



**Meeting Date:** March 27, 2023  
**Meeting Time:** 7:00 P.M.  
**Meeting Location:** City Hall  
118 Hillsboro Ave.

# ZONING BOARD OF APPEALS AGENDA

## Zoning Board Members

Bob Hotz, Chair  
Ann Robertson, Vice Chair  
David Gerber

Jeanne Krebs  
Tom Butts  
Denver Seay

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### I. ROLL CALL

### II. PUBLIC COMMENT

### III. APPROVAL OF MINUTES

A. February 27, 2023 Regular Meeting Minutes.

### IV. ZONING CASES

#### **Case 2023-09**

Jack Matthews Development has petitioned the City of Edwardsville for a Special Use Permit to allow for a group assembly use such as religious uses or auditoriums at 201 St. Louis Street. The property is more specifically identified as PID 14-2-15-11-10-102-028 and is zoned "B-1B" Mid-Downtown District.

#### **Case 2023-10A**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance to decrease the residential parking provided to one (1) space per dwelling unit. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned "B-1B" Mid-Downtown District.

*If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.*

**Case 2023-10B**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance for an existing parking lot to be within the required 5’ side yard setback for proposed Lots 1 and 2. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned “B-1B” Mid-Downtown District.

**Case 2023-10C**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance to reduce the required front yard setback to 0’ for the proposed Lot 1. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned “B-1B” Mid-Downtown District.

**Case 2023-10D**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance to increase the maximum front yard setback to 40’ for the proposed Lot 2. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned “B-1B” Mid-Downtown District.

**Case 2023-10E**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance to reduce the required front yard setback to 0’ for proposed Lot 3. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned “B-1B” Mid-Downtown District.

**Case 2023-10F**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance to reduce the required rear yard setback to 5’ for proposed Lot 2. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned “B-1B” Mid-Downtown District.

**Case 2023-10G**

Jack Matthews Development has petitioned the City of Edwardsville for a Variance to reduce the required rear yard to 0’ for proposed Lot 3. The property is more specifically identified as 201 St. Louis Street – PID 14-2-15-11-10-102-028 and is zoned “B-1B” Mid-Downtown District.

**Case 2023-11**

Dahlia Properties, LLC/Amy Garrett has petitioned the City of Edwardsville for a Special Use Permit to allow for a “Type B” non-owner occupied short-term rental at 440 E Vandalia Street. The property is more specifically identified as PID 14-2-15-11-12-204-008 and is zoned “MU-1” Downtown Mixed Use District.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. ADJOURNMENT**

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