

**MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 5, 2023 4:00 P.M.**

DOCKET 1393  
9841 OLD WARSON ROAD

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, September 5, 2023.

The following members of the Board were present:

Chairman Liza Forshaw  
Mr. Jon Dalton  
Ms. Laura Long  
Ms. Elizabeth Panke  
Mr. Lee Rottmann

Also present were Erin Seele, City Attorney; Paul Garlock, Building Commissioner; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; and Lori Mullins, Deputy City Clerk.

Chairman Forshaw called the meeting to order at 4:00 P.M.

**Approval and Adoption of the Agenda and Minutes**

The agenda was adopted unanimously upon motion by Ms. Panke and second by Mr. Dalton.

The minutes of the August 1, 2023 Board meeting were approved unanimously upon motion by Ms. Panke and second by Mr. Rottmann.

**Docket 1393**

Petition is submitted by Steve Burns of V3 Studios Architects on behalf of Old Warson Country Club for the property located at 9841 Old Warson Road. The petitioner is requesting relief from the City Planner denying a new golf building, storage shed and expanded pool pavilion due to accessory buildings or structures not being allowed in front yards in violation of Ladue Zoning Ordinance 1175, Section V-C-1(b).

Mr. Dalton addressed the Board, staff and public disclosing his membership in Old WarsonCountry Club and reported having no contact or involvement in the project, process or application.

Ms. Sukanek explained the denial was due to the accessory structures' proposed locations being in a front yard. The zoning code defines a front yard as any yard adjacent to a public or private right-of-way or access easement. This includes primary and secondary front yards. Several proposed new structures are located in the front yard along Old Warson Road. The main club building is set back about 300' from Old Warson Road. The proposed new structures would comply with all setbacks.

Exhibit A – Zoning Ordinance 1175, as amended;  
Exhibit B – Public Notice of the Hearing;  
Exhibit C – Letter of Denial dated July 11, 2023;  
Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated August 7, 2023;  
Exhibit F – Entire file relating to the application

Mr. Kevin Lasater, member of the Old Warson Country Club, took the oath and addressed the Board. He stated that proposed amendment to the Special Use Permit has been approved by the Zoning and Planning Commission and the City Council, with the condition that the variance be granted by the Board. The plans are awaiting Architectural Review Board approval.

Mr. Lasater reported that previous plans for accessory structures, for which a variance was granted in 2021, were never built because the club membership was less than enthusiastic. The new plans are to better serve the members with improved facilities. Proposed improvements include upgrades to the patio, dining area, pool and tennis pro shop. A storage shed and landscape improvements are also proposed. An existing building will be torn down and replaced with a 7,000 square foot 2-story building with golf simulators, more restrooms, and an expanded kids' camp area. The new building will be 93' from Old Warson Road. (The existing building is about 100' from Old Warson Road.) The covered dining area will be 240' from Old Warson Road. The storage shed will be hidden by retaining walls. The covered seating area of the pool deck will be enclosed by an existing 6' high brick wall and is an add-on to an existing building in the front yard.

Board discussion included the following points:

- An unusually deep front yard
- The existing buildings' front yard placement
- The need for clubs to update facilities
- The minimal impact on the view from Old Warson Road and the lack of neighbor opposition
- The orientation of the main building, which makes the front yard look more like a side yard

After discussion, Ms. Panke made the motion to overturn the decision of the City Planner and grant the variance. Ms. Long seconded the motion. The vote was as follows:

Chairman Liza Forshaw	"approve"
Mr. Jon Dalton	"approve"
Ms. Laura Long	"approve"
Ms. Elizabeth Panke	"approve"
Mr. Lee Rottmann	"approve"

With five (5) votes in favor and zero(0) against, the motion carries, the ruling of the City Planner is overturned and the variance granted

### **Adjournment**

The meeting was adjourned unanimously upon motion by Ms. Long and second by Mr. Rottmann at 4:18 p.m.

DOCKET 1393

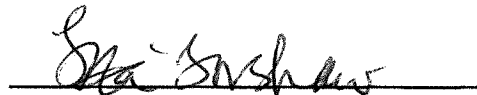
DATE OF HEARING September 5, 2023

NAME Kevin Lasater

DESCRIPTION OF PROPERTY 9841 Old Warson Road

CAUSE FOR APPEAL The petitioner is requesting relief from the City Planner denying a new golf building, storage shed and expanded pool pavilion due to accessory buildings or structures not being allowed in front yards in violation of Ladue Zoning Ordinance 1175, Section V-C-1(b).

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board finds practical difficulties exist. The decision of the City Planner is overturned, and a variance is granted.



Ms. Liza Forshaw, Chairman