

**CITY OF FENTON  
BOARD OF ADJUSTMENT  
APRIL 16, 2019 - 7:00 P.M.  
AGENDA**

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL - INTRODUCTION OF CITY OFFICIALS**

**IV. CHAIRPERSON'S STATEMENTS**

**V. OATHS FOR TESTIMONY:** (Administered by Chairperson) Persons wishing to address the Board at this Public Hearing regarding a petition will be asked to attest to the truth of their testimony.

**VI. OLD BUSINESS: None**

**VII. NEW BUSINESS:**

**CASE 2019-V-04:** A Petition by David J. Hyde, III, Trustee of David J. Hyde, III R.L.T. UDT 11/20/2014 for Variances from the following Sections of the Zoning Code in order to subdivide an existing 1.64-acre parcel, addressed as 1735 Rudder Industrial Park Drive, into two (2) lots: 1) Section 475.030(E)(4) to create a lot that is less than one (1) acre in size and does not meet the minimum 150-foot width at the required building lines; 2) Section 475.030(E) for the existing building addressed as 701 Rudder Road to encroach the required 15-foot rear setback and buffer area along the northernmost property line; 3) Section 475.030(E) for the existing building addressed as 1701-1735 Rudder Industrial Park Road to encroach the required 50-foot front setback along the easternmost property line and the 15-foot rear setback and landscaped buffer area along the westernmost property line; 4) Section 475.030(E)(2) for the existing parking area to encroach the required 30-foot front buffer areas along the front property lines and encroach the required 15-foot side or rear landscaped buffer areas along all other existing property lines and the proposed property line; and 5) Section 460.010(M) for an existing accessory structure (walk-in cooler) to encroach the required 5-foot setback from the property line. The property is zoned "BP-3" Business Park District.

**CASE 2019-V-05:** A Petition by Pete Nelson of Fabick Cat, for Variances from Sections 420.010(B) and 475.020(E) of the Zoning Code and the approved subdivision plat for Fenton Corporate Plaza as recorded in the St. Louis County Assessor's Office (Record Plat) to enlarge an existing non-conforming parking area that encroaches the required 30-foot landscaped buffer area along the front property lines of the property addressed as 1 Fabick Drive and encroaches the required 10-foot setback and landscape buffer per the Recorded Plat along the property line shared by the properties addressed as 1 Fabick Drive and 386 Rudder Road and to further encroach the required 30-foot front landscaped buffer area per Section 475.020(E) along the northernmost property line of the property addressed as 386 Rudder Road and the 10-foot setback and landscape buffer along the common property line of both properties per the Record Plat with a proposed parking area expansion. The properties are zoned "BP-2" Business Park District.

**CASE 2019-V-06:** A Petition by Mike Vorwerk of CEDC, Inc, for a Variance from Section 475.050(H)(4) of the Zoning Code for an existing parking area to encroach the required 30-foot landscaped buffer area along the front property lines and encroach the required 15-foot side or rear landscape buffers along all other property lines. The property is addressed as 900 S. Highway Drive and is zoned “HP-1” Hospitality Park District.

**VIII. APPROVAL OF MINUTES – *March 19, 2019***

**IX. OTHER BUSINESS: None**

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**CITY OF FENTON  
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636-343-2080**

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**DATE POSTED: FRIDAY, MARCH 29, 2019**