

Minutes

Board of Adjustment
November 3, 2025

The Board of Adjustment of the City of Florissant met at the Florissant City Hall on Monday, November 3, 2025, at 6:01 p.m. with Steve Gettemeier presiding.

On the roll call the following were present: Vice-Chairman, Steve Gettemeier, Rena Faulkner, Brett Berchtold, Jeff Plodzien and Jeanne Koebbe. Also present were Jim Bing, Plan Reviewer, and Sheila Linhardt, Recording Clerk.

A quorum being present the Vice-Chair declared the Board of Adjustment was in session for the transaction of business.

Item 1: 55 St. Eugene

The Vice-Chairman stated the meeting was being held to review the decision of the Building Commissioner in refusing to issue a building permit for the construction of a carport and covered a patio at 55 St. Eugene which would violate the 6-foot building line setback as set out in City Ordinance 405.100 (D)(6).

The Vice-Chairman stated to the petitioner the procedures of the Board. It being a five-member board it would require four members to vote for approval in order to grant their proposed variance.

The Vice-Chairman stated that the meeting is held in two parts. The first a public hearing where the City explains why the permit was denied and then you can present your case. The second part is an executive session where we ask you to leave the room so the board members can discuss the case. The Vice-Chairman stated that they would have their decision tonight.

The Vice-Chairman stated that if you feel you have been misjudged by the Board you have 30 days from today to appeal the Board's decision to the St. Louis County Circuit Court of Appeals.

The Vice-Chairman stated to the petitioners that they are required to state their names and address for the record. The Vice-Chairman further stated the petitioners are required to be sworn in.

Dennis and Becky Yarbrough 55 St. Eugene and Dennis Hartog 933 Mackinsie all swore before the Board that the testimony they were about to give would be true to the best of their knowledge.

The Vice-Chairman stated that the meeting is being recorded.

The Vice-Chairman asked Mr. Bing to explain why this building permit was denied. Mr. Bing asked everyone to look at the survey submitted by the petitioner. Mr. Bing stated that ordinance 405.100(D)(6) requires a six-foot side yard setback. He stated that on the survey they submitted, it appears that they want to go only 10-inches from the property line.

The Vice-Chairman asked the petitioners to state their request. Mr. Yarbrough stated that they can't really do anything differently because of the way the house was built when they bought it. Mr. Yarbrough stated the house was built in 1959 and they bought it 25 years ago and it had the pre-existing room addition on the back. He stated that because of this they couldn't build a garage in the backyard without redoing the whole backyard. He stated that in his neighborhood there are 12 houses that have garages that would normally be in the back of the house. He stated there are carports like the one is he wanting to build at 80 and 100 St. Eugene. He stated they are asking for the variance so they can build the carport there. He stated the hardship wasn't self-created it was by the prior owner, and they didn't anticipate building a carport when they bought the house. He stated that as they are getting older, they would like to have a covered area for their car. The carport design compliments the homes architecture. The detailed site plan shows the property boundaries. He has a letter from his neighbor stating they are in favor of us getting the carport and giving us permission to access their yard if needed to build the carport.

Ms. Koebbbe stated she drove by the property and there is a fence there and it look like they would have their carport practically up to the fence.

Mr. Hartog stated the front of the carport would come up to the front of the house, and it would come close to the fence.

Brett Berchtold made a motion to move into executive session, seconded by Mr. Plodzien.

Mr. Berchtold explained to the new alternate board members that in the executive session it is time for the board members to give their opinions and discuss the case. He stated after the executive session they have the petitioners come back in and we formally declare if they get the variance, or if we have a modification to the variance. He explained that what

is finalized on the resolution of decision is what is granted. Mr. Plodzien explained that on occasion they have adjusted the measurement to accommodate overhangs.

Mr. Berchtold explained that the board does not have anything to do with design issues, only to grant a variance for the location of the structure.

Mr. Berchtold stated we are giving them a variance almost to the edge of the property.

Mr. Plodzien pulled up a photo of the house on his phone to see the neighboring property.

Mr. Gettemeier stated that there are four items on the Resolution of Decision to keep in mind if you are able to drive by the property prior to the meeting to see what may apply.

Mr. Berchtold stated that there really isn't anything unique to this property, but if you are building a carport there, it has to have a certain slope, so it has to extend out far enough to achieve that.

Mr. Gettemeier made a motion to grant a 5-foot 2-inch variance for the construction of a carport and patio cover at 55 St. Eugene under sections A, B, C, and D of the resolution of decision. Seconded by Mr. Berchtold. On a roll the vote was: Steve Gettemeier yes, Rena Faulkner yes, Brett Berchtold yes, Jeff Plodzien yes, and Jeanne Koebbe yes. The motion passed with a unanimous vote.

Brett Berchtold made a motion to move out of executive session, seconded by Mr. Gettemeier.

Mr. Gettemeier advised the petitioners that their variance had been granted.

Mr. Gettemeier advised them to get with Mr. Bing to do what was necessary to obtain their building permit.

Item 2: 530 Brown

Mr. Gettemeier advised the petitioner that the meeting is held in two parts. The first part is the public hearing for you to present your case. The second part is the executive session, where you will be asked to leave the room, and the board members will discuss the case.

Mr. Gettemeier advised the petitioner that she would have their decision tonight. He stated that if she feels she has been misjudged she has 30 days from today's date to appeal their decision to the St. Louis County Circuit Court of Appeals.

Mr. Gettemeier asked the petitioner to state her name and address for the record.

Angela Dachroeden 520 Brown Street swore before the Board that the testimony she was about to give would be the truth to the best of her knowledge.

Mr. Gettemeier stated the meeting was being held to review the decision of the plan reviewer in refusing to issue a permit for the construction of a garage at 520 Brown Street because this would violate the 6-foot side yard setback as set out in Section 405.161(2)(c) of the Florissant zoning code.

Mr. Bing stated that this house is in a historic district which requires a 6-foot side yard setback. He stated projections are supposed to be included in that, so that would put her closer to the property line. The rendition she submitted has a short soffit so it would probably add another 6 to 12-inches. She is asking for 3-feet to the wall. The code is very clear for historical districts it is also included in section 405.215

Mr. Bing stated there is a plane of the property line and a plane of setback.

Mr. Berchtold ask Mr. Bing if he thought they would need an additional foot to include the projection. Mr. Bing stated that usually the soffit is between 18 and 24-inches, but this one appears to be particularly short. Mr. Bing stated he believed she was asking for a 3-foot variance to the wall.

Ms. Dachroeden stated she didn't know about the projections before. She stated she has been trying to build this garage for about seven years. She stated she needed the 9-foot distance between the house and the garage, so she has room to get through the gate. She stated that originally there was a barn where she wants to put the garage, so she is trying to make it look like a barn. She stated she needed the space to park her cars.

Mr. Berchtold stated he wants to understand how much of a variance she would need to include the overhang so they can grant her the variance that she needed to build her garage the way she wanted.

Mr. Gettemeier asked Mr. Bing what the city was going to enforce. Mr. Bing stated the company that did the design of the garage put the 9 feet there. He stated he put the notes on the survey to clarify what was being asked. Mr. Bing said they would need an exact measurement of the soffit. Ms. Dachroeden stated she thought the builder put the dotted line on the survey to show the overhang, but she wasn't sure it was to scale.

Ms. Dachroeden asked if the 6-feet went with the projection. Mr. Berchtold stated that the variance would have to include the projection. Mr. Berchtold stated he wanted to know how much of a variance she was asking for.

Ms. Koebbe stated there is a 34-foot measurement from the property line to the house, and she needs 9-feet from the house to the garage, and she needs 20-feet for the garage so 34-feet minus the 29 is 5-feet.

Mr. Berchtold stated he felt the appellant came up with the number of 3-feet because she didn't fully understand she needed to include the projection. He stated if we grant the variance for 3-feet, that will be her number. He stated if she calculated 3-feet to the wall and there was a 1-foot overhang, she would need the variance to be 4-feet. He stated we could table the item until we can get more information.

Ms. Dachroeden stated she wanted to complete her hearing tonight. She stated she would like to ask for a 5-foot variance to make sure she had plenty of room.

Mr. Gettemeier made a motion to move into executive session, seconded by Mr. Plodzien.

Mr. Gettemeier stated the projections don't always come up. Mr. Berchtold stated he felt we should include the projections to be on the safe side for any case brought to the board.

Mr. Gettemeier made a motion to grant a 5-foot variance for the construction of a garage at 520 Brown Street, under sections A, B, C, and D of the resolution of decision. Seconded by Mr. Plodzien. On a roll call the vote was Steve Gettemeier yes, Jeff Plodzien yes, Brett Berchtold yes, Jeanne Koebbe yes, and Rena Faulkner yes. The motion passed with a unanimous decision.

The Vice-Chairman advised Ms. Dachroeden that her variance had been granted. He advised she needed to get with Mr. Bing to finalize her permit.

Mr. Berchtold made a motion to approve the minutes from the meeting on April 21, 2025, seconded by Mr. Plodzien. Motion passed.

Mr. Gettemeier nominated David Hill to remain as the Chairman. All members present voted in favor.

Mr. Berchtold nominated Mr. Gettemeier to remain as the Vice-Chairman of the Board. All members present voted in favor.

With no further items to discuss, Mr. Gettemeier made a motion to adjourn, seconded by Mr. Plodzien.

Meeting was adjourned at 7:24 p.m.