



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Thursday, November 12, 2020

7:00 PM

MEMBERS: Zach Wood (Chair), Scott Nixon (Vice Chair), Debi Salberg, Randy Sprague, and Thomas Waltz.

ALTERNATE MEMBERS: Maren Mellem, Andrew Potthast, B.J. Pupillo

STAFF: Neil Bruntrager (City Attorney), Mara Perry (Director of Planning & Development), Danny Jendusa (Planner)

1. CALL TO ORDER

Roll call, powers of the Board, and explanation of procedures

2. PUBLIC HEARINGS

Docket #2336: A petition submitted by Mario Ballard for an **APPLICATION FOR VARIANCE** from Section 53.203(a) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 23.3% from the required forty percent (40%) of existing single family dwellings on the same block which must already have a front entry attached garage in order to construct a new front entry attached garage on Spring Avenue, where 16.7% of existing single family dwellings have a front entry attached garage. The property is located at **224 Spring Ave** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2337: A petition submitted by Michael E. Blaes on behalf of William and Julie Holland for an **APPLICATION FOR VARIANCE** from Sections 53.048(i.) and 53.048(j.) of the Zoning Code of the City of Webster Groves. The applicant is requesting one variance of 6.8 feet from the required twelve (12)-foot north side yard setback in order to enlarge and structurally alter an existing, non-conforming accessory structure located 5.2 feet from the north side property line. The applicant is requesting a second variance of 250 square feet from the maximum 1,000 square foot gross floor area allowed in accessory structures in order to construct an addition to an existing, non-conforming accessory structure. The resulting accessory structure would have a gross floor area of 1,250 square feet. The property is located at **450 Sherwood Drive** within the "A1" Twenty Thousand Square Foot Residence District.

Docket #2338: A petition submitted by Chris Pike, Thomas Alan Group, on behalf of Eric Koestner and Mary Brueggemann, for an **APPLICATION FOR VARIANCE** from Section 53.058(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting one variance of 2.3 feet from the required five (5)-foot west side yard setback in order to construct a detached garage located 2.7 feet from the west side property line. The applicant is requesting a second variance of 2.3 feet from the required five (5) foot south rear yard setback in order to construct a detached garage located 2.7 feet from the south rear property line. The property is located at **124 Helfenstein Ave.** within the "A2" Fifteen Thousand Square Foot Residence District.



Docket #2339: A petition submitted by TAUC Properties, LLC on behalf of Keras Childrens Family LP for an **APPLICATION FOR VARIANCE** from Sections 53.113(c.3) and 53.113(c.4) of the Zoning Code of the City of Webster Groves. The applicant is requesting one variance of twelve (12) feet from the required seventeen (17) foot east front yard setback in order to construct a new commercial structure located five (5) feet from the east front property line facing N Laclede Station Rd. The applicant is requesting a second variance of 27.5 feet from the required 37.5 foot west front yard setback in order to construct a new commercial structure located ten (10) feet from the west front property line facing Big Bend Blvd. The property is located at **7816 Big Bend Blvd.** within the "C" Commercial District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **December 10, 2020** (Meeting dates are subject to change)

5. ADJORNMENT

The Public is welcome to comment on any item on this agenda. The Board of Adjustment Chairperson will invite anyone who wishes to speak about an item on the agenda after staff and the petitioner have made their presentations. When you address the Board of Adjustment, please step to the microphone at the podium and state your name and address. All meetings are tape-recorded. Individuals who require an accommodation (sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 314-963-5318 (fax: 314-963-7561) or Relay Missouri at 1-800-735-2966 (TDD) at least two working days prior to the meeting.

Due to the regulations issued by St. Louis County, Meeting of the Board of Adjustment will be available to the public via teleconference. Instructions on listening through your phone or computer to the teleconference will be made available in advance of the meeting date at www.webstergroves.org/teleconference