



MAY 8, 2025

BOARD OF ZONING ADJUSTMENT

Posted: 2:00 p.m., Friday, May 2, 2025

This meeting of the Council will be in-person at the Ellisville Government Center, #1 Weis Avenue, Ellisville, MO 63011.

**6:00 P.M. CITY OF ELLISVILLE – BOARD OF ZONING ADJUSTMENT MEETING
(Chairman Fred Vilbig-Nov 2021, Vice-Chairman David Brcic-Nov 2021)**

I. Call to Order – Chairman

II. Approval of Agenda

III. Officer Elections

III. Public Hearing

A. The appeal of Steven Easterday, for a variance from the terms of Sections 400.210(E) and 400.090 of the Code of the City of Ellisville, Missouri, with respect to restrictions applicable to accessory buildings, including the prohibition on bathrooms, at the location known and numbered as 112 Weis Avenue, in the “R-1” Single-Family Residential Zoning District.

IV. Adjournment

Respectfully submitted,

Leigh A. Dohack, CMC/MRCC
City Clerk

The City of Ellisville is currently working to comply with the Americans With Disabilities Act mandates. Individuals who require an accommodation to attend a meeting should contact our office at least 48 hours in advance at City Hall 636-227-9660 (V/TDD).

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BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF ELLISVILLE

APPLICANT: STEVEN EASTERDAY
SUBJECT PROPERTY: 112 WEIS AVENUE
ZONING DISTRICT: R-1 SINGLE-FAMILY RESIDENTIAL
APPEAL: APPLICANT APPEALS TO THE BOARD OF ADJUSTMENT TO REQUEST A VARIANCE FROM THE PROVISIONS OF SECTIONS 400.210(E) AND 400.090 OF THE CODE OF THE CITY OF ELLISVILLE, MISSOURI, WITH RESPECT TO RESTRICTIONS APPLICABLE TO ACCESSORY BUILDINGS, INCLUDING THE PROHIBITION ON BATHROOMS, WITHIN THE “R-1” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT OF THE CITY OF ELLISVILLE, MISSOURI.
HEARING DATE: MAY 8, 2025

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINDINGS OF FACT

1. Applicant is Steven Easterday. Applicant has submitted an application for a variance to allow the construction of a new detached garage, for the location known and numbered as 112 Weis Avenue within the “R-1” Single-Family Residential Zoning District of the City of Ellisville, Missouri (the “Property”). Applicant seeks a variance to permit the accessory structure to have a bathroom, which is prohibited by § 400.210(E) and § 400.090 of the Code of the City of Ellisville, Missouri.
2. The City submitted the following exhibits which were admitted into evidence:
 - Exhibit 1: Certified copy of Code of City of Ellisville, Missouri;
 - Exhibit 2: Comprehensive City Plan;
 - Exhibit 3: Zoning Map;
 - Exhibit 4: Application Cover Sheet received March 13, 2025 and Application for a Variance to the Board of Adjustment dated March 10, 2025;
 - Exhibit 5: Notice published and Affidavit of Publication in *The Countian* on April 21, 2025;
 - Exhibit 6: Public Posting and Affidavit of Notice of Posting on April 23, 2025;
 - Exhibit 7: Letter mailed to abutting residents within 185 feet on April 21, 2025 and property addresses;
 - Exhibit 8: Plans Submitted by Applicant
 - Exhibit 9: Property Boundary Survey submitted on behalf of Applicant;
 - Exhibit 10: Memorandum from the City Planner to Chair Fred Vilbig, dated May 8, 2025; and

Said exhibits are incorporated by reference and made part of this decision as if fully set forth herein.

3. The applicant introduced the following exhibits which were admitted into evidence:

Said exhibits are incorporated herein and made part of this decision as if fully set forth.

4. That on March 13, 2025, Applicant submitted an application for a variance of the restrictions applicable to accessory buildings, including those prohibiting bathrooms, to construct a new detached garage with a bathroom at the Property.

5. That the City Planner determined that the proposed detached garage on the Property would not comply with the prohibitions against bathrooms in accessory buildings in § 400.210(E) and § 400.090 of the Code of the City of Ellisville, Missouri.

6. That the Applicant seeks a finding from the Board of Adjustment that a variance is warranted under § 400.140(C) of the Code of the City of Ellisville, Missouri.

CONCLUSIONS OF LAW

7. The jurisdiction and powers of the Board of Adjustment are defined by §§ 89.090 and 89.100, RSMo, and §§ 400.020, 400.140, and 405.040 of the Code of the City of Ellisville, Missouri.

8. The Board of Adjustment has the following powers and duties: (1) to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code; (2) to hear and decide all matters referred to it and upon which it is required to pass under Chapters 400 and 500 of the Code of the Code of the City of Ellisville, Missouri; and (3) where there is practical difficulty or unnecessary hardship in the way of carrying out the strict letter of any regulation or provision adopted by the City relating to the construction or alteration of buildings or structures or the use of land, to vary or modify the application of any such regulation or provision of so that the spirit of Chapters 400 and 500 of the Code of the City of Ellisville, Missouri shall be observed, public safety and welfare secured, and substantial justice done.

9. Section 400.140 of the Code of the City of Ellisville, Missouri provides that the Board of Adjustment has authority to vary or modify the requirements of the zoning regulations, unless otherwise specified.

10. The concurring vote of four members of the Board of Adjustment is necessary to decide in favor of the Applicant's request.

11. That appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the Code of the City of Ellisville, Missouri and the documents supporting those are on file with the City Clerk's office.

12. This request for a variance is considered an area variance. To obtain an area variance, the Applicant must demonstrate that "practical difficulties exist in which the Property cannot be used for a permitted use without being in conflict with existing regulations. 'Practical difficulties' refer to conditions of the land, not conditions personal to the landowner." State ex rel. Charles F. Vatterott Const. Co., Inc. v. Rauls, 170 S.W.3d 47, 50-51 (Mo. App. E.D. 2005) (internal citations omitted).

13. In determining whether "practical difficulties" exist, the following factors are relevant:

- (1) how substantial the variation is in relation to the requirement;
- (2) the effect, if the variance is allowed, of the increased population density thus produced on available governmental facilities (fire, water, garbage, and the like);
- (3) whether a substantial change will be produced in the character of the neighborhood or a substantial detriment to adjoining properties created;
- (4) whether the difficulty can be obviated by some method, feasible for the applicant to pursue, other than a variance; and
- (5) whether in view of the manner in which the difficulty arose and considering all of the above factors the interests of justice will be served by allowing the variance. Id.

14. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that there would be practical difficulties in using the Property for a permitted use without being in conflict with § 400.210(E) and § 400.090 of the Code.

15. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that the variance requested arises from a condition which is unique to the Property in question and which is not ordinarily found in the same zoning district and is not created by an action or actions of the property owner.

16. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that the granting of the variance would not adversely affect the rights of adjacent property owners or residents.

17. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that the particular physical surroundings, shape or topographical conditions of the Property involved would result in a severe practical difficulty or extreme hardship upon or for the owner, lessee and occupant, if the provisions of Chapter 400 were literally enforced.

18. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that the variance desired will not adversely affect the public health, safety, order, convenience and general welfare of the community.

19. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that granting the variance desired will not violate the general spirit and intent of Chapter 400 of the Code of the City of Ellisville, Missouri.

20. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that the request for a variance is not based exclusively upon the desire of the owner, lessee, occupant or applicant to secure a greater financial return from the Property.

21. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that the proposed variance would not impair an adequate supply of light onto adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety and substantially diminish or impair property values within the neighborhood.

22. That the record [*did*] [*did not*] contain substantial and competent evidence to support a finding that there are severe practical difficulties in the carrying out of the yard requirements due to an irregular shape or size of the lot, the sites of pre-existing buildings, topographical or other site conditions.

23. That the record *[did]* *[did not]* contain substantial and competent evidence to support a finding that the proposed variance would not have a serious adverse impact on any adjoining property or the general welfare or establish an unsatisfactory precedent for other locations and situations.

24. The motion to approve Applicant’s request for a variance from the requirements of § 400.210(E) and § 400.090 of the Code of the City of Ellisville, Missouri, with respect to the prohibition against bathrooms in accessory buildings for the Property *[carried]* *[failed to carry]* the concurring vote of four members of the Board of Adjustment. Therefore, applicant’s request is [**GRANTED**] / [**DENIED**].

REPORT OF DECISION

25. The ayes and nays cast on motion to grant Applicant’s request for a variance from the requirements of § 400.210(G)(6) of the Code of the City of Ellisville, Missouri, with respect to the to the required 30’ rear yard setback for the Property, were as follows:

	AYE	NAY	ABSTAIN
VILBIG			
BRCIC			
FETTERS			
MCGRATH			
SEAMANDS			
HOFFMAN (ALT)			
RIEGELSBERGER (ALT)			
LIVERS (ALT)			

26. It was reported that each member casting an “aye” or “nay” vote had physically inspected the property in conformance with the dictates of § 400.140(E) of the Municipal Code.

ADOPTED AND APPROVED THIS _____ DAY OF _____, 2025.

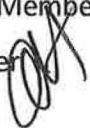
CHAIRMAN VILBIG

ATTEST:



Memo

To: Chair Fred Vilbig and Members of the Board of Adjustment

From: Ada Hood, City Planner 

Meeting

Date: May 8, 2025

Re: Appeal of Steven Easterday, for a variance from the terms of Sections 400.210(E) and 400.090 of the Code of the City of Ellisville, Missouri, with respect to restrictions applicable to accessory buildings, including the prohibition on bathrooms, at the location known and numbered as 112 Weis Avenue, in the "R-1" Single-Family Residential Zoning District.

APPLICANT'S REQUEST

Variance from the City of Ellisville's Municipal Code or Ordinance that prohibits bathrooms/plumbing in an Accessory Building, specifically related to the definition outlined in Section 400.210 and the limitations in Section 400.090 regarding accessory structure having a bathroom.

BACKGROUND

The applicant, Steven C. Easterday, has submitted a request for a variance to allow the installation of a bathroom within a detached accessory building (combined garage and workshop/home office) approved by the Ellisville City Council. While Section 400.210 allows accessory use for R-1 zoned areas and Section 400.090 defines an accessory building, the current interpretation prohibits plumbing fixtures, including bathrooms, within such structures.

The applicant intends to construct the accessory building approximately 125 feet from the principal residence to optimize property use and aesthetics. The inclusion of a bathroom in the home office portion of the accessory building is requested to provide a dedicated workspace free from household distractions, accommodating the applicant's remote work requirements of three days per week involving frequent video conferences and phone calls. The applicant argues that a conveniently accessible bathroom is integral to the effective and efficient use of the home office.

The City Council has approved the erection of the detached accessory building, and this variance request pertains solely to the definition limiting plumbing within the structure. The applicant asserts that granting this variance will have no additional impact on neighboring properties, the community, or the environment.

May 2, 2025

ANALYSES

The applicant is requesting a variance to the strict interpretation of the City's regulations regarding plumbing in accessory buildings. While the regulations aim to maintain the subordinate nature of accessory structures and prevent their potential conversion into habitable dwellings, the applicant presents a specific need related to their professional requirements and the approved use of a home office within the accessory building.

Staff acknowledges the City Council's approval of the accessory building itself. The focus of this review is solely on the requested deviation from the definition of an accessory building concerning the inclusion of a bathroom.

ALTERNATIVE CONSIDERATION: POTENTIAL CODE AMENDMENT:

While staff has evaluated the merits of this specific variance request, it is worth noting that the current regulations regarding accessory structures and plumbing may warrant further review. Addressing the evolving needs of residents, such as the increasing prevalence of remote work requiring dedicated home office spaces, might be better served through a broader amendment to the Municipal Code.

Amending the code to allow for Accessory Dwelling Units (ADUs) or to permit limited plumbing (including bathrooms) in accessory structures under specific, clearly defined circumstances could provide a more comprehensive and equitable approach, establishing consistent standards rather than addressing such requests on a case-by-case variance basis. Such an amendment could include limitations on size, setbacks, connection to utilities, and occupancy to ensure the accessory structures remain subordinate to the principal dwelling and do not negatively impact neighborhood character.

RECOMMENDATION

Based on the analysis of the applicant's request and the potential for broader implications of the current code, staff presents the following alternatives for the Board of Adjustment's consideration:

Alternative 1: Approval with Conditions

If the Board finds the applicant's specific circumstances warrant a deviation from the strict interpretation of the code and that the proposed conditions adequately mitigate any potential negative impacts, the Board may choose to **approve** the variance request subject to the following conditions. It is understood that the inclusion of a bathroom means the structure will not fully conform to the current definition of an accessory building, but all other conditions related to accessory structures must be met:

1. That the detached garage complies with all other aspects of the definition of an accessory structure, and that the same be annotated on the building permit, as follows:
"A structure that:
 - a. Is ancillary and subordinate to and serves a principal building or structure; and
 - b. Is subordinate in area, extent, and purpose to the principal structure; and
 - c. Contributes to the comfort, convenience or necessity of the occupants, business, or industry of the principal structure; and

May 2, 2025

- d. The inclusion of a bathroom is a specific variance to the definition, and all other limitations apply.
- e. An accessory structure, as herein defined, shall not be deemed nor used as a habitable structure;”

Alternative 2: Denial and Recommendation for Code Amendment

Alternatively, if the Board believes that granting this variance would set an undesirable precedent or that the current code should be applied consistently, the Board may choose to **deny** the variance request.

3/7/2025

Easterday, Steven C.
Ellisville Resident and Business Owner
112 Weis Avenue
Ellisville, MO 63011

City of Ellisville – Board of Adjustment
1 Weis Avenue
Ellisville, MO 63011

To the Board of Adjustment at Large;

I, Steven C. Easterday, as a resident of the City of Ellisville am requesting a Variance to the cities definition of an Accessory Building. There is no Municipal Code or Ordinance within the City of Ellisville that prohibits plumbing in an Accessory building, however Section 400.210 allows Accessory use for the R1 zoned areas and 400.090 provides a definition of an Accessory building. This definition limits an accessory structure having a bathroom.

I have obtained approval to erect a detached (accessory) building for use as a combined garage and home office from the Ellisville City council but I am requesting to complete the office space with a bathroom. The placement of the building to best utilize the property and maximize the aesthetics of the property will result in approximately a 125 foot distance from the office to the bathroom in the house. My work responsibilities, as is becoming a more normal situation for working adults, requires 3 days/week of remote oversite from my home. Frequent video conferences and phone calls require a dedicated space away from the distractions of the home environment.

The effective and efficient use of a home office requires the elimination of as many external distractions as possible and limiting time spent off task. Having a conveniently accessible bathroom is a vital component of the home office setting. The ability to adapt with the emerging needs of my job duties is integral to our decision to remain in the home we love in a community we enjoy.

The Accessory building request has been approved by the City Council and it is only this limiting definition that requires variance. The granting of this variance will have no additional impact on the neighboring properties, community, or environment.

Thank you for your time and consideration of this variance to the definition of an Accessory building specific to the City of Ellisville;



Easterday, Steven C.
Ellisville Resident and Business Owner

Ellisville Resident and Business Owner

{ 2 }

Addendum

There has been some question regarding the living space of the home at 112 Weis Avenue and therefore the relative size of the proposed garage. The measurements of the home are accurate through both St. Louis County and verified by the architect rendering the attached Elevations and survey map. The living space of the home is 1572 ft². This makes the planned 1008 ft² building a total of 171 ft² below the limit (75% of Living space). However, after feedback from one of the Ellisville City Council members, we have become aware that the living space was not updated after a renovation at some point in the past. This was prior to our ownership, but the Post-frame porch listed in the St. Louis County tax (attached) record was closed in and converted to living space at some point in the distant past. This can be easily verified by viewing the exterior of the home. We have taken steps to correct this with St. Louis county. I hope this helps to clarify any questions.

Real Estate Search

St. Louis County, Missouri

112 WEIS AVE, BALLWIN, MO 63011

Ownership and Legal Information: 22T110443 - 2025

Locator No. (Number):	22T110443	Tax Year:	2025
Tax District:	110A	City Code:	019
Site Code:	0491	Destination Code:	
Owner's Name:	PICKETT STEPHANIE R REVOCABLE TRUST		
Taxing Address:	112 WEIS AVE BALLWIN, MO 63011		

Care-Of Name:

Mailing Address: *Same as the taxing address.*

Subdivision Book - Page:

Assessor's Book - Page: 12 - 1167

City Name: ELLISVILLE

Subdivision Name: B F HUTCHINSON FARM

Legal Description: LOT PT 13 LOC 200 FT N OF FROESEL

Important: This is a brief legal description and is not meant for use in recorded legal documents.

Lot Number:		Block Number:	
Lot Dimensions:	0100 / 0100 - 0240 / 0240	Total Acres:	0.55
Tax Code - Description:	A - TAXABLE	Land Use Code:	110 (Single Family)
Deed Document Number:		Deed Type:	
Deed Book and Page:	Book: 21881 Page: 327	Trash District:	NOT APPLICABLE
Deed Index List:	View Deed Index Information Recorded With Locator Number 22T110443		
School District:	ROCKWOOD	County Council District:	7

Assessment Information: 22T110443

[Show all land and improvement values.](#)

Property Class	Appraised Total	Assessed Total
2025 ±		
2025 assessment information is currently not available.		
2024 ±		
Property Class	Appraised Total	Assessed Total
Residential	228,000	43,320
2023 ±		
Property Class	Appraised Total	Assessed Total
Residential	228,000	43,320

Property Class	Appraised Total	Assessed Total
Residential	182,400	34,660
	2021	±
Property Class	Appraised Total	Assessed Total
Residential	182,400	34,660
	2020	±
Property Class	Appraised Total	Assessed Total
Residential	184,200	35,000
	2019	±
Property Class	Appraised Total	Assessed Total
Residential	184,200	35,000
	2018	±
Property Class	Appraised Total	Assessed Total
Residential	153,100	29,090
	2017	±
Property Class	Appraised Total	Assessed Total
Residential	153,100	29,090
	2016	±
Property Class	Appraised Total	Assessed Total
Residential	131,500	24,980
	2015	±
Property Class	Appraised Total	Assessed Total
Residential	131,500	24,980
	2014	±
Property Class	Appraised Total	Assessed Total
Residential	131,100	24,910

Dwelling Information: 22T110443 - 2025 - Card 1

Locator Number:	22T110443	Tax Year:	2025
Card Number:	1	Total Living Units:	1
Stories:	1	External Wall Type:	ALUMINUM / VINYL
Style:	RANCH	Year Built:	1955
Effective Year:		Remodeled Year:	1966
Rooms (total):	7	Bedrooms (total):	3
Full / Half Baths (total):	2 / 0	Fixtures (total):	8

Remodeled Kitchen:

Remodeled Bath:

Basement: NONE

Heat:

CENTRAL WITH AC (Air Conditioning)

Basement Garage:

Fuel Type: GAS

Heat System Type:

WARM AIR

Attic: NONE

Interior / Exterior Condition:

SAME

Recreation Room Area:

Finished Basement Area

Wood Fireplaces / Stacks: /

Metal Fire Places (total)

1

Ground Floor Area: 1,320 ft² (square foot)

Total Living Area:

1,320 ft² (square foot)

Grade: C-

C.D.U. Code - Name (Condition, Desirability and Utility):

AV - AVERAGE

Sales Information: 22T110443 - All Available Years

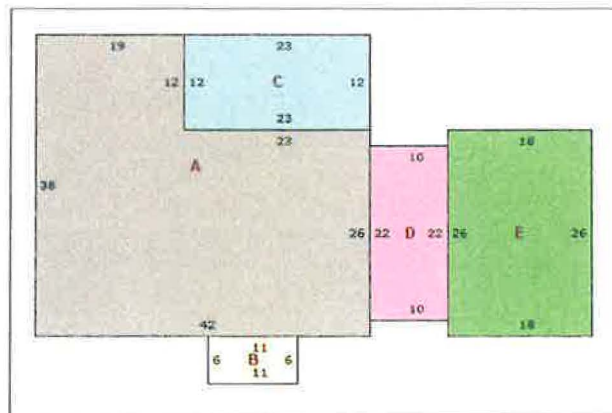
Sale Date	Sale Price	Sale Type	Sale Validity Code - Name	Book - Page
02/09/2016	\$0	LAND AND BUILDING	4 - RELATED INDIVIDUALS / CORPORATION	21881 - 327
11/03/2015	\$0	LAND AND BUILDING	V - CERTIFICATE OF VALUE (UNVERIFIED)	21751 - 466
11/03/2009	\$160,000	LAND AND BUILDING	2 - NOT OPEN MARKET	18648 - 2847
11/03/2009	\$160,000	LAND AND BUILDING	X - VALID SALE	18648 - 2850
12/01/2004	\$185,000	LAND AND BUILDING	Q - QUERY SALE	16231 - 2194
07/19/2004	\$150,000	LAND AND BUILDING	X - VALID SALE	15979 - 1409
05/01/1993	\$86,500	LAND AND BUILDING	X - VALID SALE	
08/01/1987	\$73,000	LAND AND BUILDING	X - VALID SALE	

Other Buildings and Yard Information: 22T110443 - 2025

Description	Year Built	Units	Total Area	Grade	Condition
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There is no other building and yard information available for this parcel and tax year.

Property Sketch Image: 22T110443 - 2025 - Card 1



Property Sketch Information: 22T110443 - 2025 - Card 1

Key	Area	Description	Floor
A	1,320 ft. ² (square foot)	Main Dwelling - Stories - Basement - ALUMINUM / VINYL 1 NONE	
B	66 ft. ² (square foot)	STOOP	FIRST
C	276 ft. ² (square foot)	CONCRETE OR MASONRY PATIO	FIRST
D	220 ft. ² (square foot)	ENCLOSED FRAME PORCH	FIRST
E	468 ft. ² (square foot)	FRAME GARAGE	FIRST

Total Living Area - 1,320 ft.² (square foot)

Information on this page is current as of Thursday, March 06, 2025.



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION COVER SHEET

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE
AND CONSISTENT WITH SUBMITTED MATERIALS**

Property Address: 112 Weis Ave
Project Description: Garage & Office - Detached
Project Name: Easterday / Pickett - 112 Weis

PART A: PARTIES IN INTEREST

The full legal name of each party listed below (partnership, corporation, etc.) is required for review of the application(s). Having different individuals represent an Applicant at different meetings during the review process may result in unnecessary confusion and delay. Consequently, in the interest of promoting clarity, consistency, and expediency, the City requests all Applicants, at the time of filing their Application, to identify a primary or principal **APPLICANT** (either attorney or non-attorney; corporations should see Notice below) who can be expected to attend each of the meetings during the Petition review process.

Notice to Applicants: In matters which qualify as contested cases under Section 536.010(2) R.S.Mo. corporations may not be represented by non-attorneys when the Council sits as an administrative tribunal. Non-attorney representation in such matters may constitute the practice of law under Section 484.010 R.S.Mo. All Applicants are cautioned to consult with an attorney prior to undertaking non-attorney representation.

Name and Title of **APPLICANT**: Steven C Easterday
Address: 112 Weis Ave
Phone Number: _____ Email: _____

Name of Business Owner(s) - if different than above: _____
Address: _____
Phone Number: _____ Email: _____

Name of Property Owner(s) - if different than above: _____
Address: _____
Phone Number: _____ Email: _____

Name of Architect, Landscape Architect, Planner or Engineer: _____
Address: _____
Phone Number: _____ Email: _____

PART B: SITE DESCRIPTION

Legal Address of Property: 112 Weis Ave. Locator No.: _____
Lot No.: _____ Block No.: 100 Current Zoning: R1
Current Use of Site: Residential
Proposed Use of Site: Residential

PART C: PART A: COST/BENEFIT DATA (ALL INFORMATION PROVIDED WILL BECOME A MATTER OF PUBLIC RECORD)

Description	Quantity	
	Existing	Proposed
Property value:	228,000	275,000
Property tax to the City:		
Property tax to the School District:		
Property tax to the Fire District:		
Adjacent property values:		
Retail sales tax generated:	Ø	
Maintenance cost to the City (new street/trail/park maintenance, additional police services, trash/recycle service):	Ø	

Type of business: <u>N/A</u>	# similar businesses already existing in the City: —
Does the project compete with other existing uses in the City: <u>No</u>	To what degree (qualitative and quantitative): —
Will project result in loss of retail sales tax revenue from other businesses in the City? <u>No</u>	Project potential loss: —

PART D: APPLICATIONS FILED (Check the applications you will submit. A Letter addressed to the City must be submitted. The letter should completely describe who, what, why, where, when, etc.

- | | | |
|---|---|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Subdivision Plat |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Consolidation Plat |
| <input type="checkbox"/> Architectural Review | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Boundary Adjustment Plat |
| <input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Variance to the Board of Adjustment | <input type="checkbox"/> Condominium Plat |

PART E: AUTHORIZATION (FULL LEGAL NAME IS REQUIRED)

Signature of Applicant (Required): Steven C. Easterday Date: 03-10-25
 PRINT NAME: Steven C. Easterday Title/Interest in Property: Owner
 Signature of Property Owner (Required): [Signature] Date: 03-10-25
 PRINT NAME: Stephanie Pickett Title/Interest in Property: Owner



City of Ellisville

One Weis Avenue
Ellisville, MO 63011
(636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR A VARIANCE TO THE BOARD OF ADJUSTMENT

(please type or print)

ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS. PLANS MUST BE
FOLDED TO APPROXIMATELY 8 1/2 x 11 or 8 1/2 x 14 IN SIZE. A \$150.00 APPLICATION FEE, \$50.00
PUBLIC HEARING DEPOSIT AND \$100 COURT REPORTER DEPOSIT MUST ACCOMPANY THIS
APPLICATION

Property Address: 112 Weis Avenue
Applicant: Steven C Easterday
Project Name: Garage & Home Office

PART A: VARIANCE REQUEST

Ordinance Number or Section Number from which a variance is requested: R1 Sec 400.090

Which particular requirements of this chapter prevent the proposed construction?

Definition of Accessory Building - Requesting waiver allowing Bathroom in Home Office space of proposed garage building

How would the subject property prevent compliance with the requirements of this chapter? Requesting Plumbing for Bathroom

What particular hardship would result if the specific requirements of this chapter were applied to the subject property?

Use of home office would be inefficient and inconvenient due to distance of building from house

What reduction of the minimum requirements would be necessary to permit the proposed construction?

Allowance of Bathroom plumbing in office work space

PART B: FINDINGS

Yes No

Does the variance requested arise from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant?

Is the request for a variance based exclusively upon the desire of the owner, lessee, occupant or applicant to secure a greater financial return from the property?

Will granting of the variance adversely affect the rights of adjacent property owners or residents?

Will the strict application of the provisions of this chapter from which a variance is requested, cause severe practical difficulty or extreme hardship for the property owner represented in the application?

Will the variance desired adversely affect the public health, safety, order, convenience, or general

welfare of the community?

Will granting the variance violate the general spirit and intent of the Zoning Code?

PART C:

How would the surrounding physical shape or topographical conditions of the property involved result in severe practical difficulty or extreme hardship upon or for the owner, lessee, or occupant, if the provisions of this chapter were literally enforced:

Distance of the structure to the home and bathroom is not practical and would make use of the office workspace inefficient

How would granting this variance not be materially detrimental or injurious to other property or improvements in the neighborhood in which the property is located:

The variance will not effect any aspect of surrounding residents as it will only effect the interior of the structure

How will granting this variance not impair an adequate supply of light onto adjacent property, substantially increase the congestion on the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impart property values in the neighborhood:

The variance has no effect on the previously approved accessory building (by city council)

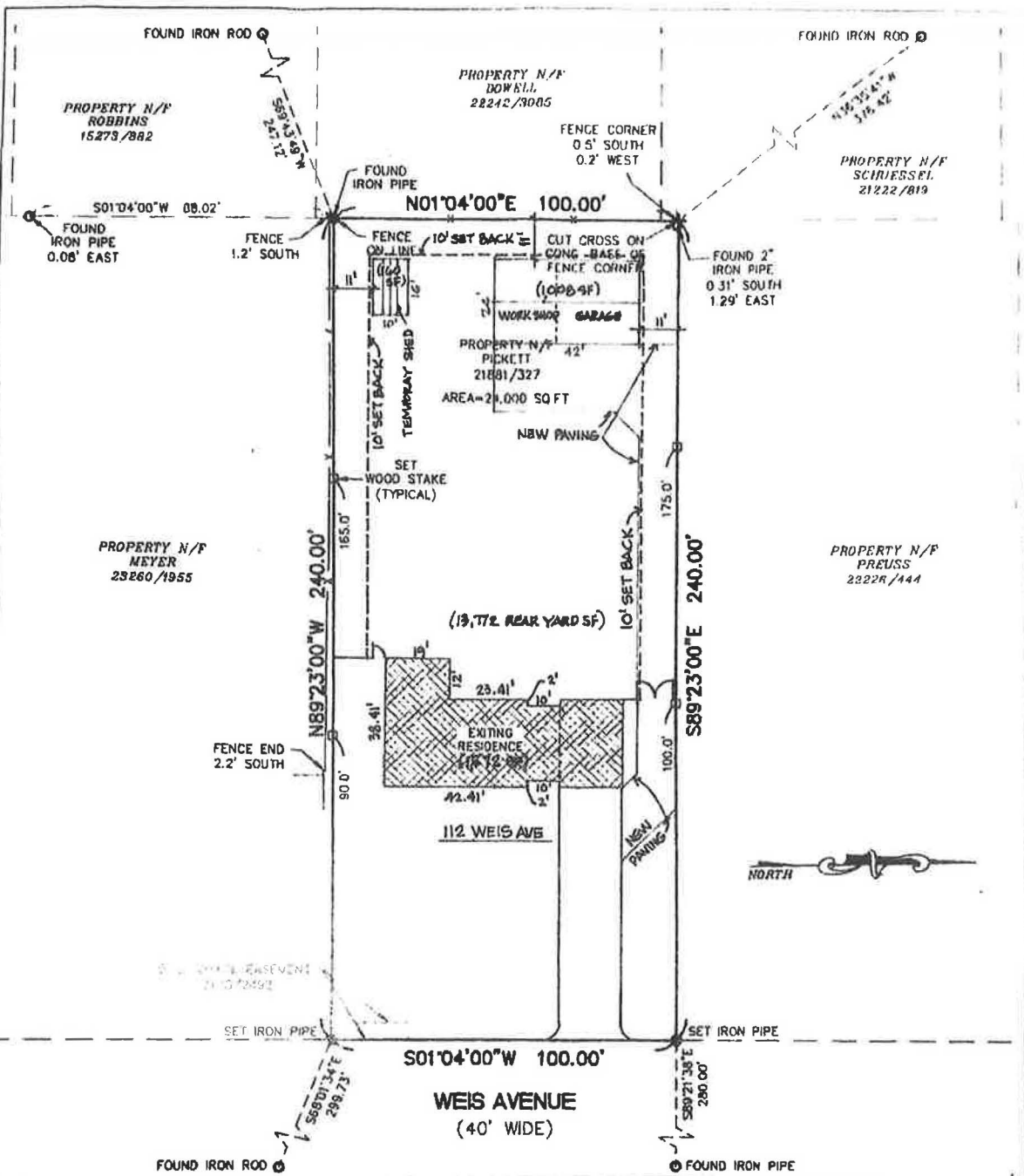
PART D: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.
2. All requests for a Variance to the Board of Adjustment by submitting the Application Cover sheet, the Application for Variance to the Board of Adjustment, plans/drawings, applicable fees and deposits.
3. To initiate the process, please submit one digital copy of the plans, all application forms, a letter addressed to the Board of Adjustment. Submittal should be made to the City Planner via email (ahood@ellisville.mo.us). Once the plans, application and letter are reviewed, the City Planner will request seven (7) sets of plans, one (1) original letter and one (1) original application with revisions, if applicable.

Plans shall be drawn up at a scale adequate for easy reading, or as may be required by the City and must be folded to approximately 8 ½ x 11 or 8 ½ x 14 IN SIZE.

PART E: CHECKLIST

- Letter addressed to the Board of Adjustment requesting a variance
- Completed Application Cover Sheet and Variance to the Board of Adjustment application form.
- Filing Fee of \$150.00
- Public hearing fee of \$50.00.
- Court Reporter deposit of \$100.00. This deposit is used to cover the cost of the court reporter to attend the meeting as required by law. Depending on what the actual cost for the court reporter, an applicant may be owed a small refund or may be billed for additional monies. Note: Additional money will be required if a transcription is required.
- Survey Plan illustrating existing and proposed improvements. All improvements must be drawn to scale and fully dimensioned.
- Plans should clearly illustrate the requested variance.



FRAZIER LAND SURVEYING SERVICES, INC.
 116 E PEARCE BLVD., P.O. BOX 65
 WENTZVILLE, MO. 63385
 PHONE: 636-332-0610
 FAX: 636-332-0710
 CORP. #2008003911
 PROJECT NO. 19-5585 FEB 21, 2019

**A TRACT OF LAND BEING PART OF LOT 13 OF
 'HUTCHINSON'S SUBDIVISION OF THE ELLISVILLE FARM',
 P.B. 9, PGS. 60-61, TOWNSHIP 45 NORTH,
 RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 ST. LOUIS COUNTY, MISSOURI**

SCALE: 1"=30'

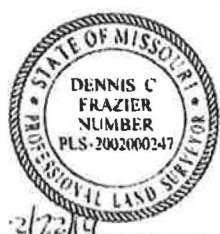
PROPERTY BOUNDARY SURVEY

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF FEBRUARY 2019, BY THE ORDER OF STEPHANIE PICKETT, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING PART OF LOT 13, OF 'HUTCHINSON'S SUBDIVISION OF THE ELLISVILLE FARM', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 60-61 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS. NO EASEMENTS RESEARCHED

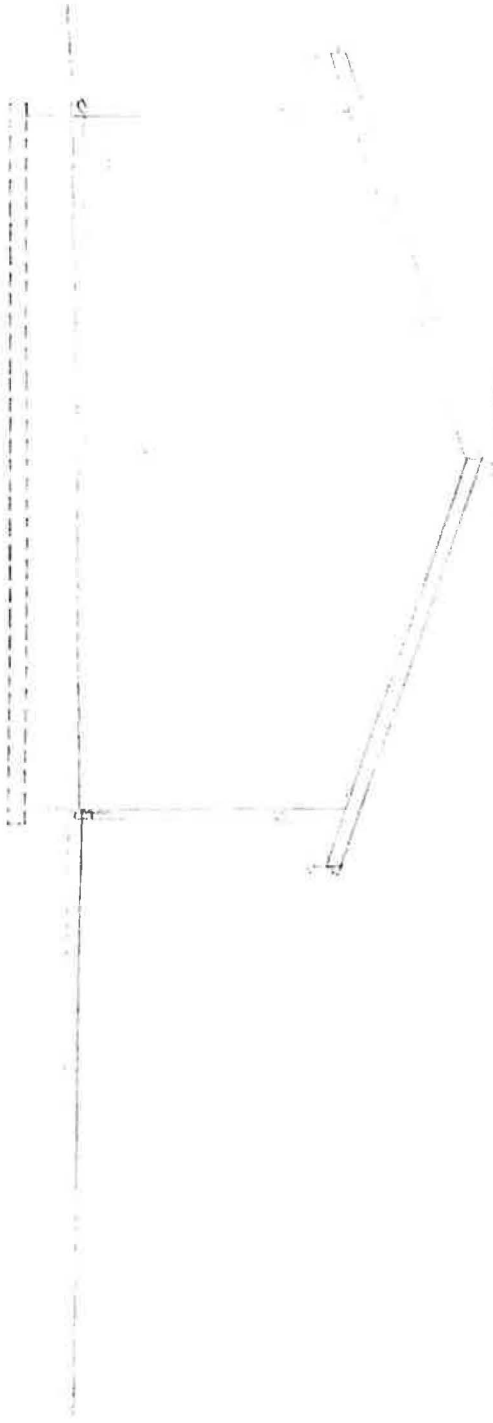


Dennis C. Frazier 2/22/19
 DENNIS C. FRAZIER
 FRAZIER LAND SURVEYING SERVICES, INC.
 MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247

BASIS OF BEARINGS PLAT BOOK 47, PAGE 70.

structure not to be higher than the house

TYPICAL END ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

