



**CITY OF MANCHESTER**  
**BOARD OF ADJUSTMENT MINUTES**  
**April 11, 2019**

**ATTENDANCE**

Chairman Kent Goddard – Present  
Member J.D. Pohlman – Present  
Member Alan Nissenbaum – Present

Member Dan Miller – Present  
Member Jeffrey Rupich - Present

**CITY OFFICIALS**

Joseph E. Bond, City Attorney  
Melanie Rippetoe, Planning and Zoning Director

**COURT REPORTER**

Lauren Goodman

**ATTENDEES**

Adam Garner  
Lisa Vansickle  
Jacob Thorne  
Les Wendell  
Ryan Jensen  
Mike Brueggenjohann  
Eileen Caffey

**CALL TO ORDER**

Chairman Goddard called the meeting to order at 6:30 p.m. and asked Director Rippetoe to call the roll. The record of attendance is shown above.

**APPROVAL OF MINUTES**

A motion to approve the minutes from the meeting held on February 14, 2019, as submitted, was made by Member Nissenbaum and seconded by Member Rupich. The minutes were approved 5-0.

**OLD BUSINESS**

None

**NEW BUSINESS**

**CASE #19-V-003**

Director Rippetoe gave the details of the variance case:

Adam Garner, Summit Signs, applicant, on behalf of Fontbonne University, owner, is seeking a variance from Section 405.330.B, pertaining to allowable height for signs in Residential Districts, in order to erect a monument sign on a property with an approved university located at 498/500 Woods Mill Road, in the R-1 Residential Zoning District. The property fronts on Woods Mill Road to the west and abuts properties zoned R-1 Residential to the north, east and south.

The proposed sign is shown to be approximately 49.5 square feet and shown to be 18.75 feet from the property line, in the same location as the previous sign for John F. Kennedy High School. The sign is shown to be approximately 12 feet from ground level on the west side of the sign and 13.5 feet on the east side of the sign due to a change in elevation. Signs in residential districts are limited to 9 feet in height and will therefore need a 4.5 foot variance for the height of the sign in order to be approved.

Testimony #1 – Adam Garner, presented on behalf of Summit Sign and Graphics, applicant. He stated that they are proposing a change in height of the sign because of limited visibility, due to topography, at its current size.

Testimony #2 – Lisa Vansickle, presented on behalf of Fontbonne University, owner. She explained that the need in an increased height of the sign is to limit the visibility issue and make it easier for those trying to find the campus.

With all the questions satisfactorily answered, Member Pohlman made a motion and was seconded by Member Nissenbaum to approve the variance. The resulting vote was 5-0 in favor of the variance.

#### **CASE #19-V-004**

Director Rippetoe gave the details of the variance case:

Jacob Thorne, applicant, on behalf of Community Christian Church, owner, is seeking a variance from Section 405.165 pertaining to the location of accessory buildings and uses, in order to erect a greenhouse for a community garden on a property with a church located at 623 Meramec Station Road, in the R-4 Residential Zoning District. The property fronts on Meramec Station Road to the northeast and abuts properties zoned R-4 Residential to the north, west and south.

The proposed accessory structure (greenhouse) is shown to be approximately 110 square feet and located approximately 138 feet from the front property line at its closest point and 72 feet from the side property line. The proposed accessory structure is located in front of the principal structure.

Testimony #1 – Jacob Thorne, presented on behalf of Community Christian Church, owner. He explained that the proposed structure is a greenhouse to be used by community members. He explained that there was no place to locate it behind the principal structure.

Testimony #2 – Les Wendell stated that he lived directly behind the location of the proposed variance. He inquired on the lighting, placement and upkeep of the proposed structure. With his questions answered, Mr. Wendell stated that he was in acceptance of the variance.

With all the questions satisfactorily answered, Member Miller made a motion and was seconded by Member Rupich to approve the variance. The resulting vote was 5-0 in favor of the variance.

#### **CASE #19-V-005**

Director Rippetoe gave the details of the variance case:

California Custom Decks, applicant, on behalf of Ryan and Krista Jensen, owners, is seeking a variance from Section 405.210.E.3, pertaining to the rear yard setback, in order to construct a deck and pergola on a property with an existing home located at 1650 Country Hill Lane, in the R-4 Residential Zoning District. The property fronts on Country Hill Lane to the north and abuts properties zoned R-4 Residential to the east and west. It abuts property located in the City of Valley Park to the south.

The proposed deck is shown to replace an existing 16 foot by 10 foot deck and add a pergola with a patio\* to be installed at a later date. The proposed deck is shown to be 6 foot by 16 foot with a pergola over the proposed deck and extending over the rear of the property an additional 12 feet beyond the deck, for a total of 16 foot by 18 foot pergola. The deck is shown to encroach approximately 1 foot into the existing 15 foot minimum rear yard setback and will require a variance to a 14 foot setback. The pergola is shown to encroach 13 feet into the existing 15 foot minimum rear yard setback and will require a variance to a 2 foot setback.

Testimony #1 – Ryan Jensen, owner, presented. He stated that their previous deck was old and safety was an issue. To replace this structure would put the deck beyond the setback requirements.

Testimony #2 – Mike Brueggenjohann, presented on behalf of California Custom Decks, applicant. He explained that the space in the rear yard is very limited and this is what brought them to seek the variance.

With all the questions satisfactorily answered, Member Nissenbaum made a motion and was seconded by Member Pohlman to approve both variances. The resulting vote was 5-0 in favor of the variance.

#### **CASE #19-V-007**

Director Rippetoe gave the details of the variance case:

David and Eileen Caffey, owners, are is seeking variance(s) from Section 405.190.E.2, pertaining to the side yard setback, in order to replace an existing a deck on a property with an existing single-family home located at 1711 Woodmore Oaks Drive, in the R-2A Single-Family Residential Zoning District. The property fronts on Woodmore Oaks Drive to the northwest and abuts properties zoned R-2A Single-Family Residential to the south, north and east.

The proposed deck is shown to replace an existing deck. The existing deck encroaches is shown to be 7 feet from the property line and encroaches approximately 3 feet into the existing 10 foot minimum side yard setback and will require a variance to a 7 foot setback. Staff could not locate an existing variance on file and therefore applicant is required to obtain a variance prior to replacing the deck in its current location.

Testimony #1 – Eileen Caffey, owner, presented. She stated that due to the irregular shape of their property, replacing their existing deck would encroach in the setback.

With all the questions satisfactorily answered, Member Miller made a motion and was seconded by Member Pohlman to approve the variance. The resulting vote was 5-0 in favor of the variance.

#### **ADJOURNMENT**

Chairman Goddard adjourned the meeting at 7:29 p.m.

Respectfully Submitted by:

Melanie Rippetoe, Director of Planning, Zoning and Economic Development