



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

August 19, 2021

4:00 PM

City Council Chamber

I. CALL TO ORDER

Glenn Wilen (Chair)
Robert Mooney
Martin Satz
James Kostelc
Arnold Mayersohn

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

Pursuant to Section 610.022 RSMO, the Board of Adjustment 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 confidential or privileged communications with the City Attorney as provided under Section 610.021(1)RSMO or other matters as permitted by Chapter 610.

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.

II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA

III. APPROVAL OF MINUTES

1. May 20, 2021 Board of Adjustment Draft Meeting Minutes

IV. NEW BUSINESS

1. Variance Request for the Property at 404 Falaise Drive to Allow for a New Deck that Encroaches to 20 Feet from the Rear Yard Where the Required Rear Yard Setback is 30 Feet and to 7 Feet from the Side Yard Where the Required Side Yard Setback is 13.2 Feet

Brett Millaway, homeowner, has submitted an application for a new elevated deck at 404 Falaise Drive to encroach into the rear yard to 20 feet from the rear property line and seven feet from the side yard. The subject property is within the Country Forest Subdivision, zoned B-RDD, where unless otherwise noted on the subdivision plat the standards fall back to the underlying B zoning district, per Section 405.450(C)(1)(c) of

the Residential Designed Development Procedure. The subdivision plat does not indicate a reduced rear yard and B Zoning District has a rear yard setback of thirty (30) feet, per Section 405.260(E)(4)(e) and a side yard setback of Fifteen (15) feet or fifteen percent (15%) of the lot width, whichever is less, provided that a minimum side yard of seven and one-half (7 1/2) feet must be provided for any non-conforming lot, per Section 405.260(E)(4)(c). Additionally, Section 405.630(A)(5) provides that a deck, whether elevated or at ground level, may project up to five (5) feet into a required rear yard. The property is 88 feet wide, and therefore has a 13.2 foot side yard. Section 405.610(D)(1) states that no structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.

2. Variance Request for the Property at 12381 Country Glen Lane to Allow for the Replacement of the Deck that Encroaches to 22 Feet from the Rear Yard Where the Required Rear Yard Setback is 30 Feet and to 7 Feet from the Side Yard Where the Required Side Yard Setback is 12 Feet

C.J. Moss, of Chesterfield Fence and Deck, on behalf of the homeowners, James and Rachel Graham, has submitted an application for a new deck, to replace the existing deck that will be torn down at 12381 Country Glen Ln, to encroach into the rear yard to 22 feet from the rear property line and seven feet from the side yard. The subject property is within the Country Forest Subdivision, zoned B-RDD, where unless otherwise noted on the subdivision plat the standards fall back to the underlying B zoning district, per Section 405.450(C)(1)(c) of the Residential Designed Development Procedure. The subdivision plat does not indicate a reduced rear yard and B Zoning District has a rear yard setback of thirty (30) feet, per Section 405.260(E)(4)(e) and a side yard setback of Fifteen (15) feet or fifteen percent (15%) of the lot width, whichever is less, provided that a minimum side yard of seven and one-half (7 1/2) feet must be provided for any non-conforming lot, per Section 405.260(E)(4)(c). Additionally, Section 405.630(A)(5) provides that a deck, whether elevated or at ground level, may project up to five (5) feet into a required rear yard. The property is 80 feet wide, and therefore has a 12 foot side yard. Section 405.610(D)(1) states that no structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.

V. OTHER BUSINESS

VI. ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development