



**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**  
**Thursday February 1, 2024**  
**6:00 p.m.**

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

**Board of Adjustment will Meet Electronically on February 1, 2024**

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 February 1, 2024 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:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85343401456?pwd=V1daeTRSVXBIUk5yeXZLc2VNc3pCUT09>

Passcode: 802080

Or One tap mobile :

+13092053325,,85343401456#,,,,\*802080# US

+13126266799,,85343401456#,,,,\*802080# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location): +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US

Webinar ID: 853 4340 1456

Passcode: 802080

International numbers available: <https://us02web.zoom.us/j/85343401456>

**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 Director of Planning and Development 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, Director of Planning and Development. Such comments will be provided to the Board 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. **Variance Request – BOA 22-02.**

**Applicant:** William Berthold, on behalf of Laurent and Elizabeth Torno  
**Request:** Variance to maintain a minimum lot width of thirty-seven and a half feet (37.5’) in lieu of forty (40) feet and to maintain a side yard setback of one and a half feet (1.5) feet in lieu of five (5) feet.  
**Address:** 7111 Waterman Avenue  
(VOTE REQUIRED)
4. New Business
  - a. **Variance Request – BOA 23-01.**

**Applicant:** Michael Felton and Rhae Yancey  
**Request:** Variance to maintain a front yard setback of seven (7) feet in lieu of four (4) feet for overhanging eaves and gutters.  
**Address:** 7452 University Drive  
(VOTE REQUIRED)
  - b. **Variance Request – BOA 24-01.**

**Applicant:** Shaun Dodson, on behalf of MAA Properties  
**Request:** Variance to maintain a building and parking side-yard setback of two (2) feet in lieu of five (5) feet, as required by §400.1130(C)(6)(f), and to maintain an off-street parking side-yard setback of three (3) feet in lieu of five (5) feet, as required by §400.2020(D) of the University City Zoning Code.  
**Address:** 6282 Cates Avenue  
(VOTE REQUIRED)
  - c. **Variance Request – BOA 24-02.**

**Applicant:** Max Sassouni, on behalf of Stone and Alter Real Estate Company  
**Request:** Variance to §400.560 of the University City Zoning Code prohibiting dwelling units on the ground floor in the Core Commercial “CC” District.  
**Address:** 608 Kingsland Avenue

*(VOTE REQUIRED)*

5. Other Business
  - a. None
6. Reports
  - a. Council Liaison Report
7. Adjournment