



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, October 12, 2023

6:30 PM

Meetings of the Board of Adjustment will be available to the public in-person and via virtual meetings. Instructions on listening through your phone or computer to the virtual meetings are available at www.webstergrovesmo.gov/virtualmeetings

Please note, residents can share comments virtually via Zoom using the “Raise Hand” option, or in-person at the meeting.

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 #2398: A petition submitted by Kyle Lang, Kyle’s Landscape Service and the Fence Factory on behalf of Jim and Jan Regnier for an **APPLICATION FOR VARIANCE** from Section 53.196(i.) 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) feet allowed for a side yard fence in order to construct approximately eight (8) linear feet of up to six (6) foot fence. The property is located at **319 Plant Avenue** within the “A3” Ten Thousand Square Foot Residence District.

Docket #2399: A petition submitted by Jenny Bristow and Jeremy Weikal for an **APPLICATION FOR VARIANCE** from Section 53.078(n.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 1.8-feet from the minimum required five (5)-foot north side yard setback in order to structurally alter an existing detached garage located 3.2-feet from the north side lot line at the subject property. The applicant is requesting a second variance of 6.5-feet from the minimum required ten (10)-foot east rear yard setback in order to structurally alter an existing detached garage located 3.5-feet from the east rear lot line at the subject property. The property is located at **50 Gray Avenue** within the "A4" Seventy-Five Hundred Square Foot Residence District.

Docket #2400: A petition submitted by Greg and Leeann Markovitz for an **APPLICATION FOR VARIANCE** from Section 53.043(c.1.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 7.7-feet from the minimum required twelve (12)-foot west side yard setback in order to construct a retractable awing on the existing structure that will be located 4.3-feet from the west side lot line at the subject property. The property is located at **457 Yorkshire Place** within the "A1" Twenty Thousand Square Foot Residence District.

Docket #2401: A petition submitted by Jenny Gossow, JG Design Studio on behalf of Kathy Groesch for an **APPLICATION FOR VARIANCE** from Section 53.073(c.1.) of the Zoning Code of the City of Webster Groves. The applicant is requesting a variance of 1.8-feet from the minimum required six (6)-foot south side yard setback in order to construct a two story addition on the existing structure that will be located 4.2-feet from the south side lot line at the subject property. The property is located at **114 Jersey Avenue** within the "A4" Seventy-Five Hundred Square Foot Residence District.

3. OTHER BUSINESS

4. NEXT REGULAR MEETING: **November 9, 2023** (Meeting dates are subject to change)

5. ADJORNMENT

Please note, residents can share comments in person or 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.

