



BOARD OF ADJUSTMENT
CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD
Thursday – February 11, 2016
7:00 PM

MEMBERS: Carolyn Nolan (Chair), Zach Wood (Vice Chair), Chris Endraske, Scott Nixon, Charles Klehm. **ALTERNATE MEMBERS:** Jesse Bray, Maren Mellem, VACANT. **STAFF:** Helmut Starr (City Attorney), Mara Perry (Director of Planning & Development)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

Docket #2252: A petition submitted by Ramona D Nystrom & Lloyd W. Nystrom Revocable Trust etal. for an **APPEAL** of the determination of the Building Commissioner under the jurisdiction of Section 53.307(a) of the Zoning Code. The appellant alleges that the City was in error in determining that the living space the home owner has begun to renovate does not meet minimum head room requirements according to Section R305.1 of the International Building Code. The property is located at **34 E. Swon Ave.** and is within the "A2" Fifteen Thousand Square Foot Residence District.

Docket #2253: A petition submitted by James B. & Stephanie S. Morgan for an **APPLICATION FOR VARIANCE** from Sections 53.068(j) & 53.068(n) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of 4.8 ft. from the required (south) side yard setback of 8 ft. and a variance of 4.64 ft. from the required 10 ft. separation between the main building and existing detached accessory structure in order to erect a one and one-half story addition to the existing detached accessory structure. The property is located at **324 S. Maple Ave.** and is within the "A3" Ten Thousand Square Foot Residence District.

3. OTHER BUSINESS:

4. NEXT REGULAR MEETING: **March 2, 2016** (Meeting dates are subject to change)

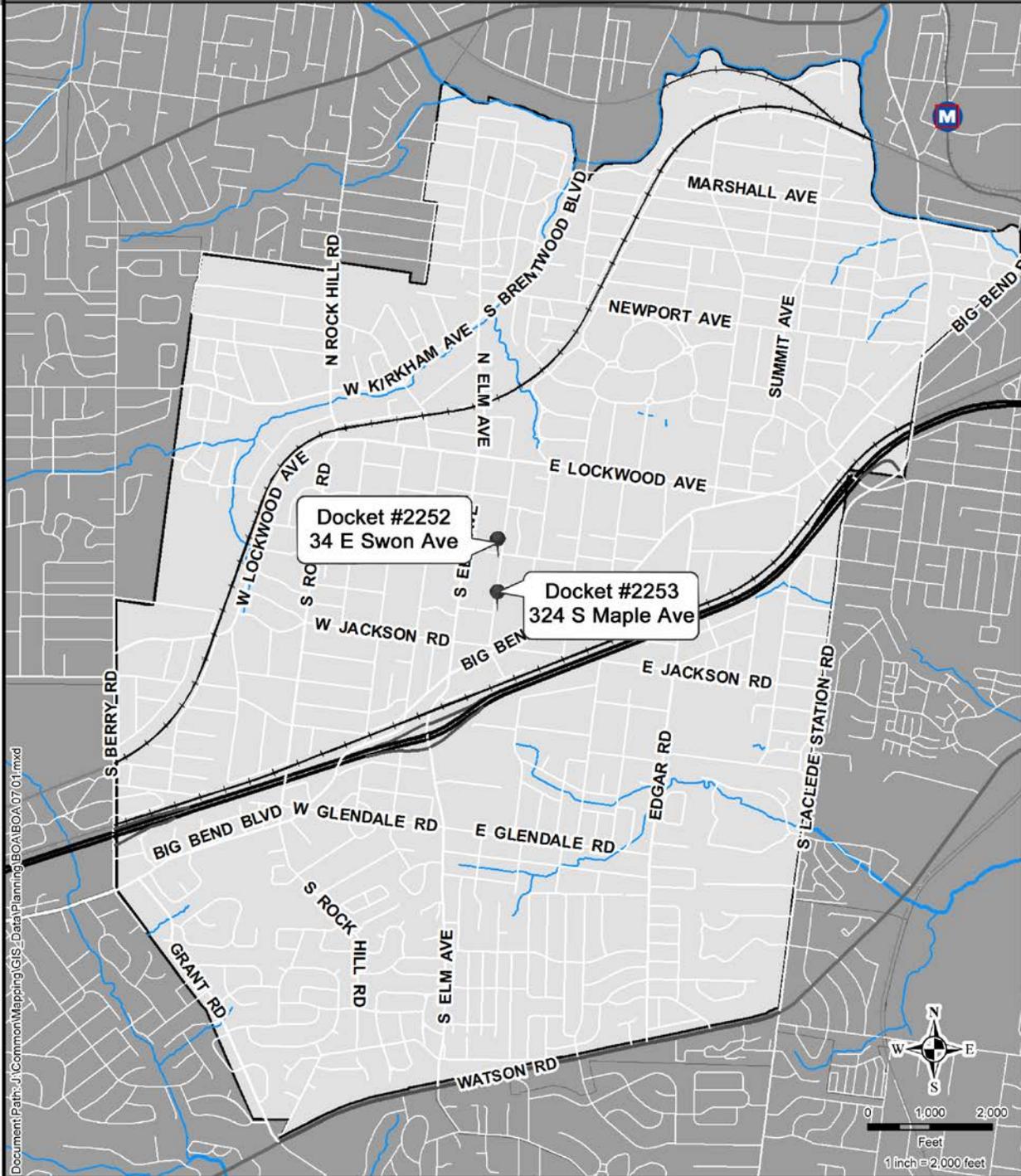
5. ADJOURNMENT

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.



Planning Department

Board of Adjustment - February 11, 2016



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