

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Monday, May 2, 2016

DOCKET 1202

1300 Log Cabin Lane

A meeting of the Zoning Board of Adjustment was held at 3:00 p.m. on Monday, May 2, 2016, at City Hall.

The following members of the board were present:

Mr. Stanley Walch  
Ms. Liza Forshaw  
Ms. Elizabeth Panke  
Mr. Daniel Welsh  
Mr. Lee Rottmann

Also present were: Mr. William Penney, Building Official; Ms. Anne Lamitola, Director of Public Works; Ms. Andrea Sukanek, City Planning Consultant, and Ms. Erin Seele, City Attorney. Mayor Nancy Spewak and Councilman John Fox were also present.

Mr. Walch called the meeting to order at 3:13 PM.

Notice of Public Hearing, as follows:

**NOTICE OF PUBLIC HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF LADUE, MISSOURI  
DOCKET NUMBER 1202**

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. Robert Hardie, 1300 Log Cabin Lane, requesting relief from the ruling of the Building Official denying a building permit for a garage which would result in the garage being erected in a front yard of a corner lot which would result in a violation of Section IV-A-4(c) of ordinance #1175.

The hearing will be held at 3:00 p.m. on Monday, May 2, 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

Mr. Walch asked Building Official Will Penney for an explanation with regard to the denial of the permit for the garage. Mr. Penney explained that the proposed detached garage would be located in an actual front yard on a corner lot, which is not permitted. He stated that both front yards are impacted.

Mr. 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 March 28, 2016;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated April 7, 2016
- Exhibit F - Entire file relating to the application

The court reporter administered the oath to Mr. Robert Hardie, homeowner and Mr. Thomas Wall, project architect. The project architect explained that the home is a slab on grade home with no basement. There is a need for a storm shelter as the applicant would like to improve the safety of the home for his family. The architect explained that based on the existing improvements located on the lot, there are significant limitations on where a detached garage can be located. The architect stated that a porte-cochere was contemplated, but that due to constraints with the location of the existing driveway, it was not selected for the design. The storm shelter would be underneath a garage/showroom to hold the owner's classic car collection.

Ms. Forshaw asked why the garage could not be connected to the house. The architect stated that it would be difficult to attach the garage while also meeting setbacks.

Mr. Hardie stated that he has spoken with the neighbors about the proposed project and there were no objections voiced.

Mr. Welsh inquired about how the basement would be accessed and Mr. Wall explained that there would be concrete stairs to access the basement.

Mr. Wall also stated moving the proposed improvements to another area of the lot would result in significant tree loss which would be detrimental to the property.

Mr. Wall stated that there is an existing three-car garage on the property, and that the hardship is that there is no storm shelter on the property. Mr. Hardie explained that his family does not feel safe on the property.

Ms. Panke noted that there will be neighbors driving past the structure and seeing the proposed improvements and the vehicles through the large showroom windows. Mr. Hardie explained that louvers will be added to screen the cars from the street.

The public comment portion of the meeting was closed.

Ms. Forshaw stated that she does not believe there is a hardship present.

Mr. Welsh asked if a storm shelter can be constructed below grade in a front yard and noted that he did not believe there is a hardship present.

Mr. Walch asked Mr. Penney if he would deny permission for an underground storm shelter and he stated that it would be approved as the setback requirements apply to improvements that are above grade.

Mr. Rottmann stressed that the applicant should consider modifying the plan to connect the accessory building to the primary structure, which would make a variance for an accessory structure unnecessary.

Ms. Panke inquired about moving the garage to the east to move it closer to the primary structure and further away from Log Cabin Lane.

Mr. Rottmann asked about modifying the location to the south and Mr. Wall stated that the driveway would be negatively impacted.

Mr. Walch asked the applicant if he would like to ask for a continuance for the case.

Mr. Hardie asked for a continuance and the Board granted the continuance.

  
Mr. Stanley Walch, Chairman

DOCKET 1202

DATE OF HEARING	May 2, 2016
NAME	Mr. Robert Hardie
DESCRIPTION OF PROPERTY	1300 Log Cabin Lane
CAUSE FOR APPEAL	Relief from the ruling of the Building Official denying a building permit for a garage which would result in the garage being erected in a front yard of a corner lot which would result in a violation of Section IV-A-4(c) of ordinance #1175.
RULING OF THE BOARD	After a discussion of the facts presented, the applicant requested a continuance and the Board continued the case.