

DOCKET 1162

DATE OF HEARING	June 2, 2014
NAME	Albert Watkins
DESCRIPTION OF PROPERTY	8970 Moydalgan Dr.
CAUSE FOR APPEAL	Relief from the decision of the Building Official for a sport court which violates Section IV, A, 4, (c) and V, C, 1, (b) of Zoning Ordinance 1175.
RULING OF THE BOARD	After a discussion of the facts presented, the Board continued consideration to allow time for the applicant to revise the design and review options with the Building Department.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, June 2, 2014

DOCKET 1162
8970 Moydalgan Drive

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, June 2 2014, at City Hall.

The following members of the board were present:

Ms. Robbye Toft, Vice-Chair
Mr. David Schlafly
Ms. Elizabeth Panke
Ms. Laura Long

Also present were: Mayor Nancy Spewak; Mr. Michael Gartenberg, Building Official, Mr. James Schmieder, Director of Planning & Building.

Vice-Chair Toft called the meeting to order at 4:00 PM.

Notice of Public Hearing, as follows:

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1161**

Notice is hereby given that the Zoning Board of Adjustment of the City of Ladue, St. Louis County, Missouri, will hold a public hearing on a petition submitted by Albert Watkins, 8970 Moydalgan Dr., St. Louis, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for a swimming pool which violates Sections V, C, 1 (a) and (b), of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, June 2, 2014, at the City Hall, 9345 Clayton Road.

The hearing will be public and anyone interested in the proceedings will be given the opportunity to be heard.

Pursuant to Section 610.022 RSMo., the Zoning Board of Adjustment could vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMo.

Stanley Walch, Chairman
Zoning Board of Adjustment

Ms. Toft introduced the following exhibits to be entered into the record:

Exhibit A – Zoning Ordinance 1175, as amended;
Exhibit B – Public Notice of the Hearing;
Exhibit C – Permit denial dated May 5, 2014;
Exhibit D – List of Residents sent notice of meeting;
Exhibit E – Letter from the resident requesting the variance dated May 9, 2014,
and any letters of support.
Exhibit F – Entire file relating to the application;

Mr. Gartenberg explained that the proposed replacement swimming pool is located in the required front yard in violation of Zoning Ordinance 1175.

Mr. Watkins stated the property has two front yards adjacent to Moydalgan Drive. Mr. Watkins noted the existing pool was constructed with the residence and is in disrepair and needs to be replaced.

Mr. Watkins explained the swimming pool is going in the same location as the existing pool. Mr. Watkins presented a site plan of the proposed pool at which point it was discovered the pool could be rotated and placed behind the primary structure so as to not be in the front yard.

Mr. Watkins requested the Board consider a continuance to allow time to review the matter with the Building Department staff to consider alternative options which may not require a variance.

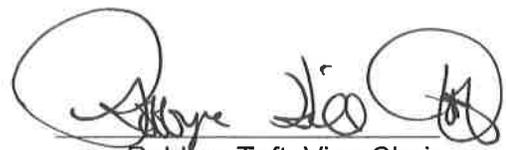
Ms. Toft moved to table consideration of the variance to allow Watkins time to confer with the Building Department and review other options.

The motion was seconded by Ms. Long.

The vote on the motion was follows:

Ms. Robbye Toft	"Aye"
Mr. David Schlafly	"Aye"
Ms. Elizabeth Panke	"Aye"
Ms. Laura Long	"Aye"

Ms. Toft declared the matter continued pending further revisions from the project architect.



Robbye Toft, Vice-Chair