

DOCKET 1152

DATE OF HEARING	August 4, 2014, 2014
NAME	Michael Hurst
DESCRIPTION OF PROPERTY	907 S. Warson
CAUSE FOR APPEAL	Relief from the decision of the Building Official for an attached garage which violates Section V, C, 1, (a) & (b) of Zoning Ordinance 1175 and proposed driveway which violates Section IV, 4, (b) of Zoning Ordinance.
RULING OF THE BOARD	After a discussion of the facts presented, the Board reversed the decision of the Building Official and a variance granted based on the site plan dated July 3, 2014, with plantings along Forcee Lane as shown on the plan.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, August 4 2014
(continued from February 3, 2014)

DOCKET 1152
907 S. Warson Rd.

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

The following members of the board were present:

Mr. Stanley Walch
Ms. Liza Forshaw
Mr. David Schlafly
Mr. John Shillington
Ms. Laura Long

Also present were: Mayor Nancy Spewak; Mr. Michael Wooldridge, Assistant to the Mayor / City Clerk; Mr. Michael Gartenberg, Building Official and City Planning Consultant.

Chairman 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 1152**

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 Michael Hurst, 907 S. Warson Road, St. Louis, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for an addition and a proposed driveway which violates Sections V, C, 1, (a) & (b), and IV, 4, (b) of Zoning Ordinance 1175.

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

Chairman 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 December 13, 2013;
Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated July 3, 2014, and any letters of support (residents at 901 S. Warson Rd. and 14 Forcee Lane dated July 29, 2014).

Exhibit F – Entire file relating to the application;

Mr. Gartenberg explained that the proposed addition extends into the front and rear yard setbacks in violation of Zoning Ordinance 1175. Mr. Gartenberg also explained the proposed driveway extension exceeds the amount of accessory structure coverage allowed in a front yard in violation of Zoning Ordinance 1175.

Mr. Greg Worley, project architect, stated that a hardship exists because the basement garage floods due to the steep entry slope. He advised since the hearing in February 2014 the plan has been changed to a two car garage and the stairs have been modified. This reduces the encroachment of 4'10" from 14' 6" to the rear. The stair modification reduces the encroachment on the Forcee Lane side to 18' 3" from 20' 3".

It was determined that the gable details have been maintained and the roofline kept low to minimize the mass of the addition.

Mr. Schlafly asked if the landscaping on the Forcee Lane side of the property will be improved. Mr. Worley stated that additional landscaping has been included in the revised plan.

Mr. Hurst stated that the current two car garage is not adequate for modern vehicles and the flooding issue has become more of a problem.

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

Mr. Shillington expressed the opinion that the current condition of the property which causes flooding in the garage represents a hardship.

Ms. Forshaw agreed and further stated that it is important to modernize. She further stated that size of the addition had been downsized to reduce the front yard encroachment along Forcee Lane.

Ms. Forshaw moved that based on the evidence presented practical difficulties exist and the decision of the Building Official is reversed, and a variance granted based on the site plan dated July 3, 2014 with plantings along Forcee Lane as shown.

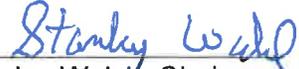
The motion was seconded by Ms. Long.

The vote on the motion was follows:

Mr. Stanley Walch	"Aye"
Ms. Liza Forshaw	"Aye"
Mr. David Schlafly	"Aye"
Mr. John Shillington	"Aye"
Ms. Laura Long	"Aye"

Mr. Walch declared the decision of the Building Official was reversed and the variance granted.

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Stanley Walch, Chairman