



**Board of Adjustment**

6801 Delmar Boulevard · University City, Missouri 63130 · 314-505-8500 · Fax: 314-862-3168

Roll Call MEETING OF THE BOARD OF ADJUSTMENT  
**VIA VIDEOCONFERENCE**  
**Wednesday April 13, 2022**  
**5:30 p.m.**

**IMPORTANT NOTICE REGARDING**  
**PUBLIC ACCESS TO THE BOARD OF ADJUSTMENT MEETING & PARTICIPATION**

**Board of Adjustment will Meet Electronically on April 13, 2022**

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings of people and the ongoing efforts to limit the spread of the COVID-19 virus, the April 13, 2022 meeting will be conducted via videoconference.

**Observe and/or Listen to the Meeting** (your options to join the meeting are below):

**Webinar** via the link below:

<https://us02web.zoom.us/j/88511418473?pwd=aGtQVXhDVGJ4WWk0Sm5VbTNVR015Zz09>

Passcode: 791027

Or One tap mobile:

US: +13126266799,,88511418473#,,,,\*791027# or  
+19292056099,,88511418473#,,,,\*791027#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1  
669 900 6833 or +1 253 215 8782 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free)

Webinar ID: 885 1141 8473

Passcode: 791027

International numbers available: <https://us02web.zoom.us/j/88511418473?pwd=aGtQVXhDVGJ4WWk0Sm5VbTNVR015Zz09>

**Citizen Participation**

Those who wish to provide a comment during the “Public Comment” and/or “Public Hearing” portions of the agenda: may provide written comments or request video participation invites to the Senior Planner ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Senior Planner. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

## **AGENDA**

### **BOARD OF ADJUSTMENT**

1. Roll Call
2. Public & Agenda Item Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
3. Old Business
  - a. None
5. New Business
  - a. **Variance Request – BOA 22-03.**  
**Applicant:** Rabbi Yosef Landa  
**Request:** Variance to maintain a setback of six (6) feet in lieu of a fifteen (15) foot setback.  
**Address:** 8112 Delmar Boulevard  
(VOTE REQUIRED)
  - b. **Variance Request – BOA 22-04.**  
**Applicant:** Ryan Carlie of The Opus Group  
**Request:** Variance to maintain a setback of eleven (11) feet in lieu of a fifteen (15) foot setback.  
**Address:** 6662 Olive Boulevard, 6610 Olive Boulevard and 950 Kingsland Avenue  
(VOTE REQUIRED)
6. Other Business
  - a. None
7. Reports
  - a. Council Liaison Report
8. Adjournment



**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**Staff Report**

Meeting Date: April 13, 2022  
Case Number: BOA – 22-03  
Location: 8112 Delmar Boulevard  
Applicant: Rabbi Yosef Landa  
Property Owner: Chabad of St. Louis  
Request: Variance from required setback

**Applicant's Request**

The applicant is requesting a variance to maintain a setback of six (6) feet in lieu of fifteen (15) feet, as required by §400.460(B)(2) of the University City Zoning Code, as follows:

**Section 400.460 Density and Dimensional Regulations.**

**B. Building Setback Requirements:**

2. *Minimum property line setback.* No building setback is required from a property line, other than a right-of-way line, except where a lot abuts a residential district or abuts an alley right-of-way which separates the lot from a residential district. Under these conditions, the minimum building setback requirement shall be fifteen (15) feet from the applicable property line(s).

**Standards For Granting Variances**

When considering a variance, the Board must consider the following standards as identified in Section 400.2950, Subsection A of the code. The standards are as follows;

- A. The Board of Adjustment shall not grant a variance unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support the following conclusions:
  1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant;
  2. The strict application of the provisions of this Chapter from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application;
  3. The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience or general welfare of the community; and
  4. Granting the variance desired will not violate the general spirit and intent of this Chapter.

A variety of images are included below for the Board's information. Figure 1 shows the Applicant's property as shown in the public hearing notice for this meeting. The aerial photo in Figure 2 shows the layout of the property as well as the location of the Chabad Lubavitch at 8124 Delmar.

Figure 3 provides an outline of the proposed building at 8112 Delmar, the parking lot behind this building, as well as the location of the 8124 building. Figure 4 is a photograph of the adjacent apartment complex as well as the building at 8112 Delmar that has since been demolished.

The narrative provided with the application by Levine Associates provides a very good context for the applicant's request for a variance.

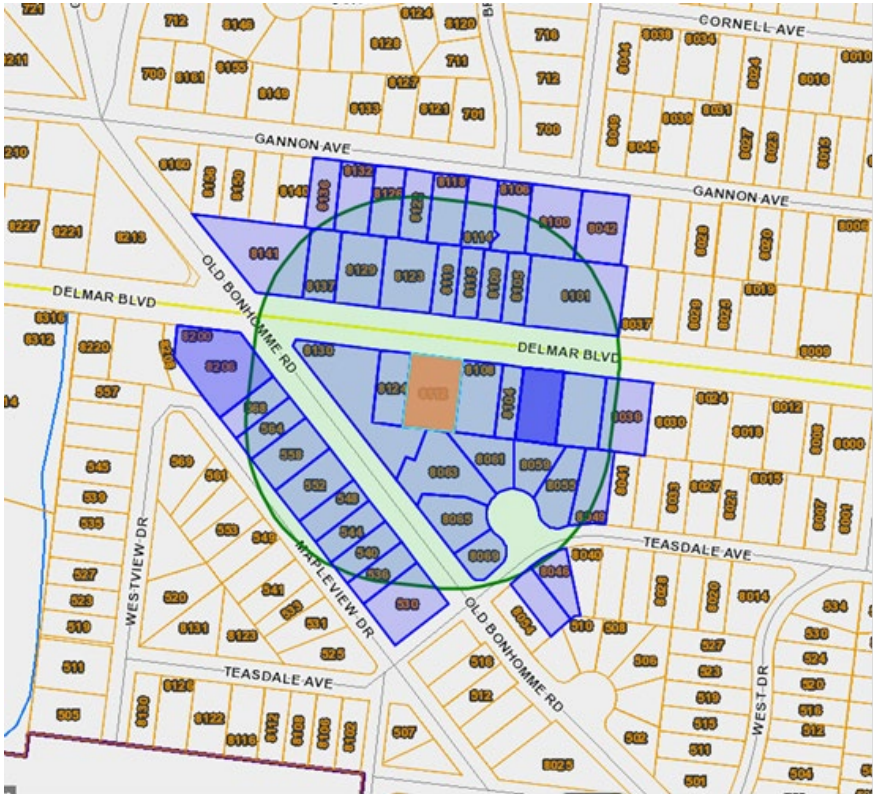


Figure 1. Location of property and those that were notified of the hearing.



Figure 2. Aerial view of the Applicant's

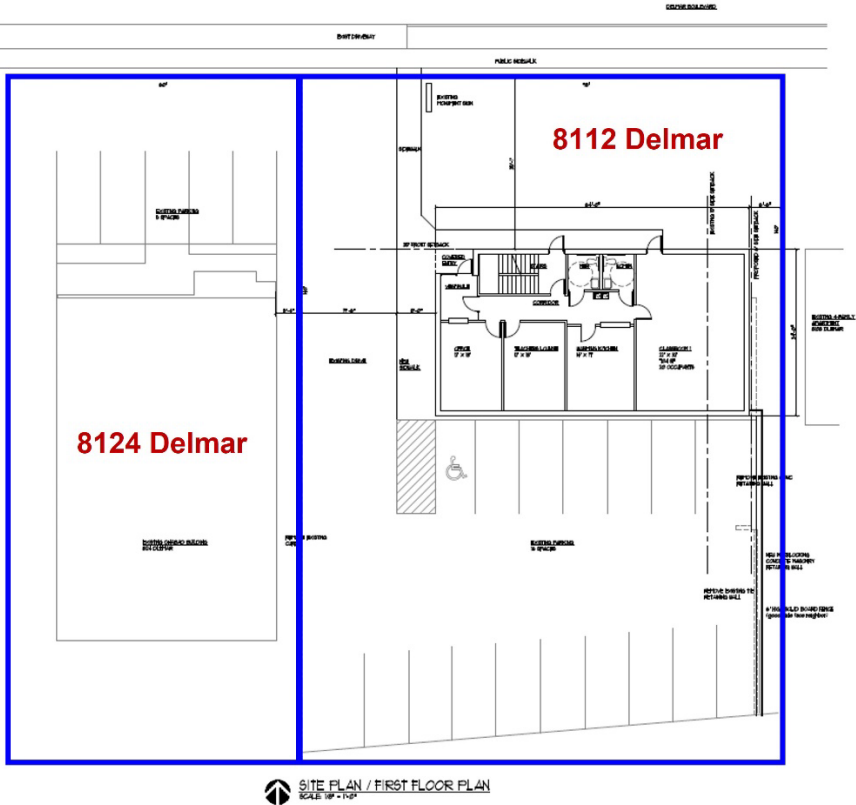


Figure 3 Site layout of 8112 and 8124 Delmar Boulevard.



Figure 4. Photo of the adjacent apartment complex and the original building at 8112 Delmar Boulevard.

22-01232



**Department of Community Development**

6801 Delmar Boulevard • University City, Missouri 63130

314-505-8500 • Fax: 314-862-3168

**Application to the Board of Adjustment  
For a Variance from the Requirements of the University City Zoning Code**

Address of the Subject Property: 8112 Delmar

Owner of the Subject Property: Chabad of St. Louis Day Phone: 314-503-2148 Zoning District: LC

Address of the Owner: 8124 Delmar 63130 Lot Size: 98 x 140 = 13,720 SF

Appellant's Name (if other than owner): Rabbi Yosef Landa Day Phone: \_\_\_\_\_

Appellant's Address: 8124 Delmar 63130

I. a. Relevant Zoning Code Section(s): 400.460

b. Please explain what is proposed:

New 2-story Building

II. Please describe the following as fully as possible:

a. State the particular requirements of the Zoning Code which prevent the proposed use or construction:

side yard adjacent to residential must be 15 feet

b. Explain the unique characteristics of the subject property which prevent compliance with the requirements of this chapter:

This is a small lot. There is already a driveway on the west side of the property serving parking for the adjacent building and this lot. Compliance would require substantial reworking of parking and drives

- c. Explain the practical difficulty or particular hardship which would result if the particular requirements of the Zoning Code were applied to the subject property:

Excessive driveways and less parking. Also trying to maintain the existing pattern of street frontages.

- d. State the reduction in the minimum requirements of the Zoning Code which would be necessary to permit the proposed use or construction:

Reduce required setbacks to 10 feet.

I, the undersigned understand that I must prove the following to the Board prior to them granting a variance: 1) The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant; 2) The strict application of the provisions of the Zoning Code from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application; 3) The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience, or general welfare of the community; and 4) Granting the variance desired will not violate the general spirit and intent of the Zoning Code. I further understand that the concurring vote of at least four (4) of the five (5) members of the Board of Adjustment is necessary for the Board to grant a Variance of the Zoning Code.

I have read and fully understand the above paragraph and state that all claims made in this application are true.

Signature of the Applicant: Yusef Janda, Exec Director Date: 7/28/2022

Representing (if applicable): Chabad of Greater St Louis

Do Not Write Below This Line - For Office Use Only

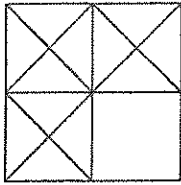
Appellant \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_

Cash \_\_\_ Check \_\_\_ Received of \_\_\_\_\_

Amount \_\_\_\_\_ Date \_\_\_\_\_

Clerk's Initials \_\_\_\_\_ Receipt No. \_\_\_\_\_



**LEVINE**  
*associates*

2025 South Brentwood Boulevard, Suite 101  
Saint Louis, Missouri 63144  
Phone: 314-991-5600  
[www.levinearch.net](http://www.levinearch.net)

February 23, 2022

Re: Project 1844.01  
8112 Delmar

#### APPLICATION FOR VARIANCE MEMO

Building Owner: Chabad Lubavitch of Greater Saint Louis Contact: Rabbi Josef Landa  
8124 Delmar Boulevard  
Saint Louis, Missouri 63130  
314-725-0400 cell: 314-503-2148

The proposed building is a 2-story building with a basement, about 2200 square feet per floor. This building is replacing an existing building that was demolished about five years ago. The building will be used for educational purposes, as accessory to supplement the adjacent Chabad Center. Current the parcel has been leveled, and a driveway with a parking lot constructed, which will remain.

The parcel is in the "LC" Limited Commercial district. This district requires a 15 foot side yard for buildings adjacent to residential zoning. We would like to get a variance from this requirement; the proposed side yard is 6' wide. We believe we have a unique situation for this property.

The earlier existing building which was demolished in 2017 sat 5' from the side property line, as do all the properties along this portion of Delmar Boulevard. A photo of the streetscape prior to demolition is attached. There is a driveway on the west side of this property which serves this parcel as well as the adjacent Chabad property to the west. The proposed building could be placed 15' from the east property line, but that would necessitate reducing the existing driveway width and adding another driveway and retaining wall on the east side. This would complicate car traffic on this small site, and require a new curb cut onto Delmar Boulevard.

We believe this is less desirable from a traffic and an aesthetic standpoint.

The proposed building will be set further from the side property line than the original building. The new building will have no windows on the side, so that there would be no view to the existing apartment windows. The new building will not be higher than the original building. The original building had an extra curb cut on Delmar; which will be removed as part of the development, improving the streetscape. Similarly, the new building location would maintain the existing pattern of the streetscape.



2/23/22, 8:17 AM

8109 Delmar Blvd - Google Maps

Google Maps 8109 Delmar Blvd

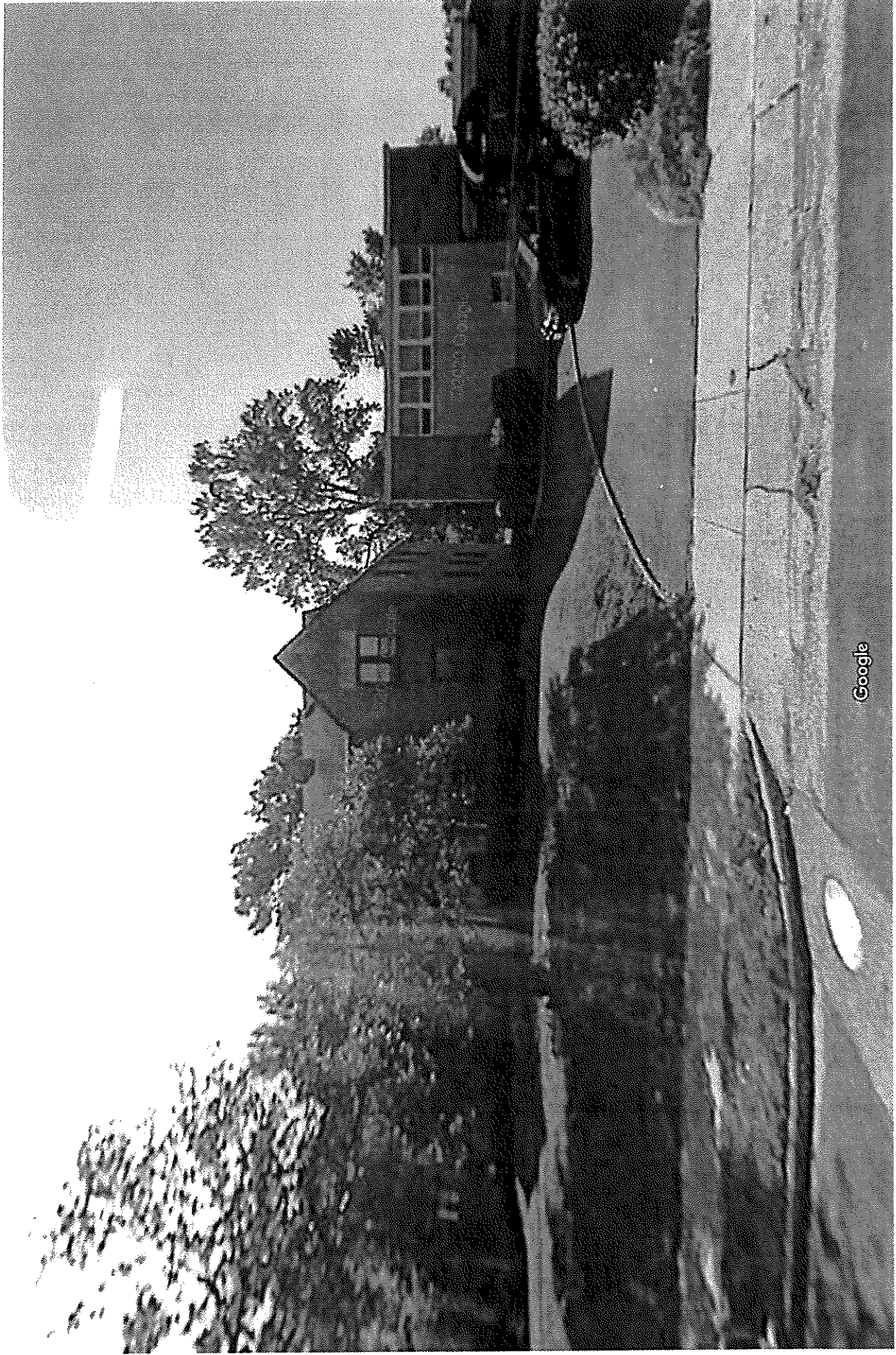


Image capture: Oct 2007 © 2022 Google

<https://www.google.com/maps/@38.6602487,-90.347406,3a,75y,185.31h,96.31t/data=!3m6!1e1!3m4!1seMKc8wLF94MzZ4kcHJhdjI2e0!7!33281811664>



## Board of Adjustment

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

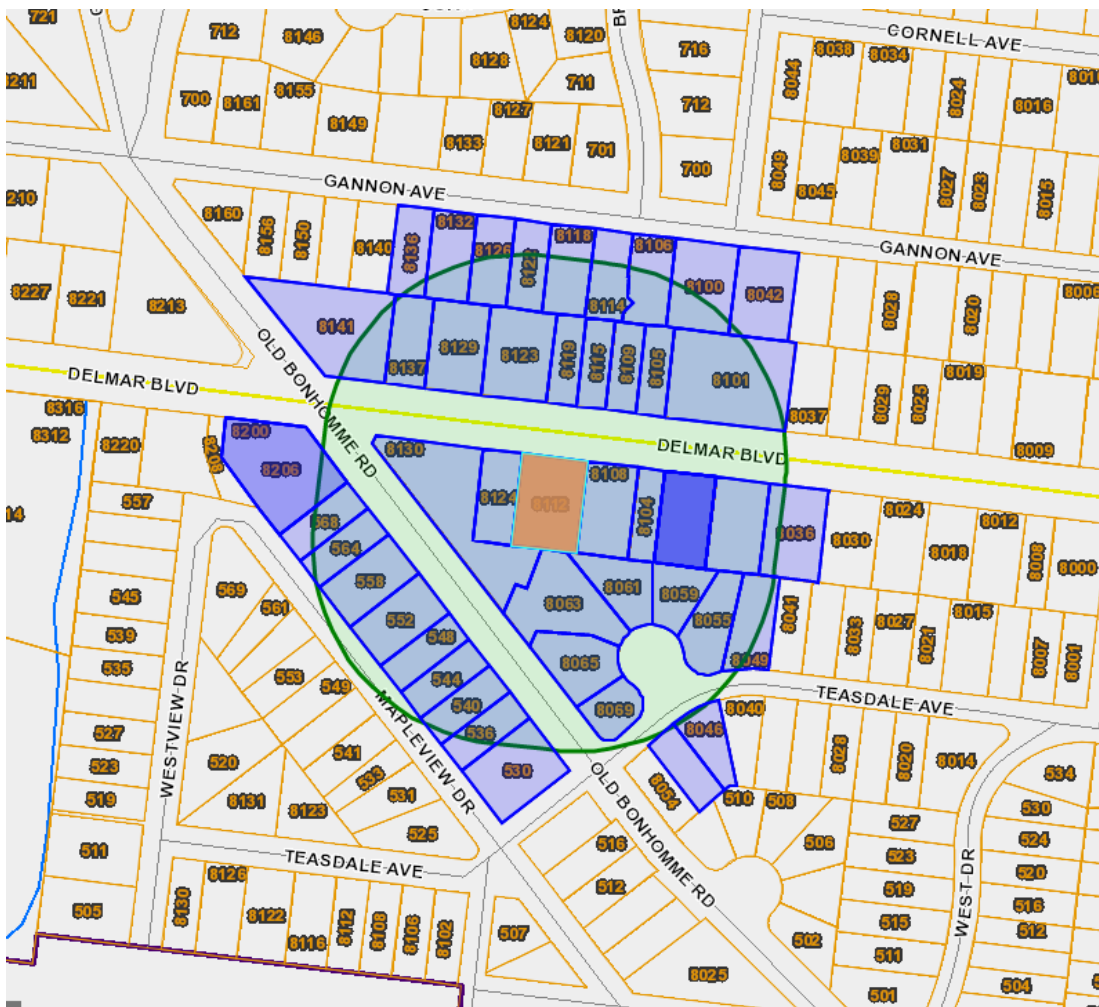
Dear Property Owner or Occupant,

A public hearing before the Board of Adjustment is scheduled concerning a matter at 8112 Delmar Boulevard, which is 300 feet or less from your property (see map below). Only properties within that distance, including yours, are notified; therefore, some of your neighbors will not receive notice. Feel free to inform your neighbors of this public hearing.

### NOTICE OF PUBLIC HEARING

#### Case # BOA 22-03

The Board of Adjustment of University City, Missouri will hold a **virtual public hearing** on **Wednesday, April 13, 2022, at 5:30 pm**, to consider the application of **Rabbi Yosef Landa**, on behalf of Chabad Lubavitch of Greater St. Louis, requesting a variance to maintain a setback of six (6) feet in lieu of fifteen (15) feet for property located at 8112 Delmar Boulevard, as required by §400.460(B)(2) of the University City Zoning Code. If you have any questions, please contact John Wagner, Acting Director of Planning and Development, at 314-505-8501. All interested parties are invited to attend. All interested parties are invited to attend. Webinar information can be found on the online calendar at [ucitymo.org](http://ucitymo.org).





**Department of Planning and Development**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

**Staff Report**

Meeting Date: April 13, 2022  
Case Number: BOA – 22-04  
Location: 6662 Olive Boulevard, 6610 Olive Boulevard and 950 Kingsland Avenue  
Applicant: Ryan Carlie of The Opus Group  
Property Owner: Quadrangle Management Co.  
Request: Variance from required setback

**Applicant's Request**

The applicant is requesting a variance to maintain a setback of eleven (11) feet in lieu of fifteen (15) feet, as required by §400.640(B)(1) of the University City Zoning Code, as follows:

**Section 400.460 Density and Dimensional Regulations.**

**B. Building Setback Requirements:**

1. *Minimum right-of-way setback.* No building shall be located within thirty-five (35) feet of a street right-of-way, unless no parking areas are located between the street right-of-way and any principal or accessory building. Under these conditions, the minimum setback may be reduced to fifteen (15) feet.

**Standards For Granting Variances**

When considering a variance, the Board must consider the following standards as identified in Section 400.2950, Subsection A of the code. The standards are as follows;

- A. The Board of Adjustment shall not grant a variance unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support the following conclusions:
  1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant;
  2. The strict application of the provisions of this Chapter from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application;
  3. The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience or general welfare of the community; and
  4. Granting the variance desired will not violate the general spirit and intent of this Chapter.

A variety of images are included below for the Board's information. Figure 1 shows the Applicant's property as shown in the public hearing notice for this meeting, while Figure 2 provides an illustration of the proposed site plan for the entire development.

Figure 3 provides an outline of the MSD Easement that initiated the variance request. Figure 4 is a close-up of the northeastern corner of the lot where the Applicant is asking for the four (4)-foot variance. A more detailed version of the site plan is attached for the Board's information.

BOA 22-04  
6610 Olive Boulevard

The narrative provided with the application by provides an excellent context for the applicant's request for a variance.

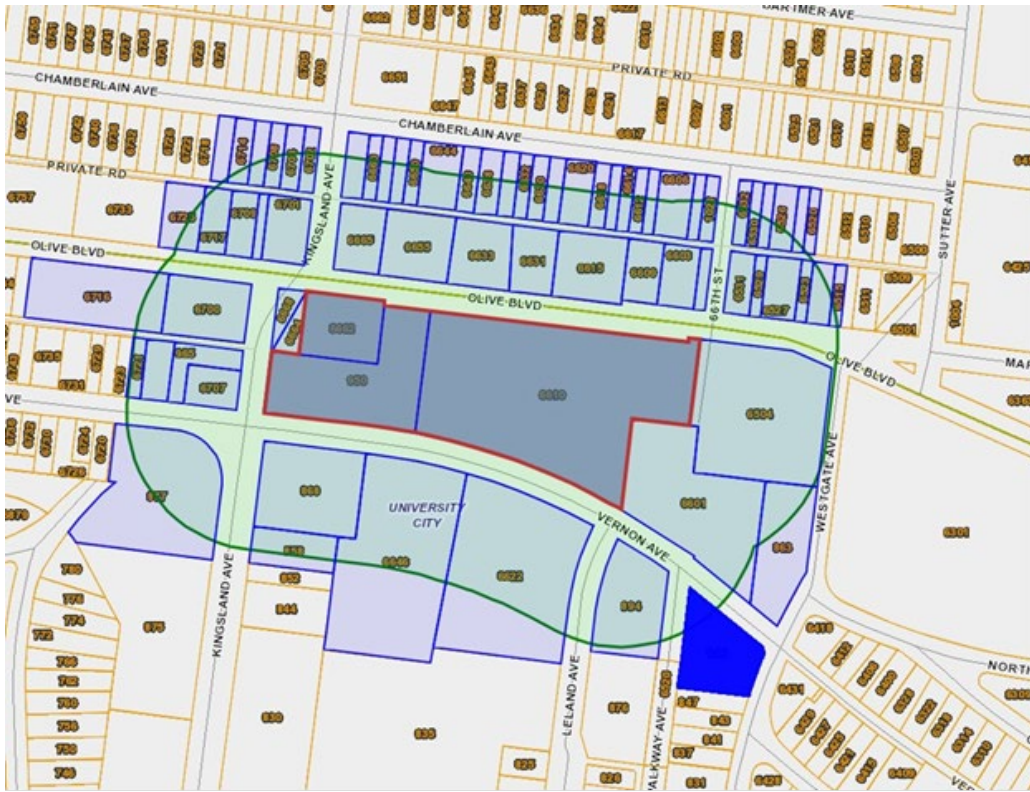


Figure 1. Location of property and those that were notified of the hearing.

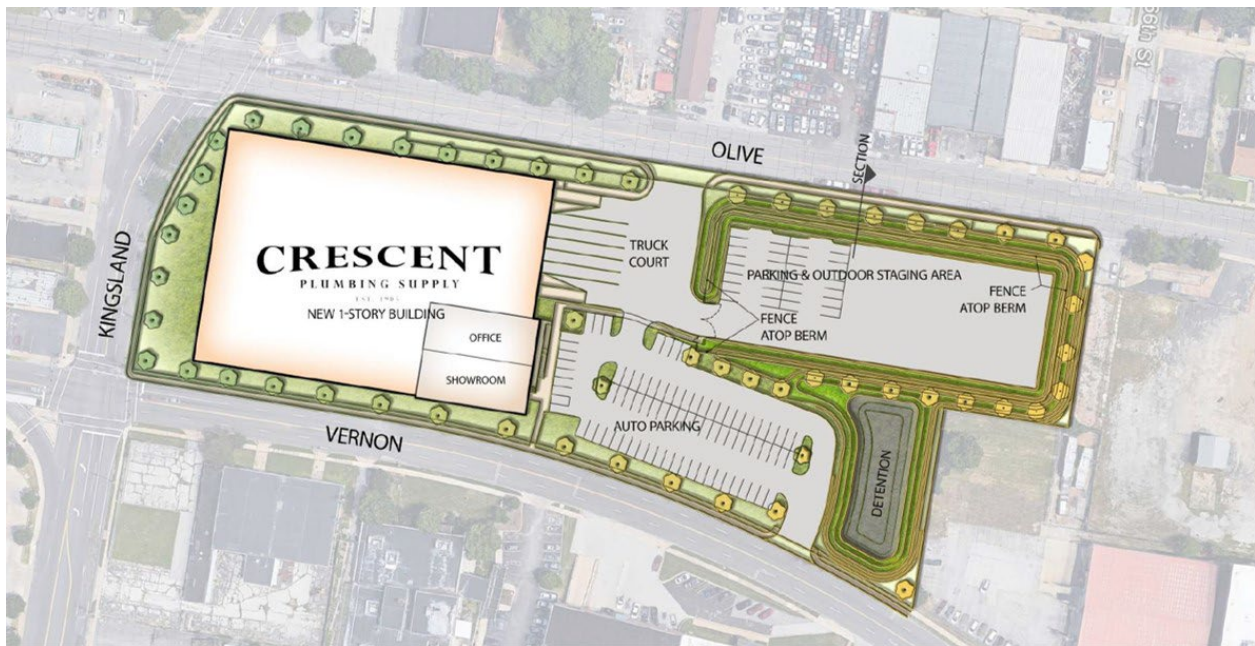


Figure 2. Site plan for the Crescent Plumbing location at 6610 Olive Boulevard.

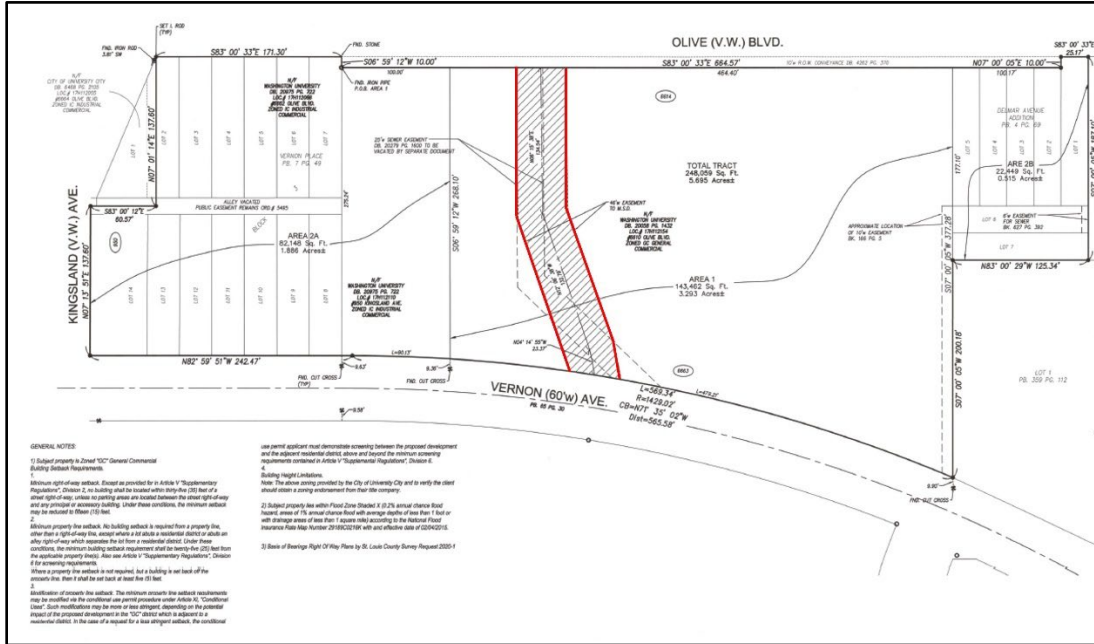


Figure 3. Location of the MSD Easement, outlined in red.

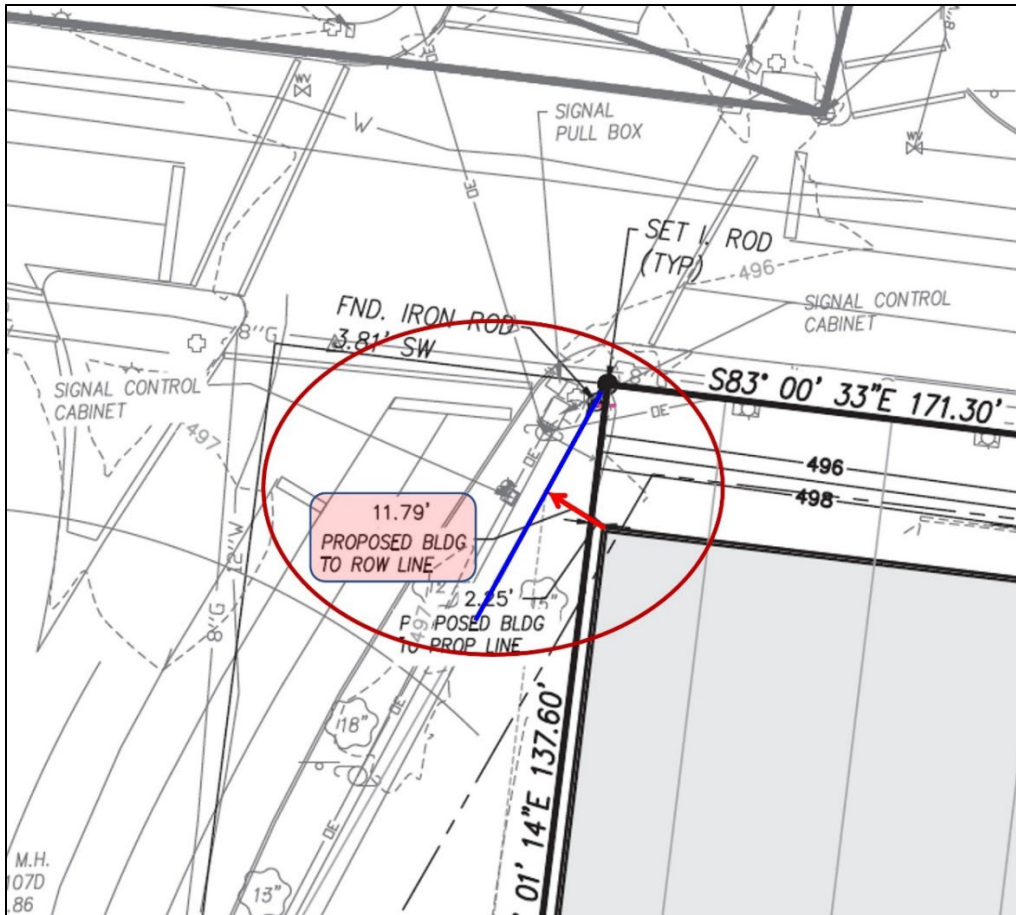


Figure 4. The northwest corner of the site where the setback is proposed to be reduced.



**Department of Community Development**  
 6801 Delmar Boulevard • University City, Missouri 63130  
 314-505-8500 • Fax: 314-862-3168

**Application to the Board of Adjustment**  
**For a Variance from the Requirements of the University City Zoning Code**

Address of the Subject Property: 6662 Olive, 950 Kingsland, and 6610 Olive

Owner of the Subject Property: Quadrangle Management Co. Day Phone: 314-935-5963 Zoning District: IC

Address of the Owner: 700 Rosedale, CB1049, St. Louis, MO 63112 Lot Size: 5.695 Acres

Appellant's Name (if other than owner): Ryan Carlie- The OPUS Group Day Phone: (314)930-2005

Appellant's Address: 112 S. Hanley Road, Floor 1, Suite 100, St. Louis MO 63105

I. a. Relevant Zoning Code Section(s): Section 400.640(B)(1)

b. Please explain what is proposed:  
The proposed building will be +/-11.5' from the Kingsland ROW  
line at the Northwest corner.

II. Please describe the following as fully as possible:

a. State the particular requirements of the Zoning Code which prevent the proposed use or construction:

The zoning code requires a 15' right-of-way setback.

b. Explain the unique characteristics of the subject property which prevent compliance with the requirements of this chapter:

The Kingsland ROW was previously widened from 60' to a variable width up to 120' wide.

The corner where the proposed building is less than 15' from the the ROW line is at the

widest part of the ROW. Additionally, there is a large sewer tunnel and required 46'

easement running north to south through the site. Due to the easement, the building cannot be shifted to the east.

- c. Explain the practical difficulty or particular hardship which would result if the particular requirements of the Zoning Code were applied to the subject property:

The buildable area would be severely limited due to the wide ROW and  
the required sewer easement and there wouldn't be enough room for this  
business to construct the building they need on the site.

- d. State the reduction in the minimum requirements of the Zoning Code which would be necessary to permit the proposed use or construction:

The required ROW setback would need to be reduced to 11.5' for the Kingsland ROW.

\_\_\_\_\_

\_\_\_\_\_

I, the undersigned understand that I must prove the following to the Board prior to them granting a variance: 1) The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant; 2) The strict application of the provisions of the Zoning Code from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application; 3) The variance requested will not adversely affect the adjacent properties or public health, safety, order, convenience, or general welfare of the community; and 4) Granting the variance desired will not violate the general spirit and intent of the Zoning Code. I further understand that the concurring vote of at least four (4) of the five (5) members of the Board of Adjustment is necessary for the Board to grant a Variance of the Zoning Code.

I have read and fully understand the above paragraph and state that all claims made in this application are true.

Signature of the Applicant: *Ryan S. Cook* Date: 03/03/2022

Representing (if applicable): \_\_\_\_\_

**Do Not Write Below This Line - For Office Use Only**

Appellant \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_

Cash \_\_\_ Check \_\_\_ Received of \_\_\_\_\_

Amount \_\_\_\_\_ Date \_\_\_\_\_

Clerk's Initials \_\_\_ Receipt No. \_\_\_\_\_

## Memorandum

**To:** John Wagner, Zoning Administrator  
University City Board of Adjustment

**From:** Opus Development Company, L.L.C.

**Date:** March 3, 2022

**Subject:** Variance Application

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### I. Legal Owners and Applicant

The name, address and telephone number of the legal owner of the properties proposed for the variance and the firm submitting the application are listed below.

Legal Owner: Quadrangle Management Company  
700 Rosedale Avenue, Campus Box 1016  
St. Louis, MO 63112  
(314) 935-5651

Applicant: Ryan Carlie  
Opus Development Company, L.L.C.  
112 S. Hanley Road, Floor 1, Suite 100  
St. Louis MO 63105  
(314) 930-2005

### II. Common Street Address of Property Proposed for Variance

The common street addresses of the properties proposed for the variance are 6610 Olive Boulevard, 6662 Olive Boulevard, and 950 Kingsland Avenue in University City.

### III. Description of Proposed Variance

Opus proposes the construction of an approximately 76,640 square foot plumbing supply warehouse, office, and retail showroom (the "Development") for Crescent Plumbing Supply Company ("Crescent Plumbing") located at 6610 Olive Boulevard, 6662 Olive Boulevard, and 950 Kingsland Avenue in University City (the "Site"). Opus has selected the Site for the Development because the Site can accommodate a more modern facility than what is possible at Crescent Plumbing's existing location in the City of St. Louis. Moreover, the Site is in close proximity to Crescent Plumbing's existing customers and to other businesses with similar industrial and warehouse uses.

In connection with the Development, Opus is seeking a variance to reduce the right-of-way setback requirement under the University City Zoning Code (the "Code"). Section 400.640.B(1) of the Code requires that any building in an industrial commercial zone must be set back at least fifteen (15) feet from any right-of-way. As shown in the attached Site Plan, the Development includes construction



of a building that is set back approximately 11.5 feet from the Kingsland Avenue right-of-way at the northwest corner of the Site. Accordingly, Opus requests that the right-of-way setback requirement be reduced to +/- 11.0 feet.

The requested variance arises from a condition unique to the Site. As shown in the attached Site Plan, the Site is bifurcated by a forty-six (46) foot easement in favor of the Metropolitan St. Louis Sewer District (the "MSD Easement"). Because vertical construction on any portion of the property subject to the MSD Easement is not possible, the Development is uniquely designed to maximize the usable space on either side of the MSD Easement. To that end, Opus has placed the warehouse, office, and retail showroom buildings to the west of the MSD Easement and a parking and staging area to the east of the MSD Easement.

Strict application of the right-of-way setback requirement would impose unnecessary hardship upon Opus. As noted above, the warehouse building cannot be moved any further east without encroaching on the MSD Easement. Although the size of the building could be adjusted to comply with the Code, this would reduce the total square footage of the proposed building by approximately ten percent. Such a change would materially impair Crescent Plumbing's ability to operate its business effectively and render the Development economically infeasible.

#### **IV. Estimated Impact**

The proposed variance will not be materially detrimental or injurious to other property or improvements adjacent to the Development. The Site currently includes a one-story building that is proposed to be demolished as part of the Development. The existing building has been most recently used by the Black Rep for warehouse storage space. Additionally, a portion of the Site has been used by Focal Pointe Landscaping Solutions to store landscaping supplies and equipment. The existing building is set back approximately nine (9.0) to eleven (11.0) feet from the Kingsland Avenue right of way and is separated from the Kingsland Avenue right of way by the adjacent property owned by the City and located at 6664 Olive Boulevard (the "City Parcel"). As stated above, the proposed building to be constructed as part of the Development will be located more than eleven (11.0) feet from the Kingsland Avenue right of way and, as such, will be farther from the right of way than the existing building.

The City Parcel is a small, triangular-shaped parcel that is currently vacant and does not appear likely to be developed, given its size and shape and given that the vast majority of the property is located within fifteen (15) feet of either the Kingsland Avenue or Olive Boulevard rights of way. Moreover, the property to the east of the Site along Olive Boulevard is zoned for industrial commercial use and currently remains largely vacant. In light of the above, it does not appear that any of the adjacent property or improvements would be negatively impacted by the proposed Development's reduced setback from the Kingsland Avenue right of way.

Additionally, granting the proposed variance will not substantially increase the congestion in surrounding public streets. The Development has been designed to address potential changes in traffic volumes and fully complies with the off-street parking requirements of Article 7, Section 400.2140 of the Code. Crescent Plumbing's current location generates a daily average of approximately seventy-seven (77) vehicles during a typical weekday. This total includes approximately three (3) full-size tractor trailers, twenty-four (24) work vans/pickup trucks, twenty-one (21) cars/SUVs, and twenty-nine (29) personal vehicles of Crescent Plumbing employees. Vehicular traffic will be substantially lower on

Saturdays given that only the showroom is open and there will be no pick-ups/deliveries at the loading dock.

As shown in the attached Site Plan, Opus anticipates the Development will include a total of approximately one hundred and six (106) parking stalls, with seventy-four (74) in the main lot and thirty-two (32) adjacent to the paved staging area. The main parking lot will have an entrance off Vernon Avenue, and the additional parking and staging area and the truck court/docks will share an entrance off Olive Boulevard. Both of these entrances will be designed to St. Louis County standards and the Development will include directional signage to enable trucks to use the designated entrance off Olive Boulevard and retail customers to use the designated entrance off Vernon Avenue. Moreover, curb cuts that are currently located in close proximity to the intersection of Kingsland and Vernon Avenues will be removed.



## Board of Adjustment

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

Dear Property Owner or Occupant,

A public hearing before the Board of Adjustment is scheduled concerning a matter at 6662 Olive Boulevard, 6610 Olive Boulevard and 950 Kingsland Avenue, which is 300 feet or less from your property (see map below). Only properties within that distance, including yours, are notified; therefore, some of your neighbors will not receive notice. Feel free to inform your neighbors of this public hearing.

### NOTICE OF PUBLIC HEARING

#### Case # BOA 22-04

The Board of Adjustment of University City, Missouri will hold a **virtual public hearing** on **Wednesday, April 13, 2022, at 5:30 pm**, to consider the application of **Ryan Carlie of The Opus Group** for property located at 6662 Olive Boulevard, 6610 Olive Boulevard and 950 Kingsland Avenue, requesting a variance to maintain a setback of eleven (11) feet in lieu of fifteen (15) feet, as required by §400.640(B)(1) of the University City Zoning Code. If you have any questions, please contact John Wagner, Acting Director of Planning and Development, at 314-505-8501. All interested parties are invited to attend. All interested parties are invited to attend. Webinar information can be found on the online calendar at [ucitymo.org](http://ucitymo.org).

