



BOARD OF ADJUSTMENT
CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD
Thursday, May 13, 2021
7:00 PM

MEMBERS: Debi Salberg (Chair), Scott Nixon (Vice Chair), B.J. Pupillo, Randy Sprague, and Thomas Waltz.

ALTERNATE MEMBERS: John Burse, Maren Mellem, Andrew Potthast,

STAFF: Charles Billings (Acting City Attorney), Danny Jendusa (Planner)

1. CALL TO ORDER
Roll call, powers of the Board, and explanation of procedures
2. PUBLIC HEARINGS

Docket #2343: A petition submitted by TAUC Properties, LLC on behalf of Keras Childrens Family LP for an **APPLICATION FOR VARIANCE** from Section 54.060(C.) and 54.075(b.2.) of the Sign Code of the City of Webster Groves. The applicant is requesting a variance of one (1) sign in excess of the maximum two (2) permanent signs that are allowed per street facing wall in order to install three (3) wall signs on a commercial building that will face Big Bend Boulevard.

The applicant is requesting a second variance of seventy-seven (77) square feet in excess of the maximum six (6) square foot sign area that may be allowed on the side or rear wall of a commercial building with an entrance facing a parking lot in order to install an eighty-three (83) square foot wall sign on the south elevation of a commercial building facing a parking lot. The property is located at **7816 Big Bend Blvd** within the "C" Commercial District.

Docket #2344- A petition submitted by Donald and Debra Fitzgerald for an **APPLICATION FOR VARIANCE** from Section 53.196(b.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of two (2) feet in excess of the maximum four (4)-foot fence height allowed in a front yard in order to install a six (6)-foot tall fence of approximately 20 linear feet located in the north front yard of the subject property. The property is located at **901 S Gore Ave.** within the "A3" Ten Thousand Square Foot Residence District.

Docket #2345- A petition submitted by James Hotop on behalf of Daniel and Chaney Hagemann for an **APPLICATION FOR VARIANCE** from Section 53.058(j.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of five (5) feet from the required ten (10)-foot north side yard setback in order to construct an accessory structure detached garage located five (5) feet from the north side property line. The property is located at **325 S Maple Ave.** within the "A2" Fifteen Thousand Square Foot Residence District.

Docket #2346- A petition submitted by Michael Killeen on behalf of Kelsey and Henry Scott for an **APPLICATION FOR VARIANCE** from Section 53.073(c.2.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 1.2 feet from the required five (5) foot east side yard setback in order to construct a rear addition and deck located 3.8 feet from the east side property line. The property is located at **603 Sunnyside Ave.** within the "A4" Seventy Five Hundred Square Foot Residence District.



Docket #2347- A petition submitted by Michael E. Blaes on behalf of Terry and Anita Barnes-Fox for an **APPLICATION FOR VARIANCE** from Section 53.058(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of five (5) feet from the required ten (10) foot east rear yard setback in order to construct an accessory structure detached garage located five (5) feet from the east rear property line. The property is located at **166 S Gore Ave.** within the "A2" Fifteen Thousand Square Foot Residence District.

Docket #2348- A petition submitted by James and Jana Drew for an **APPLICATION FOR VARIANCE** from Section 53.053(c.2.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 4.09 feet from the required 7.2-foot south side yard setback in order to construct a rear deck located 3.11 feet from the south side property line. The property is located at **218 Parkhurst Terrace** within the "A2" Fifteen Thousand Square Foot Residence District.

Docket #2349- A petition submitted by Sean Finley on behalf of Timothy and Andrea Sampson for an **APPLICATION FOR VARIANCE** from Section 53.078(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 2.18 feet from the required five (5)-foot north side yard setback in order to structurally alter an existing, non-conforming accessory structure located 2.82 feet from the north side property line. The property is located at **50 N Bompert Ave** within the "A4" Seventy Five Hundred Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **June 10, 2021** (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