PUBLIC HEARINGS
BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD, MISSOURI
Thursday, October 20, 2016

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Thursday, October 20, 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:

I. **B.A. 20-16 David And Stacy Rolfe, 18222 Wild Horse Creek Road, Wildwood, Missouri 63005**

   request an exception to the Specific Yard Requirements and Exceptions for the purpose of constructing a boundary wall in association with an entrance gate at 18222 Wild Horse Creek Road (Locator Number 19W520104; Rolfe Farm Subdivision), which would thereby authorize a portion of the boundary wall to be seven point three (7.3) feet in height in lieu of the required six (6) foot standard. This request is contrary to the requirements of Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood Zoning Ordinance. (Ward One)

   Documents:

   BA 20-16 DAVID AND STACY ROLFE RECOMMENDATION REPORT.PDF

II. **B.A. 21-16 David And Kelly Brown, 438 Blackwolf Run Drive, Wildwood, Missouri 63040**

   request an exception to the Natural Resource Protection Standards for the purpose of constructing a fence at 438 Blackwolf Run Drive (Locator Number 24U110608, Enclaves at Cherry Hills Subdivision – Plat 8, Lot 152), which would thereby authorize this improvement to be placed within the Natural Resource Protection Area, where it is not allowed. The extent of encroachment into this one hundred (100) percent protected area is approximately two thousand five hundred (2,500) 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, Chapter 415.120 R-1A 22,000 square foot Residence District of the City of Wildwood Zoning Ordinance, and Planned Residential Development Overlay District Ordinance #865, which was approved by the City of Wildwood in 2002, and governs this property. (Ward Eight)

   Documents:

BA 21-16 DAVID AND KELLY BROWN RECOMMENDATION REPORT.PDF

III. **(Postponed) B.A. 22-16 Colonial Bank, 12230 Manchester Road, St. Louis, Missouri 63131, C/O Dale Sign Service, Inc., Dennis Caldwell, 13652 Manchester Road, St. Louis, Missouri 63131**

requests an exception to the Business Signs – Attached to Wall and the Sign Regulations (Particular) for the purpose of installing a second sign attached to the drive-through canopy and facing a roadway on a commercial property located at 16415 Village Plaza View Drive (Locator Number 23U140657, The Village Plaza Subdivision, Part of Lot 1), which would thereby authorize a second wall sign facing the same roadway on a single business, in lieu of the required one (1) business sign attached to wall facing a roadway standard. Additionally, the petitioner is requesting this additional sign be illuminated by halo lighting in lieu of the required externally illuminated sources. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All "C" and "M" Districts of the City of Wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #1404, which was approved by the City of Wildwood in 2007, and governs this property. (Ward Four)

IV. **B.A. 23-16 Deborah Rowland, 500 Dartmouth Crossing Drive, Wildwood, Missouri 63011**

requests an exception to the Business Signs – Monument and the Sign Regulations (Particular) for the purpose of enlarging an existing monument type sign at 513 Strecker Road (Locator Number 21U120170, Mallard Park Estates Subdivision, Adjusted Lot 1 and Lot 3), which would thereby authorize the total square footage of it to be thirty-nine point six (39.6) square feet in lieu of the required thirty (30) square foot standard. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All "C" and "M" Districts of the City of wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #335, which was approved by the City of Wildwood in 1997, and governs this property. (Ward Four)

Documents:

BA 23-16 DEBORAH ROWLAND - SIGN FOR ELEGANT CHILD RECOMMENDATION REPORT.PDF

V. **B.A. 24-16 St. Louis Bread Company, C/O Brian Barnard, 3630 South Geyer Road, Suite 100, St. Louis, Missouri 63127, C/O Jon Krone, Warren Sign Company, 2955 Arnold Tenbrook Road, Arnold, Missouri 63010**

requests an exception to the *Business Signs – Attached to Wall* and the *Sign Regulations (Particular)* for the purpose of installing two (2) signs on the north elevation of a building that is located at 2400 Taylor Road (Locator Number 23V320195, Dierbergs Wildwood Subdivision, Lot 1A), which would thereby authorize the total square footage of the two (2) representations to be fifty-three point two eight (53.28) square feet in lieu of the required fifty (50) square foot standard. This request is contrary to the requirements of Chapter 415.420 Sign Regulations for All "C" and "M" Districts of the City of Wildwood Zoning Ordinance and C-8 Planned Commercial District Ordinance #2157, which was approved by the City of Wildwood in 2016, and governs this property. **(Ward Eight)**

Documents:

BA 24-16 ST. LOUIS BREAD CO. - SIGN RECOMMENDATION REPORT.PDF

If you would like to submit a comment regarding an item on this meeting agenda, please visit the Form Center.

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.