



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Thursday, October 10, 2019

7:00 PM

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

ALTERNATE MEMBERS: Andrew Potthast, Maren Mellem.

STAFF: Charles H Billings (Acting City Attorney), Danny Jendusa (Planner)

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

Docket #2324: A petition submitted by William and Lucy Jochens for an **APPLICATION FOR APPEAL**. The applicant has petitioned to appeal the determination of the Building Commissioner under Section AB101.1 of the 2009 Edition of the International Building Code, as amended in Chapter 20 of the Municipal Code of Webster Groves. The appellant alleges that City staff incorrectly interpreted the provisions of Sections R310.1.1 through R310.1.4 in requiring a minimum of one emergency escape and rescue opening with a minimum opening height of twenty-four (24) inches in each sleeping room and that an equivalent form of construction is to be used in two bedroom windows of the existing house. The property is located at **571 Westborough Place** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2325: A petition submitted by John Fuglsang for an **APPLICATION FOR VARIANCE** from Sections 53.073(b.5) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 6.8-ft from the minimum required 24.8-ft front yard (northeast) setback in order to construct an addition to the existing house. The proposed addition will be located eighteen (18)-ft from the northeast front property line. The property is located at **800 Edgar Road** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2326: A petition submitted by Neil and Karen Bruntrager for an **APPLICATION FOR VARIANCE** from Sections 53.058(n.) and 53.203(a.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of nine (9)-ft from the required ten (10)-foot side yard (west) setback in order to construct a detached garage located less than ten (10) feet from the primary structure and located one (1)-ft from the side (west) property line. The applicant is requesting a second variance of ten percent (10%) from the required forty percent (40%) of existing single family dwellings on the same block which must already have a front entry garage in order to construct a new front entry garage on E Jackson Road, where thirty percent (30%) of existing single family dwellings have a front entry garage. The property is located at **462 E Jackson Road** within the "A2" Ten Thousand Square Foot Residence District



3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **November 14, 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.