PUBLIC HEARING
BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD, MISSOURI
Thursday, May 19, 2016

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Day, Month Date, Year** 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. 5-16 [Postponed From 4/21/2016] 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)**

[postponed from 4/21/2016]

II. **B.A. 8-16 Hencken Valley Investments, LLC, 3828 South Lindbergh, Saint Louis, Missouri 63127**

requests an exception to the Natural Resource Protection Standards for the purpose of constructing a single-family dwelling upon the property located at 18490

Hencken Valley Drive (Locator Number 26X130072; Hencken Valley Estates Re-Subdivision, Lot 1), which would thereby authorize the relocation of the Natural Resource Protection Line, and accompanying twenty-five (25) foot building setback, to another area of the lot, but maintain the existing amount of preserved land relative to the current totals indicated on the Record Plat. These requirements and conditions associated with the protected areas of the lot, and the related disturbance setbacks, are specified by Chapter 420.200 Natural Resource Protection Standards and Procedures of the City of Wildwood's Subdivision and Development Regulations, Chapter 415.090 NU Non-Urban Residence District Regulations of the City of Wildwood's Zoning Ordinance, and the Record Plat, per ordinance #1238, approved by the Wildwood City Council on November 14, 2005. **(Ward Six)**

III. **B.A. 9-16 Greg Valett, 313 Copper Mountain Court, Wildwood, Missouri 63040**
Requests an exception to the Natural Resource Protection Standards for the purpose of constructing a stormwater swale at 313 Copper Mountain Court (Locator Number 24U631123, The Estates at Copper Lakes Subdivision, Lot 6), which would thereby authorize grading and disturbance within the platted Natural Resource Protection Area. These requirements and conditions associated with the 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's Subdivision and Development Regulations, Chapter 415.120 R1-A 22,000 square foot Residence District of the City of Wildwood Zoning Ordinance, and Planned Residential Development Overlay District Ordinance #446, which was approved by the Wildwood City Council August 10, 1998. The extent of this disturbance in the protected area of the lot is estimated at one thousand one hundred (1,100) square feet. **(Ward Seven)**

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.