



BOARD OF ADJUSTMENT
CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD
Thursday, March 14, 2019
7:00 PM

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

ALTERNATE MEMBERS: Andrew Potthast, Maren Mellem, and Jerome Schmidt.

STAFF: Neil Bruntrager (City Attorney), Danny Jendusa (Planner)

1. CALL TO ORDER
Roll call, powers of the Board, and explanation of procedures
2. PUBLIC HEARINGS

Docket #2311: A petition submitted by Rudolph M. Beuc III on behalf of Greg and Anne Jozwik, Trustees of the Greg and Anne Jozwik Revocable Living Trust, for an **APPLICATION FOR VARIANCE** from Section 53.073(c.2) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 2.84 feet from the required side yard (north) setback of 4.24 feet to construct a front entry attached garage and second story addition, located 1.4 feet from the side (north) property line. The property is located at **347 Page Ave.** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2312: A petition submitted by Naomi Neal for an **APPLICATION FOR VARIANCE** from Section 53.203(a.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of fifteen percent (15%) from the required forty percent (40%) of existing single family dwellings on the same block which must already have a front entry attached garage in order to construct a new front entry attached garage on Foote Avenue, where twenty-five (25%) of existing single family dwellings have a front entry garage. The property is located at **649 Foote Ave.** within the "A3" Ten Thousand Square Foot Residence District.

Docket #2313: A petition submitted by Scott and Clare MacConnell, for an **APPLICATION FOR VARIANCE** from Section 53.073(b.5) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of fifteen (15)-feet from the required thirty-three (33)-foot front yard (south) setback in order to construct a two-story addition which will be located eighteen (18)-feet from the front (south) property line. The property is located at **604 W Glendale Ave.** within the "A4" Seventy Five Hundred Square Foot Residence District.

3. OTHER BUSINESS
4. NEXT REGULAR MEETING: **April 11, 2019** (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.