



PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD, MISSOURI
Thursday, July 21st, 2016

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Thursday, July 21st, 2016** in the City Hall Council Chambers, 16860 Main Street, Wildwood, Missouri 63040. The purpose of this hearing is to consider requests for variances to certain Zoning Ordinance regulations or interpretations of their intent made by the Director of Planning relating to the individual properties identified below. Please review the individual notice of publication pertaining to your petition of interest for information relating to it. To report any inaccuracies in the text or seek further information about these requests, please contact the Department of Planning and Parks at (636) 458-0440, prior to the hearing date. At this hearing, the following requests will be considered by the Board of Adjustment for action:

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I. B.A. 10-16 Diane E. McCuaig, Family Gift Trust, 1128 Breton Woods Court, Wildwood, Missouri 63005 And Miceli Development Company, 410 Sovereign Court, Ballwin, Missouri 63011

Request an exception to the City of Wildwood's Natural Resource Protection Standards for the purpose of constructing an addition to an existing single-family dwelling located at 1128 Breton Woods Court (Locator Number 20V140046, Breton Woods Subdivision, Lot 2), which would thereby authorize the relocation of a portion of the Natural Resource Protection Area (2,711 square feet), and accompanying twenty-five (25) foot foundation setback area, onto another lot that is contiguous to the subject property (Locator Number 20V140055, 1156 Breton Woods Court, Breton Woods Subdivision, Lot 3), while maintaining an equal amount of preservation area within the overall subdivision. These requirements and conditions regarding protected areas of the lot and related disturbance setbacks 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 Zoning Ordinance, and the Planned Residential Development Overlay District Regulations, per Ordinance #1025, which was approved by the Wildwood City Council on December 8, 2003. **(Ward Two)**

Documents:

[BA 10-16 MCCUAIG RECOMMENDATION REPORT.PDF](#)

II. B.A. 11-16 Comia Home Builders, 101 Royallmanor Lane, O'Fallon, Missouri 63368

Requests exceptions to the Minimum Yard Requirements (General) and the Natural

Resource Protection Standards for the purposes of constructing a two (2) story, single-family dwelling, with a 4-car, side-entry garage, at 3737 Bear Tooth Lane (Locator Number 25Y220083; Black Bear Ridge Estates, Lot 1), which would thereby authorize the following: (1.) an encroachment of eight (8) feet into the required twenty-five (25) foot Foundation Setback Area from the Final Resource Protection Area Line; and (2.) an individual household treatment system that requires its encroachment into the Natural Resource Protection Area to accommodate its placement. This extent of encroachment of this system into this one hundred percent (100%) protected area of the overall lot is approximately 3,100 square feet. This request is contrary to the requirements of Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood *Subdivision and Development Regulations* and Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. **(Ward Six)**

Documents:

[BA 11-16 COMIA HOME BUILDERS RECOMMENDATION REPORT.PDF](#)

III. **B.A. 12-16 Scott And Regina Bailey, 18542 Great Meadow Road, Wildwood, Missouri 63038**

Request an exception to the Minimum Yard Requirements (General) for the purpose of maintaining a raised garden and flower bed that is located at 18542 Great Meadow Road (Locator Number 25X130093, The Estates At August Tavern Creek - Plat Two, Lot 13), which would thereby authorize a minimum front yard setback distance of zero (0) feet in lieu of the required fifty (50) foot standard. This request is necessary due to the construction of the raised bed within the private roadway easement, but on the petitioners' property. This request is contrary to the requirements of Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance and the Record Plat, per Ordinance #633, which was approved by the Wildwood City Council on August 28, 2000. **(Ward Six)**

Documents:

[BA 12-16 BAILEY RECOMMENDATION REPORT.PDF](#)

IV. **B.A. 13-16 Vern M. And Kristen Heyer, 16775 Will's Trace Court, Wildwood, Missouri 63005**

Request an exception to the Natural Resource Protection Standards for the purpose of allowing an existing retaining wall at 16775 Wills Trace (Locator Number 20U440082, Wills Trace Subdivision, Lot 19) to be retained at its current placement, which would thereby authorize a minimum nine (9) foot encroachment into the Final Resource Protection Area of the subject lot. This request is contrary to the requirements of 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 Zoning Ordinance, Planned Residential Development Overlay District Ordinance #445, and the Record Plat Ordinance approved by City Council on October 23, 2000. **(Ward Two)**

Documents:

[BA 13-16 HEYER RECOMMENDATION REPORT.PDF](#)

V. **B.A. 14-16 Stonecrest At Wildwood, C/O NorthPoint Development, 5015 Northwest Canal Street, Riverside, Missouri 64150, C/O George M. Stock, Stock & Associates, 257 Chesterfield Business Parkway, Chesterfield, Missouri 63005**

Request an exception to the Particular Yard Requirements for the purpose of constructing a senior living facility on a property that is located at 261 Plaza Drive (Locator Number 23V220233, Wildwood Town Center Plat Two, Lot 1), which would thereby authorize a minimum setback distance of fifteen (15) feet in lieu of the required forty (40) foot standard for any parking area, internal drive, loading space or structure adjoining a property in the NU Non-Urban Residence District. This request is contrary to the requirements of Chapter 415.190 C-8 Planned Commercial District Regulations of the City of Wildwood Zoning Ordinance and the Amended C-8 Planned Commercial District Bill #2200. **(Ward Eight)**

Documents:

[BA 14-16 STONECREST RECOMMENDATION REPORT.PDF](#)

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The City of Wildwood Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, 636-458-0440 at Least 48 Hours in Advance.