



BOARD OF ADJUSTMENT
CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD
Thursday, November 14, 2019
7:00 PM

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

ALTERNATE MEMBERS: Andrew Potthast, Maren Mellem, B.J. Pupillo

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 #2327: A petition submitted by Denise Pretzer for an **APPLICATION FOR VARIANCE** from Sections 53.058(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of twenty-five (25)-ft from the required thirty (30)-ft rear yard (west) setback in order to construct a detached garage located five (5)-ft from the rear (west) property line and less than ten (10) feet from the primary structure. The property is located at **203 Parkhurst Terrace** within the "A2" Ten Thousand Square Foot Residence District.

Docket #2328: A petition submitted by Richard and Kathleen Mazzarella for an **APPLICATION FOR VARIANCE** from Section 53.203(a.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 11.5% 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 Dornell Drive, where 28.5% of existing single family dwellings have a front entry garage. The property is located at **135 Dornell Drive** within the "A4" Seventy Five Hundred Square Foot Residence District.

Docket #2329: A petition submitted by Laurie Smith of Agape Construction on behalf of Russel and Julie Wolter for an **APPLICATION FOR VARIANCE** from Section 53.073(c.2.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 2.26-ft from the required five (5)-ft side yard (north) setback in order to construct an addition located 2.74-ft from the north side property line. The property is located at **51 N Elm Ave.** within the "A4" Seventy Five Hundred Square Foot Residence District.

3. OTHER BUSINESS
4. NEXT REGULAR MEETING: **December 12, 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.