

DATE OF HEARING	December 2, 2013
NAME	Becky Murch
DESCRIPTION OF PROPERTY	8467 colonial Lane
CAUSE FOR APPEAL	Relief from the decision of the Building Official for an addition, which violates Sections V, C, 1 (a) & (b) of Zoning Ordinance 1175.
RULING OF THE BOARD	After a discussion of the facts presented, the Board reversed the decision of the Building Official based on a practical difficulty and approved the variance per the site plan dated November 11, 2013.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, December 2, 2013

DOCKET 1150
8467 Colonial Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 PM on Monday, December 2, 2013, at City Hall.

The following members of the board were present:

Mr. Stanley Walch, Chair
Ms. Liza Forshaw
Ms. Laura Long
Mr. David Schlafly
Mr. Fred Goebel

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

**NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1150**

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 Tim Murch, 8467 Colonial Lane, St. Louis, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for an addition which violates Sections V, C, 1, (a) and V, C, 1, (b) of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, December 2, 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 6, 2013;
Exhibit D – List of Residents sent notice of meeting;
Exhibit E – Letter from the resident requesting the variance dated November 11, 2013, and any letters of support.
Exhibit F – Entire file relating to the application;

Mr. Gartenberg explained that the proposed addition extends 3' 11" into the setback in violation of Zoning Ordinance 1175.

Mr. Tim Morris, owner under contract, stated he is in the process of purchasing the house. He advised the house was built over 50 years ago and it was built with only one bathroom. Mr. Morris explained that the addition will include two additional bedrooms, one additional bathroom and removal of the existing deck. The addition will be no closer to the property line than the existing house.

Mr. Anthon Duncan, project architect, noted that neighborhoods change and the addition is architecturally similar to other homes in the area.

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

Mr. Goebel observed the residence is already in the setback where the addition will be built. He noted the addition is proportionate and reasonable for the area.

Mr. Walch stated similar requests from the area have been approved.

Ms. Forshaw noted that the neighbors did not appear to object to the proposed addition.

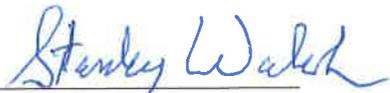
Mr. Schlafly moved that on the basis of the evidence presented a practical difficulty exists and the decision of the Building Official is reversed and a variance granted based on the site plan dated November 11, 2013.

The motion was seconded by Ms. Long.

The vote on the motion was follows:

Mr. Walch	"Aye"
Ms. Forshaw	"Aye"
Ms. Long	"Aye"
Mr. Schlafly	"Aye"
Mr. Goebel	"Aye"

Mr. Walch declared the request for a variance granted and the decision of the Building Official reversed.


Stanley Walch, Chair