



SUMMARY
JUNE 23RD, 2021 AT 6:30PM
BOARD OF ADJUSTMENT MEETING
Des Peres Government Center, 12325 Manchester Rd

Members Present:

Chairman Griesedieck
Joe Mueller
Pat Walsh
Ron Arcese
Larry Quick

Also Present:

Chris Graville, City Attorney
Scott Schaefer, Assistant City Administrator
Jim Kleinschmidt, Aldermanic Liaison
Petitioners and various neighbors

Chairman Griesedieck called the meeting to order at 6:30pm.

ITEM 1:

Petitioner: Steve Askren, owner of the subject property at 2405 Hollyhead Drive.

Request: Petition for a single (area) variance at 2405 Hollyhead Drive enabling the property owners to extend their existing 2-car garage by constructing an 8'x11' bump out feature along the northern side of the dwelling. Said feature would expand the usability of the garage by creating additional storage capacity for miscellaneous items while creating space for occupants to enter and exit their vehicles. If approved, this feature would effectively encroach the side-yard setback by 5'11" establishing a new 4'1" setback to the north. Section 404.020 B.3 requires a minimum 10' setback for side yards under Residential "D" zoning.

Outcome: The motion to approve the petitioner's request was denied by unanimous vote.

ITEM 2:

Requestor: Melinda Klinghammer, owner of the subject property at 11712 Devonshire Avenue.

Request: Petition for a single (area) variance at 11712 Devonshire Avenue enabling the property owners to construct a replacement deck (124'x125') that will effectively encroach the rear-yard setback by 6' feet establishing a new 14' setback to the south. Section 408.020 B.4 requires a minimum 30' setback for rear-yards under Residential "F" zoning.



However, an open, uncovered deck or porch may project into the required rear yard setback for a distance of up to ten (10) feet.

Outcome:

The motion for issuing a variance was approved (4-1) on the basis that the subject property is encumbered with a disproportionately shortened rear-yard setback therefore creating impractical difficulties for the petitioner to construct a reasonably sized deck without encroachment. Per the Board of Adjustment, the shortened front-yard setback is the byproduct of the adjacent cul-de-sac along the front property line which substantially deepens the location of the dwelling. The final vote to that effect was as follows: Chairman Griesedieck (aye); Joe Mueller (aye); Pat Walsh (aye); Ron Arcese (aye); Larry Quick (nay).
