

# A-29-22

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**Title:** Request for variance, submitted by Hazim Bajric, to vary the side setback from the required ten feet (10') to five feet eight inches (5'8") for a storage shed at 8 Meppen Drive (Per Appendix B, Section 4.5-4B1b).

**Owners:** Hazim & Alma Bajric  
8 Meppen Drive  
St Louis, Missouri 63128

**Date:** August 2022



\* Maps are for informational use only. Not a representation of the project. ■ Approximate shed location

**Summary:**

This request is to vary the side setback from the required ten feet (10') to five feet, eight inches (5'8") for the construction of a storage shed at 8 Meppen Drive. The property is located on the east side of Meppen Drive, approximately ninety feet (90') north of Meppen Court. The property is currently zoned R-3 Single Family Residential – 15,000 square foot minimum lot size. All surrounding properties are zoned R-3.

**Project overview:**

- Location: 8 Meppen Drive; Sappington Gardens Plat 4, Lot 30.
- Existing zoning: R-3 Single Family Residential – 15,000 square foot minimum lot size.
- Requirement from which variation is being sought: Appendix B, Section 4.5-4B1b.
- Requirement: Accessory structures are required to meet a side setback of at least ten feet (10') in the R-3 Zoning District.
- Requested setback: The existing shed is five feet, eight inches (5'8") from the side property line.

**History:**

In April 2022, the Petitioner applied for a variance for this existing shed (A-12-22). At that time, it was uncertain the exact distance the shed was from the property line and the Petitioner estimated it was three feet, eight inches (3'8") from the side property line. That variance was denied and it was suggested to the Petitioner that he file a new application with more accurate information.

**Staff analysis:**

The residence on this property was constructed in 1954. The property owner recently removed a storage shed, placing a new shed in approximately the same location, without obtaining a permit prior to construction. The current shed is 204 square feet. As the petitioner will explain, the new shed is further from the property line than the one that was removed.

Appendix B Zoning Regulations, Section 4.5-4B1b requires structures to meet a side setback of ten feet (10'). All other zoning requirements would be met by the project.

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. The hardship is not financial or pecuniary.

(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. If this application is approved, a permit will be approved by the City and the Petitioner must obtain a building permit from St Louis County. If this application is denied, the Petitioner must either move or demolish the shed.