



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Wednesday – April 4th, 2018

6:00 PM

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

ALTERNATE MEMBERS: Andrew Potthast, Debi Salberg and Jerome Schmidt.

STAFF: Harry O'Rourke (Acting City Attorney), Mara Perry (Director of Planning and Development), Danny Jendusa (Planner)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

Docket #2295: A petition submitted by Dean and Linda Wimpfheimer, trustees of the Dean and Linda Wimpfheimer Revocable Living Trust, for an **APPLICATION FOR VARIANCE** from Section 53.068(n) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 1.83 feet from the required five (5) foot side yard (north) setback in order to construct a one story detached garage that will be located 3.17 feet from the side (north) property line. The applicant is requesting a second variance of 2.42 feet from the required five (5) foot rear yard (east) setback in order to construct a one story detached garage that will be located 2.58 feet from the rear (east) property line. The property is located at **222 S Maple Avenue** and is within the "A3" Ten Thousand Square Foot Residence District.

Docket #2296: A petition submitted by Richard and Kathleen Mazzarella, trustees of the Mazzarella Living Trust, for an **APPLICATION FOR VARIANCE** from Section 53.203(a) and Section 53.073(f) of the Zoning Code of the City of Webster Groves. The applicant is requesting one variance of 40% from the required 40% of existing single-family dwellings on both sides of the street on the same block as the subject property which must already have a front entry attached garage in order to construct a front entry attached garage facing Dornell Drive. The applicant is requesting a second variance of 19.58 feet from the required rear yard (east) setback of twenty-five (25) feet in order to construct the front entry attached garage addition which will be located 5.42 feet from the rear (east) lot line. The property is located at **136 Dornell Drive** and is within the "A4" Seventy Five Hundred Square Foot Residence District.



Docket #2297: A petition submitted by Mel Wagner on behalf of James Wetton III for an **APPLICATION FOR VARIANCE** from Section 53.073(f) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of ten (10) feet from the required rear yard (southwest) setback of twenty-five (25) feet in order to enclose an existing deck that is located fifteen (15) feet from the rear (southwest) property line. The property is located at **218 Innisfail Drive** and is within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2298: A petition submitted by Richard S. and Carey Timmerman, trustees of the Richard S. and Carey Timmerman Revocable Living Trust, for an **APPLICATION FOR VARIANCE** from Section 53.063(d) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 5.19 feet from the required thirty (30) foot rear yard (west) setback in order to construct an enclosed second story addition that will be located 24.81 feet from the rear (west) property line. The property is located at **4 Crocus Court** and is within the "A3" Ten Thousand Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **May 2nd, 2018** (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.