



BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Thursday, July 18, 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.

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 #2318: A petition submitted by Steven and Julia Agles for an **APPLICATION FOR VARIANCE** from Section 53.196(a.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of two (2) feet from the maximum four (4)-foot fence height in order to allow a six (6)-foot tall fence of approximately 145 linear feet located in the north front yard and east side yard. The property is located at **558 W Glendale Rd.** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2321: A petition submitted by Scott and Clare MacConnell for an **APPLICATION FOR VARIANCE** from Sections 53.182(a.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of one (1) parking space from the minimum required one (1) parking space at each dwelling unit which is to be located within the rear yard or within that portion of the side yard which lies between the main building and the side lot lines. The property is located at **604 W Glendale Rd.** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2322: A petition submitted by Michael Blaes on behalf of Daniel and Sarah Wessel for an **APPLICATION FOR VARIANCE** from Sections 53.048(j.) and 53.048(l.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of twelve (12) feet from the required twelve (12) foot side yard (west) setback in order to make structural alterations to an existing, nonconforming one and a half story accessory structure located zero (0) feet from the side (west) property line. The applicant is requesting a second variance of twenty-seven percent (27%) above the maximum additional twenty-five percent (25%) increase allowed on the ground floor area of an accessory structure on a lot with a width over one hundred feet in order to construct an addition to an existing, nonconforming one and a half story accessory structure. The increase requested is fifty-two (52%) above the standard allowed ground floor area of an accessory structure. The addition of an open, covered porch will add 228 square feet of ground floor area to the existing 1,234 square foot ground floor area of the accessory structure for a



total of 1,462 square feet. The applicant is requesting a third variance of eighty-eight percent (88%) above the maximum additional twenty-five percent (25%) increase allowed in the total gross floor area of an accessory structure on a lot with a width over one hundred feet in order to construct an addition to an existing, nonconforming one and a half story accessory structure. The increase requested is one hundred thirteen percent (113%) above the standard allowed gross floor area in an accessory structure. The property is located at **28 Algonquin Ln.** within the "A1" Twenty Thousand Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **August 15, 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.