

DOCKET 1154

DATE OF HEARING	March 3, 2014
NAME	Kim Carney
DESCRIPTION OF PROPERTY	8433 Colonial Lane
CAUSE FOR APPEAL	Relief from the decision of the Building Official for an addition which violates Section 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 and granted the variance.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, March 3, 2014

DOCKET 1154
8433 Colonial Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, March 3, 2014, 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. Fred Goebel

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

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 1154**

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 Kim Carney, 8433 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) & (b) of Zoning Ordinance 1175.

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

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 February 7, 2014;
Exhibit D – List of Residents sent notice of meeting;
Exhibit E – Letter from the resident requesting the variance received February 9, 2014, and any letters of support.

Exhibit F -- Entire file relating to the application;

Mr. Gartenberg explained that the proposed addition extends into the required side yard setback in violation of Zoning Ordinance 1175.

Ms. Kim Carney, stated the proposed addition was no closer to the side property line than the existing residence.

Mr. Bud Gruchala, project architect, noted the existing garage was structurally failing and needs to be replaced. Mr. Gruchala explained the proposed project would replace the garage and add additional living space to the residence.

Mr. Gruchala noted the project would also remove and replace an existing sunroom and add a new master suite above the garage.

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

Mr. Schlafly stated the encroachments on the side yards were existing and required a variance in order to be maintained.

Ms. Forshaw noted the applicant had received letters of support from both adjacent property owners and the garage and sunroom appeared to be failing and in need of replacement.

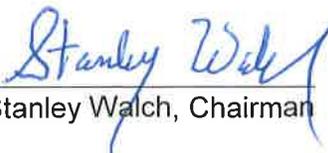
Ms. Forshaw moved that based on the evidence presented practical difficulties exist and the decision of the Building Official is reversed and a variance granted.

The motion was seconded by Mr. Schlafly.

The vote on the motion was follows:

Mr. Stanley Walch, Chair	"Aye"
Ms. Robbye Toft, Vice-Chair	"Aye"
Ms. Liza Forshaw	"Aye"
Mr. David Schlafly	"Aye"
Mr. Fred Goebel	"Aye"

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


Stanley Walch, Chairman