CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368

BOARD OF ADJUSTMENT
MEETING AGENDA
NOVEMBER 18, 2014
6:00 P.M.

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:
Jim Stanton
Ken Johnson
Judith Helms
James Mutz
Tom Shelton
Scott Giles (Alternate)
Alan Kowalewski (Alternate)

PUBLIC HEARING

1. A Variance Request for the approximate 0.30-acre tract of land at the northeast corner of the intersection of Harborside Drive and Boatside Drive commonly known as 2237 Harborside Drive and being all of Cove at Dardenne Plat 1, Lot 101 from Applicant Home Improvement Select and Property Owners Blake and Robin Nay

   This variance request is for relief from Section 405.170.D.5 of the Municipal Code relating to minimum yard requirements.

NEW BUSINESS

1. A Variance Request for the approximate 0.30-acre tract of land at the northeast corner of the intersection of Harborside Drive and Boatside Drive commonly known as 2237 Harborside Drive and being all of Cove at Dardenne Plat 1, Lot 101 from Applicant Home Improvement Select and Property Owners Blake and Robin Nay

   This variance request is for relief from Section 405.170.D.5 of the Municipal Code relating to minimum yard requirements.
   - Roll Call Vote

2. Approval of Findings of Fact & Conclusions of Law – 10-07-14
   - Roll Call Vote

3. Approval of Findings of Fact & Conclusions of Law – 10-21-14
   - Roll Call Vote

CONSENT AGENDA

Approval of Minutes 10-07-14
Approval of Transcript 10-07-14
Approval of Minutes 10-21-14
Approval of Transcript 10-21-14

ADJOURNMENT

MEMO

TO: Dardenne Prairie Board of Adjustment

FROM: Luke R. Kehoe, P.E., CFM, LEED AP, City Engineer
Kehoe Engineering Company, Inc. (KEC)

DATE: October 24, 2014

SUBJECT: Board of Adjustment Meeting at 6:00 p.m. on November 18, 2014

Items for consideration at this meeting include:

PUBLIC HEARING:

1. **A Variance Request for the approximate 0.30-acre tract of land at the northeast corner of the intersection of Harborside Drive and Boatside Drive commonly known as 2237 Harborside Drive and being all of Cove at Dardenne Plat 1, Lot 101 from Applicant Home Improvement Select and Property Owners Blake and Robin Nay.** This property is located in the Cove at Dardenne subdivision and in the R-1D, zoning district. The property owner is requesting to be able to "Build past the 25-foot rear building line. Allow for the construction of a 2-story addition on the rear of the house that will project 16-feet toward the backyard. Building Permit denial by Mr. Jeff Amelong, citing 'Changes Required – Set Back Encroachment'. COVE AT DARDENNE LOT#101."

   This variance request is for relief from Section 405.170.D.5 of the Municipal Code relating to minimum yard requirements (more particularly described in the enclosed application received by the City on August 12, 2014).

   On October 2, 2014, the Dardenne Prairie Building Inspector denied approval of a Permit Application for New Construction submitted the Property Owner citing set back encroachment.

   Copies of the variance application received by the City on October 14, 2014, and the City's notice of public hearing for this request are enclosed for your reference.

REGULAR BUSINESS

1. **A Variance Request for the approximate 0.30-acre tract of land at the northeast corner of the intersection of Harborside Drive and Boatside Drive commonly known as 2237 Harborside Drive and being all of Cove at Dardenne Plat 1, Lot 101 from Applicant Home Improvement Select and Property Owners Blake and Robin Nay.** From Public Hearing Item 1 above.

Enclosures

cc: Pamela Fogarty, Mayor
Dave Kampelman, Board of Aldermen President
Kim Clark, City Clerk
John Young, City Attorney

PAID
OCT 14 2014
BY DC/8163/920

RECEIVED
OCT 14 2014
City of
Dardenne Prairie

VARIANCE APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

For use in applying for a hearing before the Board of Adjustment empowered to:

a. Hear and decide appeals where it is alleged there is an error in any order, requirements, decision, or determination made by an administrative official in the enforcement of any adopted ordinance pertaining to zoning matters.
b. Hear and decide all matters referred to it or upon which it is required to pass under any ordinance.
c. Pass upon appeals where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any such regulation or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.

Fee: There is an application fee for processing a variance, which covers the publishing of a public notice for the hearing, recording the hearing and processing the application. A copy of the City's Fee Schedule is kept on file with the Dardenne Prairie City Clerk.

LEGAL DESCRIPTION: (Attach deed or other document containing the legal description of the tract of land, if applicable, or enter the subdivision name and lot number below.)

COVE AT DARDENNE LOT #101

MAP: (Attach a scaled map showing the property's location and boundaries, if applicable.)

____ Application fee of $ 920.00 is provided.

____ Fifteen (15) folded copies of the Plan(s) are provided.

____ Legal description (hard copy and electronic media) is provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).

____ A list of property owners with property within 185 feet and their addresses (hard copy and electronic media) is provided. Electronic files may be sent via email to the City Engineer (engineer@dardenneprairie.org).

____ The applicant is required to appear before the Board of Adjustment.

PRESENT ZONING: R-1D PUD COVE AT DARDENNE LOT #101

VARIANCE REQUESTED: Build past the 25-foot rear building line. Allow for the construction of a 2-story addition on the rear of the house that will project 16-feet toward the backyard. Building Permit denial by Mr. Jeff Amelong, citing "Changes Required - Set Back Encroachment". COVE AT DARDENNE LOT #101

JUSTIFICATION FOR VARIANCE REQUESTED: COVE AT DARDENNE LOT #101

To achieve the desired architectural vision and appeal, and to achieve the requisite usable space, the addition will necessarily extend approximately 18-inches past the rear building line.

Names and addresses of every landowner and resident adjoining your property, across the street from your property and cater-cornered from your property (attach additional as required):

See attachment.

Blake & Robin Nay
OWNER (Individual or Company)

13 OCT 2014
13 Oct 2014
Authorized Signature Date

Blake & Robin Nay - Owners
Printed Name, Title

2237 Harborside Drive
Street Address

Dardenne Prairie MO 63368
City/State/Zip Code

636-272-3761
Telephone Facsimile

BlakeNay@charter.net
Email Address

Home Improvement Select
APPLICANT (Individual or Company)

10/12/14
Authorized Signature Date

Walter Coleman, Production Manager
Printed Name, Title

235 Millwell
Street Address

Maryland Heights MO 63043
City/State/Zip Code

314-801-8060 314-736-5967
Telephone Facsimile

wcoleman_select@outlook.com
Email Address

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and any additional data attached hereto is true, complete, and accurate.

Rev 04/07

Emailed to Michelle 7/30

RECEIVED
City of Dardenne Prairie

CITY OF DARDENNE PRAIRIE – SUNSHINE REQUEST

Kim Clark, City Clerk 2032 Hanley Road, Dardenne Prairie, MO 63368

PHONE: 636-561-1718 FAX: 636-625-0077 EMAIL: cityclerk@dardenneprairie.org

This is a request for records under the Missouri Sunshine Law, Chapter 610, Revised Statutes of Missouri. Response and/or fulfillment by the City of Dardenne Prairie of this request will occur within seventy-two (72) hours from the time the request was received.

I request that you make available to me the following records: Plot Plan for DA-BU-1997-105 (Describe the records as specifically as possible. If you are requesting records that cover only a particular period, such as last year or a specific month, identify that time period.) **If you know the subject matter of the records, but do not have additional information, use this alternative:** I request that you make available to me all records that relate to 2237 Harbrside Dr 63368 (Be as specific as possible; include dates if you can.)

If you want and are willing to pay for copies of the records, rather than just being able to see them: I request that the records responsive to my request be copied and sent to me at the following address: will pick up at City Hall

If you believe your request serves the public interest, and is not just for personal or commercial interest, you may ask that the fees be waived: I request that all fees for locating and copying the records be waived. The information I obtain through this request will be used to _____ (Tell how you will use the information and why that use is in the public interest.)

Please let me know in advance of any search or copying if the fees will exceed $ 10 **(Insert amount you are willing to pay without additional information about the documents.)**

If portions of the requested records are closed, please segregate the closed portions and provide me with the rest of the records.

Name: Walt Coleman - Home Improvement Select

Address: 235 Millwell Dr, Maryland Heights MO 63043

Phone No.: 636-385-2345 (cell) 314-801-8660 (office)

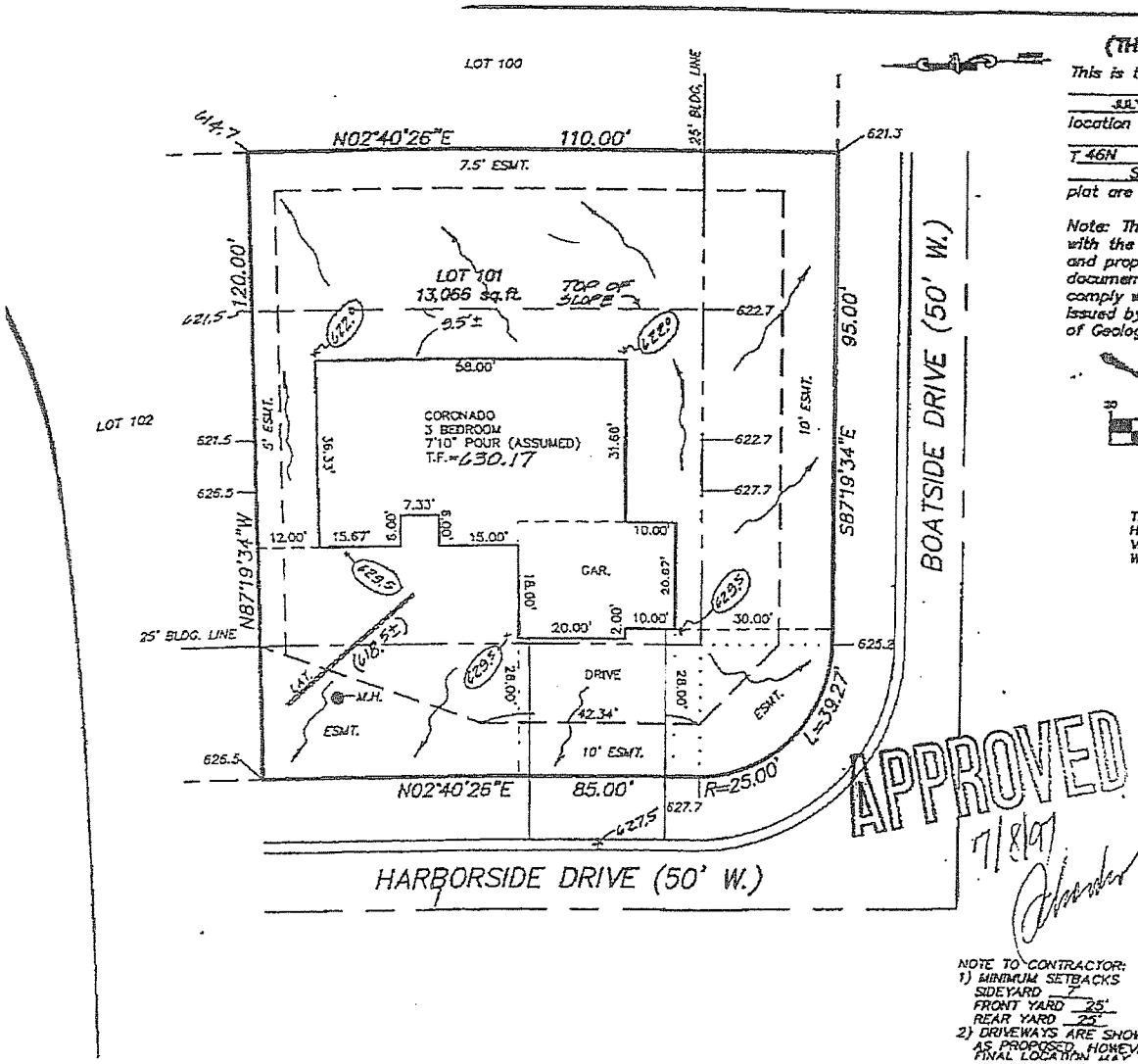
Email Address: wcoleman_select@Outlook.com

Signature _____ **Date** 7/25/2014

**********FOR OFFICIAL USE ONLY**********

Date & Time Request Received_____ **Received By: Mail**___**Fax**___**Walk-In**___ **Accepted by:**_____
Payment Due Prior to Copying? YES / NO
Cost to Provide Copy $_____ **Receipt No.**_____
Date Record Provided_____
Place, Time, and Date Record Available for Inspection_____
Explanation for Cause for Delay, if Applicable_____
If Denied, Date Request Forwarded to City Clerk for Denial:_____
Date Request Received for Written Statement of Grounds for Denial:_____
Date Statement by City Clerk Explaining Denial Provided:_____
(Copy to Be Attached to the Request Form)

RECEIVED
OCT 14 2014
City of Dardenne Prairie



APPROVED
7/8/97

"PLOT PLAN"
(THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY)

This is to certify that at the request of LEXINGTON HOMES on the 2ND day of JULY, 19 97, a plot plan was prepared for the proposed location of improvements for THE COVE AT DARDENNE PLAT ONE LOT-101 T.46N R.3E SEC 7,12 U.S. Survey 1669 ST. CHARLES County, Missouri, and that the results of said plot are correctly represented upon this plot.

Note: The building lines and easements are shown in accordance with the recorded plat unless otherwise noted. Property corners and property lines have not been established as a part of this document. This document is not a survey and as such does not comply with the Current Minimum Standards for Boundary Surveys as issued by the Missouri Department of Natural Resources, Division of Geology and Land Survey.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

THE BEARINGS AND DISTANCES SHOWN HEREON WERE BASED UPON RECORD INFORMATION AND HAVE NOT BEEN VERIFIED. THE UNDERSIGNED LAND SURVEYOR IS NOT EXTENDING ANY WARRANTY TO THE PRESENT OR FUTURE OWNERS OR OCCUPANTS.

REGISTERED LAND SURVEYOR, RLS NO. 2410
STATE OF MISSOURI

HOMER BUSSEY NUMBER LS-2410 REGISTERED LAND SURVEYOR STATE OF MISSOURI

PICKETT, RAY AND SILVER'S CORPORATE REGISTRATION NUMBER LS-54-D

THE DIMENSIONS OF THE STRUCTURES SHOWN HEREON HAVE A LEVEL OF CERTAINTY OF ±0.10'

THE DIMENSIONS LOCATING THE STRUCTURES TO THE PROPERTY LINES AS SHOWN HEREON HAVE A LEVEL OF CERTAINTY OF ±0.50

A LOT SURVEY IS RECOMMENDED PRIOR TO ANY OTHER IMPROVEMENTS BEING ADDED TO THIS PROPERTY.

BASIS OF BEARINGS: THE RECORDED SUBDIVISION PLAT IN PLAT BOOK 33 PAGE 44-46 ST. CHARLES COUNTY, MISSOURI.
DWG. FILE 94127101

NOTE TO CONTRACTOR:
1) MINIMUM SETBACKS
SIDEYARD 7'
FRONT YARD 25'
REAR YARD 25'
2) DRIVEWAYS ARE SHOWN AS PROPOSED, HOWEVER FINAL LOCATION MAY VARY

CIVIL ENGINEERS LAND SURVEYORS
PICKETT RAY & SILVER
333 MID RIVERS DRIVE ST. PERRIS, MO.

PLOT PLAN
THE COVE AT DARDENNE
LOT-101
PLAT ONE

DRAWN MGV DATE 7-2-97
CHECKED HB DATE 7-2-97
FIELD
PROJECT NO. 94-127

DARDENNE PRAIRIE

City of Dardenne Prairie
2032 Hanley Road
Dardenne Prairie, MO 63368
636-561-1718
636-625-0077 (fax)

RECEIVED
OCT 14 2014
City of Dardenne Prairie

Permit Application
New Construction

Permit Number _____

Date of Application 10/01/2014	**Zoning District**	**Cost of Improvement** $ 85,802	
Property Owner Blake & Robin Nay			
Project Address 2237 Harborside Drive *Number and Street*			
Subdivision Cove at Dardenne *Subdivision Name*		101 *Lot Number*	

Type of Improvement/ Permit Fee	Proposed Use: Residential	Proposed Use: Non-Residential
Provide 2 sets of plans including all pertinent information, specifications, dimensions, and materials relevant to the construction process.	Number of bedrooms n/a Number of bathrooms Full n/a Partial n/a	*State Statutes require a Missouri engineer's or architect's seal on all commercial or multi-family plans*
☐ New Construction/fee varies ☒ Room Addition/ $150.00 ☐ Garage/ $150.00 ☐ Accessory Building/ $150.00 ☐ Interior Finish/ $150.00 ☐ Repair or Remodel/ fee varies ☐ Other:	☒ Single Family Dwelling ☐ Two or more Family Dwelling Number of Units? ___ ☐ Transient hotel, or dormitory Number of Units? ___ ☐ Other:	☐ Business/Professional Building ☐ Church ☐ Industrial ☐ Retail/Customer Services ☐ Service Station/Repair Garages ☐ Hospital, Institutional ☐ Educational ☐ Other:

Water Supply	Sewage Disposal	Off Street Parking Spaces
☐ Public or Private Company ☐ Well or Cistern	☐ Public or Private Company ☐ Septic Tank	Number of Enclosed _____ Number of Outdoors _____

Dimensions

Number of Stories 2	Total floor area (in square feet) 672	Total land area (in square feet) 336

Name/ License Number	Mailing Address/Daytime Telephone	Signature
Ann Florsek Architect, LLC	827 Westwood Dr, Ballwin MO 63011 314-795-0211	
Architect or Engineer		
Home Improvement Select	235 Millwell Dr, Maryland Heights MO 63043 314-801-8060	
General Contractor and Builder		
To Be Determined		
Electrical Contractor and License Number		

I hereby certify that I am the owner of deed or their authorized agent. I also certify that the proposed work will be performed by a person knowledgeable in the appropriate building codes, that I have verified the location of property lines and easements, and that I agree to conform with all applicable laws of this jurisdiction. The Building Inspector will be allowed access to the property to ensure outlined procedures and codes are followed. Issuance of a permit by the City of Dardenne Prairie does not guarantee or constitute subdivision approval. I am responsible for contacting Subdivision HOA or trustees for any subdivision requirements. I attest that a fire sprinkler system has been offered to the purchaser prior to entering into the purchase contract. If there is no purchaser at the time of the permit application submittal, then verification of the offer shall be made as soon as there is a purchaser and prior to the issuance of a certificate of occupancy for the new residence.

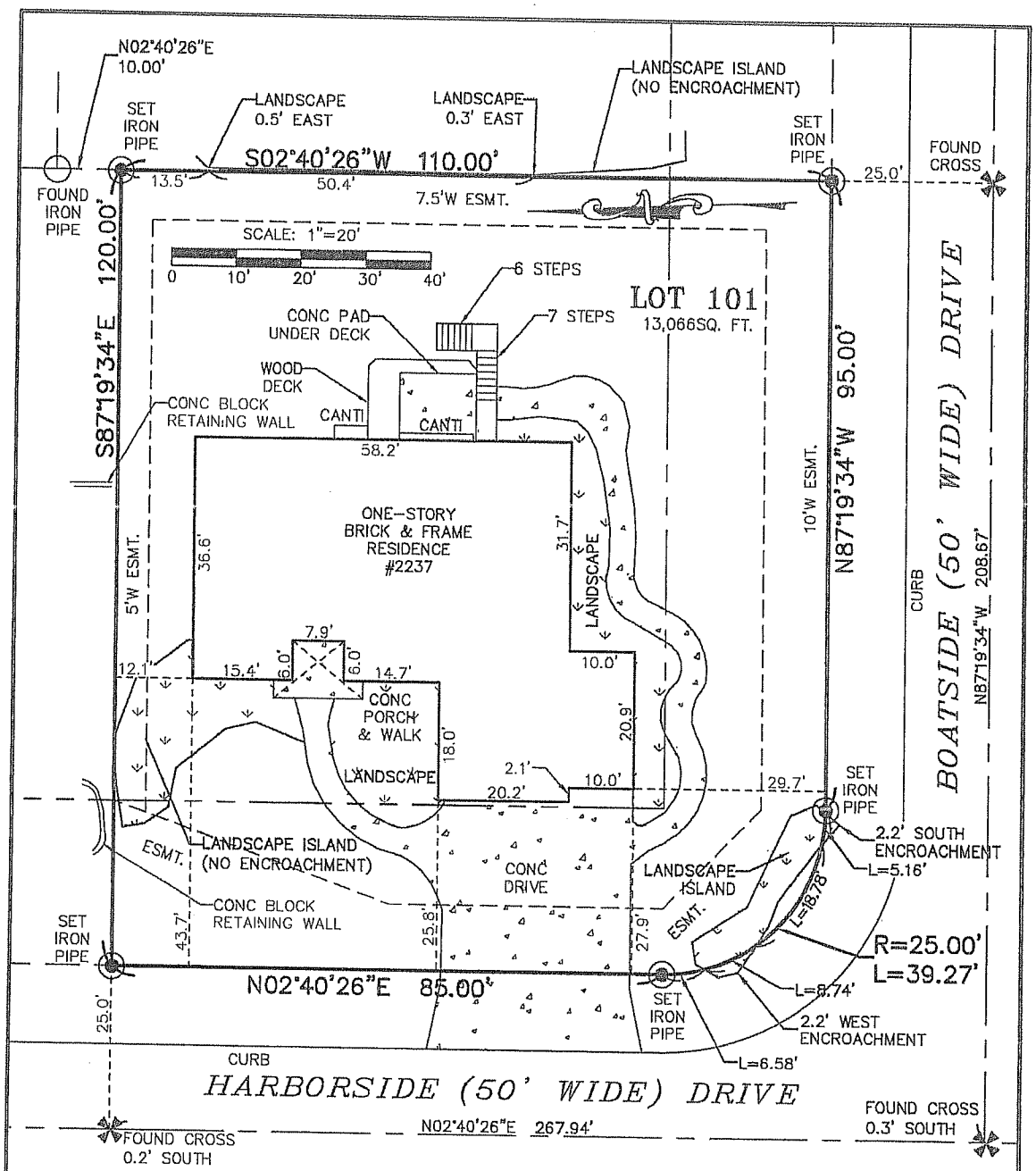
Signature of applicant	Print Name	Telephone Number
	Walter Coleman	636-385-2345

PLEASE CHECK WITH FIRE DISTRICT FOR PERMIT REQUIRMENT

City Approval Jeff Amelong 10-2-14

CHANGES REQUIRED Set Back Incroechement.

Revised 03/03/2010



DRAWN BY: KLW
CHECKED BY: MEC
FILE: 16318B101

ENGINEERING PLANNING SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
FAX 926-1716
636-926-5552

LOT 101
THE COVE AT DARDENNE PLAT ONE
TOWNSHIP 46 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI
PLAT BOOK 33, PAGES 44-46

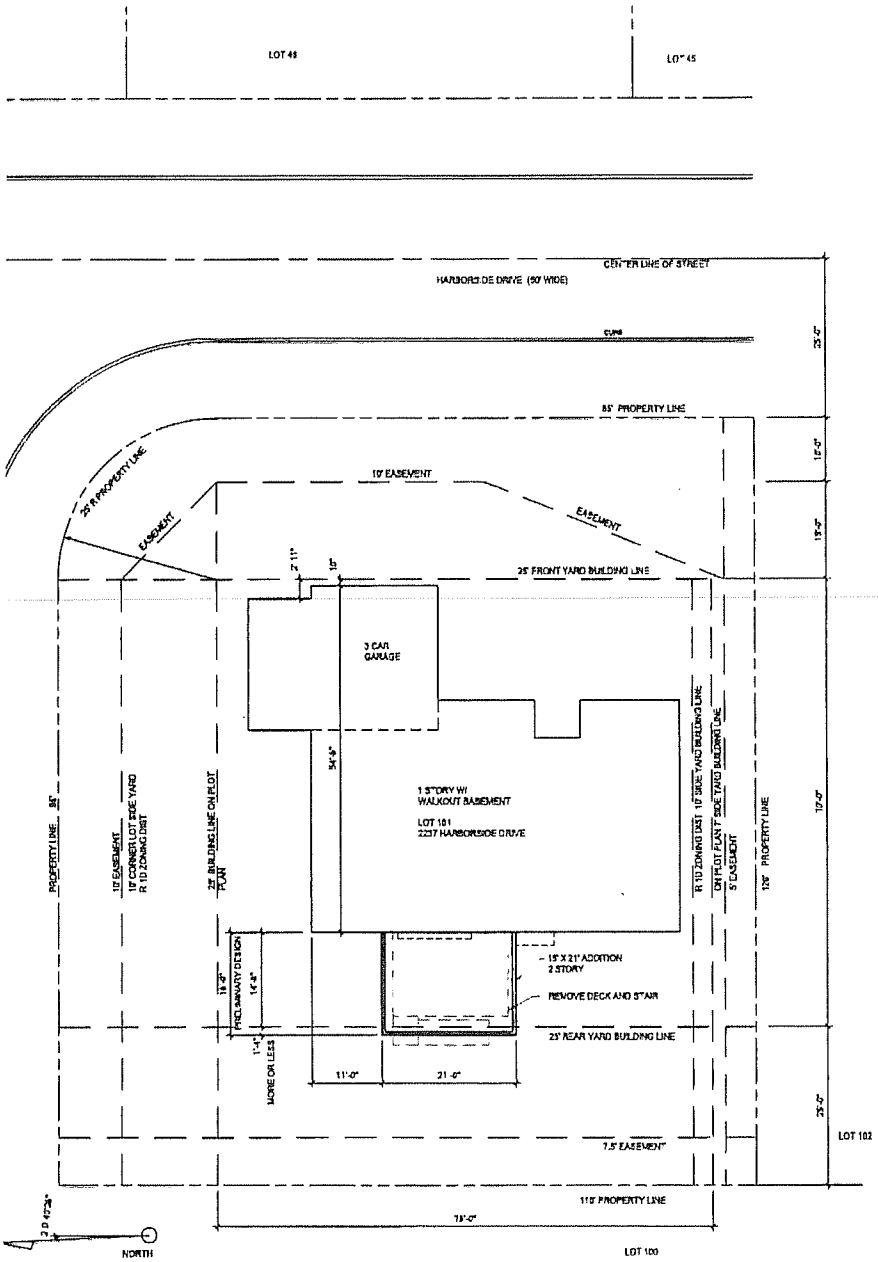
PROJECT #14-16318 BOUNDARY & IMPROVEMENT SURVEY DATE 08/29/14

THIS IS TO CERTIFY THAT WE HAVE, AT THE REQUEST OF HOME IMPROVEMENT SELECT EXECUTED A BOUNDARY SURVEY AND IMPROVEMENT LOCATION ON THE TRACT OF LAND REFERENCED ABOVE, AND THAT THE RESULTS ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS PLAT. THIS SURVEY WAS EXECUTED IN COMPLIANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF INSURANCE, FINANCIAL INSTITUTIONS AND PROFESSIONAL REGISTRATION, (20-CSR-2030-16). PROPERTY CORNERS HAVE BEEN SET AS SHOWN. THE LINEAR AND ANGULAR VALUES, REFERENCE BEARING SYSTEM ON THIS DRAWING, UNLESS OTHERWISE NOTED, ARE TAKEN FROM THE RECORDED SUBDIVISION PLAT AND OR RECORDED DEED. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY AND ANY OTHER EASEMENTS, BUILDING LINES, RESTRICTIONS, VACATIONS OF EASEMENTS, VARIANCES, ETC., THAT ARE NOT MENTIONED IN SAID RECORDED SUBDIVISION PLAT OR DEED HAVE NOT BEEN VERIFIED. [TOLERANCE ERROR = 0.10' (+ OR - PER) 100.00']

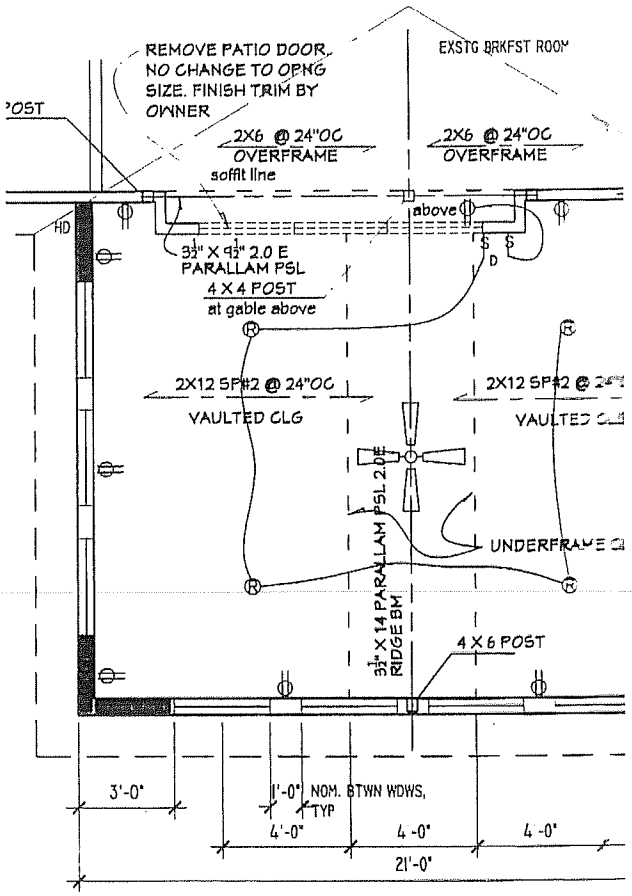
STATE OF MISSOURI
MARK E. COLLINS
NUMBER FLS-2006000173
PROFESSIONAL LAND SURVEYOR
8-29-14

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 | SOUTH ELEVATION
A1 | SCALE: 1/4" = 1'-0"



4 | SITE PLAN
1 | SCALE: 1" = 20'-0"



5 | FIRST FLOOR PLAN
A1 | SCALE: 1/4" = 1'-0"

Approved

COVE AT DARDENNE HOMEOWNER'S ASSOCIATION
APPLICATION FOR APPROVAL

DATE OF REQUEST 20 / Aug / 2014 LOT 101 HOME PHONE 636.272.3761
WORK PHONE 636.734-6365

OWNER(S) Nay (LAST), BLAKE (FIRST) / Robin (SPOUSE)

ADDRESS 2237 Harborside DRIVE O'Fallon, MO 63368

REASON FOR REQUEST:

____ DECK	____ FENCE	____ HOT TUB	____ SWIMMING POOL
X SUNROOM	____ ROOF	____ AWNING	____ RETAINING WALL
____ PATIO	____ PORCH	____ OTHER	

EXPLAIN Replace deck with a 2-Story SunRoom. 16' x 21'

IS THIS YOUR 1st request X, 2nd request ____ or 3rd request ____ for the above?

FOR CONSIDERATION, ALL SUBMISSIONS MUST INCLUDE THE FOLLOWING INFORMATION:

(CHECK ALL THAT APPLY BEFORE SUBMITTING)

(X) TYPE OF MATERIAL USED,
(X) ACTUAL DRAWING(S) OF THE ITEM WITH SPECIFICATIONS / DIMENSIONS,
(X) MORTGAGE INSPECTION REPORT OR STAKE SURVEY SHOWING THE LOCATION OF THE PROPOSED SUBMISSION IN RELATION TO THE HOME,
(X) A DESCRIPTION AS ACCURATE AS POSSIBLE; PICTURES AND DRAWINGS ARE HELPFUL,
(X) APPROVAL SHOULD BE OBTAINED PRIOR FOR THE NECESSARY APPROVAL FROM THE CORRECT CITY AND/OR COUNTY PLANNING AND BUILDING COMMISSION AND CODE ENFORCEMENT OFFICER FOR ALL PLANNED WORK WHERE AND WHEN APPLICABLE,

1) PLEASE READ YOUR INDENTURES PRIOR TO SUBMITTING ANY REQUESTS.
2) TRUSTEE OR DIRECTOR APPROVAL IS BASED UPON STYLE, TYPE, SIZE AND LOCATION OF REQUESTED ADDITIONS. WHERE ANY QUESTION(S) EXIST, THE INDENTURES WILL BE USED AS THE GUIDE, EXCEPT IN THE CASE OF THE TRUSTEES AND THE ARCHITECTURAL CONTROL COMMITTEE, WHOSE DETERMINATION WILL BE FINAL.
3) UNDER NO CIRCUMSTANCES DOES THE TRUSTEES' OR COMMITTEE APPROVALS INDICATE FULL APPROVAL.
4) IF YOU PROCEED WITH WORK WITHOUT GETTING ALL NECESSARY APPROVALS, YOU MAY BE SUBJECT TO LEGAL PROCEEDINGS, AS WELL AS HAVING TO REMOVE ANY UNAUTHORIZED IMPROVEMENTS AT YOUR EXPENSE.
5) FORMAL WRITTEN APPROVAL MAY TAKE UP TO 60 DAYS. PLEASE ALLOW ENOUGH TIME PRIOR TO THE ONSET OF WORK!!
6) IF DENIED, RE-SUBMIT THE CORRECTIONS FOR REAPPROVAL.
7) PERMITS FROM THE CITY OF DARDENNE PRAIRIE MUST BE ATTACHED (WHERE APPLICABLE).

Blake Nay
HOMEOWNER'S SIGNATURE

Robin Nay
SPOUSE SIGNATURE

DATE 20 / Aug / 2014

DATE 20 / Aug / 2014

SUBMIT TO ALPHA REAL ESTATE GROUP, LLC

RECEIVED
OCT 14 2014
City of Dardenne Prairie

PAGE 2 – APPLICATION FOR APPROVAL

FOR THE TRUSTEE'S USE

(X) APPROVED

( ) DENIED, REASONS ARE NOTED BELOW:

Contingent upon permit issued by City of Dardenne

DATE APPROVED OR DENIED 09 / 08 / 14

SUSAN FINE 636-978-9929	Per Meeting TOM HODGES 636-379-0361	Per Meeting CRAIG BROWN 636-379-9233

DATE APPLICATION RETURNED TO HOMEOWNER _____ / _____ / _____

ORIGINAL: FOR OFFICE USE _____

COPY: TO HOMEOWNER _____

RETURN ALL FORMS AND APPLICATION TO:

COVE AT DARDENNE HOMEOWNER'S ASSOCIATION

C/O ALPHA REAL ESTATE GROUP, LLC

5988 MID RIVERS MALL DRIVE, SUITE 230

SAINT CHARLES, MISSOURI 63304-7119

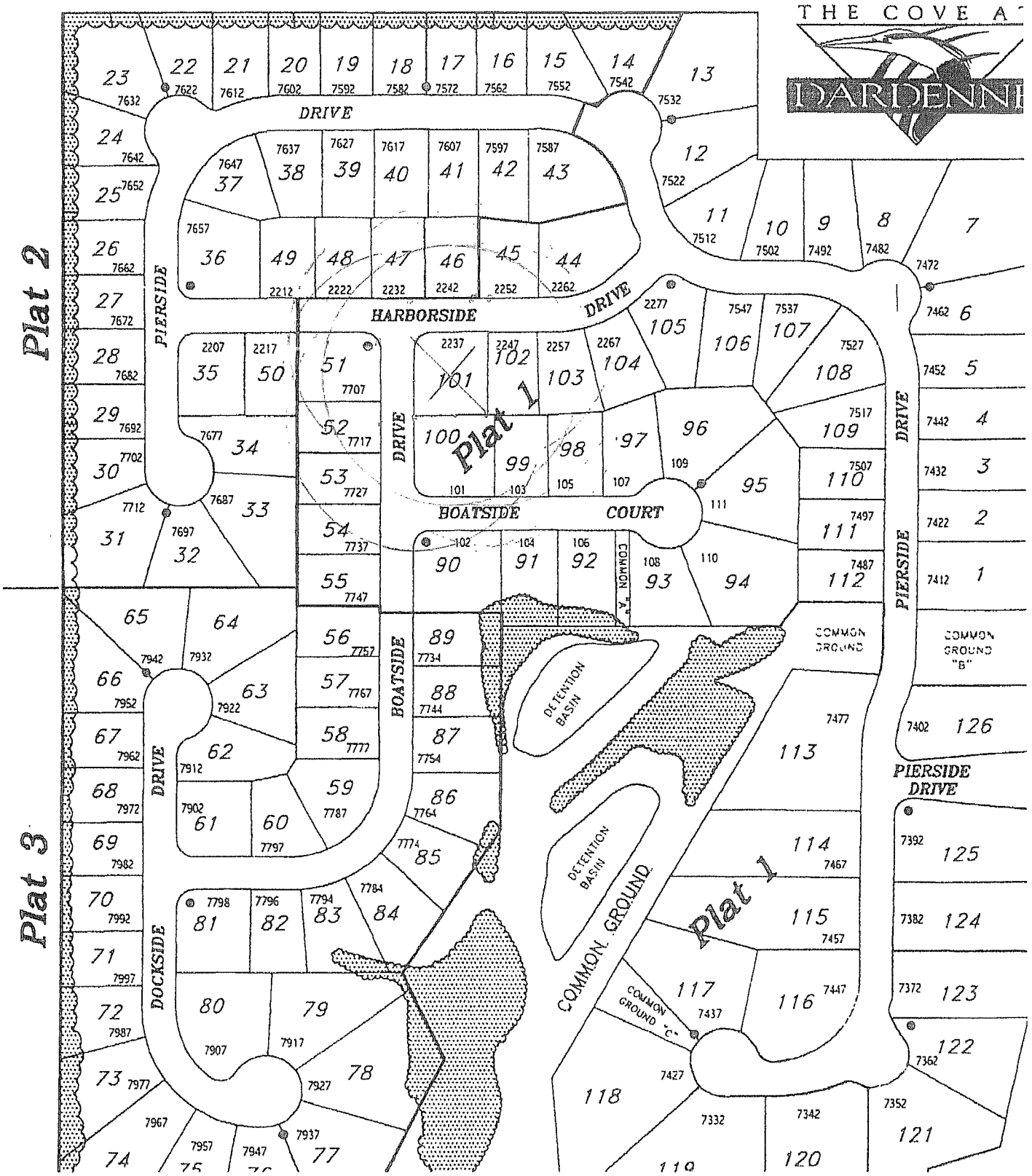
BLAKE ROBIN NAY
2237 HARBORSIDE DR
DARDENNE PRAIRIE MO 63368

HOUSES WITH 185 FEET OF THE CENTER OF THE PROPERTY

** Houses across street, next door or kitty-corner to property,*

	HOMEOWNER	LOT #	ADDRESS	CITY	STATE	ZIP
	James & Nancy Renz	40	7617 Pierside Dr	Dardenne Prairie	MO	63368
	Robert & Linda Fox	41	7607 Pierside Dr	Dardenne Prairie	MO	63368
	Roy & Deja Moore	42	7597 Pierside Dr	Dardenne Prairie	MO	63368
	Donna Haeberle	43	7587 Pierside Dr	Dardenne Prairie	MO	63368
	Robin Garrison	44	2262 Harborside Dr	Dardenne Prairie	MO	63368
*	Russell Burkett	45	2252 Harborside Dr	Dardenne Prairie	MO	63368
*	Clauda & Caryn Pennington	46	2242 Harborside Dr	Dardenne Prairie	MO	63368
*	Adolfo &Tania Asencio	47	2232 Harborside Dr	Dardenne Prairie	MO	63368
*	Carol Stamm	48	2222 Harborside Dr	Dardenne Prairie	MO	63368
	Allen & Ruth Stern	*49*	2212 Harborside Dr	Dardenne Prairie	MO	63368
	David & Lisa Gibson	*50*	2217 Harborside Dr	Dardenne Prairie	MO	63368
*	Kevin Harrman	51	7707 Boatside Dr	Dardenne Prairie	MO	63368
*	Jack & Tammy Wolf	52	7717 Boatside Dr	Dardenne Prairie	MO	63368
*	Roger & Mary Jane Butler	53	7727 Boatside Dr	Dardenne Prairie	MO	63368
	Graham Family Trust	54	7737 Boatside Dr	Dardenne Prairie	MO	63368
	John Brady	90	102 Boatside Ct	Dardenne Prairie	MO	63368
	Adolph & Chandra & Thilini Herath	91	104 Boatside Ct	Dardenne Prairie	MO	63368
	Kevin & Susan Kohlman	97	107 Boatside Ct	Dardenne Prairie	MO	63368
	Kelly Keel	98	105 Boatside Ct	Dardenne Prairie	MO	63368
*	James Francis III	99	103 Boatside Ct	Dardenne Prairie	MO	63368
*	Tony Karakas Trust	100	101 Boatside Ct	Creve Coeur	MO	63141
*	Donald & Jeanette Hoffmeyer	102	2247 Harborside Dr	Dardenne Prairie	MO	63368
	Charles Glidden	103	2257 Harborside Dr	Dardenne Prairie	MO	63368
	Troy & Megan Marshall	104	2267 Harborside Dr	Dardenne Prairie	MO	63368

● LIGHT POSTS 18 TOTAL



Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments: R. K. Smith MD

Signature(s) and date

8/19/24

Lot 102

Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments:

Signature(s) and date

Lot 52

Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments:

Signature(s) and date

8-18-14

Lot 99

Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments: I don't have any problem with this

Signature(s) and date Claudia J Pennington
Carryn R Pennington

Lot 46

Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments:

Signature(s) and date Judy Asencio 8-26-14

Lot 47

Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments: Looks Good - Will add to the neighborhood.

Signature(s) and date Eric G. Hauman 8/24/2014
Susan Hauman 8/24/2014

Lot 51

Blake and Robin Nay
2237 Harborside Drive
Dardenne Prairie, MO 63368

Neighbors at Cove at Dardenne

We plan to replace our deck with a 2 story sunroom, 16' x 21'. It will be a little wider than the deck and extend out to roughly the middle of the deck stair. The Site Plan shows that the sunroom addition will extend beyond the rear yard building line by 16 inches. An application will be made to the Board of Adjustment for a variance. Your opinion will be considered.

As our neighbors, your approval or comments are appreciated. If you have any questions, please stop by, or call at (636) 272-3761.

Enclosed is a return envelope. Thank you.

Yours truly,

Blake and Robin Nay

Comments: Looks like a positive improvement for the neighborhood.

Signature(s) and date Achilles Georges
101 Boatside Dr.

Lot 100

DARDENNE
PRAIRIE
www.DardennePrairie.org

City Engineer
Phone 636.978.6008
Fax 636.898.0923
Engineer@DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

CERTIFICATE OF MAILING

I hereby certify that the attached letter and Notice of Public Hearing, were sent by ordinary, first class mail, to the Property Owners on the attached list this 24th day of October, 2014.

Luke R. Kehoe, P.E., CFM, City Engineer
Kehoe Engineering Company, Inc.

DARDENNE
PRAIRIE
www.DardennePrairie.org

City Hall
2032 Hanley Road
Dardenne Prairie, MO 63368
Phone 636.561.1718
Fax 636.625.0077

October 24, 2014

Re: Notice of Public Hearing
Dardenne Prairie, Missouri

Dear Property Owner:

Attached is a copy of a Notice of Public Hearing regarding a variance application received by the City of Dardenne Prairie for land near your property. Please be advised that if you oppose or support this variance application, you have the right to be heard at the public hearing.

If you have any questions, please feel free to contact me at (636) 978-6008.

Sincerely,
KEHOE ENGINEERING COMPANY, INC.

Luke R. Kehoe, P.E., CFM, LEED AP
City Engineer

Attachment

cc: Pamela Fogarty, Mayor
Kim Clark, City Clerk
Dardenne Prairie Planning and Zoning Commission
Dardenne Prairie Board of Aldermen
Dardenne Prairie Board of Adjustment
Home Improvement Select, Applicant
Blake and Robin Nay, Owner

NOTICE OF PUBLIC HEARING

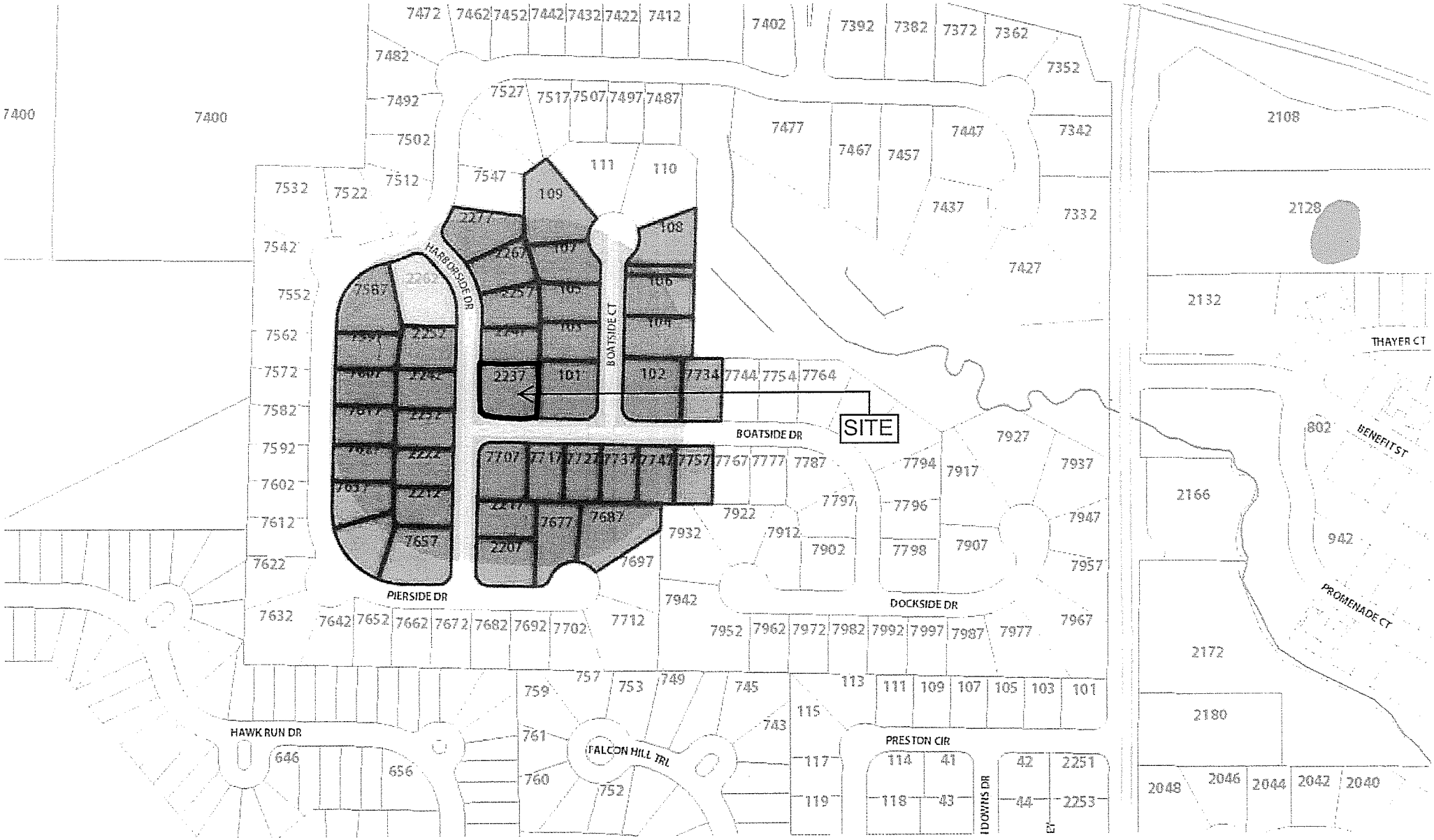
Notice is hereby given that the City of Dardenne Prairie, Missouri, will conduct a Public Hearing before the Board of Adjustment on Tuesday, November 18, 2014, at 6:00 p.m., or as soon thereafter as same may be heard, at the City of Dardenne Prairie City Hall located at 2032 Hanley Road in Dardenne Prairie, Missouri, concerning the following variance request:

REQUEST FOR VARIANCE

Name of Applicant:	Home Improvement Select
Name of Owners:	Blake and Robin Nay
Present Zoning Classification:	R-1D, P.U.D., Single Family Residential
Variance Requested:	"Build past the 25-foot rear building line. Allow for the construction of a 2-story addition on the rear of the house that will project 16-feet toward the backyard. Building Permit denial by Mr. Jeff Amelong, citing 'Changes Required – Set Back Encroachment'. COVE AT DARDENNE LOT#101."
Property Location:	A Variance Request for the approximate 0.30-acre tract of land at the northeast corner of the intersection of Harborside Drive and Boatside Drive commonly known as 2237 Harborside Drive and being all of Cove at Dardenne Plat 1, Lot 101 from Applicant Home Improvement Select and Property Owners Blake and Robin Nay and more particularly described in the Variance Request received by the City on October 14, 2014, on file with the City Clerk.

No.	Parcel Id	Owner(s)	Situs Address	Mailing Address
1	4-0036-7424-00-0044.0	WEEMS GARY D*WEEMS HARRIETT A	2262 HARBORSIDE DR	2262 NEW HOPE RD, TOCCOA CA, 30577
2	4-0036-7424-00-0096.0	ALLEY MICHAEL E	109 BOATSIDE CT	109 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
3	4-0036-7424-00-0105.0	EMERY KEITH*EMERY SHARLA	2277 HARBORSIDE DR	2277 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
4	4-069A-7424-00-0045.0	BURKETT RUSSELL*BURKETT MISTY	2252 HARBORSIDE DR	2252 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
5	4-069A-7424-00-0051.0	HARRMAN KEVIN G*HARRMAN SUSAN E	7707 BOATSIDE DR	7707 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368
6	4-069A-7424-00-0052.0	WOLF JACK E*WOLF TAMMY J	7717 BOATSIDE DR	7717 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368
7	4-069A-7424-00-0053.0	BUTLER ROGER E*BUTLER MARY JANE	7727 BOATSIDE DR	7727 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368
8	4-069A-7424-00-0054.0	GRAHAM FAMILY TRUST	7737 BOATSIDE DR	7737 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368
9	4-069A-7424-00-0055.0	GRAVES LARRY J*GRAVES RENEE C	7747 BOATSIDE DR	7747 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368
10	4-069A-7424-00-0090.0	BRADY JOHN J	102 BOATSIDE CT	102 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
11	4-069A-7424-00-0091.0	HERATH ADOLPH J*HERATH CHANDRA*HERATH THILINI T	104 BOATSIDE CT	PO BOX 6876, CHESTERFIELD MO, 63006
12	4-069A-7424-00-0092.0	DOWNING DENNIS M*DOWNING CYNTHIA A	106 BOATSIDE CT	106 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
13	4-069A-7424-00-0093.0	HEINTZ JAMES*HEINTZ ANGELA	108 BOATSIDE CT	108 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
14	4-069A-7424-00-0097.0	KOHLMAN-HOLT SUSAN*KOHLMAN-HOLT KEVIN	107 BOATSIDE CT	107 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
15	4-069A-7424-00-0098.0	KEEL KELLY S	105 BOATSIDE CT	105 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
16	4-069A-7424-00-0099.0	FRANCIS JAMES C III	103 BOATSIDE CT	103 BOATSIDE CT, DARDENNE PRAIRIE MO, 63368
17	4-069A-7424-00-0100.0	KARAKAS TONY TRUST	101 BOATSIDE CT	4 CHATFIELD PLACE RD, CREVE COEUR MO, 63141
18	4-069A-7424-00-0101.0	NAY BLAKE A*NAY ROBIN R	2237 HARBORSIDE DR	2237 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
19	4-069A-7424-00-0102.0	HOFFMEYER DONALD J*HOFFMEYER JEANETTE R	2247 HARBORSIDE DR	2247 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
20	4-069A-7424-00-0103.0	GLIDDEN CHARLES V	2257 HARBORSIDE DR	2257 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
21	4-069A-7424-00-0104.0	MARSHALL TROY D*MARSHALL MEGAN E	2267 HARBORSIDE DR	2267 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
22	4-069A-7424-00-000A.0	COVE AT DARDENNE HOMEOWNERS ASSOCIATION	BOATSIDE CT	13100 MANCHESTER RD STE G55, ST LOUIS MO, 63131
23	4-0036-7794-00-0042.0	MOORE ROY*MOORE DEJA	7597 PIERSIDE DR	7597 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
24	4-0036-7794-00-0043.0	HAEBERLE DONNA M	7587 PIERSIDE DR	7587 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
25	4-069A-7794-00-0033.0	TIERNEY LAUREN K	7687 PIERSIDE DR	7687 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
26	4-069A-7794-00-0034.0	WIGHT BURNETTE SHIRLEY G*BURNETTE LACEY	7677 PIERSIDE DR	7677 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
27	4-069A-7794-00-0035.0	BATSON JAMES L*BATSON HELEN J	2207 HARBORSIDE DR	2207 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
28	4-069A-7794-00-0036.0	BROWNLEE MICHAEL J*BROWNLEE LADYE E	7657 PIERSIDE DR	7657 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
29	4-069A-7794-00-0037.0	BILL TODD*BILL AMBER	7647 PIERSIDE DR	7647 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
30	4-069A-7794-00-0038.0	WALSH JOE*WALSH LORI REVOC LIV TRUST	7637 PIERSIDE DR	7637 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
31	4-069A-7794-00-0039.0	STAMM PERRY D*STAMM STEPHANIE S	7627 PIERSIDE DR	7627 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368

32	4-069A-7794-00-0040.0	RENZ JAMES L*RENZ NANCY E	7617 PIERSIDE DR	7617 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
33	4-069A-7794-00-0041.0	FOX ROBERT A*FOX LINDA S	7607 PIERSIDE DR	7607 PIERSIDE DR, DARDENNE PRAIRIE MO, 63368
34	4-069A-7794-00-0046.0	PENNINGTON CARYN A*PENNINGTON CLAUDA J	2242 HARBORSIDE DR	2242 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
35	4-069A-7794-00-0047.0	ASENCIO ADOLFO*ASENCIO TANIA S	2232 HARBORSIDE DR	2232 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
36	4-069A-7794-00-0048.0	STAMM CAROL J*STAMM ROLAND D JOINT LIVING TRUST	2222 HARBORSIDE DR	2222 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
37	4-069A-7794-00-0049.0	STERN ALLEN JACK*STERN RUTH A	2212 HARBORSIDE DR	2212 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
38	4-069A-7794-00-0050.0	GIBSON DAVID*GIBSON LISA J	2217 HARBORSIDE DR	2217 HARBORSIDE DR, DARDENNE PRAIRIE MO, 63368
39	4-069A-7859-00-0056.0	LEE PAEZ KRISTEN M*PAEZ ORLANDO	7757 BOATSIDE DR	7757 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368
40	4-069A-7859-00-0089.0	FINE SUSAN A REVOCABLE LIVING TRUST	7734 BOATSIDE DR	7734 BOATSIDE DR, DARDENNE PRAIRIE MO, 63368


SITE
BOATSIDE DR
BOATSIDE CT
HARBORSIDE DR
PIERSIDE DR
DOCKSIDE DR
HAWK RUN DR
FALCON HILL TRL
PRESTON CIR
THAYER CT
BENEFIT ST
PROMENADE CT

Before the Board of Adjustment of the City of Dardenne Prairie, Missouri

	)
	)
	)
In re: Variance Request-	)
Donald J. and Kim M. Callahan,	)
Applicants.	)

FINDINGS OF FACT AND CONCLUSIONS OF LAW

INTRODUCTION

Donald J. and Kim M. Callahan (the "Applicants") submitted to the Board of Adjustment of the City of Dardenne Prairie, Missouri a Variance Application (the "Application") requesting the following variances from the requirements of the Municipal Code of the City of Dardenne Prairie, Missouri (the "Municipal Code"):

1. "Requesting to move build line 15 to 20 feet (prefer 20 feet) forward from existing build line noted on survey for Lot 24 2307 Stoney Brook Dr."

Pursuant to the Application and the requirements of Sections 89.100, *et seq.* RSMo, a public hearing was conducted on October 7, 2014, to consider a variance from the requirements of Section 405.140.D.5.a of the Municipal Code and to permit the development of certain property more particularly described on **Exhibit A** attached hereto and incorporated by reference herein (the "Property") as a residential subdivision.

The Board of Adjustment makes the following findings based upon:

(1) The Application submitted by the Applicants on August 12, 2014, a copy of which is attached hereto as **Exhibit B** and incorporated by reference herein; and

(2) Information provided by the City Engineer, the Applicant and all other interested parties at the hearing held on October 7, 2014 (the "Hearing"), copies of the transcript for such hearing being attached hereto as **Exhibit C** and incorporated by reference herein (the "Transcript"); and

(3) The Property Boundary Survey prepared by Frazier Surveying Services, Inc., a copy of which is attached hereto as **Exhibit D** and incorporated by reference herein (the "Survey"); and

(4) The Memo to the Dardenne Prairie Board of Adjustment from Luke R. Kehoe dated September 26, 2014 and referencing the Board of Adjustment Meeting at 6:00 p.m. on October 7, 2014, a copy of which is attached hereto as **Exhibit E** and incorporated by reference herein

(5) The Municipal Code of the City of Dardenne Prairie, Missouri, which is on file in the office of the City Clerk and incorporated as though fully set forth herein.

FINDINGS OF FACT

1. The Property is owned by Donald J. Callahan.

2. The Property is currently zoned R-1A. Single-Family, Residential District.

3. The Property is approximately 3.06 acres and is currently vacant.

4. Section 405.140.D.5.a provides as follows:

D. *Regulations and Performance Standards.* The following regulations shall apply:

. . .

5. *Yard requirements.*

a. *Front yard.* Not less than thirty-five (35) feet.

5. There is a creek that runs across the entire width of the Property bisecting the Property, and during a rain event the creek can run up to twenty (20) feet wide.

CONCLUSIONS OF LAW

At the public meeting held on October 7, 2014, the Board of Adjustment of the City of Dardenne Prairie, Missouri reviewed and discussed the Application and any additional information presented by all interested parties. Following discussion of the foregoing, and after each Board Member had been provided the opportunity to express their respective thoughts concerning the Application, motions were made regarding the two variances requested in the Application, with details of the motions, seconding of the motions, and votes of the Board Members set forth in the approved minutes of the Board of Adjustment from that meeting.

1. Front Yard Setback.

The vote of the Board was four (4) in the affirmative, one (1) in the negative, to approve the requested variance to permit a minimum front yard setback of thirty (30) feet. The motion passed and the variance requested was approved.

Pursuant to the foregoing vote, the Board determines that the Applicant presented, and the Board does find evidence that there are practical difficulties and unnecessary hardships in the way of carrying out the strict letter of Section 405.140.D.5.a of the Municipal Code. Finally, granting the variance pursuant to this Application will not result in a public detriment and will result in substantial justice to all. Based on all of the circumstances, including the Application and the evidence presented to the Board of Adjustment, the Board has determined that granting of the Variance Application is appropriate and justified by all of the factors available to the Board of Adjustment for its consideration.

NOW THEREFORE, as of the 7th day of October, 2014, the Application shall be, and hereby is APPROVED, as a Variance Request.

_____
Chairman of the Board of Adjustment

Attest:_____
City Clerk

BOARD OF ADJUSTMENT **OCTOBER 7, 2014**

The City of Dardenne Prairie Board of Adjustment meeting was called to order at 6:00 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were members Stanton, Johnson, Helms, Mutz and Shelton.

ELECTION OF CHAIRMAN

A motion was made by Stanton, Seconded by Helms to nominate Ken Johnson as Chairman. With no additional nominations, motion passed unanimously to elect Ken Johnson as Chairman.

ELECTION OF VICE CHAIRMAN

A motion was made by Stanton, Seconded by Mutz to nominate Tom Shelton as Vice-Chairman. With no additional nominations, motion passed unanimously to elect Tom Shelton as Vice-Chairman.

PUBLIC HEARING

A motion was made by Stanton, Seconded by Helms to open the public hearing. Motion passed unanimously.

A Variance Request for the 3.06-acre tract of land located at Stoney Brook Second Plat, Lot 24 commonly known as 2307 Stoney Brook Lane from Applicant and Property Owner Donald J. and Kim M. Callahan.

The variance requested is relief from Regulations and Performance Standards related to Yard Requirements. The requested variance is to allow a front yard of 15 to 20 feet (prefer 20 feet) forward from existing build line noted on survey for Lot 24.

Mr. Don Callahan was in attendance to present the request.

The following individual was in attendance to speak: Brad Fugate

A motion was made by Mutz, Seconded by Helms to close the public hearing. Motion passed unanimously.

NEW BUSINESS

A Variance Request for the 3.06-acre tract of land located at Stoney Brook Second Plat, Lot 24 commonly known as 2307 Stoney Brook Lane from Applicant and Property Owner Donald J. and Kim M. Callahan.

The variance requested is relief from Regulations and Performance Standards related to Yard Requirements. The requested variance is to allow a front yard of 15 to 20 feet (prefer 20 feet) forward from existing build line noted on survey for Lot 24.

A motion was made by Stanton, Seconded by Mutz to allow a front yard setback of no less than 30 feet. Motion passed unanimously. Roll call was as follows:

Johnson – Aye
Helms – Aye
Mutz - Aye
Stanton – Aye
Shelton – Nay

CONSENT AGENDA

Approval of Minutes – 04-01-14

A motion was made by Stanton, Seconded by Helms to approve the 04-01-14 minutes. Motion passed unanimously.

ADJOURNMENT

A motion was made by Stanton, Seconded by Helms to adjourn the meeting at 6:32 p.m. Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark
City Clerk

BOARD OF ADJUSTMENT **OCTOBER 21, 2014**

The City of Dardenne Prairie Board of Adjustment meeting was called to order at 6:03 p.m. The meeting was held at Dardenne Prairie City Hall located at 2032 Hanley Road.

The meeting was opened with the Pledge of Allegiance.

Present at roll call were members Stanton, Johnson, Helms, Mutz and Shelton.

A motion was made by Stanton, Seconded by Helms to open the public hearing. Motion passed unanimously.

PUBLIC HEARING

1. A Variance Request for the approximate 11.0-acre tract of land at the southeast corner of the intersection of Missouri Route 364 and Technology Drive being all of Adjusted Lots A-B of the Dardenne Town Square Consolidation Plat a tract of land being Adjusted Lots A & B of the "Resubdivision of Lots A, B, 12, 13 and 14, Common Ground C and Common Ground D Dardenne Town Square" from Applicant Town Square Apartments, LP and Property Owner Dardenne Prairie Property, LLC.

   The variance requested is relief from Section 3.8.1.f & 3.8.1.j of the Dardenne Prairie SmartCode. 3.8.1.f requires that all Thoroughfares terminate at other Thoroughfares forming a network and Section 3.8.1.j requires that Thoroughfares within Special Districts shall be determined by variance.

Jesse Stephens of Crockett Engineering Consultants was in attendance to present the request.

A motion was made by Helms, Seconded by Stanton to close the public hearing. Motion passed unanimously.

NEW BUSINESS

1. A Variance Request for the approximate 11.0-acre tract of land at the southeast corner of the intersection of Missouri Route 364 and Technology Drive being all of Adjusted Lots A-B of the Dardenne Town Square Consolidation Plat a tract of land being Adjusted Lots A & B of the "Resubdivision of Lots A, B, 12, 13 and 14, Common Ground C and Common Ground D Dardenne Town Square" from Applicant Town Square Apartments, LP and Property Owner Dardenne Prairie Property, LLC.

   The variance requested is relief from Section 3.8.1.f & 3.8.1.j of the Dardenne Prairie SmartCode. 3.8.1.f requires that all Thoroughfares terminate at other Thoroughfares forming a network and Section 3.8.1.j requires that Thoroughfares within Special Districts shall be determined by variance.

A motion was made by Stanton, Seconded by Helms to approve the request. Motion passed unanimously. Roll call was as follows:

Johnson – Aye
Helms – Aye
Mutz – Aye
Stanton – Aye
Shelton – Aye

ADJOURNMENT

A motion was made by Helms, Seconded by Mutz to adjourn the meeting at 6:18 p.m. Motion passed unanimously.

Respectfully submitted,

_____
Kim Clark
City Clerk