

DOCKET 1134

DATE OF HEARING	March 4, 2013
NAME	Hackett Security
DESCRIPTION OF PROPERTY	9811 S. Forty Drive
CAUSE FOR APPEAL	Relief from the decision of the City Clerk and the City Planning Consultant for a sign, which violates Sections X, F, (4), (a), of Zoning Ordinance 1175.
RULING OF THE BOARD	After a discussion of the facts presented, the Board denied the variance for the sign because the applicant failed to prove the existence of practical difficulties or unnecessary hardship, and the decision of the City Clerk and City Planning Consultant is affirmed.

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Monday, March 4, 2013

DOCKET 1134  
Hackett Security

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, March 4, 2013, at City Hall.

The following members of the board were present:

Mr. Stanley Walch, Chair  
Ms. Robbye Toft, Vice-Chair  
Ms. Liza Forshaw  
Mr. David Schlafly  
Mr. John Schillington

Also present were: Mayor Anthony M. Bommarito; Council Members John Fox and Nancy Spewak; Mr. Michael W. Wooldridge, Assistant to the Mayor / City Clerk; Mr. Mike Gartenberg, Building Official.

**NOTICE OF PUBLIC HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF LADUE, MISSOURI  
DOCKET NUMBER 1134**

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 Hackett Security requesting relief from the ruling of the City Clerk and City Planning Consultant regarding a sign at 9811 S. Forty Drive, Ladue, MO 63124, which violates the Ladue Zoning Code 1175, Section X.

The hearing will be held at 4:00 p.m. on Monday, March 4, 2013, 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 called the meeting to order at 4:00 PM.

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 November 19, 2012;  
Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the business requesting the variance dated January 13, 2013, and any letters of support;  
Exhibit F – Entire file relating to the application;

Mr. Krone from Warren Sign explained the sign was needed for visibility so that clients will know the location of the company. He stated the sign would not be internally lit.

Mr. Phillip Schwartz, a company representative, noted the firm has not had a building sign during the 15 years that the company has been located at the site. It was noted the business is identified on a monument sign at the front of the building.

In answer to a question by Ms. Toft, Mr. Schwartz advised the company receives three or four client visits per week.

Mr. Walch asked why the letter height required for ordinance compliance was not sufficient. Mr. Krone stated that having small letters (12" v 15") reduces sign visibility by 90' of travel.

Ms. Forshaw suggested using only the name "Hackett" instead of "Hackett Security" to comply with the ordinance.

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

Mr. Shillington noted that while driving westbound on I-64 a driver is past the exit lane for Clayton Road when the sign is first visible or readable.

Ms. Toft reviewed the history of the sign for L'Ecole Culinaire located on the west face of the building. She stated the location and size of that sign provides appropriate definition since the nearest exit is S. McKnight Road.

Mr. Walch asked for a motion on the request for a variance. No motion was brought to the table.

~~Mr. Walch declared the variance for the sign rejected and the decision of the Building Official upheld.~~

*Mr. Walch then asked the members to vote on whether the requested variance should be granted. The vote was 5 to 0 against granting the variance.*

*Stanley Walch*  
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Stanley Walch, Chairman