

**CITY OF FENTON
BOARD OF ADJUSTMENT
APRIL 29, 2008 - 7:30 P.M.
AGENDA**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL - INTRODUCTION OF CITY OFFICIALS

I. APPROVAL OF MINUTES – *December 18, 2007*

II. CHAIRPERSON'S STATEMENTS:

A. RECORD OF MEETING:

A recording secretary will take the minutes. A court reporter will be present at the hearing. Also, the concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Community Development Director.

B. CONDITIONS OF APPROVAL:

The variance is granted to relieve unnecessary hardship in the way of carrying out the strict letter of the Municipal Zoning Code as determined from the facts presented and is not to be construed to be setting a precedent for future variance requests. Approval is subject to written acceptance of the terms, herein, by the petitioner within thirty (30) days after receipt of the written notice of approval from the City of Fenton.

C. OATHS FOR TESTIMONY:

(Administered by Chairperson Brandt) Persons wishing to address the Board at this Public Hearing regarding a petition will be asked to attest to the truth of their testimony.

III. OLD BUSINESS: None

IV. NEW BUSINESS:

- A. CASE 2008-V-02:** A Petition for Variance by The Summit at Gravois Bluffs, LLC, to reduce the required 120-foot minimum distance separation between driveway intersections, per Section 495.030 (B.3) of the Zoning Code, to 52 feet more or less along McCarthy Drive for a proposed movie theatre. The property is addressed as 754 Gravois Bluffs Boulevard and is zoned "C-1" Commercial Zone District.

- B. CASE 2008-V-03:** A Petition for Variance by Thirty & 141, LP, to reduce the required 120-foot minimum distance separation between driveway intersections, per Section 495.030 (B.3) of the Zoning Code, to 89 feet more or less along Gravois Bluffs Boulevard for a proposed office building. The property is addressed as 650 Gravois Bluffs Boulevard and is zoned "C-1" Commercial Zone District.

V. OTHER BUSINESS: None

ADJOURNMENT: _____ p.m.

**CITY OF FENTON
625 NEW SMIZER MILL RD.
FENTON, MISSOURI 63026
636-343-2080**

DATE POSTED: MONDAY, APRIL 14, 2008