

# CITY OF LADUE

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## Building Department

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**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**CITY COUNCIL CHAMBERS**  
**CITY OF LADUE, ST. LOUIS COUNTY, MISSOURI**  
**TUESDAY, DECEMBER 5, 2023, 4:00PM**

Join Zoom Meeting  
<https://us02web.zoom.us/j/81845612802>

Meeting ID: 818 4561 2802

**Site visits to take place on December 5, 2023, at 3:00 pm. Meet at first docket location.**

Chairman to preside and call the meeting to order.

- A. Approval and Adoption of the Agenda.**
- B. Approval of the Minutes from the November 14, 2023, meeting. [Draft Minutes](#)**
- C. Public Forum.**
- D. Items for Consideration.**

**Docket 1397** Petition submitted by Rob Rehnquist of Rehnquist Design and Build for the property located at 13 Litzsinger Lane. Petitioners are requesting relief from the City Planner denying a new residence due to the proposed structure being elevated 10 -13 feet above the current grade which is in violation of Ladue Zoning Ordinance #1175, Section V-A-4.

[Documents](#)  
[Staff Report](#)

**Docket 1398** Petition submitted by Paul Fendler on behalf of John and Nancy Ross for the property located at 31 Glen Eagles Drive. Petitioners are requesting relief from the City Planner denying a new pool due to the proposed structure being in a front yard, this property has two front yards. This is in violation of Ladue Zoning Ordinance #1175, Section XVI and Section V-C-1(b).

[Documents](#)  
[Staff Report](#)

**Docket 1399** Petition submitted by William and Elizabeth Odell for the property located at 24 Ladue Terrace. The petitioner is requesting relief from the City Planner denying a retaining wall and fence in a front yard (secondary). The retaining wall abuts North McKnight and exceeds height and placement requirements of being near a public roadway, which is in violation of Ladue Zoning Ordinance # 1175, Section IV-F-2. The proposed privacy fence is not allowed adjacent to the roadway, this violates Ladue Zoning Ordinance #1175, Section IV-C-1(a) and IV-C-1(b).

[Variance Letter](#)

[Documents](#)

[Staff Report](#)

**Docket 1400** Petition submitted by Bob Ruyle, on behalf of Mark Lake, for the property located at 27 Ellsworth Lane. The petitioner is requesting relief from the City Planner denying a new residence due to being non-conforming and being proposed in the setbacks. This is in violation of Ladue Zoning Ordinance #1175, Section IV-D-8 and Section V-b-1 and V-C-2.

[Documents](#)

[Staff Report](#)

**Docket 1401** Petition submitted by Jim Bulejski, on behalf of Dr Gornet and Dr. Ratts, for the property located at 9904 Litzsinger Road. The petitioner is requesting relief from the City Planner denying an addition due to encroachment into the setback. This is in violation of Ladue Zoning Ordinance #1175, Section V-B-1 and V-C-2.

[Documents](#)

[Staff Report](#)

**Adjournment: Set next meeting date – TUESDAY, JANUARY 2, 2023**

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.

Posted Date: 11-14-23

Time: 11:00 am

By: SD

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 "ADA", the City of Ladue, will not discriminate against qualified individuals on the basis of disability in its services, programs, or activities. If you require an accommodation or modification please contact Stacey Mann, City Clerk, (314) 993-3439, [smann@cityofladue-mo.gov](mailto:smann@cityofladue-mo.gov) as soon as possible but no later than 48 hours before the scheduled event.

Interested citizens are invited to attend this meeting or submit written comments in advance. Additional information regarding the docket is on file and available for public viewing by request through the Building Department at 314-997-6308.