CITY OF CHESTERFIELD
BOARD OF ADJUSTMENT MEETING SUMMARY
Thursday, November 6, 2003

The Board of Adjustment meeting was held at 7:00 p.m. Thursday, November 6, 2003.

I. Introduction of Board and City Staff, the following individuals were in attendance:

Ms. Laura Leuking
Mr. Leon Kravitz
Mr. Gerald Schwalbe
Ms. Marilyn Ainsworth
Ms. Marcia McDonald
Mr. Mike Casey, Council Liaison
Mr. Rob Heggie, Assistant City Attorney
Ms. Annissa McCaskill, Sr. Planner, City of Chesterfield, Planning Department
Ms. Joyce Collins-Catling, Exec. Sec., City of Chesterfield, Planning Department

II. Approval of October 9, 2003 Meeting Summary with one correction regarding who made a motion to approve a request.

III. Public Hearing Items:

A. **B.A. 6-2003 Chirco's Italian Restaurant (c/o Tim Healey):** a request for a variance to allow an additional freestanding sign for Wildwood Shopping Center, located at the intersection of Clayton Road and Baxter Road. (21R460680)

The Petitioner, Tim Healey of Chirco's, has been operating his business a number of years without monument signage. Other establishments on the other side of the shopping center are identified on an existing monument sign and Mr. Healey stated that a sign would increase visibility to his establishment as well as other occupants on that side of the shopping center. Banners used in past for anniversary sales, etc. resulted in a 25% new client increase. Mr. Healey stated that he will ensure that all ordinance requirements are met. He also presented to the Board over 800 signatures from frequent customers in favor of a sign, including a favorable response from the developer.

There were no additional speakers present in favor of the petition.
There was no speaker in opposition.

Marcia McDonald made a motion to approve this request.
Laura Leuking seconded the motion.
The motion passed 5-0

B. **B.A. 7-2003 Darrel & Susann Kammeyer:** a request for a variance to allow an existing residence to maintain a twenty-three (23) foot front yard setback in lieu of a twenty-five (25) foot front yard setback required by the City of Chesterfield Zoning Ordinance for a residence in a "R-1" Planned Environment (PEU) for a property located at 14638 Pine Orchard Court in Chesterfield Trails Subdivision.

The owner of the home, Petitioner Darrel Kammeyer, requested to enlarge an existing concrete slab into a front porch with columns for cover from the elements. There are school-age children living in the home who wait outside to be picked up for their school bus during inclement weather on the uncovered porch. Delivered packages are left outside, and sometimes get wet as a result of no cover.

There were no additional speakers present in favor of the petition.
There was no speaker in opposition.

Gerald Schwalbe made a motion to approve this request.
Marilyn Ainsworth seconded the motion.
The motion was not passed 3-2

IV. Meeting adjourned at 7:55 p.m.