



**BOARD OF ADJUSTMENT**

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

***Thursday, April 11, 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 #2314:** A petition submitted by William S. Callander II for an **APPLICATION FOR VARIANCE** from Sections 53.078(g.), 53.078(j.) and 53.078(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 6.7% from the maximum 40% of the gross floor area of the primary structure in order to construct a detached garage with a ground floor area equal to 46.7% of the gross floor area of the primary structure. The applicant is requesting a second variance of 2.1 feet from the required six (6)-foot side yard (east) setback in order to construct a detached garage located 3.9 feet from the side (east) property line. The applicant is requesting a third variance of 1.5 feet from the required five (5) foot rear yard (north) setback in order to construct a detached garage located 3.5 feet from the rear (north) property line. The property is located at **951 Tuxedo Ave.** within the "A4" Seventy Five Hundred Square Foot Residence District.

**Docket #2315:** A petition submitted by Michael Dinzebach on behalf of Michael and Kelly Girsch for an **APPLICATION FOR VARIANCE** from Sections 53.048(i.), 53.048(j.) and 53.048(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 325 square feet from the maximum one thousand (1,000) square foot gross floor area allowed in accessory structures at a single family residential lot. The applicant is seeking to construct a one story addition to an existing, nonconforming two story detached garage, adding 193 square feet of gross floor area to the existing 1,132 square feet of gross floor area in accessory structures at the subject property. The applicant is requesting a second variance of 9.09 feet from the required twelve (12) foot side yard (north) setback in order to construct a one story addition to an existing, nonconforming two story detached garage located 2.91 feet from the side (north) property line. The applicant is requesting a third variance of five (5) feet from the required five (5) foot rear yard (east) setback in order to construct a one story addition to an existing, nonconforming two story detached garage located zero (0) feet from the rear (east) property



line. The property is located at **44 Orchard Ave.** within the "A1" Twenty Thousand Square Foot Residence District.

**Docket #2316:** A petition submitted by Deanna and Robert Kohlburn for an **APPLICATION FOR VARIANCE** from Section 53.058(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 2.8 feet from the required five (5)-foot side yard (west) setback in order to construct an accessory structure located 2.2 feet from the side (west) property line. The applicant is requesting a second variance of 3.6 feet from the required five (5) foot rear yard (south) setback in order to construct an accessory structure located 1.4 feet from the rear (south) property line. The property is located at **110 W Jackson Rd.** within the "A2" Fifteen Thousand Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **May 9, 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.