



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT A PUBLIC HEARING AT 5:30 P.M. ON AUGUST 1, 2023 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Adjustment Public Hearing

The meeting will take place on August 1, 2023 at 5:30 P.M.

Agenda

The purpose of the hearing:

The City of Pevely Board of Adjustment will hold a public hearing before their regularly scheduled meeting on Tuesday August 1, 2023, at 5:30 PM at the Pevely City Hall, 401 Main Street, Pevely, MO 63070. The property owners of 8520 Daniel Dunklin Blvd are requesting a setback variance for their property in a B-2.

All interested parties are welcomed to attend.

All copies of all ordinances proposed to be introduced for consideration by the Board of Adjustment meeting are available for public inspection at the Office of the City Clerk.

All ordinances and resolutions are read by caption only pursuant to RSMo. 79.130.

Posted On: 7/31/2023 1:13:36 PM
By: Adam Mitchell Building Official



City of Pevely

401 Main Street Pevely, Missouri 63070

A PUBLIC NOTICE IS HEREBY GIVEN THAT THE BOARD OF ADJUSTMENT OF THE CITY OF PEVELY, MISSOURI, WILL CONDUCT ITS REGULARLY SCHEDULED MEETING AT 5:45 P.M. ON JULY 11, 2023 AT PEVELY CITY HALL, 401 MAIN STREET, TO CONSIDER AND ACT UPON THE MATTERS ON THE FOLLOWING TENTATIVE AGENDA AND SUCH OTHER MATTERS AS MAY BE PRESENTED AT THE MEETING AND DETERMINE TO BE APPROPRIATE FOR DISCUSSION AT THAT TIME.

Board of Adjustment Regular Meeting

The meeting will take place on August 1, 2023, at 5:45 P.M.

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Citizen's Comments**

"Citizen's Comments shall be limited to three (3) minutes to address the Commission. Please fill out an index card on the podium prior to the meeting. Visitors are not allowed to speak during the business portion of the meeting and no responses from the Planning and Zoning Commission Citizen's Comments will be given."

4. **Consent Agenda**

5. **Approval of Minutes**

Regular Meeting: June 7, 2022

6. **New Business**

8620 Daniel Dunklin Blvd Setback Variance

7. **Continued Business**

8. **Member Reports**

- a. Doug Groom
- b. Mike Sullivan
- c. Art Heyl
- d. Dan Murphy
- e. Mike Menkhus
- f. Chairman Shackelford

9. **Adjournment**

Posted On: 7/31/2023 11:51:27 AM By: Adam Mitchell Building Official



BOARD OF ADJUSTMENT APPLICATION

CITY OF PEVELY, MO

401 MAIN ST.

PEVELY, MO 63070

636-475-4452

(Please Print)

Date JUNE 26 - 2023

Name EDUARDO SALAZAR

Address 8620 DANIEL DUNKLIN DR.

PEVELY, MO 63070

Phone # 636-479-1032

Cell Phone # 573-281-8157

Current Property Zone B-2

Adjoining Zoning: North: South: East: West:

Number of Acres: 0.30

Present use of property: VACANT LOT

Describe your request LOT IS 12,853 SF, BUT ZONING SETBACKS WILL REDUCE THE BLDG. AREA TO 3,575 S.F. WHICH IS TOO SMALL. IN ORDER TO MAKE OUR PROJECT VIABLE, WE WOULD NEED MORE AREA. WE COULD ACCOMPLISH THAT, BY SETTING THE BUILDING IN LINE WITH EXISTING NEIGHBORING BUILDING, ELIMINATING THE FRONT SETBACK REQUIREMENT AND REDUCING THE REAR SETBACK TO 20'-0, AS SHOWN ON OPTION 3 OF OUR SUPPORTING DOCUMENTS.


Signature of Person Desiring Hearing

Cost for hearing is \$300.00.

**Attach plans or drawings of any new construction associated with request.

Mailings # 8 ~~X~~ 250
\$20.--

How will it be a benefit to the neighborhood and community? WE WILL BE ABLE TO
SETTLE OUR COMMUNITY BETTER BY PROVIDING MORE SPACE,
A BEAUTIFUL NEW BUILDING AND KEEP SERVING THEM OUR
DELICIOUS FOOD.

Property Address: N.K.

Property description (location, lot, subdivision, etc.): LOT B2 - PEVELY PLAZA.
VACANT LOT AT THE BACK OF THE PLAZA (NORTH SIDE)

Name & Address of Legal Property Owner
LAS BRISAS No. 10 INC. (IN PROCESS)

Is Transfer of Ownership dependent on Commission Action? Yes No

Have there been prior applications for action on this property? Yes No NK.

Adjoining Property Owners:
- SAVE A LOT
- PREMIER RESERVATIONS GROUP.

Attach legal description and/or plat of property.

Attach scale plat of tract(s) including: boundary dimensions, adjoining streets and alleys, present improvements, intended improvements, adjoining & cornering property lines and owners and their zoning, addressed & stamped envelopes for all abutting property owners subject to notification of public hearing.

Receipt



June 28, 2023

Sold To: las brisas

Receipt No. 28416

<u>Payment</u>	<u>Check No.</u>	<u>Subtotal</u>
Check	2464	\$300.00

<u>Item</u>	<u>Description</u>	<u>Price</u>
Planning & Zoning Fees	8620 daniel dunklin	\$300.00

Number of Items: 1

Grand Total: **\$300.00**



Thank you for your business!

401 Main Street, Pevely, MO 63070; Phone: (636) 475-4452 Fax: (636) 475-4116; www.cityofpevely.org



SITE LOCATION MAP

SC: NTS

DIVICAD

DESIGN GROUP

314-452-3968

LAS BRISAS RESTAURANT

DESIGN CONCEPT - BOARD OF ADJUSTMENT

8620 Daniel Dunklin Dr, Pevely, MO 63070

NA

SCALE

Z-1

SUPPLEMENTAL DRAWING NUMBER

1

REFERENCE

REVISION

PROJECT NUMBER

06-26-23

ISSUE DATE



**PROPOSED SITE PLAN (ALIGNED WITH
EXISTING SETBACK)**

SC: 1"=50'-0"

DIVICAD
DESIGN GROUP

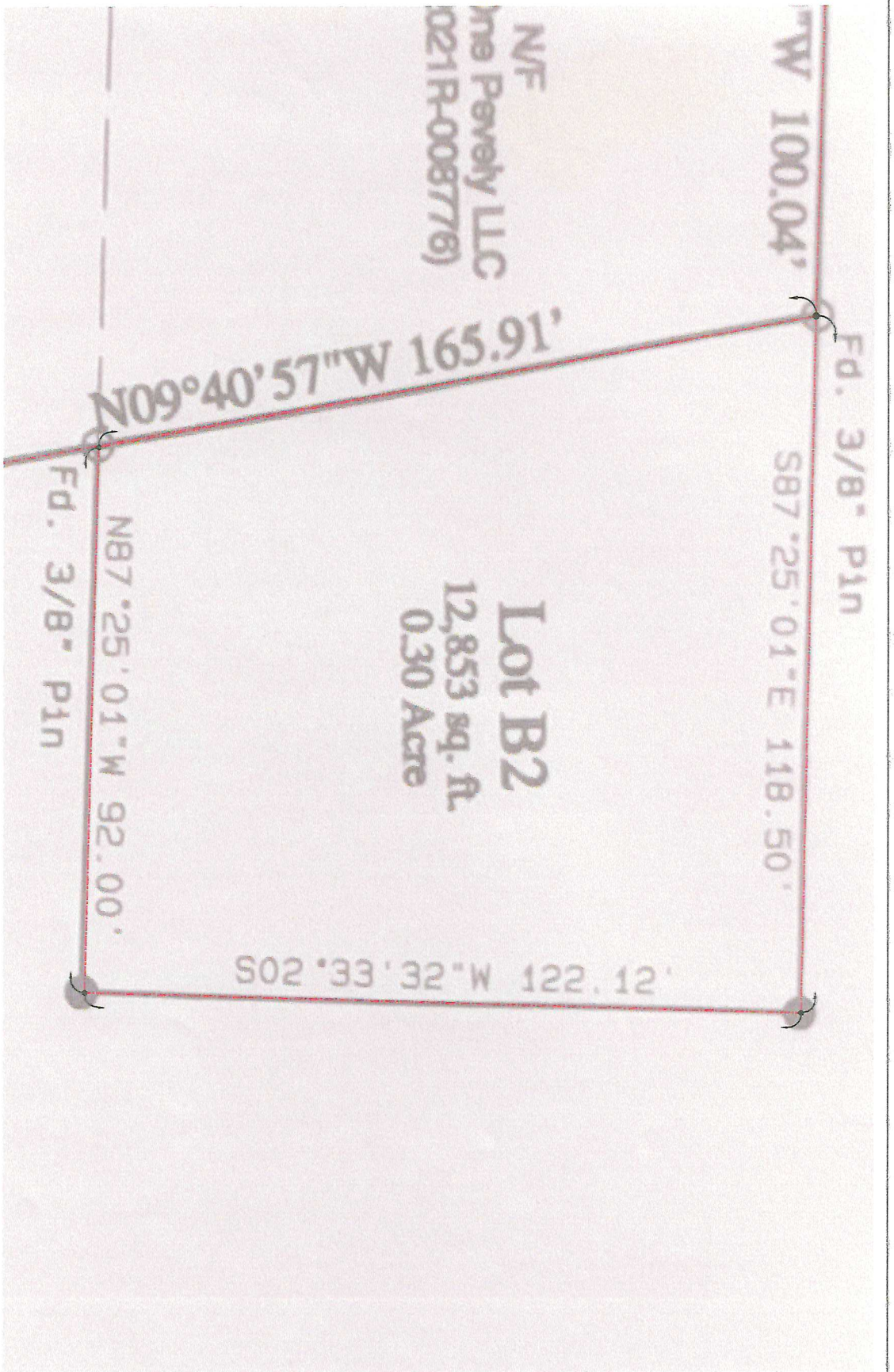
314-452-3968

LAS BRISAS RESTAURANT

DESIGN CONCEPT - BOARD OF ADJUSTMENT

8620 Daniel Dunklin Dr, Pevely, MO 63070

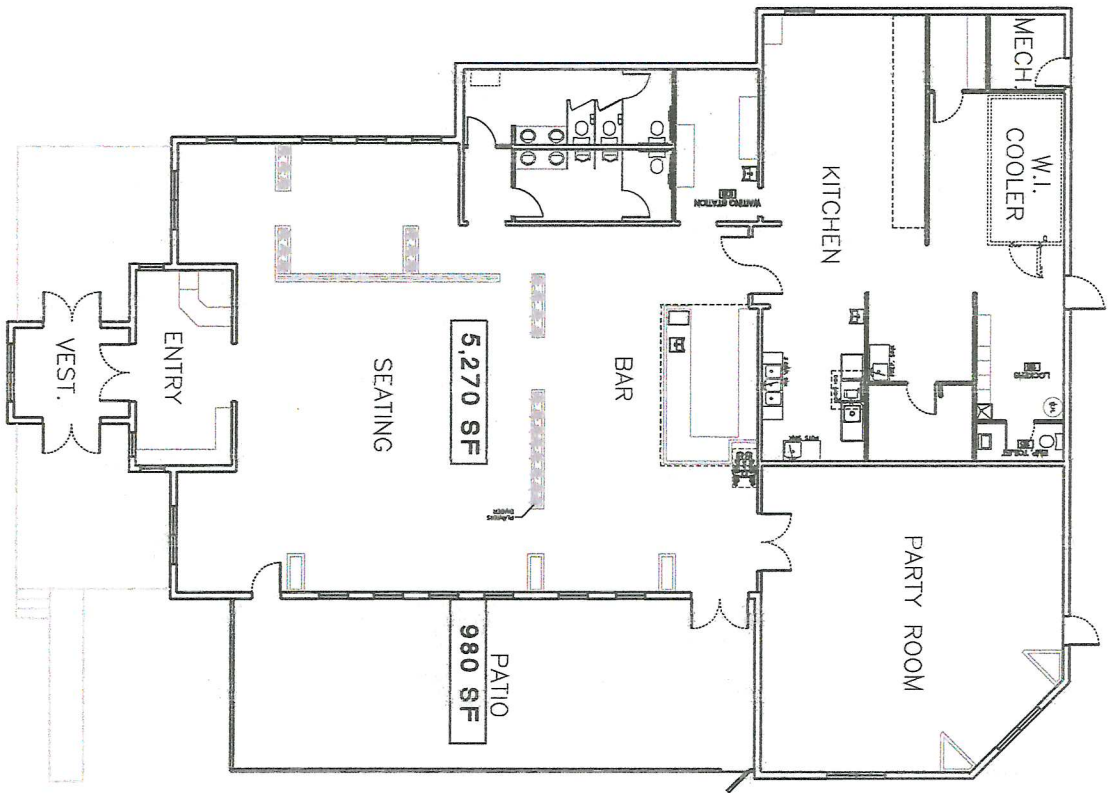
SCALE	NA	REFERENCE	1	SUPPLEMENTAL DRAWING NUMBER	Z-2
PROJECT NUMBER		REVISION		ISSUE DATE	06-26-23



LOT DIMENSIONS

SC: 1"=20'-0"

DIVICAD DESIGN GROUP 314-452-3968	LAS BRISAS RESTAURANT DESIGN CONCEPT - BOARD OF ADJUSTMENT			NA
	8620 Daniel Dunklin Dr, Pevely, MO 63070	SCALE	REFERENCE	SUPPLEMENTAL DRAWING NUMBER
	PROJECT NUMBER	REVISION	ISSUE DATE	
		1	Z-3 06-26-23	



PROPOSED FLOOR PLAN

SC: 1"=20'-0"

DIVICAD
DESIGN GROUP

314-452-3968

LAS BRISAS RESTAURANT
DESIGN CONCEPT - BOARD OF ADJUSTMENT

8620 Daniel Dunklin Dr, Pevely, MO 63070

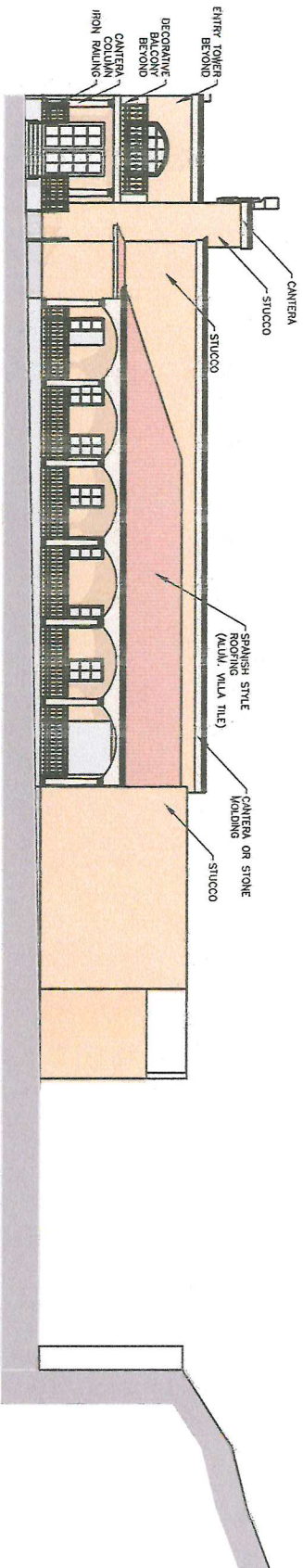
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PROJECT NUMBER	REVISION	ISSUE DATE			



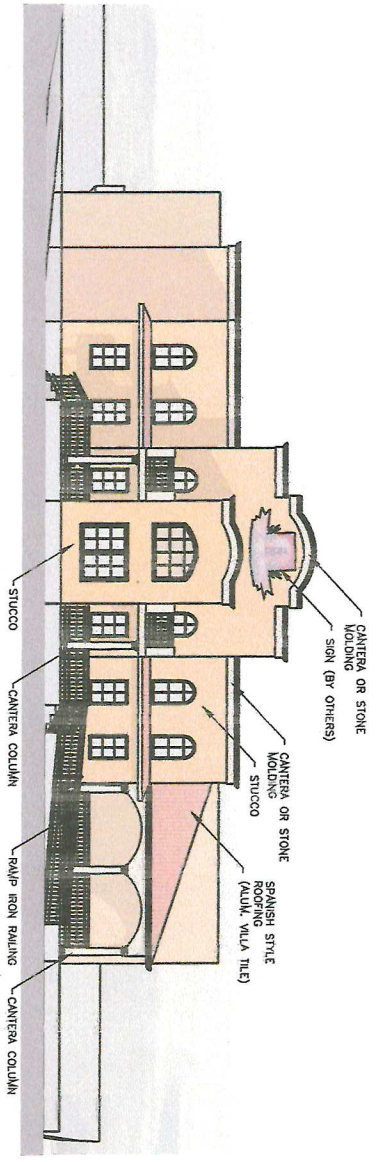
PERSPECTIVE VIEW

SC: NTS

DIVICAD DESIGN GROUP 314-452-3968		LAS BRISAS RESTAURANT DESIGN CONCEPT - BOARD OF ADJUSTMENT		NA SCALE	REFERENCE 1	SUPPLEMENTAL DRAWING NUMBER 2-5	ISSUE DATE 06-26-23
		8620 Daniel Dunklin Dr, Pevely, MO 63070		PROJECT NUMBER	REVISION		



PROPOSED WEST
SIDE ELEVATION



PROPOSED FRONT
ELEVATION

SC: 1" = 20'-0"

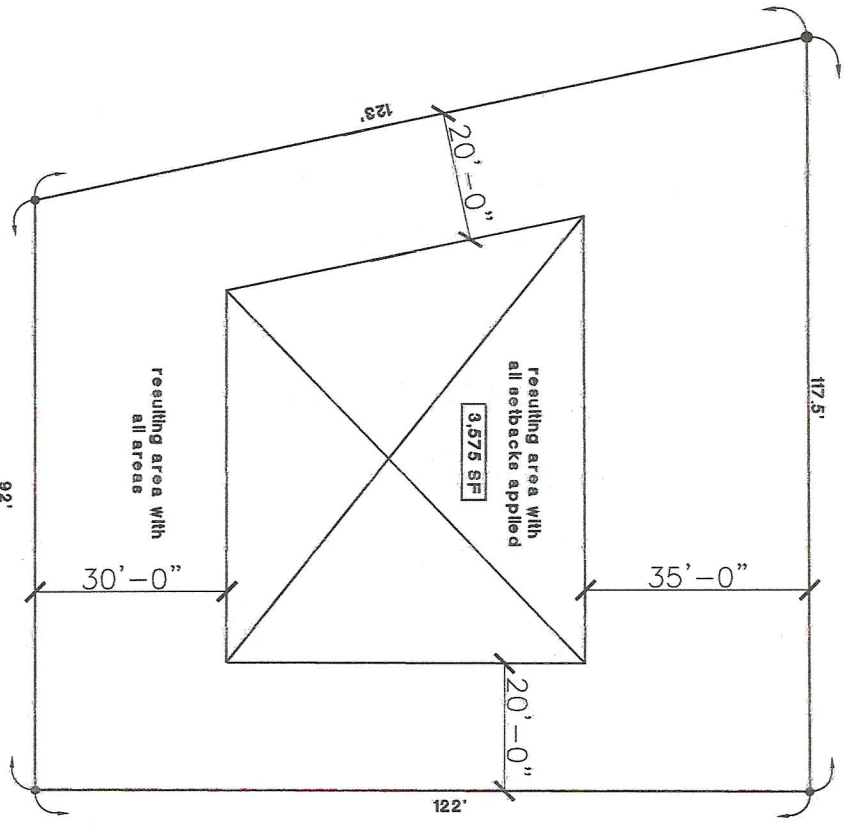
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DESIGN GROUP

314-452-3968

LAS BRISAS RESTAURANT
DESIGN CONCEPT - BOARD OF ADJUSTMENT

8620 Daniel Dunklin Dr, Pevely, MO 63070

SCALE	NA	REFERENCE	1	SUPPLEMENTAL DRAWING NUMBER	Z-6
PROJECT NUMBER	REVISION	ISSUE DATE	06-26-23		



OPTION 1

this option includes all setbacks as required, resulting in an area of 3,500 SF that does not meet the expectations of the owners, since they are looking to increase the area of their business to provide a better service to their clientele.

1 LOT DIMENSIONS AND REQUIRED SETBACKS

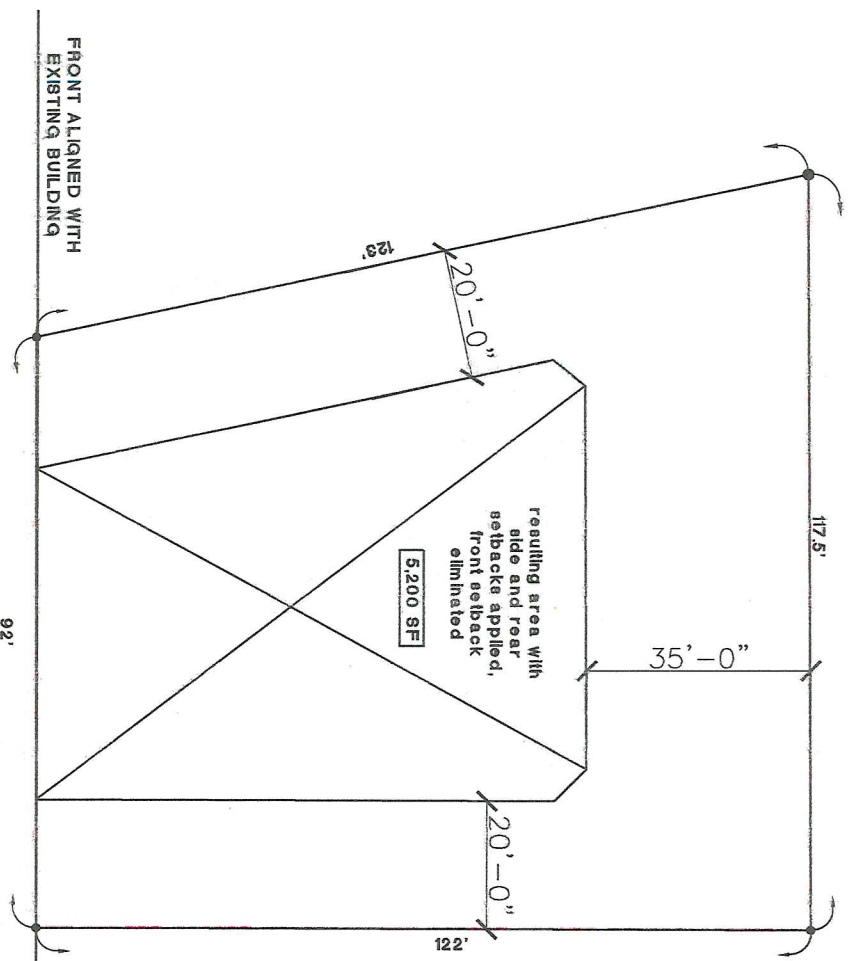
SCALE: 1" = 30'-0"



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314-452-3968

LAS BRISAS RESTAURANT
DESIGN CONCEPT - BOARD OF ADJUSTMENT
8620 Daniel Dunkin Dr, Pevely, MO 63070

NA	Z- OPTION 1	
SCALE	REFERENCE	SUPPLEMENTAL DRAWING NUMBER
	1	06-26-23
PROJECT NUMBER	REVISION	ISSUE DATE



OPTION 2
 this option includes side and rear setbacks as required, but eliminates the front setback increasing the building area to 5,200. This looks better, but still short on desired areas.

2 LOT DIMENSIONS AND REQUIRED SETBACKS (BUT FRONT)

SCALE: 1"=30'-0"



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LAS BRISAS RESTAURANT
 DESIGN CONCEPT - BOARD OF ADJUSTMENT

8620 Daniel Dunklin Dr, Pavey, MO 63070

NA

Z-OPTION 2

SCALE

REFERENCE

SUPPLEMENTAL DRAWING NUMBER

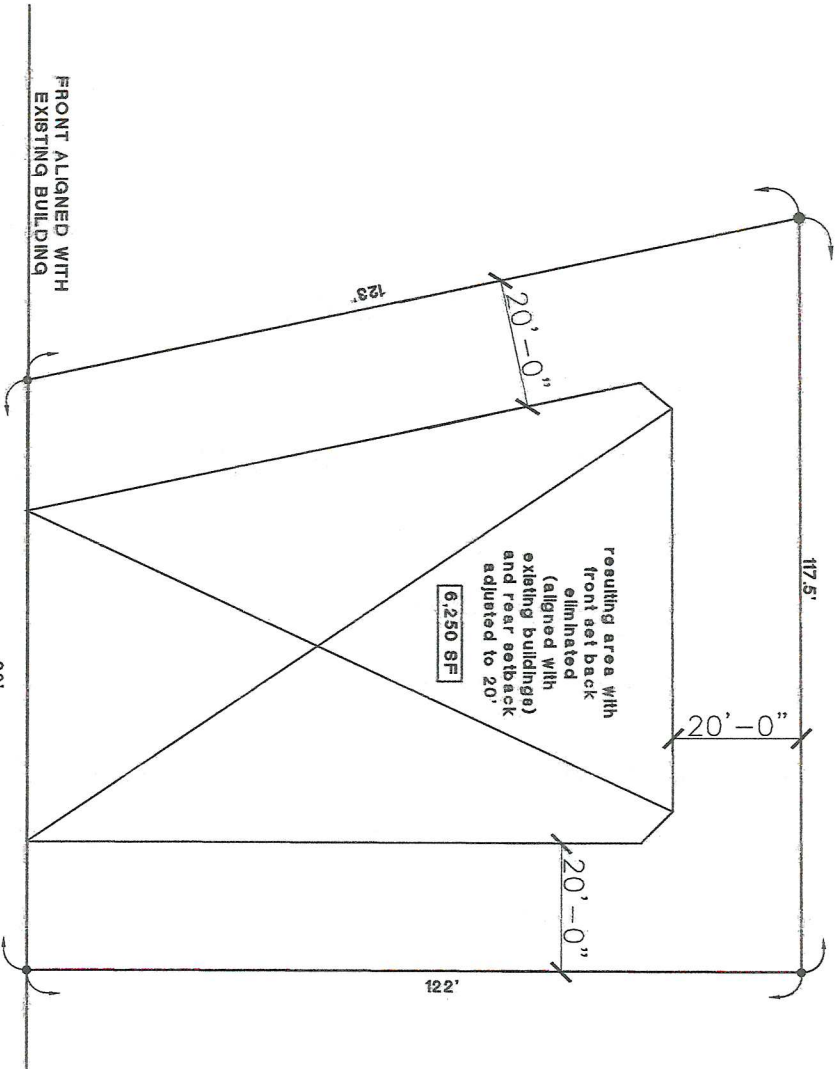
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06-26-23

PROJECT NUMBER

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OPTION 3

this option includes side setbacks as required, but eliminates the front setback and modifies the rear setback to 20' increasing the building area to 6,250. This option will give the Owners a better chance to be successful.

We respectfully ask the Board to consider this option as a win-win for both, the Owners and the City.



NOT TO SCALE

1 LOT DIMENSIONS AND PROPOSED SETBACKS

A1.1 SCALE: 1"=30'-0"

DIVICAD

DESIGN GROUP

314-452-3968

LAS BRISAS RESTAURANT

DESIGN CONCEPT - BOARD OF ADJUSTMENT

NA

Z- OPTION 3

SCALE

REFERENCE

SUPPLEMENTAL DRAWING NUMBER

8620 Daniel Dunklin Dr., Pevely, MO 63070

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