

PUBLIC NOTICE
ST. LOUIS COUNTY BOARD OF ZONING ADJUSTMENT

The Board of Zoning Adjustment will hold a public hearing at 4:00 P.M. on Wednesday, November 4, 2009 in the County Council Chambers of the County Government Center Administration Building, 41 South Central Avenue, Clayton, Missouri 63105. Please review the individual notice of publication pertaining to your petition. Contact the Department of Planning at 615-2520 prior to the meeting date to report any inaccuracies. **The petitioner or their representative must be present at the meeting.** *For accommodation due to disability, call 615-2520 or 615-5467 (TTY) 24-hours in advance. Our FAX number is 615-3729.*

You may send comments via E-Mail to the Board of Zoning Adjustment at:

DVoracek@stlouisco.com

At this meeting, the following will be considered:

138-09 JEFF GROPE, 11084 Golf Crest Drive, St. Louis, Missouri 63126 - requests an exception to the side yard regulations for the purpose of replacing an existing carport at 11084 Golf Crest Drive (Locator Number 27L620802) maintaining a side yard of 1 foot in lieu of 6 feet as required by the R-4 Residence District Regulations of the St. Louis County Zoning Ordinance.

139-09 RAYMOND AND PATRICIA VIEN, 1011 Druso Drive, St. Louis, Missouri 63125 c/o Steve Horn, Mastercraft Design & Build, 1258 Fenton Meadow Court, Fenton, Missouri 63026 - requests an exception to the front yard regulations for the purpose of constructing a new covered front porch at 1011 Druso Drive (Locator Number 29J610111) maintaining a front yard of 43 feet in lieu of 50 feet as required by the R-4 Residence District Regulations of the St. Louis County Zoning Ordinance.

140-09 CHASTITY CROY AND RHONDA SHANIKA, 4203 Forder Heights Drive, St. Louis, Missouri 63129 - requests an exception to the rear yard regulations for the purpose of constructing a deck at 4203 Forder Heights Drive (Locator Number 29J123295) maintaining a rear yard of 10 feet in lieu of 15 feet as required by the R-6A Residence District Regulations of the St. Louis County Zoning Ordinance and P.E.U. Ordinance 22,206.

141-09 NUNS OF THE ORDER OF ST. CLARE OF ST. LOUIS, 200 Marycrest Drive, St. Louis, Missouri 63129 c/o John Hoffmann, 9028 Lowill Lane, St. Louis, Missouri 63126 - requests an exception to the regulations that govern the enlargement, extension, construction, reconstruction, or structural alteration of a non-conforming use, land, or structure for the purpose of constructing a building addition to an existing monastery at 200 Marycrest Drive (Locator Number 32H120073) as required by the R-2 Residence District Regulations and Section 1003.170 Non-Conforming Uses, Lands, and Structures of the St. Louis County Zoning Ordinance.

142-09 BRIAN DIETRICH, 14874 Afshari Circle, Florissant, Missouri 63034 - requests an exception to allow an accessory use larger than the primary use for the purpose of maintaining a 41 foot by 171 foot barn at 14874 Afshari Circle (Locator Number 04H440040) as required by the NU Non-Urban District Regulations of the St. Louis County Zoning Ordinance.

143-09 HERITAGE CLOCKTOWER PLACE, L.L.C., 535 Boylston Street, 10th Floor, Boston, Massachusetts 02116 c/o Midwest Sunray Lighting, P.O. Box 984 NS, Granite City, Illinois 62040 - requests an exception to the sign regulations for the purpose of installing a new freestanding business sign at 11298 West Florissant Avenue (Locator Number 09G110101) maintaining a sign size of 144 square feet in lieu of 100 square feet as required by the C-8 District Regulations, Section 1003.168 Sign Regulations of the St. Louis County Zoning Ordinance, and C-8 District Ordinance 19,328.

144-09 JUSTIN DIRISIO, 336 Bellezza Drive, Ballwin, Missouri 63011 - requests an exception to the side yard regulations for the purpose of constructing a deck and stairs at 336 Bellezza Drive (Locator Number 24R420171) maintaining a side yard of 4 feet in lieu of 6 feet as required by the R-4 Residence District Regulations of the St. Louis County Zoning Ordinance.

145-09 MARVIN RUDLOFF, 10852 Mallory Drive, St. Louis, Missouri 63123 - requests an exception to the front yard regulations for the purpose of constructing a front porch cover at 10852 Mallory Drive (Locator Number 27K130771) maintaining a front yard of 25 feet in lieu of 30 feet as required by the R-4 Residence District Regulations of the St. Louis County Zoning Ordinance.

146-09 RICHARD HUYNH, 1547 Ivy Chase Lane, Fenton, Missouri 63026 c/o Matt Vail, 2651 Marble Springs Road, Barnhart, Missouri 63012 - requests an exception to the side and rear yard regulations for the purpose of constructing a retaining wall and fence at 1547 Ivy Chase Lane (Locator Number 28Q610256) maintaining side yards of 0 feet in lieu of 6 feet and a rear yard of 0 feet in lieu of 15 feet as required by the R-3 Residence District Regulations of the St. Louis County Zoning Ordinance and P.E. U. Ordinance 16,334.

147-09 ALDINA SULJIC, 8301 New Hampshire Avenue, St. Louis, Missouri 63123 - requests an exception to the regulations that govern the enlargement, extension, construction, reconstruction, or structural alteration of a non-conforming use, land, or structure for the purpose of converting an existing carport into a garage at 8301 New Hampshire Avenue (Locator Number 25J440024) as required by the M-1 Industrial District Regulations and Section 1003.170 Non-Conforming Uses, Lands, and Structures of the St. Louis County Zoning Ordinance.

148-09 BAYLESS SCHOOL DISTRICT, 4530 Weber Road, St. Louis, Missouri 63123 c/o Steve Quigley, Clayton Engineering, 11920 Westline Industrial Drive, St. Louis, Missouri 63146 - requests an exception to the front yard regulations for the purpose of reconstructing parking spaces and a retaining wall with a guardrail at 4529 Weber Road (Locator Number 25H120051) maintaining a front yard of 0 feet along Hildesheim Avenue and 5 feet along Weber Road in lieu of 20 feet for parking spaces and a front yard of 0 feet in lieu of 20 feet along Hildesheim Avenue for the retaining wall and guardrail as required by the R-5 Residence District Regulations of the St. Louis County Zoning Ordinance.

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149-09 GLORIA JACKSON, 1241 Laredo Avenue, St. Louis, Missouri 63138 - requests an exception to side yard regulations and an exception to the lot coverage requirements for the purpose of constructing a detached metal carport at 1241 Laredo Avenue (Locator Number 08E320433) maintaining a side yard of 3 feet in lieu of 6 feet and lot coverage of 9.2% in lieu of 7% as required by the R-4 Residence District Regulations of the St. Louis County Zoning Ordinance.

ATTEST:

Glenn A. Powers
Director of Planning