

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
May 4, 2021**

DOCKET 1328

17 Warson Terrace

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, May 4, 2021.
DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY VIDEOCONFERENCE VIA ZOOM

The following members of the Board were present:

Chairman Liza Forshaw
Mr. Kristen Holton
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Dan Welsh

Also present were Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; and Roger Stewart, Building Commissioner.

Chairman Forshaw called the meeting to order at 4:00 P.M.

Approval and Adoption of the Agenda and Minutes

Mr. Welsh made a motion to adopt the Agenda. Ms. Long seconded the motion. All those present were in favor.

Ms. Long made a motion to adopt the Minutes of the April 6, 2021 meeting. Ms. Panke seconded the motion. All those present were in favor.

Docket 1328

Petition is submitted by Johan and Sally Henriksen for the property at 17 Warson Terrace. The petitioner is requesting relief from the Building Commissioner denying a new residence due to an encroachment into the rear yard setback of approximately 17 feet and six inches. This is in violation of Ordinance # 1175, Section V-B-1.

Mr. Stewart explained the request for a variance to build a new home with a 17'6" encroachment into the 30' rear yard setback. The home is located in the D zoning district. Mr. Stewart said that the ordinance dictates that in corner lots with two front yards, the primary front yard shall be on the street that the front door to the house faces; if the front entry door does not face a street, the primary front yard is the yard that borders the street on which the property is addressed; and the rear yard shall be the yard opposite the primary front yard. In this case the primary front yard is on the east side and the rear yard is on the west side. The lot and a half is made up of lot 17 and 50% of lot 16. The plans have not been submitted to the Architecture Review Board for approval.

Chairman Forshaw introduced the following exhibits to be entered into the record:

Exhibit A – Zoning Ordinance 1175, as amended;

Exhibit B – Public Notice of the Hearing;

Exhibit C – Letter of Denial dated March 29, 2021;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated April 3, 2021;

Exhibit F – Entire file relating to the application

Johan Henriksen and Pete Hennessey took the oath and addressed the Board. Mr. Hennessey requested an interpretation of the proposal as treating the west side of the property as the side yard, and the south side as the rear yard. Although not indicated on the plans given to the Board, Mr. Hennessey would like to place the front door on the northeast corner facing both front yards. There is neighbor support for tearing down the dilapidated garage and redeveloping the property with an attractive new home

The Board members discussed their inability to evaluate the proposal without adequate plans. Chairman Forshaw offered Mr. Hennessey the opportunity to revise the drawings, submit the revised plans, and return on a future agenda, with complete information including the placement of the existing house and a more specific description of the relief requested. These plans must first be presented to the Building Commissioner and City Planner to determine the necessity of a variance. A continuance was granted.

Adjournment

At 4:43 p.m. Mr. Welsh made a motion to Adjourn the meeting. Ms. Long seconded the motion. A unanimous vote in favor was taken.

Ms. Liza Forshaw, Chairman