



City of WEBSTER GROVES

4 E. LOCKWOOD AVE. | WEBSTER GROVES | MISSOURI | 63119

314.963.5300 | WEBSTERGROVES.ORG

# MEETING AGENDA

## BOARD OF ADJUSTMENT

CITY HALL ♦ COUNCIL CHAMBERS ♦ 4 EAST LOCKWOOD

Thursday, September 14, 2023

6:30 PM

Meetings of the Board of Adjustment 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 [www.webstergroves.org/teleconference](http://www.webstergroves.org/teleconference)

*Please note, residents can share comments virtually via Zoom using the “Raise Hand” option, or in-person at the meeting. Masks are recommended when attending meetings in City Hall.*

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

**ALTERNATE MEMBERS:** Charles Jahneke, Andrew Potthast and Melissa Wilson

**STAFF:** Peter Bruntrager (Acting City Attorney), Mara Perry (Director of Planning & Development)

1. CALL TO ORDER  
Roll call, powers of the Board, and explanation of procedures
2. PUBLIC HEARINGS

**Docket #2394:** A petition submitted by John Fuglsang for an **APPLICATION FOR VARIANCE** from Sections 53.073(b.5) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 6.8-ft from the minimum required 24.8-ft front yard (northeast) setback in order to construct an addition to the existing house. The proposed addition will be located eighteen (18)-ft from the northeast front property line. The property is located at **800 Edgar Road** within the “A4” Seventy Five Hundred Square Foot Residence District.

**Docket #2395:** A petition submitted by Randy and Rebecca Soriano for an **APPLICATION FOR VARIANCE** from Section 53.043(b.5) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of nine (9) feet from the minimum required forty-five (45) foot front yard (east) setback in order to construct a one story addition to the existing house. The proposed addition will be located thirty-six (36) feet from the east front property line. The property is located at **406 W. Jackson Avenue** within the "A1" Twenty Thousand Square Foot Residence District.

**Docket #2396:** A petition submitted by Matthew Mayer, Mayer Design Group on behalf of Stephen R. and Barbara B. Braddock for an **APPLICATION FOR VARIANCE** from Sections 53.020 and 53.043(b.5) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance to the definition of the Yard, Rear to allow for the rear yard to be established parallel from the street where the lot frontage is the most rather than the least in order to construct additions to the existing house within the rear yard. The applicant is requesting a second variance of 12.58 feet from the minimum required 63.83 foot front yard (north) setback in order to construct a two (2) story addition to the existing house. The proposed addition will be located 51.25 feet from the north front property line. The property is located at **405 Yorkshire Place** within the "A1" Twenty Thousand Square Foot Residence District.

**Docket #2397:** A petition submitted by Michael Blaes, Blaes Architects on behalf of Chris and Kristen Hite for an **APPLICATION FOR VARIANCE** from Sections 53.058(j.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 3.2-feet from the minimum required ten (10) foot east side yard setback in order to add a half story to an existing detached garage located 6.8 feet from the east side lot line at the subject property. The property is located at **417 W. Swon Avenue** within the "A2" Fifteen Thousand Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **September 14, 2023** (Meeting dates are subject to change)

5. ADJORNMENT

Please note, residents can share comments virtually via Zoom using the "Raise Hand" option. 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 raise your hand on Zoom or in the Council Chambers and state your name and address. 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.

