

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, October 10, 2016**

DOCKET 1209

1201 Warson Road

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, October 10, 2016, at City Hall.

The following members of the board were present:

Mr. Stanley Walch
Ms. Liza Forshaw
Mr. David Schlafly
Ms. Laura Long
Mr. Daniel Welsh

Also present were: Mr. William Penney, Building Official; Ms. Anne Lamitola, Director of Public Works; and Ms. Erin Seele, City Attorney. Mayor Nancy Spewak were also in attendance.

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 1209**

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 Ladue School District for Ladue High School, 1201 Warson Road, requesting relief from the ruling of the Building Official denying a building permit for an addition with a proposed height of 54 feet at Ladue High School which would result in the proposed addition exceeding 44 feet maximum which is prohibited per Section V-A-(4) of Zoning Ordinance #1175

The hearing will be held at 4:00 p.m. on Monday, October 10, 2016, 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 asked Building Official Will Penney for an explanation with regard to the denial of the addition at Ladue High School and Mr. Penney stated that the proposed addition violates maximum height requirements for buildings that limit the height to 44 feet. The proposed height of the addition is 54 feet which is prohibited by section V-A-(4) of Zoning Ordinance #1175. Also the addition is proposed to be three stories and only two and one-half stories are permitted.

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 August 1, 2016;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated August 5, 2016
- Exhibit F - Entire file relating to the application

The court reporter administered the oath to Mr. Art Bond. Mr. Art Bond referred to the site plan and reviewed the location of the proposed addition. He reviewed the layout of the campus and where the academic portions of the school are located. He stated that the non-conforming portion of the addition is the clerestory portion of the addition and is located as close to the middle of the campus as possible. Mr. Bond provided elevation views and perspective renderings that clearly showed the clerestory roof that constitutes the proposed 54-foot height. He showed photos taken from a drone that was flown in the area of the proposed clerestory. He provided a cross section through the campus that extends to adjacent properties to show the comparisons for both height differentials as well as horizontal distances between homes and the proposed addition. He stated that the addition will not create a major visual impact to adjoining property owners.

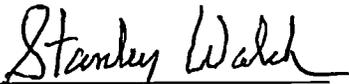
The public comment portion of the meeting was closed.

Ms. Forshaw stated that the additional height of the building is necessitated by the flood plain restrictions.

Mr. Schlafly moved that based on the evidence presented, a practical difficulty exists and the decision of the Building Official be reserved, and a variance granted to construct the proposed addition as shown on the plans dated August 12, 2016. Ms. Long seconded the motion. Mr. Walch called for a vote with regard to this variance request and the vote thereupon was as follows:

Mr. Stanley Walch	"Approve"
Ms. Liza Forshaw	"Approve"
Mr. David Schlafly	"Approve"
Ms. Laura Long	"Approve"
Mr. Daniel Welsh	"Approve"

There were five (5) votes to approve and zero (0) votes to deny and therefore the variance was granted.


Mr. Stanley Walch, Chairman

DOCKET 1209

DATE OF HEARING	October 10, 2016
NAME	Ladue School District for Ladue High School
DESCRIPTION OF PROPERTY	1201 Warson Road
CAUSE FOR APPEAL	Relief from the ruling of the Building Official denying a building permit for proposed building addition which would result in the building height being 54 feet, exceeding the maximum height allowance of 44 feet, which is prohibited by section V-A-(4) of Zoning Ordinance #1175
RULING OF THE BOARD	After a discussion of the facts presented, the Board approved the variance for the building addition which will result in the addition exceeding the allowable height per Section V-A-(4) of the Zoning Ordinance #1175 and the decision of the Building Official was overturned.