

Board of Adjustment
March 19, 2018 Meeting Minutes
Approved 5-21-18

A Board of Adjustment meeting was held on Monday March 19, 2018 at the Heman Park Community Center located at 975 Pennsylvania Ave., University City, Missouri. The meeting commenced at 6:30 pm.

Members Present

Charles Marentette, Chairperson
Roger McFarland, Vice-Chairperson
Denise Anderson
Brian Burkett
John Owens (*arrived at 6:32 pm*)
Gary Nelling (*arrived at 6:35 pm;*
did not participate in meeting)

Members Absent

Non-Voting Members Absent

Rod Jennings, Council Liaison (*arrived at adjournment*)

Staff Present

Rosalind Williams, Acting Director of Community Development
Andrew Stanislav, Planner

1. Approval of Minutes

The minutes from the January 29, 2018 Board of Adjustment meeting were approved.

2. Case # BOA 18-02 – 7376 Tulane Avenue

Mr. Marentette introduced the variance request to construct a two-story two-family dwelling on a vacant lot at 7376 Tulane Avenue, maintaining 1) a rear yard setback of ten (10) feet in lieu of 25 feet from the southern property limit and 2) 400 square feet of private open space in the rear yard in lieu of 800 square feet, as required by sections 400.220.B.1 and 400.1090.A of the Zoning Code for the residential lot in the “LR” – Limited Residential District.

Mr. Marentette read the standards for granting a variance as per Section 400.2950 of the Zoning Code into the record. He asked if there were exhibits to be entered into the record. Mr. Stanislav entered the following exhibits: the variance application as exhibit “A,” the publication affirmation of the public notice as exhibit “B,” and the Zoning Code as exhibit “C.” Mr. Marentette swore into the record Pavel Ivanchuk, architect and representative of the applicant, as well as all present Board members and staff member Andrew Stanislav.

Mr. Stanislav provided background and contextual information. He stated that the applicant previously requested a variance on November 20, 2017 (#BOA 17-07) which was granted by the Board of Adjustment to allow 1) a minimum lot size of 4,282 square feet in lieu of 6,000 square feet and 2) a front yard setback from Jackson Avenue of ten (10) feet in lieu of fifteen (15) feet from the western property limit. He stated that the variance request tonight follows the finalization of the applicant’s design of the proposed two-family dwelling and submission of a building permit application. He continued to state that the variance

request tonight was for the reasons as mentioned earlier by Mr. Marentette regarding the rear yard requirements.

Mr. Ivanchuk, architect and representative of the applicant, 101 S Brent Avenue, Saint Louis, MO 63122, requested a variance on behalf of D&A Group, LLC c/o Alex Raskin, property owner of 7376 Tulane Avenue, to construct a two-story two-family dwelling on the vacant lot, maintaining 1) a rear yard setback of ten (10) feet in lieu of 25 feet from the southern property limit and 2) 400 square feet of private open space in the rear yard in lieu of 800 square feet, as required by sections 400.220.B.1 and 400.1090.A of the Zoning Code for the residential lot in the "LR" – Limited Residential District.

Mr. Ivanchuk explained the request and presented slides he had prepared detailing the rear yard setbacks and conditions of surrounding properties in the neighborhood that do not currently meet the requirements of the Zoning Code. He stated that the lots in this neighborhood are generally undersized, and he reiterated challenges this project has endured to fit within the required space as mentioned during the previous variance request in 2017. He also stated that nearby properties have garages in the rear yard, and this project integrates garage space in the same manner but within the context of the dwelling.

Mr. Marentette asked the Zoning Administrator for the staff opinion. Mr. Stanislav reviewed the variance request for the Board members and stated that staff had no objection to the variance request.

Mr. Marentette, Mr. McFarland, Ms. Anderson, and Mr. Burkett all drove by or visited the site but did not speak with anyone. Mr. Owens visited the site and spoke with a neighbor regarding existing parking conditions in the area.

The Board inquired as to why the address had changed from the previous variance request (7372 Tulane Avenue). Mr. Stanislav stated that the lots were combined for taxing purposes and have since been separated by the applicant.

Public Comments - None. The public hearing portion of the case was closed.

There was no additional discussion by the Board members. The Board members agreed that the request for a variance was reasonable given the circumstances.

Mr. Marentette called for a roll call vote. The variance request was approved by a vote of five (5) to zero (0).

3. Adjournment

The meeting adjourned at 6:47 p.m.