



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
Tuesday May 21, 2024
6:00 p.m.

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

Board of Adjustment will Meet Electronically on May 21, 2024

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/86326829942?pwd=NjQyUTRucG53S21DcmpQaFJqa0dHQT09>

Passcode: 754108

Or One tap mobile :

+16469313860,,86326829942#,,,,*754108# US, +19292056099,,86326829942#,,,,*754108#
US (New York)

Or Telephone:

Dial(for higher quality, dial a number based on your current location): +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +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, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US

Webinar ID: 863 2682 9942

Passcode: 754108

International numbers available: <https://us02web.zoom.us/j/86326829942?pwd=NjQyUTRucG53S21DcmpQaFJqa0dHQT09>

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 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 - None
4. New Business
 - a. **Variance Request – BOA 24-03.**
Applicant: Karen Hyman
Request: Variance to maintain a fence height of eight (8) feet in lieu of six (6) feet, as required by §400.1240A of the University City Zoning Code.
Address: 7319 Ahern Avenue
(VOTE REQUIRED)
 - b. **Variance Request – BOA 24-04.**
Applicant: Paul Fendler, on behalf of JC and Maria Wetzler
Request: Variance to maintain garage height of twenty (20) feet in lieu of fifteen (15) feet, as required by §400.1090(A)(1) of the University City Zoning Code.
Address: 7060 Maryland Avenue
(VOTE REQUIRED)
5. Other Business
 - a. None
6. Reports
 - a. Council Liaison Report
7. 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: May 21, 2024
Case Number: BOA-24-03
Location: 7319 Ahern Ave
Applicant: Karen Hyman
Property Owner: Karen Hyman
Request: Variance to exceed maximum fence height

Applicant's Request

The applicant is requesting a variance to construct a fence along the rear property line eight (8) feet in height, two (2) feet higher than the allowed height of six (6) feet, per University City Zoning Code § 400.1240(A), which states the following:

Section 400.1240: Height Limitations

- A. In any residential district or the "HRO" district, **no fence located within a required side or rear yard shall exceed six (6) feet in height above grade**, except that posts may exceed the limitation by no more than six (6) inches (including decoration and/or ornament at the top of the post), unless otherwise permitted in this Article for purposes of screening, or for tennis courts, backstops or playgrounds.

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.

Fig. 1 Shows the current 4-foot chain link fence in place at the subject property which would be replaced by an eight-foot fence along the rear property line.



Fig. 1: The existing conditions of the rear yard at 7319 Ahern Ave.



Fig. 2: Zoning map showing the subject and neighboring properties.



Department of Planning and Development

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

Staff Report

Meeting Date: May 21, 2024
Case Number: BOA-24-04
Location: 7060 Maryland Avenue
Applicant: Paul Fendler of Fendler + Associates, Inc.
Property Owner: JC and Marisa Wetzler
Request: Variance to exceed maximum garage height

Applicant's Request

The applicant is requesting a variance to maintain garage height of twenty (20) feet in lieu of fifteen (15) feet, as required by §400.1090(A)(1) of the University City Zoning Code, which states the following:

Section 400.1090: Height Regulations

A. In addition to other dimensional regulations established elsewhere in this Article, the following dimensional standards shall apply to accessory uses, buildings and structures:

1. **Garages or carports shall not exceed the height of the dwelling or fifteen (15) feet**, whichever is less, and shall comply with the required principal building setbacks, except that a garage or carport may be located from the rear lot line by a distance of not less than five (5) feet. Garages located within the rear yard setback shall be used only for the storage of vehicles and household items and shall not be converted into living quarters or any other non-garage uses such as studios or offices.

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.

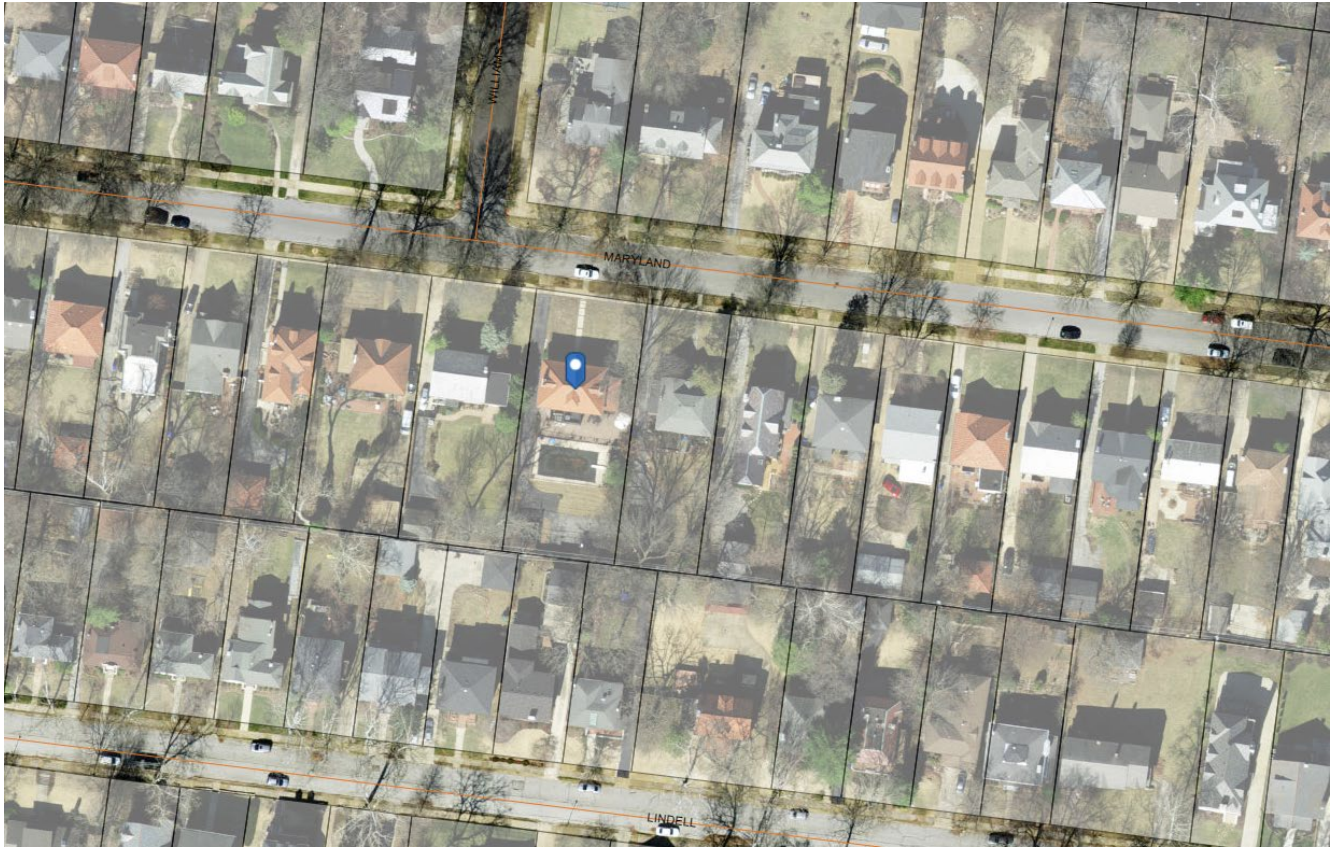


Fig. 1: Aerial showing the subject property and zoning districts. The subject property and all nearby properties are zoned SR.

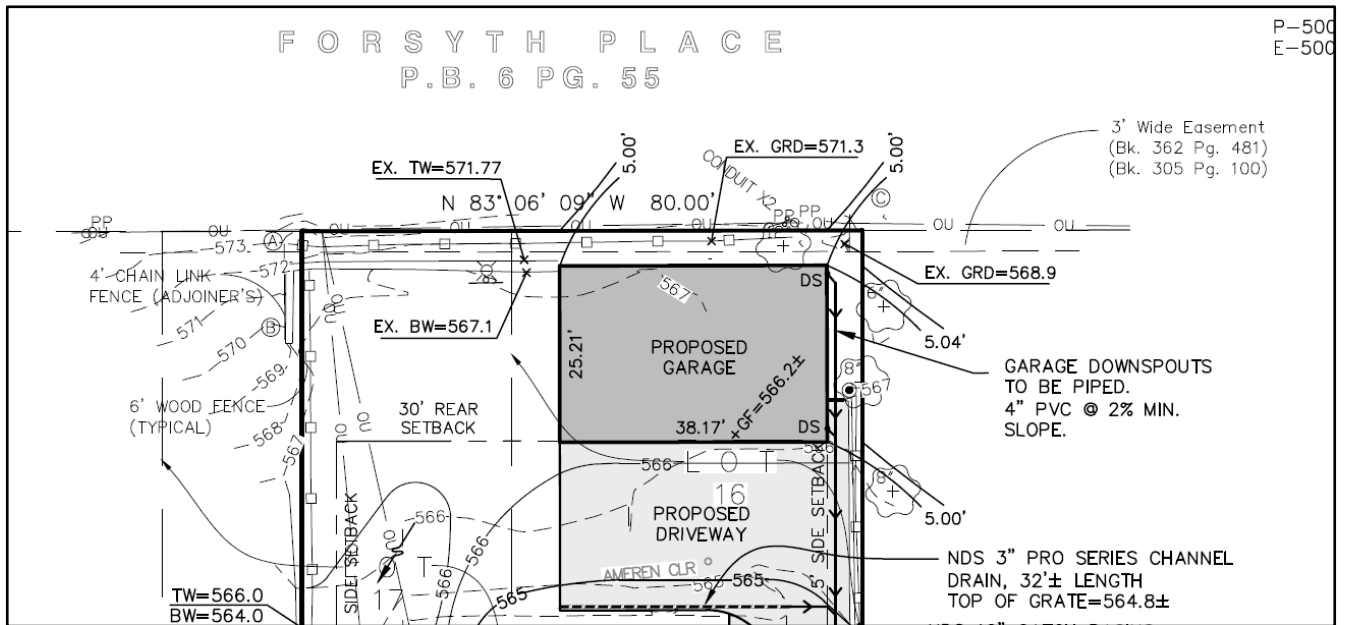
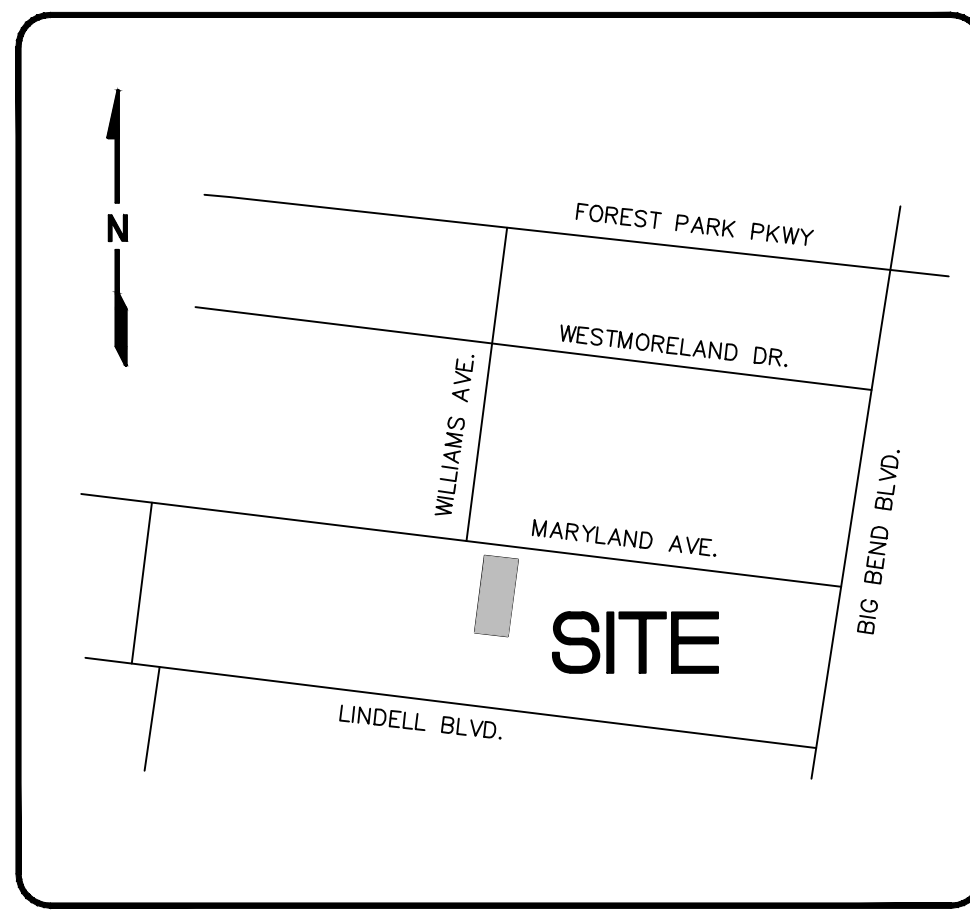


Fig. 2: Enlarged site plan showing proposed driveway and garage, as well as 5' setbacks from both adjacent property lines.



LOCATION MAP
N.T.S.

PROJECT DATA

LOCATOR NO. : 18J220369
 ADDRESS : 7060 MARYLAND AVENUE
 UNIVERSITY CITY, MO 63130
 OWNER : JOSEPH WEITZEL
 AREA OF TRACT : 0.34 Ac.± (14,866 S.F.)
 PRESENT ZONING : SR
 PRESENT USAGE : SINGLE FAMILY RESIDENCE
 SCHOOL DISTRICT : UNIVERSITY CITY
 FIRE DISTRICT : UNIVERSITY CITY
 WATERSHED(S) : RIVER DES PERES
 FIRM PANEL : 29189C0214K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 SPIRE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE

MINIMUM SETBACK REQUIREMENTS

FRONT = 25'
 SIDE = 5'
 REAR = 30'

*GARAGE MAY BE 5' MINIMUM FROM REAR PROPERTY LINE

GREENSPACE

EXISTING SITE COVERAGE = 8,760 S.F.
 EXISTING GREENSPACE = (14,866-8,760)/14,866 = 41.1%
 PROPOSED SITE COVERAGE = 7,303 S.F.
 PROPOSED GREENSPACE = (14,866-7,303)/14,866 = 50.9%

PROPOSED BUILDING ADDITION FOR
7060 MARYLAND AVENUE

LOT 16 AND THE WESTERN 30 FEET OF LOT 17 IN BLOCK 5
 OF 'MARYLAND TERRACE', AS RECORDED IN P.B. 10 PG. 24,
 CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

STORM WATER CALCULATIONS

15-YEAR 20-MINUTE DESIGN STORM
 3.54 CFS/ACRE RUNOFF RATE FOR IMPERVIOUS SURFACE
 1.70 CFS/ACRE RUNOFF RATE FOR PERVIOUS SURFACE

SITE AREA = 14,866 S.F.
 EXISTING SITE IMPERVIOUS COVERAGE = 7,970 S.F.
 EXISTING SITE RUNOFF: 7,970 x 3.54 + 6,896 x 1.70 = 0.92 CFS
 PROPOSED SITE IMPERVIOUS COVERAGE = 7,303 S.F.
 PROPOSED SITE RUNOFF: 7,303 x 3.54 + 7,563 x 1.70 = 0.89 CFS
 DIFFERENTIAL RUNOFF = -0.03 CFS (REDUCTION)
 NO CHANGE IN EXISTING ON-SITE DRAINAGE PATTERN.

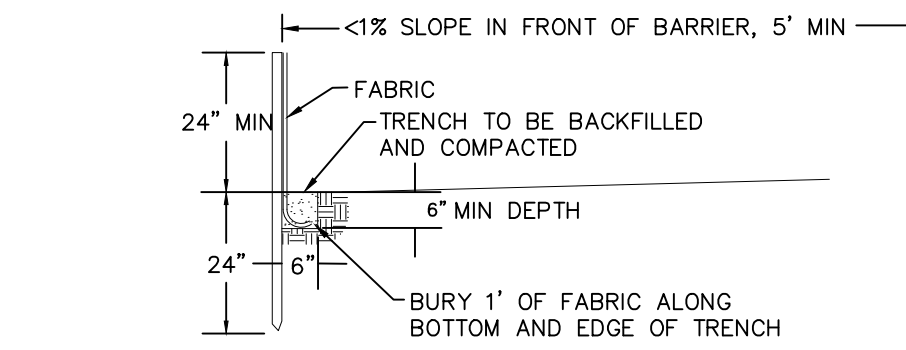
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY MARLER SURVEYING COMPANY, INC.
- GRADING AND STORMWATER DRAINAGE TO CONFORM TO THE STANDARDS OF THE CITY OF UNIVERSITY CITY, MSD, AND MODNR.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
- SANITARY SEWERS TO MEET THE CITY OF UNIVERSITY CITY AND M.S.D. STANDARDS ON SITE.
- ALL UTILITY SERVICES SHALL BE UNDERGROUND.
- UTILITY INFORMATION PER SURVEY PROVIDED AND AVAILABLE RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF UNIVERSITY CITY STANDARDS.
- THE FINISHED GRADE LEVEL AT THE BUILDING TO BE MINIMUM OF 6" BELOW TOP OF FOUNDATION FOR MASONRY AND 8" FOR FRAME AND BRICK VENEER.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) FOR A MINIMUM DISTANCE OF 8 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- ALL GRADING SHALL CONFORM TO THE APPROVED GRADING PLAN.
- FOUNDATION FOOTINGS SHALL BE CONSTRUCTED SO AS TO MAINTAIN A 2'6" DEPTH OF EARTH COVER OR AS REQUIRED BY THE LOCAL BUILDING CODES.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- THIS IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR BOUNDARY SURVEYS."
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009

LEGEND

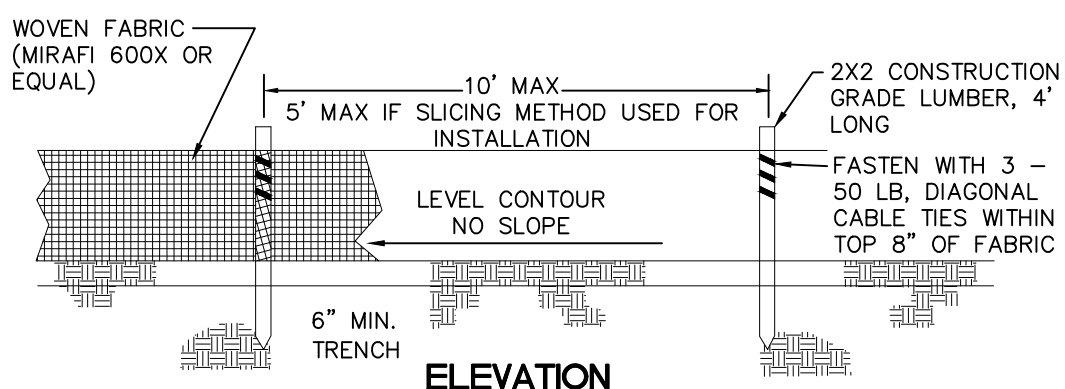
DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---504---
EXISTING MINOR CONTOUR	---504---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---□---
EXISTING WATERLINE	---W---
EXISTING FIRE HYDRANT	---●---
EXISTING GAS LINE	---G---
EXISTING OVERHEAD UTILITY	---OW---
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

FF = FINISHED FLOOR ELEVATION
 TF = TOP OF FOUNDATION ELEVATION
 BF = BASEMENT FLOOR ELEVATION
 GF = GARAGE FLOOR ELEVATION
 CO = CLEAN OUT
 DS = DOWNSPOUT
 TW = FINISHED GRADE AT TOP OF WALL
 BW = FINISHED GRADE AT BOTTOM OF WALL
 P-500.0 = PROPOSED GRADE
 E-500.0 = EXISTING GRADE



SECTION

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT NEEDED



ELEVATION

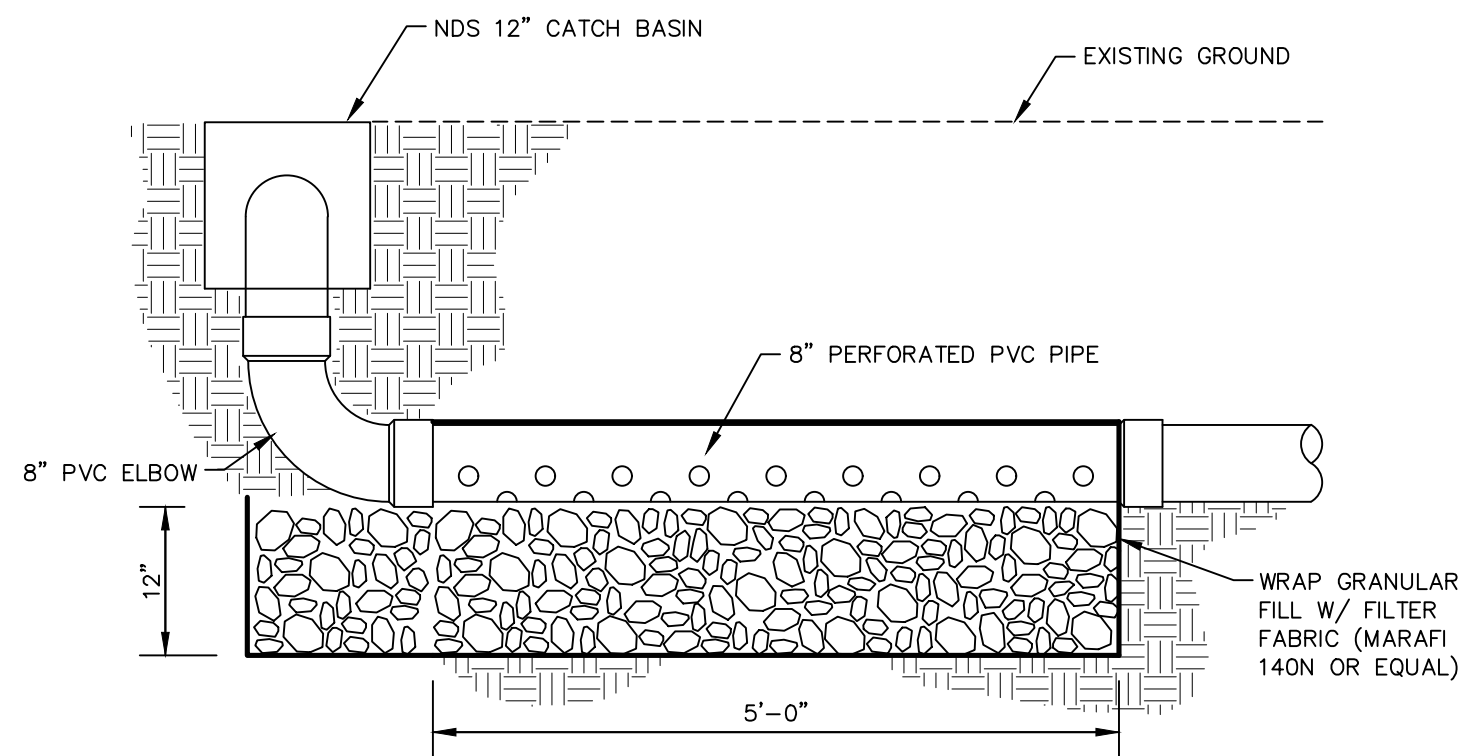
MAXIMUM SPACING ALONG SLOPES

3:1 SLOPES	30' FENCE TO FENCE
3:1 TO 10:1 SLOPES	50' FENCE TO FENCE
SLOPES <10%	100' FENCE TO FENCE

- NOTES:
- SEE PLAN FOR INITIAL INSTALLATION LOCATION.
 - INSTALL SILT FENCE PRIOR TO DISTURBANCE OF NATURAL VEGETATION AND AT APPROPRIATE INTERVALS DURING CONSTRUCTION OF FILL SLOPES.
 - INSPECT & MAINTAIN FENCE AFTER EVERY RAINSTORM OR MINIMUM 2 WEEK INTERVALS DURING DRY PERIODS.
 - SILT IS TO BE REMOVED WHEN DEPTH ALONG THE FENCE REACHES 12" OR 1/2 THE FENCE HEIGHT.
 - REPAIR / REPLACE TORN OR CLOGGED FABRIC, LOOSE FABRIC, BROKEN POSTS, ETC. TO MAINTAIN INTEGRITY OF SILT FENCE THROUGHOUT CONSTRUCTION.
 - STABILIZE ANY AREAS SUSCEPTIBLE TO UNDERMINING AS SOON AS THEY ARE NOTICED.
 - EXTEND/ADD FENCE AS NECESSARY TO MAINTAIN/PROVIDE ADEQUATE PROTECTION.
 - UPON ESTABLISHMENT OF ADEQUATE VEGETATION, REMOVE FENCE, REGRADE AND VEGETATE TRENCH AREA.

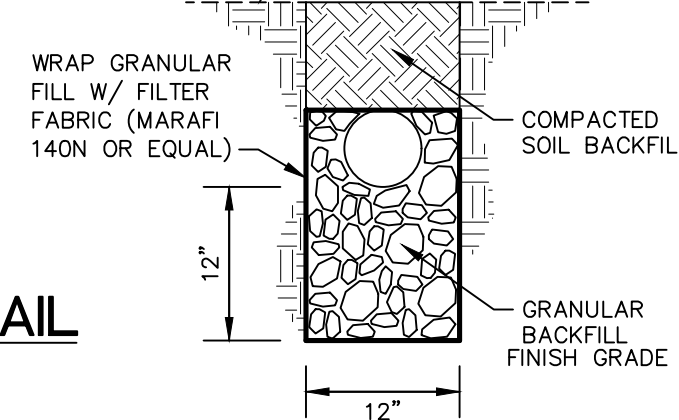
SILT FENCE DETAIL

N.T.S.

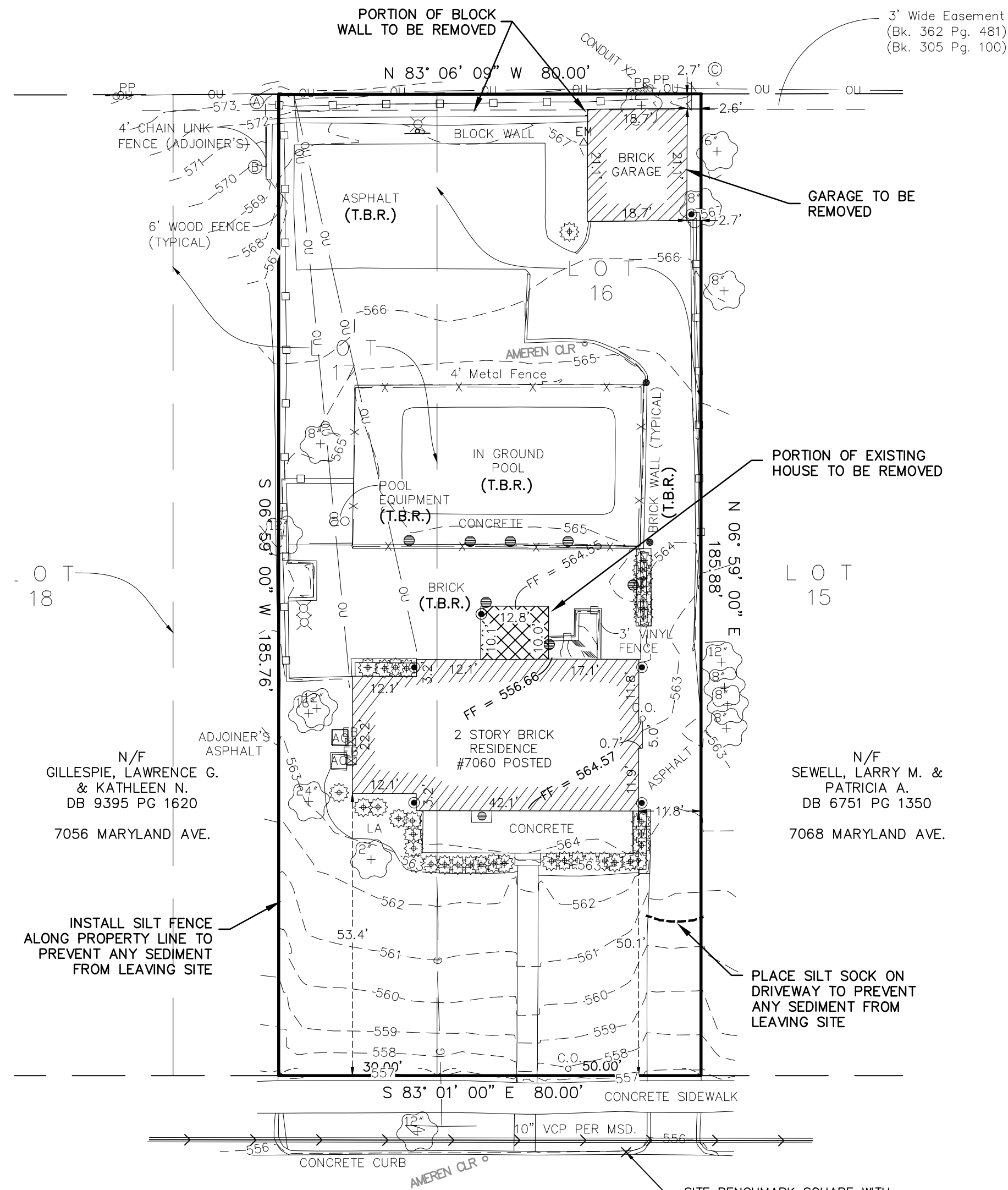


OUTFALL DETAIL

- NOTES:
- GRANULAR FILL SHALL BE 1" MIN. CLEAN DRAINAGE ROCK.
 - COMPACT SOIL MATERIAL UNDER LAWNS TO 85% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION TEST. (ASTM D 1557)



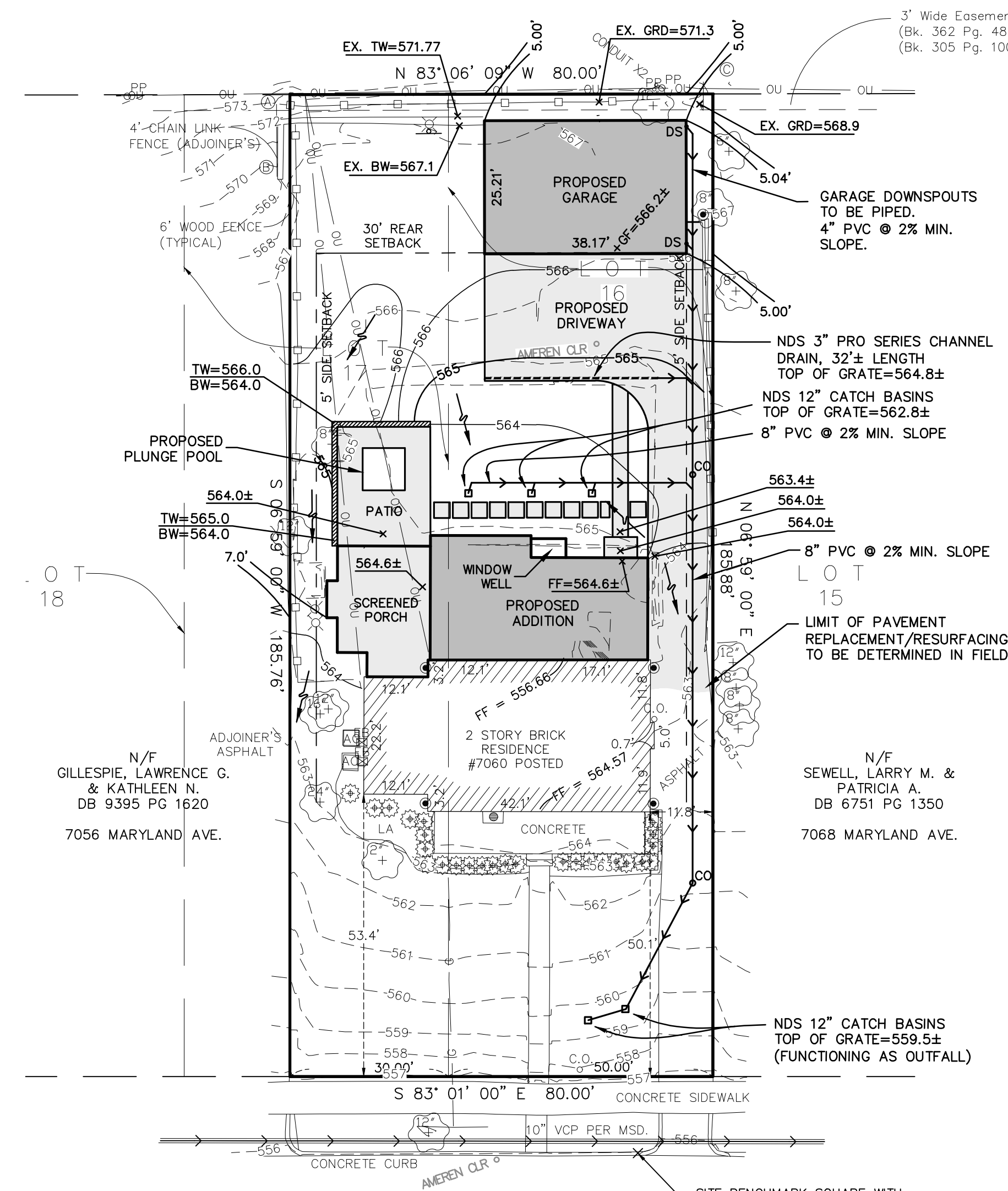
FORSYTH PLACE
P.B. 6 PG. 55



MARYLAND AVENUE
(50' WIDE)

EXISTING CONDITIONS DEMO PLAN

FORSYTH PLACE
P.B. 6 PG. 55



MARYLAND AVENUE
(50' WIDE)

PROPOSED CONDITIONS

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

BEFORE YOU DIG - DRILL - BLAST
 1-800-344-7483
 (TOLL FREE)
 MISSOURIANE CALL SYSTEM, INC.

Joseph Weitzel
 7060 Maryland Avenue
 University City, MO 63130

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

7060 MARYLAND AVENUE

SITE PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

2/23/2024
 MICHAEL CLAY VANCE
 PROFESSIONAL ENGINEER
 MISSOURI LIC NO E-25616
 REVISED

23149
 02/09/24
 1/1
 COPYRIGHT 2024

