



**BOARD OF ADJUSTMENT**

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

***Wednesday – March 2, 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), Graeme Buffett (Planner)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

**Docket #2254:** A petition submitted by Randy L. Besand for an **APPLICATION FOR VARIANCE** from Sections 53.078(f), 53.078(j) & 53.078(n) of the Municipal Code (Zoning Code) of the City of Webster Groves. In order to reconstruct and expand upon an existing detached two car garage, the applicant is requesting the following variances: 1. a variance of 12.54 feet from the required (western) alternate front yard setback of 15.98 feet for accessory structures sitting behind the front yard line on a corner lot; 2. a variance of 3.37 feet from the required (eastern) side yard setback of 6 feet for accessory structures over 672 sq. ft. or 12 feet in height; and 3. a variance of 3.19 feet from the required 5 foot rear yard setback. The property is located at **401 Greeley Ave.** and is within the "A4" Seventy Five Hundred Square Foot Residence District.

**Docket #2255:** A petition submitted by Mike and Stephanie Heavey for an **APPLICATION FOR VARIANCE** from Sections 53.043(c)(3) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of 22.54 ft. from the required alternate front yard (south) setback of 54 ft. in order to erect a one story building addition that is located 31.46 ft. from the front (south) property line. The property is located at **46 Glen Rd.** and is within the "A1" Twenty Thousand Square Foot Residence District. **HELD PER PETITIONER TO APRIL 6, 2016**

3. OTHER BUSINESS:

4. NEXT REGULAR MEETING: **April 6, 2016** (Meeting dates are subject to change)

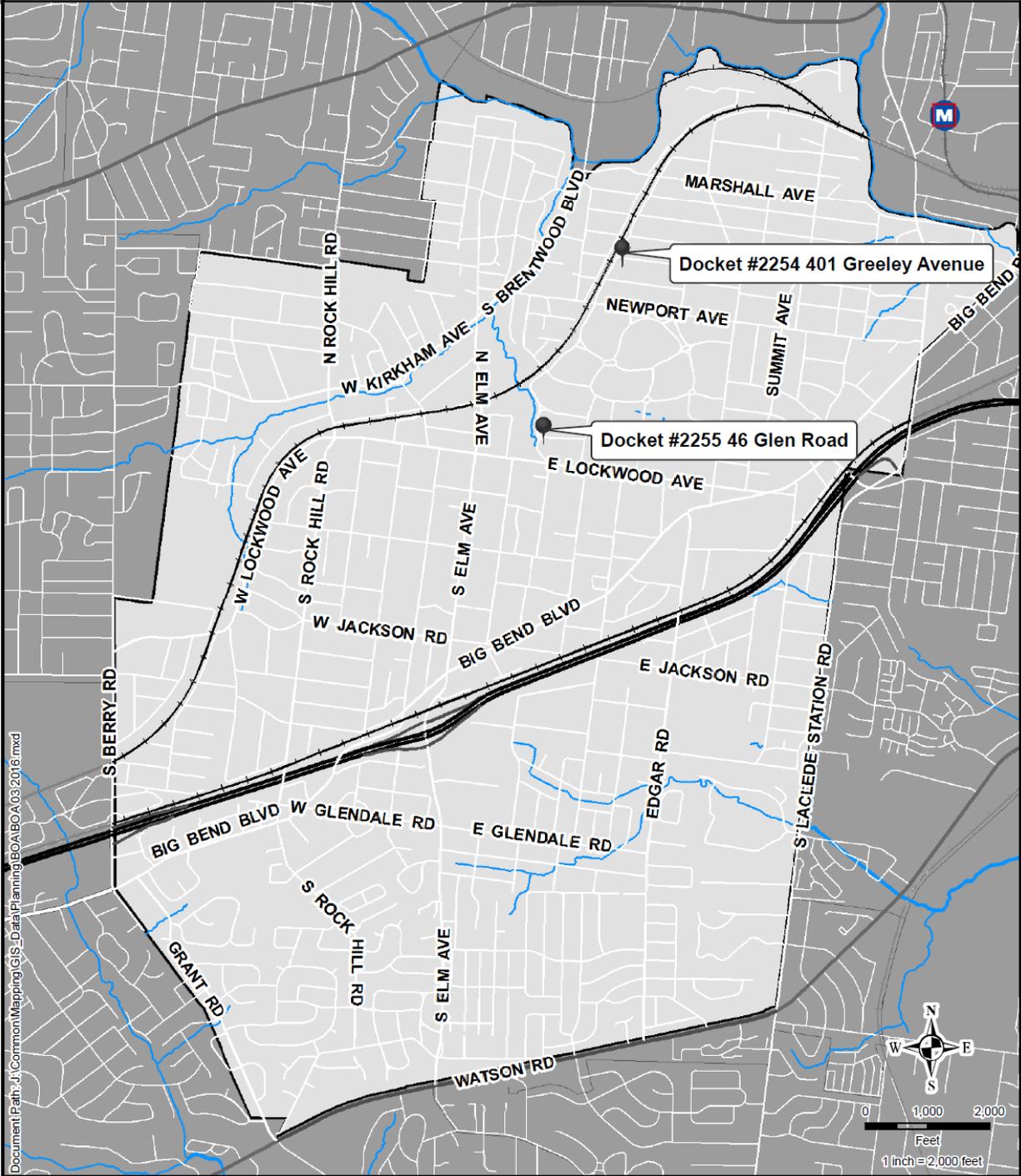
5. ADJOURNMENT

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

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