



**PUBLIC HEARINGS**  
**BOARD OF ADJUSTMENT OF THE CITY OF WILDWOOD,**  
**MISSOURI**  
**Thursday, November 17, 2016**

The Board of Adjustment of the City of Wildwood will hold a public hearing at **7:00 p.m. on Thursday, November 27, 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. 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)

**II. B.A. 25-16 Alan And Tina Stevenson, 6 Guyenne Drive, Lake St. Louis, Missouri, 63367**

request exceptions to the Natural Resource Protection Standards and the Specific Yard Requirements and Exceptions for the purposes of constructing a single-family dwelling at 832 Forby Road (Locator Number 28W630223; Bopp Estates Resubdivision, Lot B), which would thereby authorize the following: (1.) a relocation of the Natural Resource Protection Area, and accompanying twenty-five (25) foot Foundation Setback Area, from the Final Resource Protection Area Line; (2.) development that would encroach into the limits of the 100-year floodplain; (3.) development that would encroach into an area outside of the Natural Resource Protection Area; (4.) an encroachment of twenty (20) feet into the required twenty-five (25) foot Foundation Setback Area from the Final Resource Protection Area Line; and (5.) an encroachment of thirty-eight (38) feet into the fifty (50) foot floodplain setback. 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, and Chapter 415.070 FP Floodplain District Regulations of the City of Wildwood Zoning Ordinance. (Ward Six)

**III. B.A. 26-16 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 two hundred thirty-six (2,236) square feet (this total encroachment is two hundred sixty-four (264) square feet less than the previous application heard by the Board at its October meeting). 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)

**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.