

NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1190

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 Mr. & Mrs. Matthew Hillebrand, 10122 Conway Rd, requesting relief from the ruling of the Building Official denying a building permit for a fence being constructed of wire mesh which is prohibited by Section IV, C, (2) of Zoning Ordinance #1175 which states no wire or steel mesh wire fencing or chain link fencing may be used in any manner as part of the fence in any front, side or rear

The hearing will be held at 4:00 p.m. on Monday, February 1, 2016, 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

NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1191

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 the Village Lutheran Church, 9233 Clayton Rd, requesting relief from the ruling of the Building Official denying a building permit for a stealth cellular tower which is not in compliance with Zoning Ordinance #1175 for the following reasons:

- 1) The proposed tower is 85 feet in height with additional proposed foliage reaching an elevation of 88 feet. Section VII, F, (5), (a) of Zoning Ordinance 1175 states "A stealth communication tower shall not exceed 80 feet in height above the ground."
- 2) The tower has a proposed side yard of 15 feet on the East side and a proposed setback of 43 feet from the rear property line. Section VII, F, (5), (b) states a stealth tower "shall be set back from all property lines a minimum of one (1) foot for every foot of tower height."
- 3) The tower has a proposed equipment building and cabinets that are located less than 5 feet from the east side property line and less than 30 feet from the rear property line. This tower is proposed on a parcel that is zoned "B" which requires 50 setbacks from all property lines for accessory structures. Section VII, F, (5), (e) states "All accessory uses shall be subject to setback requirements generally applicable to principal uses in the district."
- 4) The trees nearest to the proposed tower have been surveyed to be approximately 65 feet in height, which is about twenty feet lower than the top of the tower. Section VII, F, (5), (i) states "A stealth communication tower shall not exceed the height of any surrounding trees by more than 5 feet."

The hearing will be held at 4:00 p.m. on Monday, February 1, 2016, 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

NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1192

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 Mr. & Mrs. Tim Desloge, 462 South Price Rd, requesting relief from the ruling of the Building Official denying a building permit for an addition to the south of the residence which would encroach into the side yard setback 17 feet which is prohibited by Sections V-C-1(a) & (b) and IV-D (8) of Zoning Ordinance #1175 which state that nonconforming structures cannot be enlarged unless such enlargement complies with Ordinance #1175 and every part of the required yard shall be open from its lowest point to the sky unobstructed

The hearing will be held at 4:00 p.m. on Monday, February 1, 2016, 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