CITY OF CHESTERFIELD
BOARD OF ADJUSTMENT MEETING SUMMARY
Thursday, August 5, 2004

The Board of Adjustment meeting was called to order at 7:00 p.m. by Mr. Leon Kravetz, Thursday, August 5, 2004.

I. Introduction of Board and City Staff

The following individuals were in attendance:

Ms. Marilyn Ainsworth
Ms. Laura Lueking
Mr. Leon Kravetz
Mr. Robert McAllister
Mr. Richard Morris
Ms. Jane Durrell, Council Liaison
Mr. Rob Heggie, Assistant City Attorney
Ms. Aimee Nassif, Project Planner, City of Chesterfield Department of Planning
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
Concannon & Jaeger, Court Reporter

II. Approval of June 3, 2004 Meeting Summary

Robert McAllister made a motion to approve the minutes.
Laura Lueking seconded the motion.

The motion passed 5-0

III. Request for Affidavit of Publication

IV. Public Hearing Items:

A. **B.A. 4-2004 Scott Baum**: a request for a variance to allow an existing residence at 7 Baxter Lane to maintain a ten (10)-foot rear setback in lieu of a twenty (20)-foot rear yard setback in a Non-Urban "NU" district (19S530053).

Project Planner, Aimee Nassif, presented the project stating that the petitioner is asking for a variance to an existing home allowing a setback to expand and update the home.

Petitioner Scott Baum stated that he has lived in the home for two (2) years. The home was built in 1955 under outdated standards, and he'd like to update to current standards. He has sought and gained approvals from neighbors. He also stated that there is a possibility for rezoning the area.

Senior Planner Annissa McCaskill-Clay and Project Planner Aimee Nassif explained that St. Louis County re-zoned several areas in the Chesterfield area prior to incorporation of the City. This included several residential subdivisions including Baxter Lane. Part of this change in zoning district regulations including St. Louis County amended their zoning regulations and established a setback requirement of ten (10) foot side and rear yard setback for an NU District.

Committee member Laura Leuking commented that rezoning should take place to prevent similar situations in the future.

There were no additional speakers present in favor of the petition.
There were no speakers in opposition.

Robert McAllister made a motion to approve this request.
Marilyn Ainsworth seconded the motion.

The voice vote was as follows: Marilyn Ainsworth, yes; Laura Lueking, yes; Robert McAllister, yes; Richard Morris, yes; Leon Kravetz, yes.

The motion passed 5-0

V. Adjournment

Meeting adjourned at 7:30 p.m.