meeting of the Board of Adjustment of the City of Creve Coeur, Missouri was called to order by Chair Roger Levy at the Creve Coeur Government Center, 300 North New Ballas Road, at 4:00 p.m. on Thursday, September 15, 2016. The roll was called; Mr. Ivan Schenberg, Mr. Glenn Wilen, Mr. Martin Satz, and Mr. John Becker were in attendance.

Also present were Mr. Helmut Starr, City Attorney; Mr. Jason Jaggi, Director of Community Development; Ms. Whitney Kelly, City Planner; and Jessica Stutte, Recording Secretary.

Mr. Satz made a motion to approve the minutes of February 18, 2016. Mr. Schenberg seconded the motion, which unanimously carried.

Chair Levy outlined the procedures of the Board of Adjustment, stating that four affirmative votes are required for the granting of a variance.

Reporter Deborah McLaughlin swore in all parties who wished to address the Board.

The Affidavit of Publication was read by Chair Levy and marked as an exhibit.

NEW BUSINESS

A. Variance Request to Allow for a New Front-Porch Addition to Project Up to Approximately Five Feet into the Front Yard Setback and Increase the Width to 40.34 Feet for the Home at 353 Conway Lake Drive

Applicant/Agent: Sam Piwowarczyk
Banner Construction Co.
1177 N. Price
St. Louis, MO 63132

Reporter Deborah McLaughlin swore in all parties who wished to address the Board.

Randy Johnson of Banner Construction gave a summary of what they would like to do regarding the covering of the porch on the front of the house. He presented his case and pointed out the property across the street has something similar. He said adding a porch would improve it visually and increase the value of the home.

Mr. Wilen asked if the peak out be the highest part of the house.

Mr. Johnson said it should be about the same height.

Ms. Hogan said she purchased the lot next door and they are simply wanting to extend the width of the porch.

Ms. Kelly said the house was built in 1971 and at the time, the ordinance allowed porches to extend into the setback. That was changed in 1997 and limited the width to 12 feet. She said they are not encroaching any further into the setback.

*Board of Adjustment
September 15, 2016*

Mr. Levy asked the homeowner about neighbors' thoughts.

Ms. Hogan said she had not heard anything from the neighbors.

Mr. Becker asked Ms. Kelly about the porches in the neighborhood that vary.

Ms. Kelly said they would have been pre-existing. She directed the board to the staff report pg 9 to an example of one house that was similar to their request but is pre-existing.

Mr. Schenberg asked Ms. Hogan about the confusion of the main entrance.

Ms. Hogan said the confusion is because there is a second door and a long sidewalk that leads to it. She said she, is not confused.

Mr. Wilen asked that they are taking a non-conforming condition and make it even more non-conforming.

Mr. Starr said that each case is taken as an individual case. They are factually distinguishable since all real properties are unique.

Mr. Becker asked the purpose of the width requirement.

Ms. Kelly said she wasn't sure but thought it was to limit the amount of structure in the setback.

City Attorney Helmut Starr offered the following exhibits into the record on behalf of the City:

1. Documentation in possession of the City Clerk that reflects the published and posted notices
2. Staff's report to the Board, with the Board of Adjustment application and all attachments thereto.
3. The City Charter
4. The Code of Ordinances of the City of Creve Coeur
5. All communications and letters received by the City to this point regarding the application.

End of Public Hearing

Chair moved to approve a variance for the home at 353 Conway Lake Dr. approve a variance allowing for the structural modification to the existing nonconforming front porch with the support structures encroaching approximately 5 feet, with a width of 40.34, into the front yard setback for the home at 353 Conway Lake Drive, where 45 feet is the minimum required setback for the Conway Lake Subdivision, zoned A Single Family Residential, with Residential Designed Development (A-RDD) 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;
4. The strict application of the front-yard setbacks will cause severe practical difficulty and extreme hardship for the property owner represented in the application;

*Board of Adjustment
September 15, 2016*

5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the lot shape within the A-RDD Single-Family Residential zoning district, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated properties in the zoning district; and,
8. Granting the variance will not result in the diversion of additional storm water that would adversely affect adjacent property.

The motion was seconded by Mr. Satz with the resultant vote as follows:

Mr. Satz-aye Mr. Wilen-aye Mr. Becker-aye Mr. Schenberg-aye Mr. Levy-aye

Second Motion was made by Chair Levy to approve the Findings of Fact and Conclusions of Law prepared by staff regarding the variance request for 353 Conway Lake Dr. based on the testimony received and the deliberations of the Board on this application, as decided on April 21, 2016.

OTHER BUSINESS

Mr. Jaggi gave Board Members a copy of the proposed meeting schedule for 2017

Mr. Jaggi went over the BOA training that was being offered to Board members.

Mr. Wilen asked what it would entail.

Ms. Kelly replied that it would help prepare them for the meeting.

Mr. Jaggi said it would lean more towards the legalities, but it would be beneficial for members to attend.

ADJOURNMENT

There being no further business to come before the Board of Adjustment, upon motion being made and duly seconded, the meeting was adjourned at 4:22 P.M.

Roger Levy, Chair

Jessica Stutte, Recording Secretary



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 REQUESTS FOR THE PROPERTY AT 9974 OLD OLIVE STREET ROAD TO ALLOW FOR PARKING TO BE WITHIN 3 TO 5 FEET OF THE FRONT PROPERTY LINE, WHERE SECTION 405.360 REQUIRES THAT THE FIRST 10 FEET PROVIDE LANDSCAPING IN THE GENERAL COMMERCIAL DISTRICT

FOR THE MEETING OF: Thursday, November 17, 2016

SUBJECT PROPERTY LOCATION: 9974 Old Olive Street Road, zoned GC-General Commercial.

REQUEST: John King, of Lathrop & Gage, LLP, on behalf of Michael Pepper of 9974 Old Olive Street Road Real Estate, LLC, has submitted an appeal for variances to allow a new parking area for the building located at 9974 Old Olive Street Road, Creve Coeur, MO, 63141 that would be three (3) feet from the property line along Old Olive Street Road and five (5) feet from the property line along Olive Boulevard.

ADDITIONAL INFORMATION: The subject property is zoned GC-General Commercial, where Section 405.360.E.4. Minimum Front Yard requires that the provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalk exists in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals. The existing lot is pre-existing nonconforming regard to lot size and setbacks.

Key Issues:

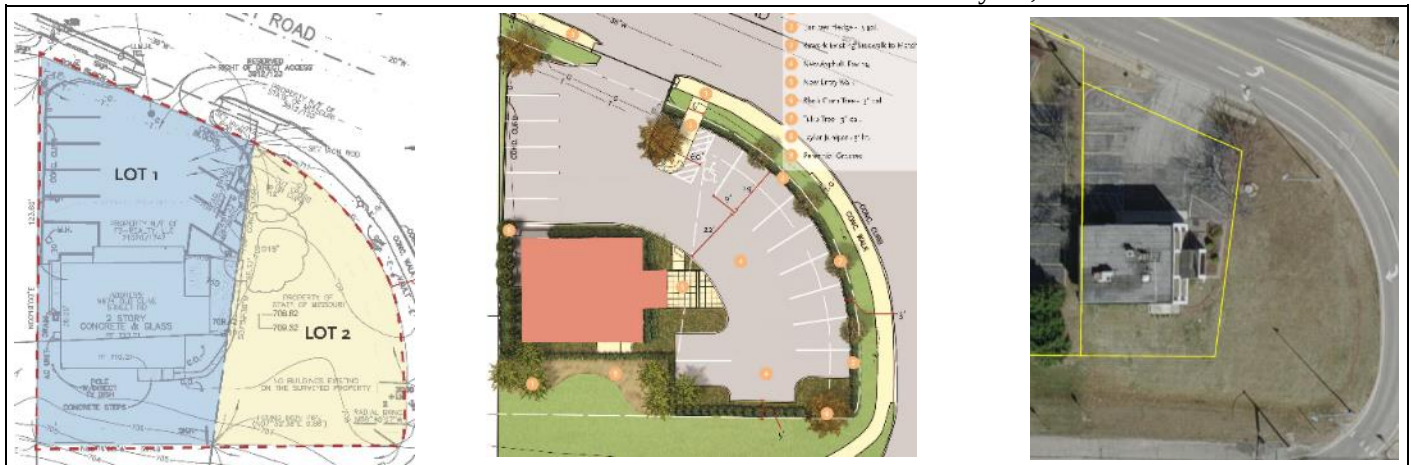
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.240: Setback and Building Lines
- Section 405.360: GC-General Commercial
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

APPLICANT'S REPRESENTATIVE: John P. King
Lathrop & Gage, LLP
7701 Forsyth Avenue, Suite 500
Clayton, MO 63105

PROPERTY OWNER: Michael Pepper
9974 Old Olive Street Road Real Estate, LLC
7701 Forsyth Avenue, Suite 600
Clayton, MO 63105



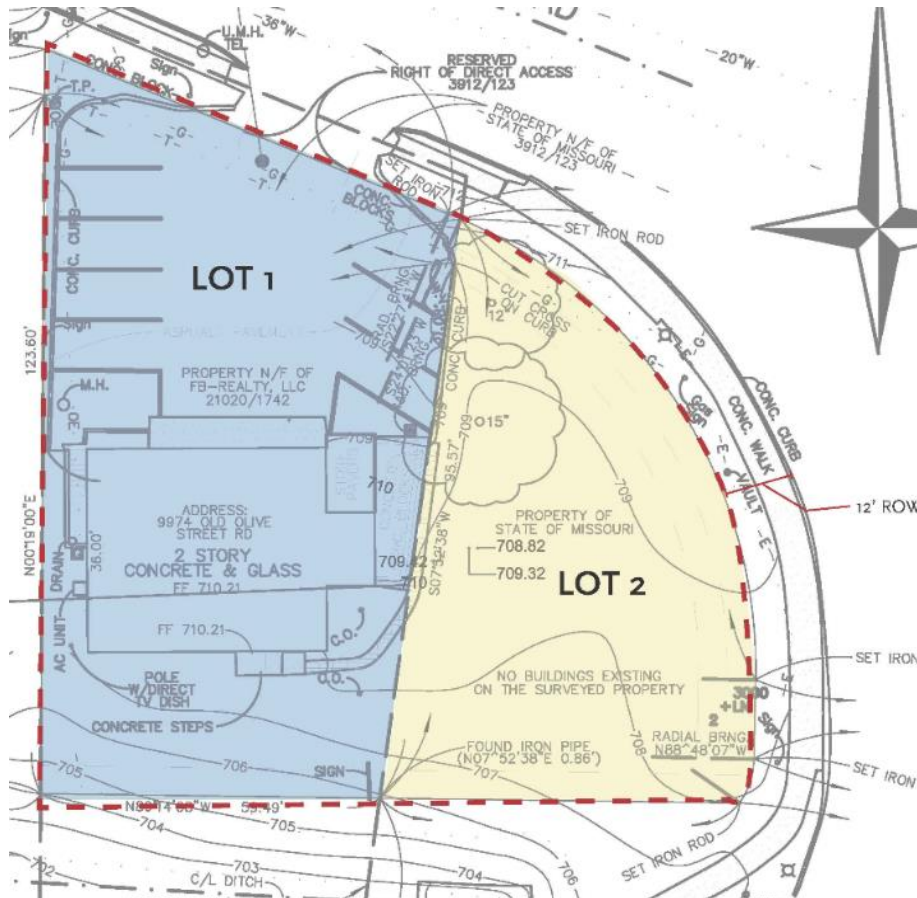
REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 11/09/2016

ATTACHMENTS: Applicant's Materials submitted on October 17, 2016

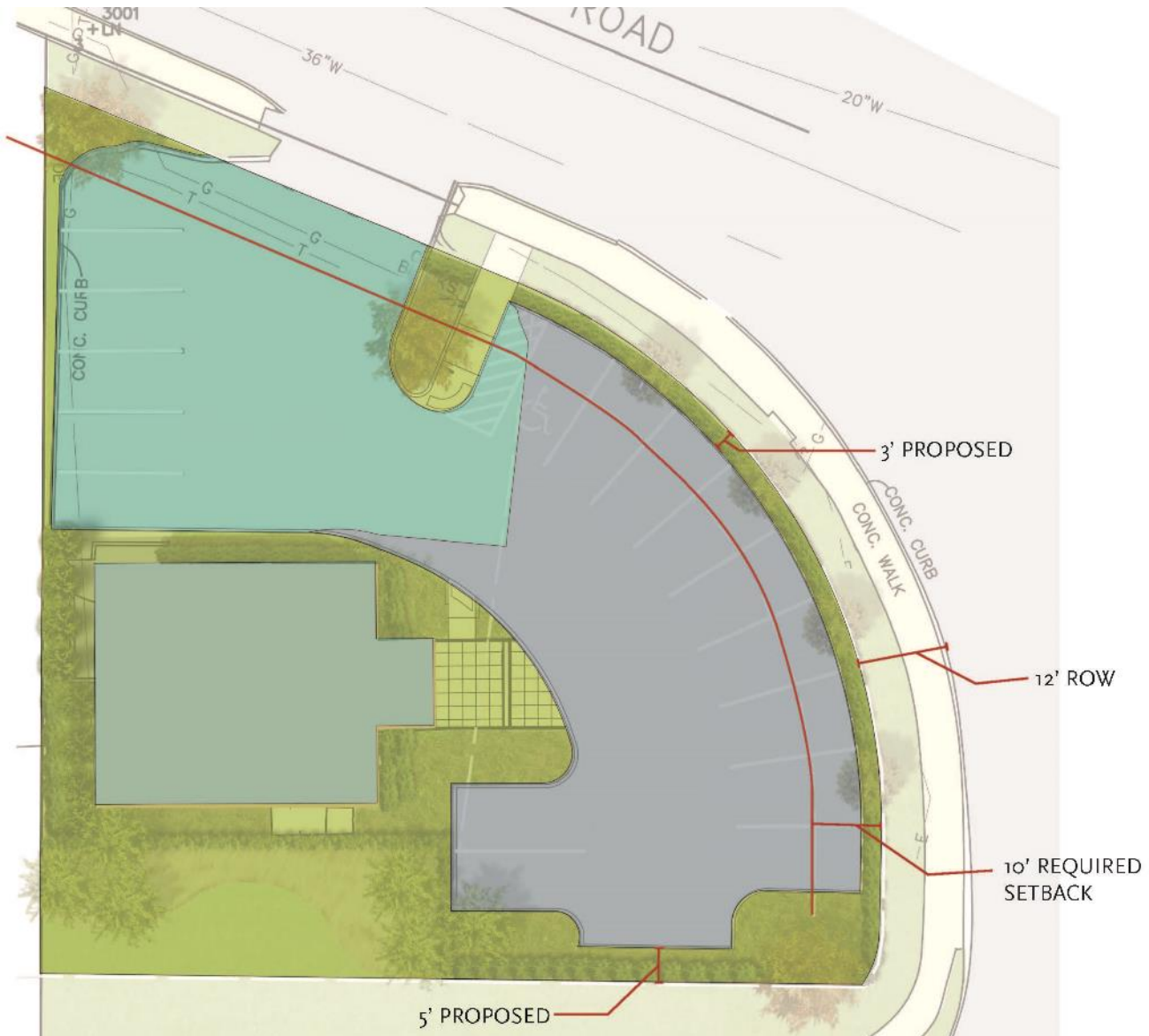
BASIS FOR APPEAL AND STATED HARDSHIP

The original building was developed in 1964, prior to the current GC-General Commercial District regulations. The lot is non-conforming in size at approximately 7,274 square feet, where the minimum lot area for properties in the GC District is one-half (½) acre (twenty-one thousand seven hundred eighty (21,780 square feet), and contains site related non-conformities regarding setbacks. The property owners are currently under contract with MoDOT to purchase approximately 4,891 square feet of excess right-of-way (identified as Lot 2 below) to allow for additional parking for the building. The total area is approximately 12,165 square feet; while still a non-conforming lot, it is decreasing the degree of the non-conformity.



The City's Zoning Code requires that the first ten feet along the street right-of-way shall be landscaped along both Old Olive Street Road and Olive Boulevard. The Applicant is seeking variances to allow for the parking lot to be within 3 feet of Old Olive Street Road right-of-way and 5 feet from Olive Boulevard right-of-way, per the close up of the Applicant's Materials on the next page. The existing lot has eight parking spaces and the proposed configuration would increase parking to 15 spaces, where the City's parking regulation requires 11-12 spaces for the building. The total site coverage as proposed would be increased to 67.3%, where 63% is the maximum allowed. However, the Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of seventy percent (70%) site coverage) in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. As site coverage is a discretionary review by the Planning and Zoning Commission, the only request before

the Board of Adjustment is relief from the minimum 10 foot setbacks along Old Olive Street Road and Olive Boulevard.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Missouri American Water/ Danforth Plant Science Center	“GC” General Commercial/ “RO” Research and Office Park District	Old Olive Street Road
South	Monsanto	“RO” Research and Office Park District	Olive Boulevard
East	NA	“RO” Research and Office Park District	Old Olive Street Road
West	Office: CSI Leasing	“GC” General Commercial	NA

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 property is zoned GC-General Commercial and Section 405.240 requires that the first ten feet of the front yard setback from the right -of -way shall be provided with and maintained with sidewalks, unless sidewalks exist in the abutting public right -of -way, and with landscaping including, but not limited to deciduous street trees at regular intervals. This section was added into the City's Zoning Ordinance in 1983 for all properties within the City, to provide for sufficient space for landscaping. Even with the additional area added to the existing lot, the overall site would remain non-conforming, in regards to lot size. The shape of the expanded lot is irregular, with three public right-of-way frontages, and is located within an area that narrows down to a "point" where Old Olive Street Road intersects with Olive Boulevard.

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 existing lot size and is making an effort to bring the overall development up to the current regulations by purchasing the excess right-of-way from MoDOT. While they are then essentially creating the need for the variances, the unique shape and size of the existing non-conforming lot is creating the issue. The Applicant has indicated that the adjacent property does not wish to consider a shared parking agreement, which is also driving the need to purchase the excess right-of-way from MoDOT. They are attempting to provide some setback along Olive Boulevard and Old Olive Street Road, with some landscaping to provide for the minimum requirements of trees and headlight screening as required by code within the landscape buffer.

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

Whether or not granting the variance would have an adverse effect on adjacent property owners, or residents is fairly debatable, given that the property has languished and remained vacant. The property owners are attempting to provide greater functionality to the building and property; however, it should be noted that the proposed parking exceeds the minimum required by code based upon the building's size and use. Of primary concern is whether the granting of a variance would create an unfair advantage to this property when any other property must also maintain the 10 foot setback not only in the GC-General Commercial District, but throughout the commercial districts in the City. Further, the goal of the Comprehensive Plan is to limit the amount of surface parking, and provide for a "green line" park along Olive Boulevard. This may be accomplished with a maintenance agreement with MoDOT for additional plantings in the right-of-way, when discussed at the Planning and Zoning Commission review and approval.

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;

The question before the Board, under this criterion, is whether or not the inability to update the property as proposed, without a variance, represents an extreme hardship.

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 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.

Certainly, the City has enjoyed the benefits of significant investments in property, and in this case, the property has languished over the past several years. While the existing property is non-conforming, the intent of the regulation is to provide for sufficient landscaping and to limit the amount of surface parking to meet with the Comprehensive Plan's desire for a "green line park" with lush landscaping along the City's commercial corridors. The applicant is proposing landscaping along both street frontages in an effort to meet the basic intent of the regulation from which relief is being sought. Whether or not the reduced setback at the dimensions requested may still provide for such landscaping in keeping with the intent of the regulations is up to the Board.

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 lot is non-conforming in lot size, and even with the additional land under contract from MoDOT, the total area will be approximately 12,765 square feet, where the minimum lot required is 21,780 square feet in the GC District. Therefore, the long-term viability of the property without at least some degree of variance would seem to create a hardship. Whether or not the requested amount along the Old Olive Street Road side, as well as the 5 feet along Olive Boulevard, is necessary is a question before the Board. Whether or not this represents "exceptional circumstances" is fairly debatable.

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

The additional increase in site coverage of 3,815 square feet on that property that is being acquired from MoDOT, should not result in the diversion of additional stormwater that would adversely affect adjacent property.

ACTION

Following its deliberation, the Board of Adjustment may vote to 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 both the requested variances to the front-yard setback would be (or alternatively the Board could address each variance separately):

“I move to approve variances to allow a new parking area for the building located at 9974 Old Olive Street Road, Creve Coeur, MO, 63141 that would be three (3) feet from the property line along Old Olive Street Road and five (5) feet from the property line along Olive Boulevard, where Section 405.360.E.4. Minimum Front Yard requires that the provisions of Section 405.240 shall prevail where applicable on major street and highways such that in every instance, the first ten feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalk exists in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals, based upon a positive finding that:

1. The variances requested arise from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variances requested are because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variances will not adversely affect adjacent property owners or residents;
4. The strict application of the ten foot front-yard setback along Old Olive Street Road and Olive Boulevard will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed parking lot addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the lot shape and size within the GC-General Commercial zoning district, the strict application of the setback requirements 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 variances 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 the variances.

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 variances requested for 9974 Old Olive Street Road based upon the testimony received and the deliberations of the Board on this application, as decided on November 17, 2016.”

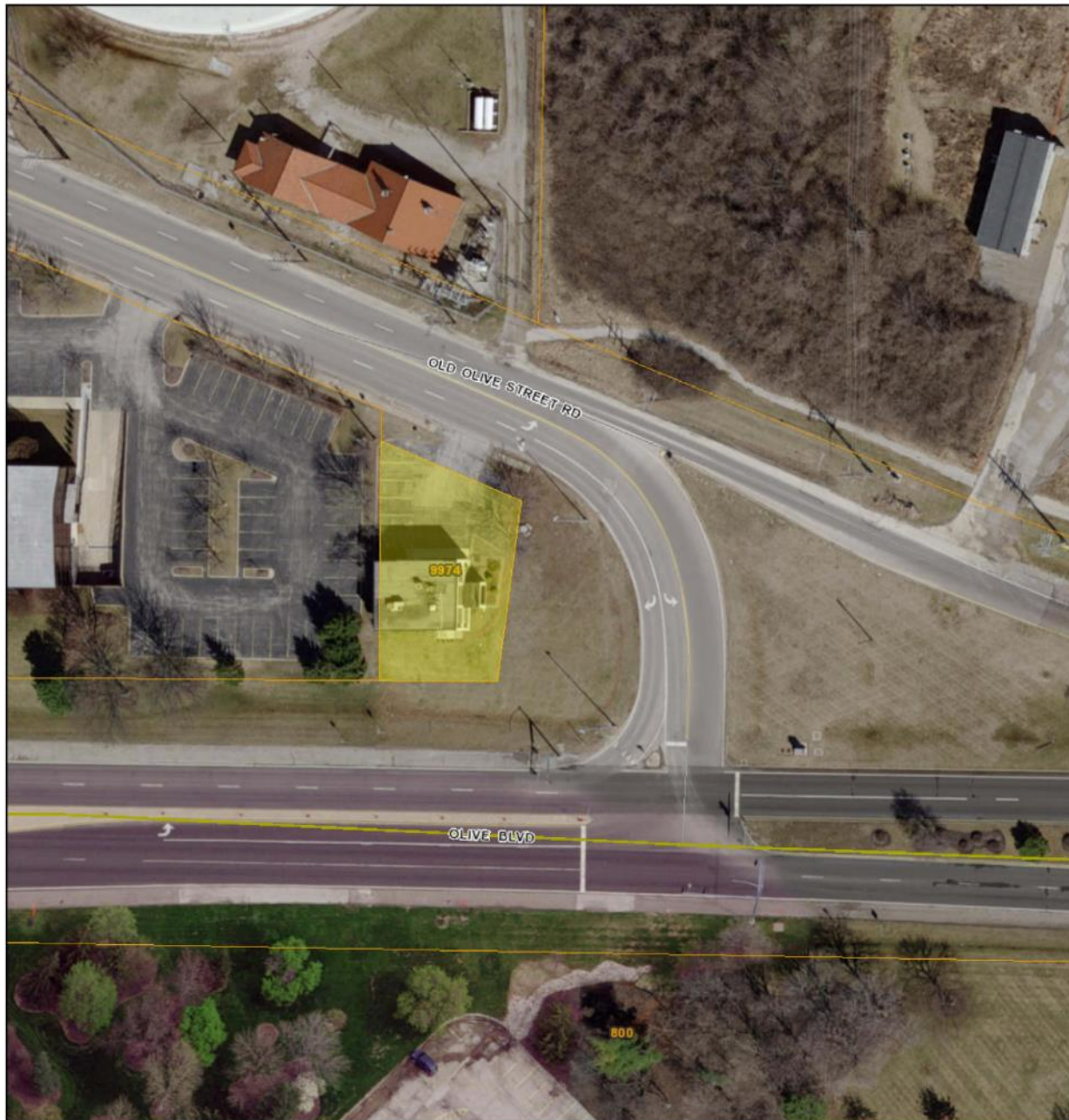
APPENDIX 1: COMPREHENSIVE PLAN

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.

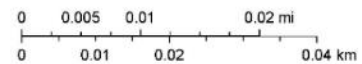
APPENDIX 3: AERIAL PHOTO



October 31, 2016

- Parcel Selected
- Sales (Last 2 Years)

1:600



APPENDIX 4: SITE PHOTOGRAPHS

Taken: 11/7/2016



Description: View of the subject property looking west from Old Olive Street Road



Description: View of the subject property looking west along Olive Boulevard.



Description: View of the subject property looking north from Olive Boulevard.



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

RECEIVED
OCT 17 2016
PLANNING DEPT.

PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Michael Pepper <i>Name</i>	John P. King <i>Name</i>
9974 Old Olive Street Road Real Estate, LLC <i>Company (If Applicable)</i>	Lathrop & Gage, LLP <i>Company (If Applicable)</i>
7701 Forsyth Avenue, Suite 600 <i>Address</i>	7701 Forsyth Avenue, Suite 500 <i>Address</i>
Clayton, MO 63105 <i>Address</i>	Clayton, MO 63105 <i>Address</i>
Telephone # 314-650-9300	Telephone # 314-613-2809
Fax #	Fax # 314-613-2801
Email: mpepper@edwinpepper.com	Email: jpkings@lathropgage.com

Applicant's Status (Indicate one):

☒ 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, ¹¹⁻¹⁷⁻¹⁶ 20__.


Applicant's Signature
October 17, 2016
Date


Applicant's Representative's Signature
October 17, 2016
Date

RECEIVED
OCT 17 2016
PLANNING DEPT.

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):

The applicant purchased the building to move Edwin Pepper Interiors into the building as their home office. Improvements to the outside and inside will cost approximately \$850,000.

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

The unique shape of the lots; 3 sides of property and building face Old Olive Street Rd and Olive Street Road. Amount of land owned by MoDOT on 3 sides of property. Applicant tried to purchase property from MoDOT but MoDOT would not sell enough property to allow applicant to make the lot conforming to the Creve Couer Ordinances. Because of shape of lot we are limited to single loaded parking. ADA Standard at site do not conform to the ADA Laws and Requirements. Because of the quality of work of Edwin Pepper Interiors we want both the outside and inside of the building to be of the highest standards. Purchased some MoDOT land to bring parking requirement in compliance with Codes.

- Unique non-physical characteristics of the property (location, access, history, etc):

Same as above.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

None that we are aware of. If built in same era as our building probably non-conforming under todays Ordinances.

- Current uses and structures on the property:

One building vacant; 4500 sq ft including basement; MoDOT easements and right-of-way.

Attachment: Edwin Pepper Application (2157 : 9974 Old Olive Street Road Variance Request)

File # _____

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

See answer in Question 1 and 2.

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?

If the variances are not granted there is not sufficient parking and no one going to improve building without variances. The building has been vacant for several years because of lack of compliance with ADA Standards, insufficient parking and setback violations.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

Building will be in a class all of its own and other buildings will want to improve the outside of their buildings.

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.

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:

This business is not a major traffic generator.

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: G.C. General Commercial (405.360)

10. Size of the lot (total square feet or acres): Tract 1 (4,891 sf) (MoDOT) (New); Tract 2 (7,274 sf) (Old)

11. Please provide any other information in support of this request (on a separate sheet if needed):

Limitations of site make it very doubtful that the building will be purchased or leased for any use. The fact is it has sat vacant for several years.

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

_____ Fees Paid

_____ Written Justification

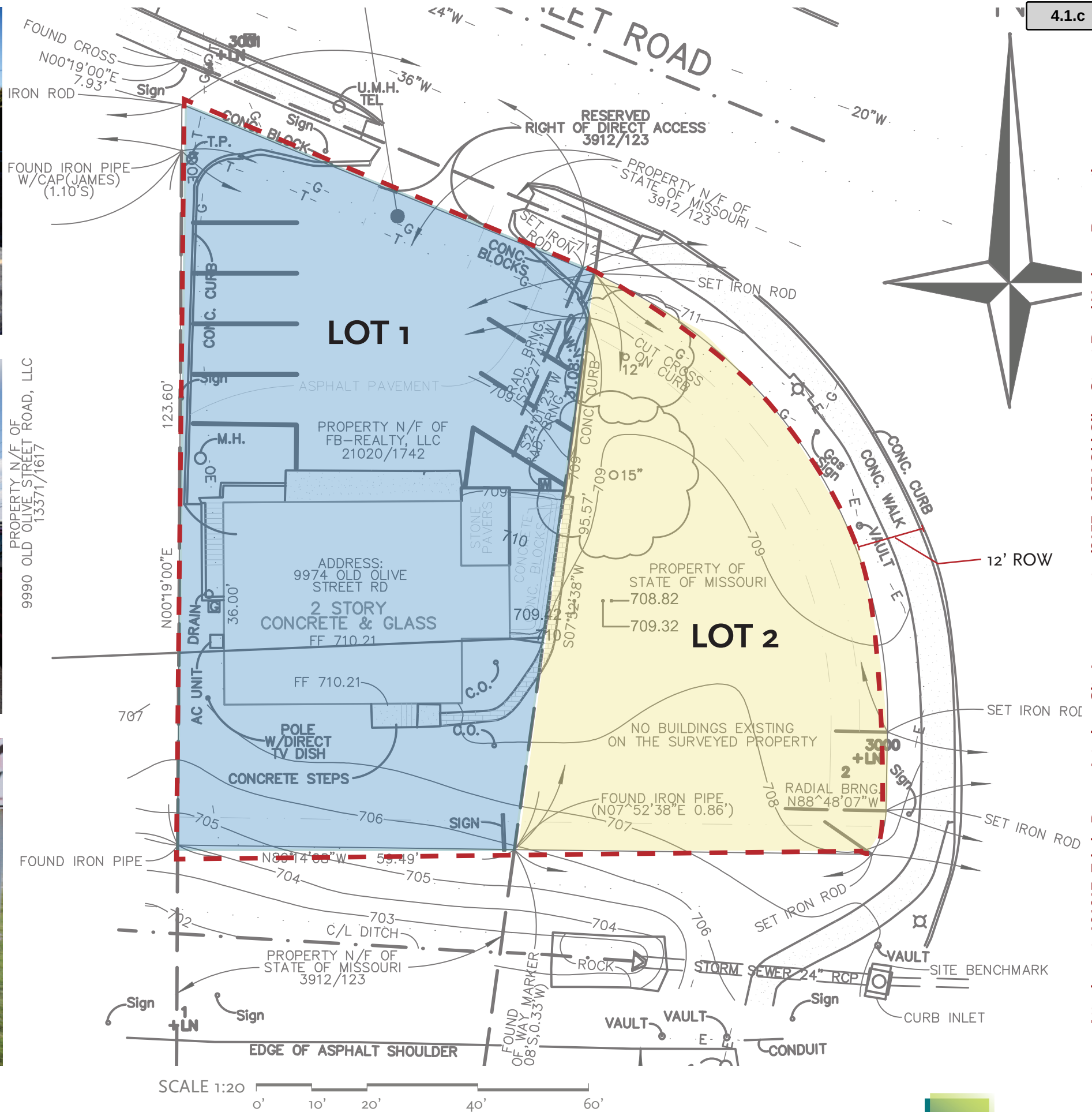
Received By: _____

Date: _____

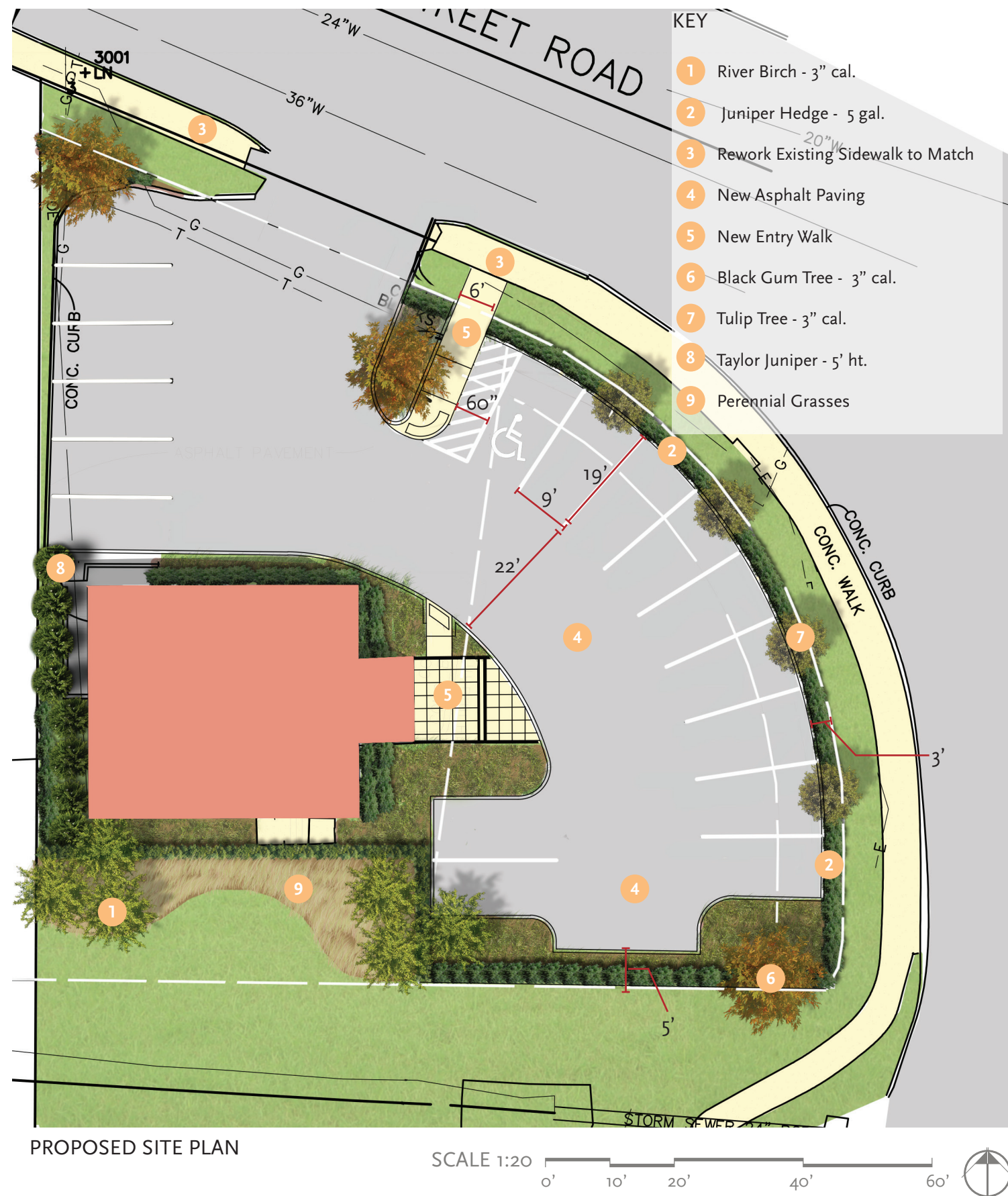
Jason Jaggi, AICP, Director of Community Development
Whitney Kelly, AICP, City Planner
Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

Attachment: Edwin Pepper Application (2157 : 9974 Old Olive Street Road Variance Request)



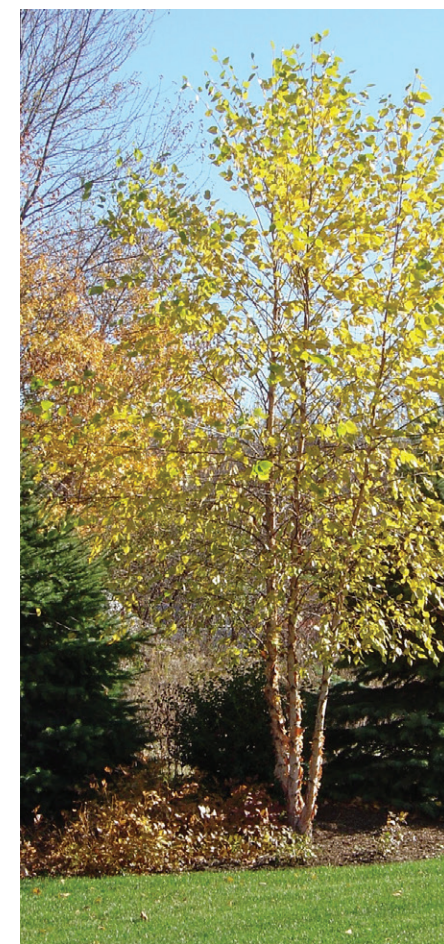
Attachment: 161017 Edwin Pepper Interiors Site Improvements (2157 : 9974 Old Olive Street Road Variance Request)



Black Gum 'Red Rage'



Columnar Tulip Tree



River Birch



Grey Owl Juniper



Taylor Juniper



Liriope



TOTAL SITE COVERAGE

TOTAL AREA: 12,765 SF	
HARDSCAPE: 8,600 SF	67.3% of Total
LANDSCAPE: 4,165 SF	32.6% of Total
NEW HARDSCAPE: 3,815 SF	

VARIANCE REQUESTS:

- 3' SETBACK FROM EAST PROPERTY LINE
- REQUEST ELIMINATION OF 10' BUFFER BETWEEN PARKING LOT AND EAST PROPERTY LINE. A 3' LANDSCAPE STRIP WILL BE USED FOR EVERGREEN HEDGE.

Attachment: 161017_Edwin Pepper Interiors Site Improvements (2157 : 9974 Old Olive Street Road Variance Request)



Attachment: 161017_Edwin Pepper Interiors Site Improvements (2157 : 9974 Old Olive Street Road Variance Request)





Attachment: 161017_Edwin Pepper Interiors Site Improvements (2157 : 9974 Old Olive Street Road Variance Request)



Attachment: 161017_Edwin Pepper Interiors Site Improvements (2157 : 9974 Old Olive Street Road Variance Request)



EAST ELEVATION(MAIN ENTRANCE)- PROPOSED



EXISTING



NORTH ELEVATION - PROPOSED



EXISTING



WEST ELEVATION (BACK SIDE)- PROPOSED



EXISTING



SOUTH ELEVATION - PROPOSED



EXISTING