



**BOARD OF ADJUSTMENT**

**CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD**

***Thursday, September 9, 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 #2356:** A petition submitted by Ross Welch on behalf of James and Jennifer McKenzie for an **APPLICATION FOR VARIANCE** from Sections 53.203(a.), 53.058(n.), and 53.058(l.) of the Zoning Code of Webster Groves. The applicant is requesting one variance of forty percent (40%) from the minimum required forty percent (40%) of existing single family dwellings which must already have a front entry garage on the subject property's block in order to construct a new front entry garage on Big Bend Blvd, where zero percent (0%) of existing single family dwellings have a front entry garage. The applicant is requesting a second variance of 4.92 feet from the minimum required ten (10)-foot north side yard setback in order to construct a front entry garage located 5.08 feet from the north side property line. The applicant is requesting a third variance of 191 square feet in excess of the maximum 360 square foot gross floor area allowed in a second accessory structure on a residential lot in order to construct a second accessory structure with a gross floor area of 551 square feet. The property is located at **9435 Big Bend Blvd** within the "A2" Fifteen Thousand Square Foot Residence District.

**Docket #2357:** A petition submitted by Brian and Monica O'Connor for an **APPLICATION FOR VARIANCE** from Section 53.073(f.) of the Zoning Code of Webster Groves. The applicant is requesting a variance of seven (7) feet from the minimum required twenty-five (25) foot rear yard (south) setback in order to construct an addition located eighteen (18) feet from the rear (south) property line. The property is located at **675 Amelia Ave.** within the "A4" Seventy Five Hundred Square Foot Residence District.

**Docket #2358:** A petition submitted by Maren Mellem and Ryan Martin for an **APPLICATION FOR VARIANCE** from Section 53.203(a.) of the Zoning Code of Webster Groves. The applicant is requesting a variance of eighteen percent (18%) from the minimum required forty percent (40%) of existing single family dwellings which must already have a front entry attached garage on the subject property's block in order to allow a front entry attached garage on S Maple Avenue,



where twenty-two percent (22%) of existing single family dwellings have a front entry attached garage. The property is located at **320 S Maple Ave** within the "A3" Ten Thousand Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **September 9, 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.*

*The meeting will be available to the public in-person, and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at [webstergroves.org/teleconference](http://webstergroves.org/teleconference).*

*Please note, residents can share comments virtually via Zoom using the "Raise Hand" option, in-person at the meeting, or via email. However, e-mailed comments will not be read aloud at the meeting. Due to the high incidence of COVID-19 in the St. Louis community, masks will be required by all attendees regardless of vaccination status.*