



**BOARD OF ADJUSTMENT**

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

***Wednesday – September 5th, 2018***

**7:00 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:** Nathan Nickolaus (City Attorney), Danny Jendusa (Planner)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

**Docket #2303:** A petition submitted by Phillip and Carol Kirk for an **APPLICATION FOR VARIANCE** from Section 53.053(b.1) and 53.053(b.2.A) to allow Section 53.053(b.5) of the Zoning Code of the City of Webster Groves to establish the Front Yard Setback at the subject property.. The applicant is requesting a variance of 18.11 feet from the required 75 foot front yard (north) setback in order to construct a side addition which will be located behind the original dwelling structure, currently at 56.89 feet from the front (north) property line. The property is located at **9350 Big Bend Blvd.** and is within the “A2” Fifteen Thousand Square Foot Residence District.

**Docket #2304:** A petition submitted by Peter and Stephanie Slonka for an **APPLICATION FOR VARIANCE** from Section 53.078(j) and Section 53.078(n) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of one (1) foot from the required six (6) foot side yard (north) setback in order to make a structural alteration to an existing non-conforming detached garage that is located five (5) feet from the side (north) property line. The applicant is requesting a second variance of 0.42 feet from the required six (6) foot side yard (south) setback in order to make a structural alteration to the existing non-conforming detached garage that is located 5.58 feet from the side (south) property line. The applicant is requesting a third variance of 2.85 foot from the required five (5) foot rear yard (east) setback in order to make a structural alteration to the existing non-conforming detached garage that is located 2.15 feet from the rear (east) property line. The property is located at **624 Cornelia Avenue** and is within the “A4” Seventy Five Hundred Square Foot Residence District.



3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **October 3rd, 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.