

**CITY OF CHESTERFIELD
BOARD OF ADJUSTMENT MEETING SUMMARY
Thursday, February 12, 2004**

The Board of Adjustment meeting was called to order by Mr. Gerald Schwalbe, at 6:00 p.m. Thursday, February 12, 2004.

I. Introduction of Board and City Staff

The following individuals were in attendance:

Ms. Marilyn Ainsworth
Ms. Laura Lueking
Mr. Richard Morris
Mr. Gerald Schwalbe
Mr. Robert Tucker
Mr. Robert Heggie, Assistant City Attorney
Ms. Annissa G. McCaskill-Clay, Senior Planner, City of Chesterfield, Department of Planning
Ms. Aimee Nassif, Project Planner, City of Chesterfield, Department of Planning
Ms. Joyce Collins-Catling, Executive Secretary, City of Chesterfield, Department of Planning
Court Reporter, All-Type Reporting

II. Approval of January 8, 2004 Meeting Summary

III. Request for Affidavit of Publication

IV. Public Hearing Items:

- A. B.A. 10-2003 ABC Trading c/o B.J. Sung:** a request for a variance to Section 168C.3(1(a) of the Chesterfield Zoning Ordinance to allow for additional signage on an exterior wall for a retail business located at 1668 Clarkson Road (Drew Station Shopping Center: 19S420394).

This petition was held from the January 8, 2004 meeting for discussion of the rationale for the rejection of municipal zoning approval application by the Department of Planning. The Petitioner, ABC Trading, through their representative B.J. Sung, wished to appeal the Department of Planning's rejection of the municipal zoning approval application. Assistant City Attorney Rob Heggie stated that the Board would determine whether or not the Department of Planning was correct in its interpretation of there being only one (1) wall to be used for signage. Director of Planning Teresa Price gave the basis for denial as being drawn from precedent of prior tenant signage using a

calculation along the frontage of the building. The calculation used was five (5) percent of 112 square feet of frontage on the entire tenant space. Based upon this precedent and site inspection, the Department of Planning determined that there was one (1) wall.

The Board recommended that the language in the zoning ordinance be clarified regarding the number of signs allowed. The Board stated that if a variance is given, the petitioners would need to submit a new application for municipal zoning approval prior to seeking a building permit. .

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

Marilyn Ainsworth made a motion to overturn the Department of Planning's denial of the application and grant the petitioner's appeal.

Laura Leuking seconded the motion.

The motion passed 5-0

V. Adjournment

Meeting adjourned at 6:30 p.m.