



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Wednesday – July 6, 2016

7:00 PM

MEMBERS: Carolyn Nolan (Chair), Zach Wood (Vice Chair), Chris Endraske, Scott Nixon, Charles Klehm. **ALTERNATE MEMBERS:** Jesse Bray, Maren Mellem, Thomas Waltz. **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 #2258: A petition submitted by Mario S. Ballard for an **APPLICATION FOR VARIANCE** from Section 53.073(d) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of 3.5 ft. from the required side yard (northeastern) setback of 6 ft. in order to construct an addition (front porch) that is located 2.5 ft. from the side (northeastern) property line. The property is located at **224 Spring Avenue** and is within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2259: A petition submitted by Ryan Kirchner of Bullock Building and Development, LLC on behalf of 408 Spring LLC, owners of 408 Spring Ave for an **APPLICATION FOR VARIANCE** from Section 53.073(a) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of a half-story from the maximum allowed height of two and a half (2 ½) stories in order to erect a new three-story rear building addition. The property is located at **408 Spring Ave.** and is within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2260: A petition submitted by Webster Groves School District for an **APPLICATION FOR VARIANCE** from Sections 53.078(a), 53.078(f), & 53.078(g) of the Municipal Code (Zoning Code) of the City of Webster Groves. In order to construct an elevated two (2) story press-box on the Webster Groves High School soccer field the applicant is requesting the following variances: 1. A variance to permit an accessory building upon a lot where no main building is present; 2. A variance of 54.5 feet from the required (eastern) front lot line setback for an accessory building; and 3. A variance of a half-story from the maximum allowed height of one and a half (1 ½) stories for an accessory building. The property is located at **123 Selma Ave.** and is within the "A3" Ten Thousand Square Foot Residence District.

3. OTHER BUSINESS:

4. NEXT REGULAR MEETING: **July 3, 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.