

**ST. CHARLES COUNTY  
BOARD OF ZONING ADJUSTMENT  
AGENDA FOR REGULAR MEETING  
MARCH 3, 2022  
7:00 PM**

EXECUTIVE BUILDING  
THIRD FLOOR COUNCIL CHAMBERS  
100 N. THIRD STREET, ST. CHARLES, MO 63301

**Tentative  
Agenda**

Please note: This agenda may be modified and additional items or documents may be added to the application packets through 5:00 p.m. on Wednesday, March 2, 2022.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARINGS**

**I. VARIANCE REQUEST - 4450 SOUTH HIGHWAY 94**

Application Number: VAR22-01  
Property Owner: St. Charles County  
Applicant: Gregory Hoffmann on behalf of Miss Augusta, LLC  
Variance Requested: A request to vary Section 405.355 B.2 of the Ordinances of St. Charles County (OSCCMo) to allow for the placement of a movable accessory structure at the adjacent ground level rather than at 1-foot above the base flood elevation, in accordance with Section 405.375 OSCCMo.  
Property Zoning: I2, Heavy Industrial District and A, Agricultural District, with Floodway and Floodway Fringe Overlay Districts  
Parcel Area: 48.20 acres  
Location: Located approximately 2,900 feet east of Berg Crossing Drive, adjacent to the Missouri River, in Klondike Park.  
County Council District: 2  
Parcel Account Nos.: 189630A000 and 189240E000  
Documents:

[BZA AGENDA PACKET - VAR22-01.PDF](#)

**II. VARIANCE REQUEST - 1266 NORTH POINT PRAIRIE RD**

Application Number: VAR22-02  
Property Owners: Bradley C Wade and Rachel R Wade  
Applicant: Brad Wade

Variances Requested: (A) A request to vary Section 405.080.E.2 of the Ordinances of St. Charles County (OSCCMo) to reduce the minimum front yard for an accessory structure from 50 feet to 27 feet; and

(B) A request to vary Section 405.080.D.3 OSCCMo to reduce the minimum side yard for a single-family dwelling from 40 feet to 24 feet.

Property Zoning: A, Agricultural District

Parcel Area: 2.67 acres

Location: On the east side of North Point Prairie Road, located approximately 550 Feet south of Pasture View Court, adjacent to the City of Wentzville

County Council District: 1

Parcel Account No.: 294030A000

Documents:

[BZA AGENDA PACKET - VAR22-02.PDF](#)

#### **APPROVAL OF MINUTES FROM THE OCTOBER 7, 2021 MEETING**

**Documents:**

[10.07.2021 BZA MEETING MINUTES - DRAFT.PDF](#)

**OTHER BUSINESS**

**ADJOURNMENT**