BOARD OF ADJUSTMENT AGENDA
MAY 9, 2011

BOARD OF ADJUSTMENT:

Dr. James Hood, Chair
Mark Fenton, Vice-Chair
Nancy Corbin, Secretary
Lou Cariffe
William Otto
Don Garrison, Jr.
Edmund Johnson
Brian Andrzejewski

The St. Charles Board of Adjustment will meet on Monday, May 9, 2011, at 6:00 p.m. on the fourth floor of City Hall in the City Council Chambers to consider the following matters:

Call to Order and Call the Roll

1. Case No. 16-11. Address: Vacant Lot at Northwest corner of Little Hills Industrial Blvd. and Little Hills Industrial Dr. (Landmark Surveying) 6 Requests for a proposed new building. 1st - Request to reduce the required lot area from one (1) acre to 0.31 acres as regulated in §156.035(D)(1), 2nd – Request to reduce the required lot width from one-hundred fifty (150) feet to eighty (80) feet as regulated in §156.035(D)(2), 3rd – Request to reduce the required lot depth from two hundred (200) feet to one hundred seventy (170) feet as regulated in §156.035(D)(3), 4th – Request to reduce the side yard setback from twenty-five (25) feet to nine and a half (9.5) feet as regulated in §156.035(D)(5)(c), 5th – Request to reduce the rear yard setback from thirty (30) feet to twenty-five (25) feet as regulated in §156.035(D)(5)(d) and 6th – Request to reduce the front yard setback for parking spaces from thirty-five (35) feet to twenty (20) feet as regulated in §156.035(D)(9)(a) of the City of St. Charles Code of Ordinances. The zoning for the subject property is I-1 Light Industrial District. (Ward 1)

2. Case No. 17-11. Address: 2098 Autumn Wood Drive (Thomas Johnson). Request to reduce the required side yard setback for a swimming pool from seven (7) feet to one (1) foot as regulated in §156.109(C)(1) of the City of St. Charles Code of Ordinances. The zoning for the subject property is R-1E Single-Family Residential District. (Ward 5)

3. Case No. 19-11. Address: 600 South Main Street (Marie Bormann). Request to increase the number of permitted projecting signs for a single building (two businesses within one structure) from one (1) projecting sign to two (2) projecting signs as regulated in

§156.765(A)(2)(c) of the City of St. Charles Code of Ordinances. The zoning for the subject property is HCD Historic Commercial District. (Ward 2). THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA.

4. Case No. 20-11. Address: 3820 West Clay Street (Big St. Charles Motorsports). Three (3) Requests. 1st - Request to decrease the required parking lot setback along an interior property line (north and east) from five (5) feet to zero (0) feet §156.119(J)(3)(a), 2nd – Request to decrease the required number of trees along an interior parking lot perimeter from two (2) trees to zero (0) trees along the north side and from five (5) trees to zero (0) trees along the east side as regulated in §156.119(J)(3)(b), and 3rd - Request to decrease the required number of shrubs along an interior parking lot perimeter from nineteen (19) shrubs to zero (0) shrubs along the north side and from forty-four (44) shrubs to zero (0) shrubs along the east side as regulated in §156.119(J)(3)(c) of the City of St. Charles Code of Ordinances. The zoning for the subject property is C-3 Highway Business District. (Ward 6)

Adjournment

The next meeting of the Board of Adjustment is scheduled for Monday, June 13, 2011.

Posted at 10:00 A.M. 5/04/11 by AJM