WILDWOOD

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

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Thursday, April 21, 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. 4-16 Terrence E. McDermott, 1620 Ashford Oaks Court, Wildwood, Missouri 63038**

requests an exception to the Minimum Yard Requirements (General) for the purpose of constructing an in-ground swimming pool at 1620 Ashford Oaks Court (Locator Number 22V410383, Ashford Oaks Subdivision, Lot 3), which would thereby authorize a rear yard setback distance of fifteen (15) feet in lieu of the required thirty-five (35) foot standard, being set forth in the site-specific ordinance. This request is contrary to the requirements of Chapter 415.120 R-1A Residence District Regulations of the City of Wildwood Zoning Ordinance and St. Louis County Planned Environment Unit (PEU) Ordinance #16151. **(Ward One)**

II. **B.A. 5-16 Diane E. McCuaig, Family Gift Trust, 1128 Breton Woods Court, Wildwood, Missouri 63005 And Miceli Development, 1171 Breton Woods Court, Wildwood, Missouri 63005**

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, and accompanying twenty-five (25) foot foundation setback, to another lot that is not contiguous to the subject property (Locator Number 20V420083, 1171 Breton Woods Court, Breton Woods Subdivision, Lot 5), 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, approved by the Wildwood City Council on December 8, 2003. **(Ward Two)**

III. **B.A. 6-16 David Rapp, 1852 Shiloh Woods Road, Wildwood, Missouri 63005** requests an exception to the Minimum Yard Requirements (General) for the purpose of constructing an accessory structure at 1852 Shiloh Woods Road (Locator Number 23X540041, Shiloh Valley Subdivision, Lot 16), which would thereby authorize a side yard setback distance of sixteen (16) feet in lieu of the required thirty (30) 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)**

IV. **B.A. 7-16 Wabash, Frisco, And Pacific Association, 199 Grand Avenue, Wildwood, Missouri 63038 C/O Mike Lorance, Treasurer, Wabash, Frisco, And Pacific Association, 17238 Hilltop Ridge Drive, Eureka, Missouri 63025** requests an exception to the Minimum Yard Requirements (general), the regulations governing non-conforming uses, lands, and structures, and the standards for development within floodplain to allow for the construction of a storage building upon property addressed as 101 and 155 Grand Avenue (Locator Numbers 26V341241 and 26V341252 – Glencoe Subdivision, Plats 1-6, Lot 7), which would thereby authorize a rear yard setback distance of six (6) feet, in lieu of the thirty (30) foot standard, from the property's eastern boundary line; the expansion of a non-conforming use; and the construction of a structure in a designated 100-year floodplain area, as defined by Chapter 415.070 'FP' Floodplain District Regulations, Chapter 415.090 'NU' Non-Urban Residence District Regulations, and Chapter 415.460 Non-Conforming Uses, Lands, and Structures of the City of Wildwood Zoning Code. **(Ward Six)** ***This request, per B.A. 19-02, was approved on June 20, 2002, but a Zoning Authorization for building permit was not obtained within the required timeframe; therefore, said action was voided as of December 20, 2002. This request, per B.A. 20-15, was reauthorized on October 15, 2015, but a Zoning Authorization was again not obtained within the required timeframe, therefore, said action was voided as of April 15, 2015.***

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

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