



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Wednesday – November 9, 2016

6:00 PM

MEMBERS: Zach Wood (Chair), Chris Endraske, Scott Nixon (Vice Chair), Charles Klehm, and Maren Mellem.

ALTERNATE MEMBERS: Thomas Waltz and Andrew Potthast.

STAFF: Helmut Starr (City Attorney), Mara Perry (Director of Planning & Development), Anna Krane (Planner)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

Docket #2266: A petition submitted by James and Michelle Ertel for an **APPLICATION FOR VARIANCE** from Section 53.048(n) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of three (3) feet from the required side (north) yard setback of five (5) feet for an accessory structure in order to erect a six hundred and seventy-two (672) square foot detached garage that is located two (2) feet from the side (north) property. The property is located at **229 N. Bompert Avenue** and is within the "A1" Twenty Thousand Square Foot Residence District.

Docket #2267: A petition submitted by Donna Miller and David Dempsher for an **APPLICATION FOR VARIANCE** from Section 53.048(n) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of 2.83 feet from the required rear (east) yard setback of five (5) feet and a variance of 4.44 feet from the required side (north) yard setback of five (5) feet for an accessory structure in order to erect a four hundred and twenty (420) square foot detached garage that is located 2.17 feet from the rear (east) property line and 0.56 feet from the side (north) property line. The property is located at **110 Orchard Avenue** and is within the "A1" Twenty Thousand Square Foot Residence District.

Docket #2268: A petition submitted by Walter and Jacqueline Schuster for an **APPLICATION FOR VARIANCE** from Section 53.073(f) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of thirteen (13) feet from the required rear (south) yard setback of twenty-five (25) feet in order to erect a one story building addition that is located twelve (12) feet from the rear (south) property line. The property is located at **546 Gray Avenue** and is within the "A4" Seventy-Five Hundred Square Foot Residence District.



Docket #2269: A petition submitted by Benjamin Ellermann for an **APPLICATION FOR VARIANCE** from Section 53.073(b.3) and Section 53.073(b.4) of the Municipal Code (Zoning Code) of the City of Webster Groves. The applicant is requesting a variance of 1.72 feet from the required front (north) yard setback of 8.8 feet in order to modify an existing staircase with a 3.6 square foot addition that is located 7.08 feet from the front (north) property line. The applicant is also requesting a variance of 4.6 feet from the required front (north) yard setback of 8.8 feet in order to erect a two-hundred and eighty-eight (288) square foot detached garage that is located 4.2 feet from the front (north) property line. The property is located at **7601 Big Bend Blvd.** and is within the "A4" Seventy-Five Hundred Square Foot Residence District.

3. OTHER BUSINESS
4. NEXT REGULAR MEETING: **December 7, 2016** (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.