



City of Olivette Zoning Board of Adjustment
Agenda for December 27, 2021, 6:00 PM

Olivette City Center
1140 Dielman Road
Olivette, MO 63132

ZOOM ACCESS LINK:

<https://us02web.zoom.us/j/81886945042>

Additional Zoom access information is located below this agenda.

1. ROLL CALL

2. NEW BUSINESS

A. 9325 Kenneth Place And 9327 Kenneth Place

Property Owner: Carol Jean Kraus and Carol J. Kraus, Etal

Petitioner: Andy Cohen, Kennerly Custom Homes

Zoning: SR Single Family Residential District

Appeal Request 1: Appeal decision of Building Official.

Section 400.240 Variation of Lot Size Standards, paragraph (B) states for the purposes of determining average lot width and average area only those lots which are within the "SR" District and which are included within the same subdivision as the lot shall be considered. As used in this Section, a "subdivision" shall mean a tract composed of a minimum of six (6) lots depicted on a duly recorded plat. Where a lot is not located within a subdivision, all lots within the "SR" District and which are within two hundred (200) feet of the lot shall be considered. The Building Official has determined that 9325 and 9327 Kenneth Place are part of a duly recorded plat known as the GW Beirnes Estate Subdivision that consist of 6-addition residential lots and thus only the residential lots within the GW Beirnes Estate Subdivision are to be considered to determine the average width and average area.

Appeal Request 2.A: Area Variance. Should Appeal Request 1 confirm the decision of the Building Official, the Variation of Lot Size Standards under Section 400.240 (A.2) would permit a minimum lot area of 13,125 sf. and minimum lot width of 67.7 ft, and in no case permitted to be less than 60 ft. The Petitioner seeks an Area Variance from Section 400.240 (A.2) to permit a subdivision consisting of 3-new single family lots with an area of 7,650 sf. and width of 51 ft.

Appeal Request 2.B: Area Variance. Should Appeal Request 1 overrule

the decision of the Building Official, the Petitioner calculates the Variation of Lot Size Standards under Section 400.240 (A.2) to permit a minimum lot area of 9,349 sf. and minimum lot width of no less than 60 ft. The Petitioner seeks an Area Variance from Section 400.240 (A.2) to permit a subdivision consisting of 3-new single family lots with an area of 7,650 sf. and width of 51 ft.

Meeting Order:

- o Public Hearing
- o Consideration of appeal.

[PROPOSED PLANS](#)

[PUBLIC HEARING NOTICE AND NOTIFICATIONS](#)

[STAFF REPORT AND ATTACHMENTS](#)

3. ADJOURNMENT

**AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER.
IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444.**

Please note that the Zoning Board of Adjustment may adjourn to closed session pursuant to the Revised Statutes of the State of Missouri for attorney communications pursuant to Section 610.021(1).

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you.

Posted this 23rd day of December, 2021 at 12:00 PM.

Please click the link below to join the webinar:

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