



**BOARD OF ADJUSTMENT**

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

***Thursday, November 11, 2021***

**7:00 PM**

**MEMBERS:** Debi Salberg (Chair), B.J. Pupillo, Randy Sprague, and Thomas Waltz.

**ALTERNATE MEMBERS:** John Burse, Maren Mellem, Andrew Potthast,

**STAFF:** Charles 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 #2363:** A petition submitted by Drew and Kristen Jennings for an **APPLICATION FOR VARIANCE** from Sections 53.068(j.) and 53.068(n.) of the Zoning Code of Webster Groves. The applicant is requesting one variance of 3.7 feet from the minimum required eight (8) foot west side yard setback in order to construct an accessory structure detached garage and covered porch located 4.3 feet from the west side lot line. The applicant is requesting a second variance of 1.9 feet from the minimum required five (5) foot north rear yard setback in order to construct an accessory structure detached garage and covered porch located 3.1 feet from the north rear lot line. The property is located at **215 Portland Terrace** within the "A3" Ten Thousand Square Foot Residence District. **(WITHDRAWN BY APPLICANT)**

**Docket #2364:** A petition submitted by Christopher Pike of Thomas Alan Group on behalf of Eric and Mary Koestner for an **APPLICATION FOR VARIANCE** from Section 53.053(c.1.) of the Zoning Code of Webster Groves. The applicant is requesting a variance of 3.26 feet from the minimum required ten (10) foot west side yard setback in order to construct an addition located 6.74 feet from the west side lot line. The property is located at **124 Helfenstein Ave** within the "A2" Ten Thousand Square Foot Residence District.

**Docket #2365:** A petition submitted by Michael Blaes on behalf of Bruce and Millicent Eckhardt for an **APPLICATION FOR VARIANCE** from Sections 53.203(a.), 53.203(a.1.), and 53.203(a.3) of the Zoning Code of Webster Groves. The applicant is requesting one variance of 25.8% from the minimum required forty percent (40%) of existing single family dwellings which must already have a front entry garage on the subject property's block in order to construct a new front entry garage facing Newport Ave, where 14.2% of existing single family dwellings have a front entry garage. The applicant is requesting a second variance of 6.39 feet in excess of the maximum allowable garage width of 29.61 feet in order to construct a front entry garage with a width of thirty-six (36) feet. The applicant is requesting a third variance of 40.6 feet in excess of the maximum allowable projection of six (6) feet in order to construct a front entry garage projecting 46.6 feet in front of the remainder of the north front elevation of the dwelling. The applicant is



requesting a fourth variance in order to not construct an architecturally integrated front porch across the remainder of the north front elevation of the dwelling, which is required when a front entry garage projects four (4) feet or more beyond the remainder of a front elevation of a dwelling. The property is located at **471 Hawthorne Ave** within the "A1" Twenty Thousand Square Foot Residence District.

**Docket #2366:** A petition submitted by Michael Blaes on behalf of Kirk and Stephanie O'Donnell for an **APPLICATION FOR VARIANCE** from Sections 53.043(b.2.C.) and 53.043(b.5.) of the Zoning Code of Webster Groves. The applicant is requesting one variance of 12.72 feet from the minimum required thirty (30) foot north front yard setback in order to construct an addition located 17.28 feet from the north front lot line. The applicant is requesting a second variance of 3.85 feet from the minimum required 51.5 foot west front yard setback in order to construct an addition located 47.65 feet from the west front lot line. The property is located at **320 Park Rd** within the "A1" Twenty Thousand Square Foot Residence District.

**Docket #2367:** A petition submitted by Michael Blaes on behalf of Jason and Kathryn Wiggins for an **APPLICATION FOR VARIANCE** from Sections 53.073(b.2.B.) of the Zoning Code of Webster Groves. The applicant is requesting a variance of 13.54 feet from the minimum required thirty (30) foot north front yard setback in order to construct an addition located 16.46 feet from the north front lot line. The property is located at **360 Hillside Ave** within the "A4" Seventy Five Hundred Square Foot Residence District.

**Docket #2368:** A petition submitted by Donald Anderson on behalf of Donna and Michael Robert Oakes for an **APPLICATION FOR VARIANCE** from Sections 53.203(a.) of the Zoning Code of Webster Groves. The applicant is requesting a variance of forty percent (40%) from the minimum required forty percent (40%) of existing single family dwellings which must already have a front entry garage on the subject property's block in order to construct a new front entry garage facing Big Bend Blvd, where 0% of existing single family dwellings have a front entry garage. The property is located at **8964 Big Bend Blvd** within the "A4" Seventy Five Hundred Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **December 9, 2021** (Meeting dates are subject to change)

5. ADJORNMENT

*The meeting will be available to the public in-person, and via teleconference. Instructions on listening through your phone or computer to the teleconference are available at [webstergroves.org/teleconference](http://webstergroves.org/teleconference).*

*Please note, residents can share comments virtually via Zoom using the "Raise Hand" option, in-person at the meeting, or via email. However, e-mailed comments will not be read aloud at the meeting. Due to the high incidence of COVID-19 in the St. Louis community, masks will be required by all attendees regardless of vaccination status.*

*All meetings are 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.*