



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 5:45 P.M. ON NOVEMBER 12, 2024 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Adjustment Public Hearing

The meeting will take place on November 12, 2024 at 5:45 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Board of Adjustment will hold a public hearing before their regularly scheduled meeting on Tuesday November 12, 2024, at 5:45 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 1020 Sunridge Trl S are requesting a setback variance for their property to place a pool within 10 ft of their home.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Board of Adjustment meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 11/6/2024 2:48:46 PM
By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 6:00 P.M. ON NOVEMBER 12, 2024 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Adjustment Regular Meeting

The meeting will take place on November 12, 2024, at 6:00 P.M.

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Citizen's Comments**

"Citizen's Comments shall be limited to three (3) minutes to address the Commission. Please fill out an index card on the podium prior to the meeting. Visitors are not allowed to speak during the business portion of the meeting and no responses from the Planning and Zoning Commission Citizen's Comments will be given."

4. **Consent Agenda**

5. **Approval of Minutes**

6. **New Business**

Application 2024-05: 1020 Sunridge Trl S Setback Variance

7. **Continued Business**

8. **Member Reports**

- a. Doug Groom
- b. Mike Sullivan
- c. Art Heyl
- d. Dan Murphy
- e. Mike Menkhus
- f. Scott Harmon

9. **Adjournment**

Posted On: 11/6/2024 2:52:48 PM By: Adam Mitchell Building Official



REPORT TO BOARD OF ADJUSTMENT

CITY OF PEVELY

APPLICATION NUMBER: 2024-05

APPLICATION NAME: 1020 SUNRIDGE TRL S SETBACK VARIANCE

APPLICANT NAME: WALLACE CHRISTIAN M
1020 SUNRIDGE TRL S
PEVELY, MO63070

PROPERTY OWNER NAME: WALLACE CHRISTIAN M
1020 SUNRIDGE TRL S
PEVELY, MO63070

APPLICANT'S REQUEST: Requesting a setback variance to install a pool within 10 ft of his house.

STREET ADDRESS: 1020 Sunridge Trl S

SITE LOCATION: Located in the Blackberry Hills Subdivision.

ZONING DISTRICT: "R-2 Medium Density Residential District"

PARCEL ID: 10401803002133

TOTAL SITE AREA: .26 Acres

MEETING DATE: November 12, 2024

REPORT DATE: November 12, 2024

CASE MANAGER: Adam Mitchell

STAFF RECOMMENDATION: **Deny**

REPORT TO BOARD OF ADJUSTMENT

CITY OF PEVELY



DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 0.26 acre property currently holds a 912 Sq Ft residential dwelling.

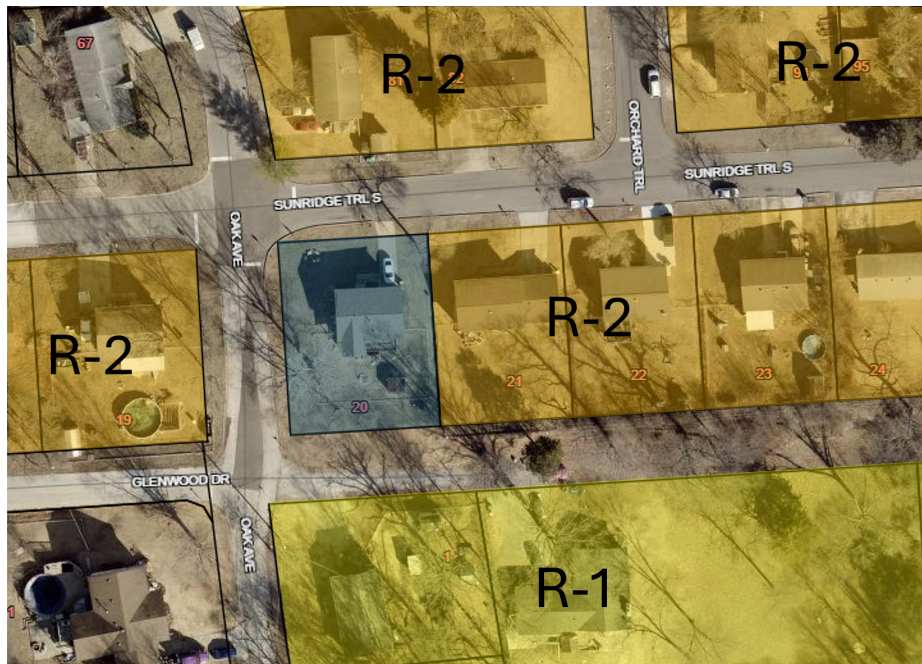
SITE HISTORY

The residential dwelling was constructed in 1971.

LAND USE AND ZONING CONTEXT MATRIX

DIRECTION	EXISTING LAND USE	ZONING DISTRICT	COMMENTS
North	Residential	R-2	1081 Oak Trl
East	Residential	R-2	1021 Sunridge Trl S
South	Residential	R-1	600 Oak Ave
West	Residential	R-2	1019 Sunridge Trl S

ZONING MAP



REPORT TO BOARD OF ADJUSTMENT

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SUMMARY OF PLANNING AND ZONING ANALYSIS

The applicant's request to remove the setback of their property will or will not:

- Substantially increase traffic hazards or congestion.
 - ◇ This will not increase any traffic hazards or congestion.
- Adversely affect the character of the neighborhood.
 - ◇ This will not adversely affect the character of the neighborhood as it will only be creating a larger lot.
- Substantially increase fire hazards.
 - ◇ This will substantially increase fire hazards as this will be moving a water source closer to electrical sources in the home creating a larger risk of fire.
- Adversely affect the general welfare of the community.
 - ◇ This will adversely affect the welfare of the community as it is creating a dangerous situation for anyone that may use the pool.
- Overtax public utilities.
 - ◇ This will not overtax the public utilities.

FIGURE 1: SITE PHOTO



REPORT TO BOARD OF ADJUSTMENT

CITY OF PEVELY



FINDINGS AND RECOMMENDATION

CONSISTENT WITH GOOD PLANNING PRACTICE

Staff finds that the request would not be consistent with good planning practice.

DETRIMENT TO PERMITTED DEVELOPMENT AND USES WITHIN THE DISTRICT

Staff finds that the request will not be a detriment to permitted development and uses within the district.

COMPATIBLE WITH PERMITTED DEVELOPMENT AND USES IN SURROUNDING AREA

Staff finds that the request would not be compatible with surrounding area .

ESSENTIALNESS OR DESIRABILITY TO THE CITY

Staff finds that the proposed use is not consistent with being essential or desirable to the City of Pevely.

RECOMMENDATION

Staff finds that the proposed request is not consistent with the review criteria and with the Zoning Ordinance and Comprehensive Plan. Based on this finding, Staff recommends denying the application.



Adam Mitchell
Building Official



REPORT TO BOARD OF ADJUSTMENT
CITY OF PEVELY

ATTACHMENTS

EXHIBIT A: ZONING MAP

EXHIBIT B: SITE MAP

EXHIBIT C: SITE PHOTOS

REPORT TO BOARD OF ADJUSTMENT

CITY OF PEVELY

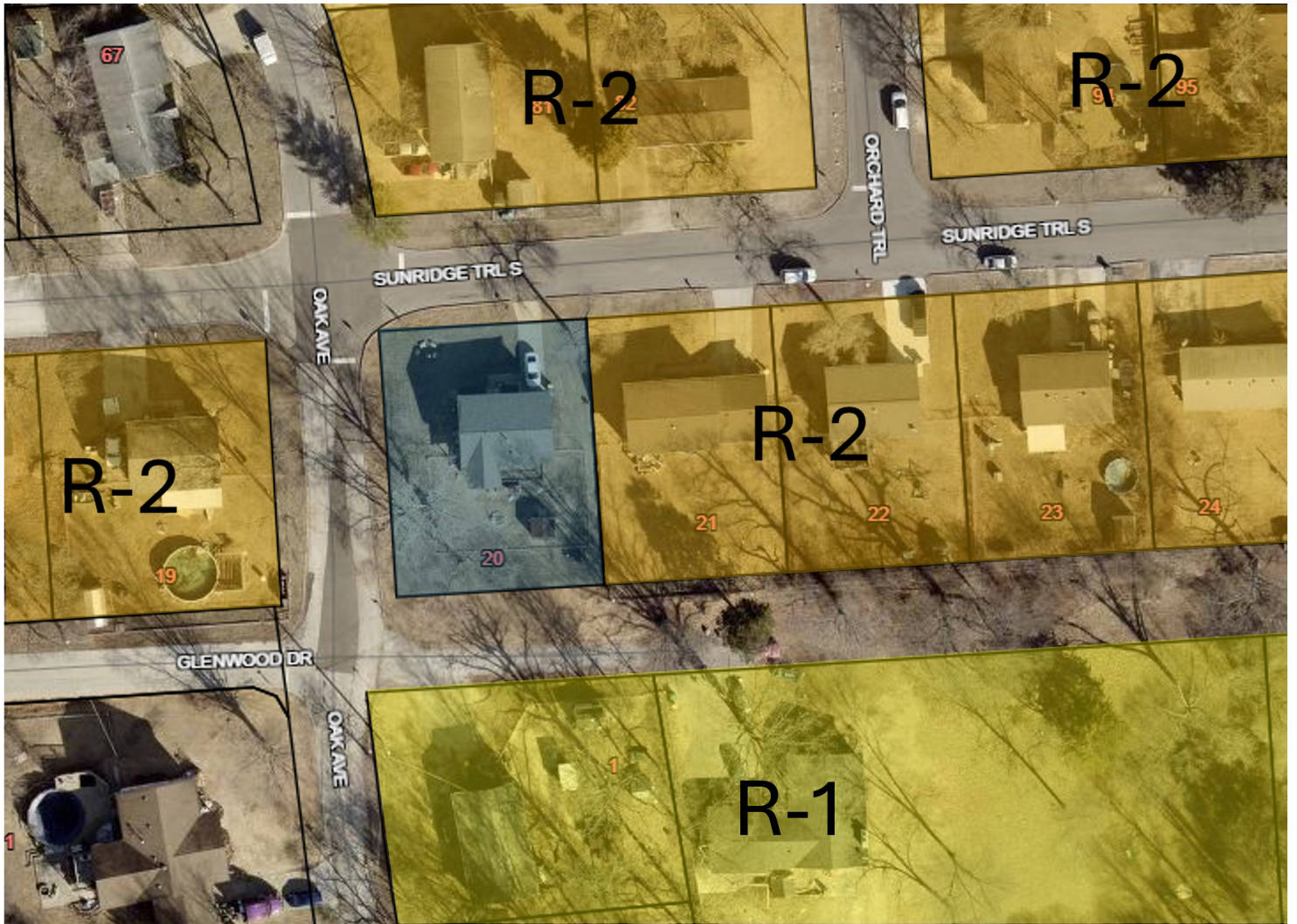


EXHIBIT A : ZONING MAP



REPORT TO BOARD OF ADJUSTMENT

CITY OF PEVELY



EXHIBIT B: SITE MAP

REPORT TO BOARD OF ADJUSTMENT

CITY OF PEVELY



EXHIBIT C: STREETVIEW FROM OAK AVE (AUGUST 2022)

