

Board of Adjustment Application for Zoning Variance

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. The Board of Adjustment is authorized by Missouri State Statutes to hear two types of cases relating to the administration and enforcement of zoning regulations: (1) Appeals from the interpretation of administrative officials in the enforcement of the zoning regulations; and (2) Applications for variances from strict application of zoning regulations. Generally, the Board of Adjustment determines whether an applicant has demonstrated sufficient "practical difficulties or unnecessary hardship" to warrant variation from application of a particular zoning regulation.

Check (✓) the type of variance for which you are applying:

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, density, setbacks, greenspace) requirements of a zoning district.

Appeal of an administrative determination

STATE OF MISSOURI }
CITY OF BRENTWOOD }
Petition for Appeal from Zoning Regulations }

Board of Adjustment Case: _____

Hearing Date: _____

I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's

Record: _____

Address: _____

City: _____ State: _____ Zip: _____

Tel.: _____ Alt. Tel.: _____ Fax: _____

Petitioner, if other than owner(s): Rocky Ridge CAM, LLC

Address: 2925 Rocky Ridge Rd Wildwood MD 63038

City: _____ State: _____ Zip: _____

Tel.: 314 277 5251 Alt. Tel.: _____ Fax: _____

Legal Interest: Under contract to purchase

- Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

II. PROPERTY INFORMATION

Project Address: 8500 Genevieve

Tax ID/ Locator Number: 31K 610 961

Acreage: .172 (to the nearest tenth of an acre)

Current Zoning District: B

Legal Description of Property: _____

RECEIVED

JAN 25 2020

CITY OF BRENTWOOD
PLANNING DEPT.

III. NATURE OF REQUEST FOR VARIANCE

Unique physical characteristics of the property that prevent compliance with code (e.g. size, slope, etc.):

Corner lot

Description of the necessity of the proposed improvement: Build new single family home

Section of Zoning Code from which the variance is sought: Section 25-355(b)

Basis for appeal of the above action: The current side setback of 25' does not allow for a suitable single family home

Specify the action to which the appeal is sought: We will build a 30' wide home that will have the floorplan with the amenities, flow and functionality that will appeal to a family

Description of the effect or impact on neighboring properties: This new home will enhance the neighborhood and bring a family buyer desiring Brentwood city and schools

Statement of any other hardship or information for this appeal: A 20' wide house does not provide a functional floor plan for today's family buyer.

IV. COMPLIANCE

Is the property in compliance with all previous conditions of approval of all applicable Ordinance requirements? [] Yes [] No. If no, please explain:

Is the property in compliance with all Zoning, Subdivision, and Code requirements? [] Yes [] No. If no, please explain:

V. AFFIDAVIT OF COMPLETENESS AND ACCURACY

STATEMENT OF COMPLETENESS AND ACCURACY

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the city of Brentwood relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the city of Brentwood, Missouri and will not be returned.

Check (v) one: [] I am the property owner [] I am the contract purchaser [x] I am the duly appointed agent of the petitioner

Roger Bettlach
Name (printed)

[Signature]
Signature

1.22.21
Date

REQUIRED APPLICATION MATERIALS

The filing deadline for the Board of Adjustment is thirty (30) days prior to the regular meeting date.

Place a check mark on the line to indicate inclusion of the item with the application submittal.



Application fee of \$100



10 copies of the official application form



10 copies of a site plan conforming to site plan requirements (see site plan review application) and indicating the necessary variances.

For additional information, please contact the Director of Planning & Development at (314) 963-8629.

Board of Adjustment
Supplemental Application Information for Zoning Variance

Please complete the sections below as applicable:

A. Setbacks/ Height:

The Petitioner(s) request the following setback(s):

Front Yard: _____
Side Yard: 15 _____
Rear Yard: _____
Height: _____

The city of Brentwood Zoning Ordinance regulations require the following setback(s) for this site:

Front Yard: _____
Side Yard: 25 _____
Rear Yard: _____
Height: _____

The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board. _____

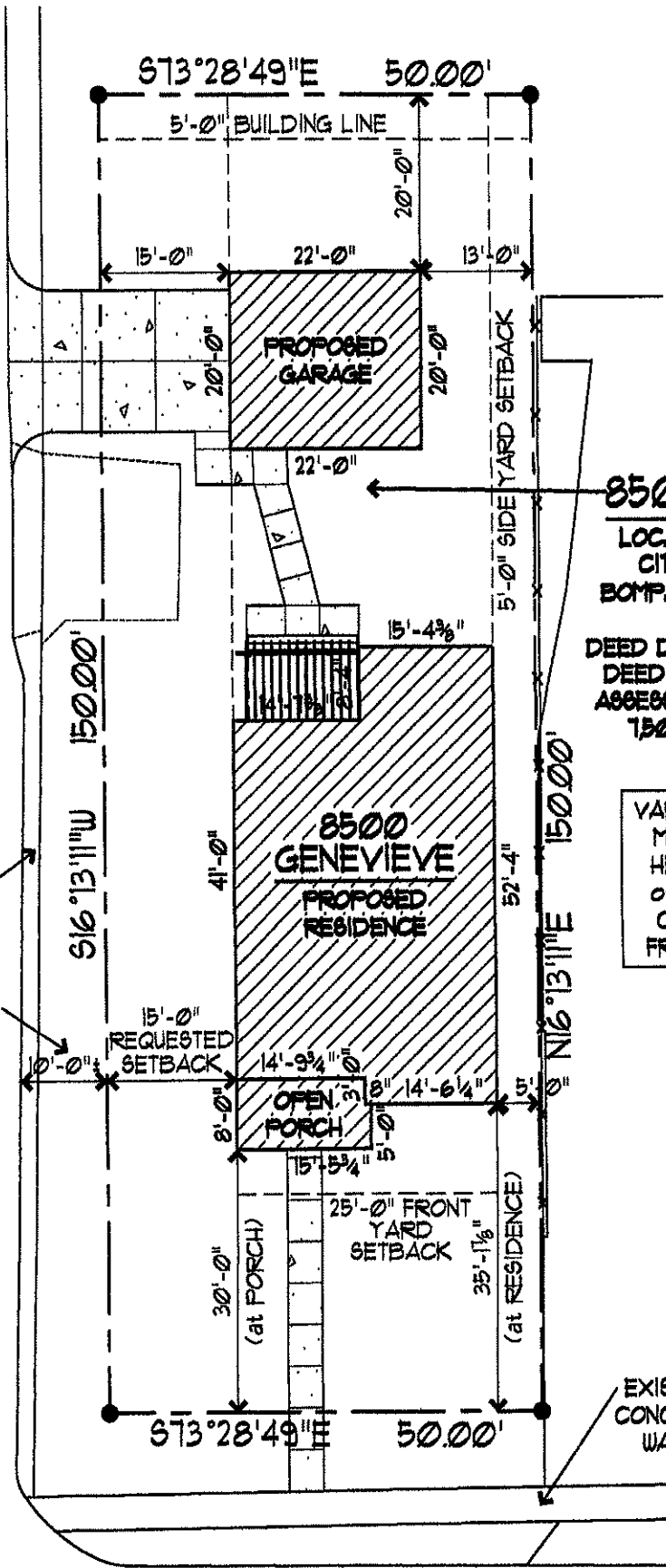
B. Signage:

Number and size of allowable attached business signs by Ordinance: _____

Number and size of freestanding business signs by Ordinance: _____

The Petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: _____

HELEN AVENUE



8500 GENEVIEVE

LOCATOR NUMBER 2K610361
 CITY of BRENTWOOD, MO
 BOMPART HEIGHTS SUBDIVISION
 BLOCK 3, LOT 15
 DEED DOCUMENT 2020060100032
 DEED BOOK 24072, PAGE 5633
 ASSESSOR'S BOOK 1, PAGE 0069
 1500 SQ. FT. (0.112 ACRES)

VARIANCE IS FOR A 15'-0"
 MODIFIED SETBACK at
 HELEN AVENUE (IN LIEU
 OF THE CURRENT 25'-0"
 CORNER LOT SECOND
 FRONT YARD SETBACK)

EXISTING
 CONCRETE
 WALK
 APPROXIMATE
 RIGHT OF WAY

Rocky Ridge Capital
 Asset Management, LLC
 1170 Withorse Meadows Drive
 St. Louis, Missouri 63008
 attn: Roger Betlach
 314.277.5251

PHIL
WILSON
 CONSULTING

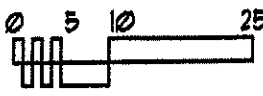
1276 RIVERSIDE DRIVE
 FENTON, MO 63026
 pw63026@gmail.com 314.814.6332

GENEVIEVE AVENUE



1

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



A New Residence at 19JAN2021
8500 Genevieve Avenue
Brentwood, Missouri 63144