

DOCKET 1166

DATE OF HEARING	October 6, 2014
NAME	Tourville
DESCRIPTION OF PROPERTY	101 Pointer Lane St. Louis, MO 63124
CAUSE FOR APPEAL	Relief from the decision of the Building Official for an addition which violates Section V, C, 1 (a) & (b) of Zoning Ordinance 1175.
RULING OF THE BOARD	After a discussion of the facts presented, the Board approved the variance for the addition because of the existence of a practical difficulty and the decision of the Building Official is reversed.

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
MONDAY OCTOBER 6, 2014

DOCKET 1166  
101 Pointer Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, October 6, 2014, at City Hall.

The following members of the board were present:

Mr. Stanley Walch, Chairman  
Ms. Robbye Toft  
Ms. Liza Forshaw  
Mr. David Schlafly  
Ms. Laura Long

Also present were: Mayor Nancy Spewak; Mr. John Fox, City Council, Mr. James Schmieder, Director of Building & Zoning; and Mr. Michael Gartenberg, Building Official.

Mr. Walch 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 1166**

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 Ms. Sarah Tourville, 101 Pointer Lane Ladue, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for an addition 101 Pointer Lane which violates Section V, C, 1, (a) & (b) of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, August October 6, 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

Mr. Walch 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 July 30, 2014;  
Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance, and any letters of support;  
Exhibit F – Entire file relating to the application.

Ms. Lauren Strutman presented the proposed addition to the Board. Ms. Strutman noted the original subdivision plat included a 30' front yard setback rather than the required 40' on lot 20 to provide a larger buildable area. Ms. Strutman commented there is no current garage but rather an exterior garage door to a storage area which is only 6' deep.

Mr. Walch asked what would be on the second floor of the proposed addition. Ms. Strutman stated it would be an office for Ms. Tourville's home based business. Ms. Strutman commented that the existing home is 4 bedrooms and the proposed addition is in keeping with the architectural character of the home.

Ms. Strutman noted the option of a detached garage was discussed but the property owner preferred an attached structure for convenience and safety.

Mr. Dietz, resident of 4 Treebrook Lane, stated he has lived in the area for 39 years. He expressed his support of the variance and proposed addition. Mr. Dietz commented a detached garage would be difficult to access during severe weather and that the residence should have an attached garage.

There being no one further wishing to speak, Mr. Walch closed the public comment portion of the public hearing.

Ms. Forshaw noted the proposed garage is a very reasonable request and the design is in keeping with the character of the existing residence.

Ms. Long stated that a detached garage could be even closer to the property line based on the accessory structure setbacks and be more intrusive to adjacent property owners.

Ms. Long moved that based on the evidence presented a hardship exists and the decision of the Building Official is reversed, and a variance granted based on the site plan dated September 12, 2014. Ms. Forshaw seconded the motion and the vote thereupon was as follows:

Mr. Stanley Walch, Chairman	"Aye"
Ms. Robbye Toft	"Aye"
Ms. Liza Forshaw	"Aye"
Mr. David Schlafly	"Aye"
Ms. Laura Long	"Aye"

  
Mr. Stanley Walch, Chairman