

DOCKET
BOARD OF ZONING ADJUSTMENT
June 24, 2008

Ms. Theresa Otto, Chair
Ms. Charlene Luster, Vice Chair
Mr. G. Thomas Poe
Mr. Mike Keleher

Mr. Mark Ebbitts, Alt. 1
Mr. Tom Stiller, Alt. 2
Mr. Richard Osborn, Alt. 3

Other Matters: A. The Board of Zoning Adjustment may hold a closed session for legal advice pursuant to Section 610.021 (1), RSMO.

Council District **12:30 P.M. – 26th Floor – Council Chambers**

NEW CASES

- 4 MD 1. **Case No. 13935-A – 1518 McGee Street** – A request for a variance to the minimum number of required off-street parking spaces, to allow for a proposed bar/dance floor, plus any other necessary variances.
- 4 MD 2. **Case No. 5688-A-19 – 2401 Gillham Road** – A request for a variance to the maximum number of stories allowed for a principal structure, a variance to the maximum allowed height of a principal structure, a variance to the minimum required front and side yard setbacks of a principal structure, a variance to the maximum allowed area of wall signs, a variance to the maximum number of wall signs allowed on a wall, a variance to the maximum allowed height of a monument sign, and a variance to the maximum allowed area of a monument sign, all to allow for the construction of an addition onto an existing hospital, plus any other necessary variances.
- 3 MD 3. **Case No. 13932-A – 3304 East Linwood Boulevard** – An appeal of the Director of City Planning and Development’s decision to deny a request for a Certificate of Legal Nonconformance for a beauty salon in a district zoned R-5/C-1.

Council District **1:00 P.M. – 26th Floor – Council Chambers**

NEW CASE

- 3 VH 4. **Case No. 13933-A – 8907 East U.S. 40 Highway** – A request for a stay of enforcement of the decision of the Director of City Planning and Development’s decision that this property is in violation of the Parking Station Ordinance for not having all parking stations, inclusive of all access drives and turning or maneuvering areas located on this property surfaced with an all weather, dustless material such as asphalt or portland cement concrete. **(To be continued)**

Council District **1:00 P.M. – 26th Floor – Council Chambers**

NEW CASES

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| 1 | VH | 5. | Case No. 13649-A-2 – 4120 Northeast 80th Terrace – A request for a variance to the minimum required lot width to allow the platting of a single-family lot, plus any other necessary variances. |
| 2 | VH | 6. | Case No. 13934-A – 4326 Northwest 52nd Street – A request for a variance to the maximum allowable area of a detached accessory structure, and a variance to the maximum allowable height of a detached accessory structure to allow for the construction of a detached garage, plus any other necessary variances. |

Council District **1:30 P.M. – 26th Floor – Council Chambers**

CONTINUED CASES

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| 5 | MD | 7. | Case No. 13723-A – 6404 Blue Ridge Cut-Off – Appeal of the Director of the City Planning and Development Department’s decision that the property is in violation of the Zoning Ordinance for use as an auto wrecking yard, a parking station for semi truck trailers, a contractor business, a mowing and snow equipment sales and repair business, and the storage of contractor equipment and material in District CP-2 and not approved on the development plan. (Continued from 04-08-08) (No Testimony – No Required Quorum) |
| 2 | MD | 8. | Case No. 13852-A – 808 East 10th Street – An appeal of the Director of City Planning and Development’s decision that the conversion of a nonconforming outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. (Continued from 02-26-08) (No Testimony – No Required Quorum) (Request for continuance) |
| 2 | MD | 9. | Case No. 13853-A – West side of Highway 169, south of Highway 9/169 intersection (3300 North Broadway Extension) – An appeal of the Director of City Planning and Development’s decision that the conversion of a nonconforming outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. (Continued from 02-26-08) (No Testimony – No Required Quorum) (Request for continuance) |
| 1 | MD | 10. | Case No. 13854-A – East side of the Heart of America Bridge at 1st Street (110 Holmes Street) – An appeal of the Director of City Planning and Development’s decision that the conversion of a nonconforming outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. (Continued from 02-26-08) (No Testimony – No Required Quorum) (Request for continuance) |

Council District **1:30 P.M. – 26th Floor – Council Chambers**

CONTINUED CASE

- 1 MD 11. **Case No. 13855-A – 7000 Roberts Street** – An appeal of the Director of City Planning and Development’s decision that the conversion of a nonconforming outdoor advertising sign to an electrical digital sign face is not permitted under the Zoning Ordinance. **(Continued from 02-26-08) (No Testimony – No Required Quorum) (Request for continuance)**

Council District **2:00 P.M. – 26th Floor – Council Chambers**

CONTINUED CASE

- 3 MD 12. **Case No. 13930-A – 3413-3417 East 12th Street** – A request for a variance to the minimum required side yard setback of a principal structure, a request for a variance to allow for parking in the front yard, both to allow for the construction of an addition onto an existing gymnasium and office building, a request for a variance to the minimum required front yard setback of a monument sign to allow for the installation of a monument sign, plus any other necessary variances. **(Testimony Given 06-10-08) (Required Quorum: Otto, Luster, Poe, Ebbitts, Stiller – Also hearing testimony: Osborn)**

OTHER MATTERS

Approval of Minutes for March 27, 2007, April 10, 2007, and April 24, 2007



For persons with disabilities needing reasonable accommodations please contact the City's ADA Specialist at 816-513-2533. If you need to use the Relay Service, please dial 711 or 1-800-735-2966 (Missouri Relay TT for persons who are deaf and hard of hearing) at least 24 hours prior to the meeting or event.

VLW/cc