



**BOARD OF ADJUSTMENT**

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

***Thursday- December 13, 2018***

**7:00 PM**

**MEMBERS:** Zach Wood (Chair), Scott Nixon (Vice Chair), Chris Endraske, Maren Mellem, and Thomas Waltz.

**ALTERNATE MEMBERS:** Andrew Potthast, Debi Salberg and Jerome Schmidt.

**STAFF:** David Streubel (Acting City Attorney), Mara Perry (Director of Planning and Development), Danny Jendusa (Planner)

**EXECUTIVE SESSION (CLOSED SESSION) 2ND FLOOR CONFERENCE ROOM**

**RE: ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS [MO. STATUTE 610.021(1)]**

**REGULAR SESSION (RE-OPEN AT 7:15PM IN CITY COUNCIL CHAMBERS)**

1. CALL TO ORDER

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

2. PUBLIC HEARINGS

**Docket #2307:** A petition submitted by David Hercules, Hercules Design & Build, on behalf of Stephanie and John Simpson for an **APPLICATION FOR VARIANCE** from Section 53.073(f) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of sixteen (16) feet from the required rear yard (south) setback of thirty-five (35) feet in order to construct an exterior landing and staircase that will be located nineteen (19) feet from the rear (south) property line. The property is located at 658 W Lockwood Ave. and is located within the "A4" Seventy Five Hundred Square Foot Residence District.

**Docket #2308:** A petition submitted by Michael Blaes, AIA, on behalf of William and Virginia Johnson, Trustees of the Johnson Revocable Trust, for an **APPLICATION FOR APPEAL** under Section 53.307(a) of the Zoning Code of the City of Webster Groves. The appellant alleges that City staff was in error in determining that an open, unenclosed porch may project a maximum of ten (10)-feet in front of the legally recorded forty (40)- foot front yard setback at the subject property per Section 53.043(b.1) and that the City was in error when it denied the Board of Adjustment the authority to grant a front yard setback variance from the building line set forth on a recorded plat. The property is located at **401 Algonquin Place** and is within the "A1" Twenty Thousand Square Foot Residence District.



3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **January 2, 2018** (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.