



Board of Adjustment
Meeting Agenda
City of Creve Coeur Government Center
300 North New Ballas Rd

January 21, 2021

4:00 PM

City Council Chamber

As a precautionary measure to help prevent exposure and spread of COVID-19, the Board of Adjustment meeting scheduled for Thursday, January 21, 2021, at 4:00 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the Board of Adjustment Meeting here: <https://us02web.zoom.us/j/87183845894>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program (**How to Participate in Online Public Meetings**).
2. **Teleconference** — Call in to the meeting by dialing 1-312-626-6799/// Webinar ID: webinar ID: 871 8384 5894.
3. **Email** — Public comment may also be emailed to the City no later than 3:00 p.m. on Thursday, January 21, 2021. Submit public comments to Whitney Kelly, City Planner, at wkelly@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the Planning and Zoning Commission meeting by visiting the **Agendas & Minutes** page and clicking on the "Audio" link at the start of the meeting (audio only).

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

I. CALL TO ORDER

Glenn Wilen (Chair)
Bob Mooney
DP Villacis
Jim Kostelc
Marty Satz

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

III. APPROVAL OF MINUTES

1. December 17, 2020 Board of Adjustment Draft Meeting Minutes

IV. NEW BUSINESS**1. Variance Request for the Property at 2 Chaminade Drive to Allow for a 40 Foot Building Setback Rather Than the Required 50 Foot Setback for the A Single-Family District**

Ken DeBrecht, of DeBrecht Homes, has submitted an application for a variance to allow a new home to be built on the pre-existing, nonconforming lot at the platted building line of 40 feet to be consistent with the existing homes within Chaminade Park neighborhood, for the property addressed as 2 Chaminade Drive, Creve Coeur, MO 63141. Section 405.250(E)(4)(a) of the A Single Family Residential Zoning District requires a minimum front yard of 50 feet. Section 405.230(A)(1)(d) for Existing Lots of Record states that structures may be built on lots of record that have been made non-conforming by this Chapter to size, area or width; provided, however, that such structures shall conform to setbacks and other regulations not involving area or width of lot.

2. Variance Request for the Property at 432 Graeser Road to Allow for a Covered Rear Yard Deck at 15 Feet Rather Than the Required 30 Foot Rear Yard Setback for the B Single Family District

Haresh and Parneeta Bhatia, homeowners of 432 Graeser Road, Creve Coeur, MO 63141, have submitted an application to allow for a new covered deck within the rear yard setback, where the existing home and lot is pre-existing, non-conforming, and was built 15 feet from the rear yard. Section 405.260(E)(4)(e) of the B Single Family Residential Zoning District requires a minimum rear yard of 30 feet. The proposed deck will maintain the existing building setback. Section 405.610.D, Nonconformities within Setback Lines, of the City of Creve Coeur Zoning Ordinance states that no such alterations to non-conforming structures are allowed.

V. OTHER BUSINESS**VI. ADJOURNMENT**

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____
Jason W. Jaggi
Director of Community Development