

DOCKET 1158

DATE OF HEARING	April 7, 2014
NAME	Andy Cohen
DESCRIPTION OF PROPERTY	15 Narrangansett Drive
CAUSE FOR APPEAL	Relief from the decision of the Building Official for an addition which violates Section IV, A, 4, (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 based on the site plan dated January 28, 2014.

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Monday, April 7, 2014

DOCKET 1158  
15 Narragansett Drive

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, April 7, 2014, at City Hall.

The following members of the board were present:

Ms. Robbye Toft, Vice-Chair  
Ms. Liza Forshaw  
Ms. Elizabeth Panke  
Mr. Fred Goebel  
Mr. John Shillington

Also present were: Mr. Michael Wooldridge, Asst. to the Mayor / City Clerk; Mr. Michael Gartenberg, Building Official.

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 1158**

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 Andy Cohen, 15 Narragansett Drive, St. Louis, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for a driveway which violates Section IV, A, 4, (b) of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, April 7, 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

Vice-Chair 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 March 25, 2014;

- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from Clay Vance requesting the variance, and any letters of support.
- Exhibit F – Entire file relating to the application;
- Exhibit G – Four letters of support – 11, 17, 22, and 24 Narrangansett Drive.

Mr. Gartenberg explained that the proposed driveway results in an impervious side yard coverage totaling 71% which is in violation of Zoning Ordinance 1175.

Mr. Goffstein explained that he is relocating the driveway from the south side of the residence to the north side. The driveway will have an area that is 200 square feet less than current. The proposed driveway location (side yard) has less area creating the increase in coverage. Mr. Goffstein advised that a portion of the property is in the floodplain limiting the location for the addition and driveway. The three car garage is necessary to support the addition.

Mr. Clay Vance, engineer, stated the addition location is limited by the floodplain limits.

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

Mr. Goebel stated the proposed improvements are architecturally consistent with the existing structure.

Ms. Panke noted that the relocation of the driveway increases overall site green space on the property.

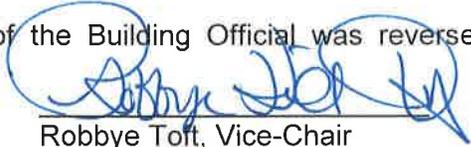
Ms. Forshaw moved that based on the evidence presented practical difficulties exist and the decision of the Building Official is reversed, and a variance granted based on the site plan dated January 28, 2014.

The motion was seconded by Mr. Shillington.

The vote on the motion was follows:

Ms. Robbye Toft, Vice-Chair	"Aye"
Ms. Liza Forshaw	"Aye"
Ms. Elizabeth Panke	"Aye"
Mr. Fred Goebel	"Aye"
Mr. John Shillington	"Aye"

Vice-Chair Toft declared the decision of the Building Official was reversed and the variance granted.

  
Robbye Toft, Vice-Chair