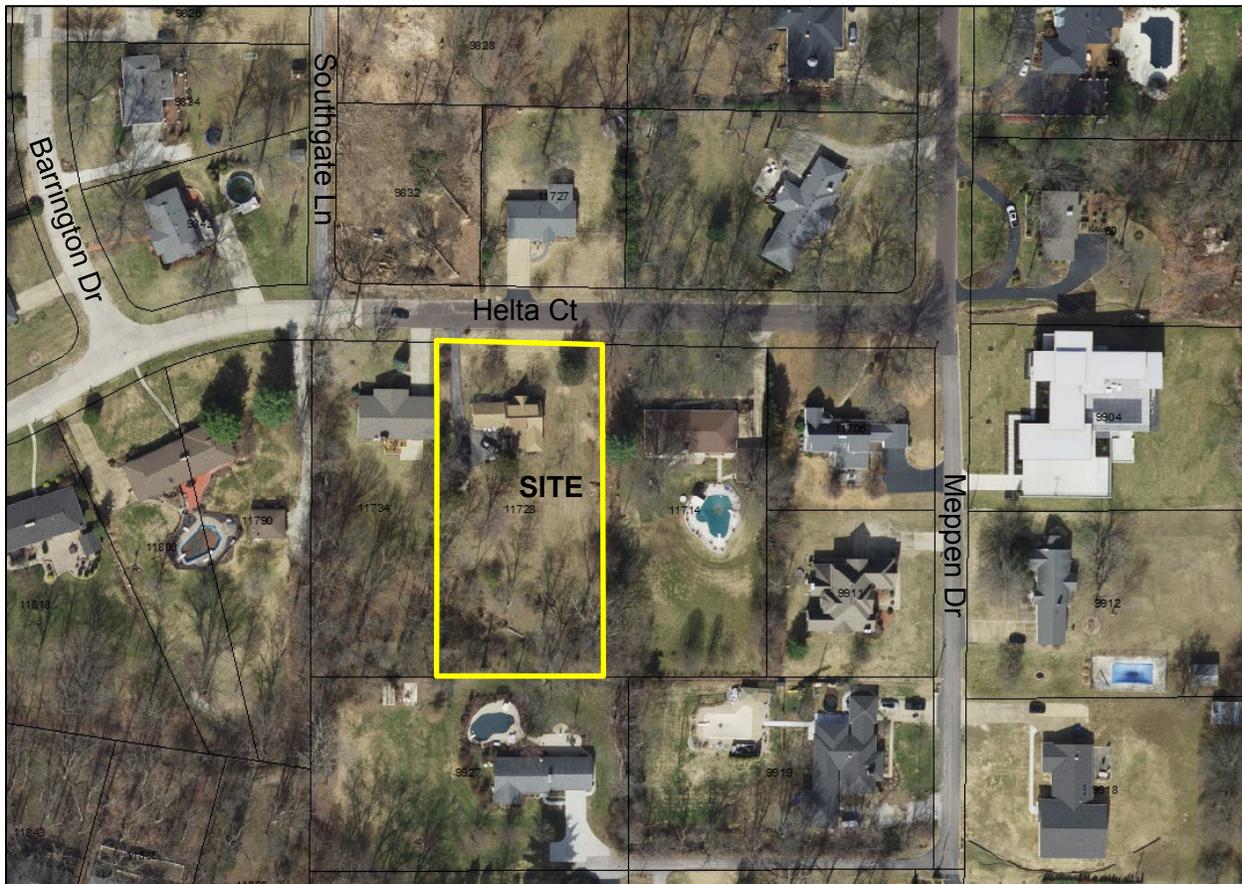


A-17-21

Title: Appeal, submitted by F&M Construction Company, to vary the maximum height allowed for a garage door from nine feet (9') to twelve feet (12') for a new detached garage at 11728 Helta Court (per Appendix B, Section 4.3-4F).

Owner: Steven & Anna Reinhold
6304 Christopher Winds Court
St Louis, Missouri 63129

Date: July 2021



* Maps are for informational use only. Not a representation of the project.

Summary:

This Appeal is to vary the maximum height allowed for a garage door (for an attached or detached garage) from nine feet (9') to twelve feet (12') for the construction of a detached garage at 11728 Helta Court. The property is located on the south side of Helta Court, approximately 190 feet east of Southgate Lane. The property is currently zoned R-3 Single Family Residential – 15,000 square foot minimum lot size. All surrounding properties are also zoned R-3.

Staff analysis:

The residence shown on the above map has been demolished and a new single family residence is currently being constructed in its place. The property owners have submitted plans for the construction of a detached garage. During the plan review process, it was discovered that one of the garage doors on the detached garage exceeds the height allowed. Per Appendix B Zoning Regulations, Section 4.3-4F: no entry door on an attached or detached garage or accessory or storage structure can be taller than nine feet (9'). The garage door is proposed to be twelve feet (12') tall. The proposed detached garage and the residence would meet all other zoning requirements.

Per Appendix B Zoning Regulations, Section 9.3-2 Findings: The Board of Adjustment may grant variances from the strict application of this Ordinance when by reason of the strict application of this Ordinance or Amendments thereto would result in unusual difficulty or unreasonable hardship upon the owner of said property; provided that such variance can be granted without substantial impairment of the intent, purpose and integrity of this ordinance. It is further provided that this provision shall not permit the board of adjustment to permit a use of land not authorized by the provisions of this ordinance for a specific zoning district or to increase the height or volume of a building or structure or to increase the density of development beyond that permitted by this ordinance for any particular zoning district.

Before granting a variance, there must be a finding by the Board of Adjustment that all of the following conditions exist:

- (A) That if the owner complied with the provisions of this ordinance, the owner would not be able to make any reasonable use of the property which is permitted in the district in which the property is located.

If the owner complied with the provisions of this ordinance, they would be able to make use of the property as it currently exists.

- (B) That the difficulties or hardships are peculiar to the property in question in contrast with those of other properties in the same district.

The difficulties and hardships are not peculiar to this property.

- (C) That the hardship was not the result of the applicant's own action and is not merely financial or pecuniary.

The hardship is the result of the applicant's own action.

- (D) That the issuance of a variance will not be detrimental to the public welfare or health or injurious to other property.

Based on the information provided by the Petitioner, this variance should not be detrimental to the public welfare or health or injurious to other property.

If the Board believes that application of this Ordinance would result in unusual difficulty or unreasonable hardship upon the owner of said property, this appeal should be approved.