



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Wednesday, February 6, 2019

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: 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 #2309: A petition submitted by Michael Blaes, AIA, on behalf of William and Virginia Johnson, Trustees of the Johnson Revocable Trust, for an **APPLICATION FOR VARIANCE** from Section 53.043(b.1) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 1.88 feet from the required forty (40)-foot front yard (southwest) setback in order to construct an open unenclosed porch which will extend ten (10)-feet beyond the existing front setback of the original dwelling structure. The original dwelling structure is located 38.12 feet from the front (southwest) property line, encroaching 1.88 feet beyond the required forty (40)-foot front yard (southwest) setback. The property is located at **401 Algonquin Place** and is within the "A1" Twenty Thousand Square Foot Residence District.

Docket #2310: A petition submitted by David and Emily Vasbinder for an **APPLICATION FOR VARIANCE** from Section 53.078(j) and 53.078(n) of the Zoning Code of the City of Webster Groves. The applicant is requesting one variance of four (4)-feet from the required six (6)-foot side yard (east) setback in order to construct a one and one-half (1.5)-story detached garage that will be located two (2) feet from the side (east) property line. The applicant is requesting a second variance of 1.2 feet from the required five (5) foot rear yard (north) setback in order to construct a one and one-half (1.5)-story detached garage that will be located 3.8 feet from the rear (north) property line. The property is located at **331 Baker Avenue** and is within the "A4" Seventy Five Hundred Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **March 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.