

DOCKET 1152

DATE OF HEARING	February 3, 2014
NAME	Michael Hurst
DESCRIPTION OF PROPERTY	907 S. Warson
CAUSE FOR APPEAL	Relief from the decision of the Building Official for a 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 continued consideration to allow time for the architect to revise the design and review options with the client.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, 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, February 3, 2014, at City Hall.

The following members of the board were present:

Ms. Robbye Toft, Vice-Chair
Ms. Liza Forshaw
Mr. David Schlafly
Mr. John Shillington
Ms. Laura Long

Also present were: Mayor Nancy Spewak; Mr. Michael Gartenberg, Building Official, Mr. James Schmieder, Director of Planning & Building.

Vice-Chair Toft 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, February 3, 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

Ms. Toft 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 December 6, 2013, and any letters of support.

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. Phil Durham, project architect from Studio Durham Architects, stated the existing garage is virtually unusable and too small for modern vehicles. Mr. Durham noted the house was constructed in the early 1900s and the garage is located in the basement.

Mr. Durham noted the proposed three car addition would match the architectural style of the existing residence and provide a functional garage for the property owner.

Mr. Schlafly asked if the architect considered a two car garage to reduce the amount of encroachment, particularly in the rear yard. Mr. Durham explained a two car option was discussed, but would also require a variance.

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

Mr. Schlafly stated the encroachment on the rear yard is significant and would create a precedent for similar projects in the future.

Ms. Toft noted the lower level entry garage is a hardship, but could be addressed by a two car garage with a more modest encroachment on the required setback.

Ms. Long shared Mr. Schlafly's concern with the rear yard encroachment.

Mr. Durham requested the Board consider a continuance to allow time to review the matter with his client and discuss the option of a two car garage.

Ms. Toft moved to table consideration of the variance to allow Mr. Durham time to confer with his client and review the option of a two car garage.

The motion was seconded by Ms. Long.

The vote on the motion was follows:

Ms. Robbye Toft	"Aye"
Ms. Liza Forshaw	"Aye"
Mr. David Schlafly	"Aye"
Mr. John Shillington	"Aye"
Ms. Laura Long	"Aye"

Ms. Toft declared the matter continued pending further revisions from the project architect.



Robbye Toft, Vice-Chair