

City of Warson Woods

RECORD OF PROCEEDINGS

BOARD OF ADJUSTMENT MEETING

October 5, 2021

A Board of Adjustment Commission Meeting of the City of Warson Woods was held on Tuesday, October 5, 2021 at the City Hall, 10015 Manchester Road. The following members of the Commission were present:

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| Barb Wittich, Chair | _____ X _____ |
| Dennis Heitert | _____ X _____ |
| Ed Crites | _____ X _____ |
| Joe Wrobel | _____ _____ |
| Pat Flood | _____ X _____ |
| Carol Mullenix | _____ X _____ |
| Tim Sauer | _____ _____ |

Also present were: Building Commissioner/City Engineer Ron Stuckel of Kuhlman Design Group and City Attorney Drew Weber.

The meeting began with the Chair, Barb Wittich correcting the square footage figures to 4015' currently to 4357' proposed for a 31.2% lot coverage.

Chair Barb Wittich called the meeting to order at 7:02 P.M.

I. Variance Request:
Mr. & Mrs. Eric Youngblood
801 Rampart
Section 415.050 A.2. (Rear Yard Setback)

Mr. Youngblood explained he has an issue with topography on his lot and has nothing to do with being on a corner lot. The elevation change of over 4.5 feet from Bennett to the garage allows water to funnel into the garage, then over the foundation wall to the finished basement children's play area, . The previous homeowner put in a new driveway hoping to fix the water issue. In Mr. Youngblood's plan the current driveway would become yard and a new driveway entrance would be from the front on Rampart. He went on to say they have health concerns because of the constant flooding in the basement and possible mold growth. There is no sump pump in the basement.

Pat Flood then asked why they need an addition instead of just making the driveway change. It was explained that the addition will provide rood coverage for the low area, and allow for the water from the gutters to be directed in desired areas.

At this time, Barb Wittich stated she was uncomfortable going forward without the input from the neighbor on the Bennett Ave. side. Mr. Weber stated we should be only looking at the specific issues on this property and whether it meets the burden of providing a hardship. Patricia Flood answered that we understand that, but it has been our practice to make sure all the neighbors are okay with the variance requests before moving forward.

Carol Mullenix asked if we could approve a variance for a smaller amount, say 6' or 10'. Mr. Youngblood stated they have another plan drawn up for a 10' variance. Mr. Weber informed us we could only vote on the variance request in front of us, and could not make changes to the original request.

The board asked for a continuance to obtain input from the north neighbor on Bennett, since the variance is towards his property. It was mentioned that neighbor will likely not be affected by additional water flow, due to the topography of his lot being so much higher than the Youngblood's lot. Also, the Youngbloods will be looking into the possibility to modifying their request to a smaller variance distance, say 10' or 6'. No date was mentioned to continue the meeting.

After discussion Barb Wittich moved, seconded by Dennis Heitert that the variance request grant a continuance.

II. Adjournment:

There being no further business, Ed Crites moved, second by Pat Flood to adjourn. The meeting closed at 8:04 P.M.

Respectfully submitted,

Barb Wittich, Chair