

**CITY OF CHESTERFIELD
BOARD OF ADJUSTMENT MEETING SUMMARY
Thursday, September 1, 2005**

The Board of Adjustment meeting was called to order at 7:00 p.m. on Thursday, by Mr. Leon Kravetz, Chair of the Board of Adjustment.

I. Introduction of Board and City Staff

The following individuals were in attendance:

Ms. Marilyn Ainsworth
Ms. Laura Lueking
Ms. Dru Thomas
Mr. Leon Kravitz
Mr. Richard Morris
Mr. Gerald Schwalbe
Mr. Rob Heggie, Assistant Attorney, City of Chesterfield
Ms. Jane Durrell, City Council Liaison
Ms. Annissa G. McCaskill-Clay, Senior Planner, City of Chesterfield Department of Planning
Ms. Joyce Collins-Catling, Executive Secretary, City of Chesterfield Department of Planning
Midwest Litigation Services, Court Reporter

II. Approval of July 7, 2005 Meeting Summary

**Gerald Schwalbe made a motion to approve the minutes as amended.
Richard Morris seconded the motion.**

The motion passes 5-0

Special Note: The Chair acknowledged the passing of Board member Judge Robert McAllister.

III. Request for Affidavit of Publication

IV. Public Hearing Items:

- A. B.A. 06-2005 Charles and Annette Guess:** a request for a variance to allow an existing residence at 14250 Finger Lake Drive to maintain a five (5) foot rear yard setback in lieu of a fifteen (15) foot rear yard setback in an R1-A district. (18Q410497).

Assistant Director of Planning Annissa McCaskill-Clay presented exhibits and photos supporting the petition to construct over the existing deck in the rear of a home built prior to 1988 zoning. The lot has an existing easement, and an unusual layout with the property line going into a cul de sac. No setback is required for the existing deck and patio, therefore, they are allowed to remain. Mr. Guess would like to construct a maintenance-free pergola over the existing deck. Temporary poles extending no more than 2' over the deck will support the pergola. He has received letters from subdivision trustees in favor of this improvement, and neighbors have no objections.

There were no speakers present in favor of the petition.

There were no speakers present in opposition.

Marilyn Ainsworth made a motion to grant the request.

Gerald Schwalbe seconded the motion.

The voice vote was as follows: Marilyn Ainsworth, yes; Dru Thomas, yes; Leon Kravitz, yes; Richard Morris, yes; Gerald Schwalbe, yes.

The motion passed 5-0

- B. B.A. 10-2005 Michael Peetz:** A request for a variance from Section 1003.105.7(3)(b) of the City of Chesterfield Zoning Ordinance to allow an existing residence to maintain a thirteen(13) foot side yard setback in lieu of a twenty (20) foot side yard setback. (10 Wildhorse Way/19W440255)

Assistant Director of Planning Annissa McCaskill-Clay presented exhibits and other materials supporting a petition to allow the construction of an additional garage. Mr. Peetz would like to add a third car garage on the side of his home, due to the lot's steep slope (pie-shaped). Garage will face in the same direction as two existing garages. This expansion will not cause the removal of any trees, nor change the existing topography. Neighbors have sent supporting letters in favor of this improvement, but subdivision trustees have not formally voted in favor or opposition of this expansion.

There was one (1) neighbor present in favor of this petition.

There were no speakers present in opposition.

Marilyn Ainsworth made a motion to withdraw the petition until after approval from subdivision trustees has been received.

Laura Lueking seconded the motion.

The voice vote was as follows: Marilyn Ainsworth, yes; Laura Lueking, yes; Dru Thomas, yes; Leon Kravitz, yes; Richard Morris, yes.

The motion passes 5-0

VI. Adjournment

Meeting adjourned at 7:40 p.m.