



**BOARD OF ADJUSTMENT**

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

***Thursday, January 14, 2021***

**7:00 PM**

**MEMBERS:** Scott Nixon (Vice Chair), Debi Salberg, Randy Sprague, and Thomas Waltz.

**ALTERNATE MEMBERS:** Maren Mellem, Andrew Potthast, B.J. Pupillo

**STAFF:** Charles Billings (Acting City Attorney), Mara Perry (Director of Planning & Development),  
Danny Jendusa (Planner)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

**Docket #2341**: A petition submitted by Joe Page on behalf of Justin Struttman and Nicole Struttman-Miller for an **APPLICATION FOR VARIANCE** from Sections 53.068(j.), 53.068(l.), 53.068(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting one variance of five (5)-feet from the required eight (8)-foot west side yard setback in order to structurally alter an existing, non-conforming accessory structure located three (3)-feet from the west side property line. The applicant is requesting a second variance of two (2)-feet from the required five (5)-foot north rear yard setback in order to structurally alter an existing, non-conforming accessory structure located three (3)-feet from the north rear property line. The applicant is requesting a third variance of 81 square feet from the maximum 725 square foot ground floor area allowed at an accessory structure at the subject property in order to structurally alter an existing, non-conforming accessory structure with a ground floor area of 806 square feet. The property is located at **503 Foote Ave.** within the "A3" Ten Thousand Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **February 11, 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.

*Due to the regulations issued by St. Louis County, Meeting of the Board of Adjustment will be available to the public via teleconference. Instructions on listening through your phone or computer to the teleconference will be made available in advance of the meeting date at [www.webstergroves.org/teleconference](http://www.webstergroves.org/teleconference)*