

DOCKET 1167

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| DATE OF HEARING | November 3, 2014 |
| NAME | Erker-Baumstark |
| DESCRIPTION OF PROPERTY | 9240 Clayton Rd. St. Louis, MO 63124 |
| CAUSE FOR APPEAL | Relief from the decision of the Building Official for an addition which violates Section V, C, 1 (a) & (b) of Zoning Ordinance 1175. |
| RULING OF THE BOARD | After a discussion of the facts presented, the Board approved the variance for the addition because of the existence of a practical difficulty and the decision of the Building Official is reversed. |

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
MONDAY NOVEMBER 3, 2014

DOCKET 1167
9240 CLAYTON ROAD

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, November 3, 2014, at City Hall.

The following members of the board were present:

Mr. Stanley Walch, Chairman
Ms. Robbye Toft
Ms. Liza Forshaw
Mr. David Schlafly
Mr. John Shillington

Also present were: Mayor Nancy Spewak; Mr. James Schmieder, Director of Building & Zoning; and Mr. Michael Gartenberg, Building Official.

Mr. Walch 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 1167**

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 Barbara Erker-Baumstark, 9240 Clayton Rd. Ladue, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for an addition which violates Section V,C,1 (a) & (b) of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, November 3, 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

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 September 26, 2014;
Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance, and any letters of support;
Exhibit F – Entire file relating to the application.

Ms. Donna Boxx, project architect from Donna Boxx Architects, presented the proposed addition to the Board. Ms. Boxx explained the current residence is an existing non-conforming structure. Ms. Boxx noted the project would add a second bedroom to the existing residence and be less of an encroachment than the existing residence.

Ms. Boxx explained the existing residence is over a hundred years old and encroaches on both side yard setbacks.

Mr. Greg Wolfner, 9242 Clayton Rd., stated he lives next door to the subject property and supports the proposed addition.

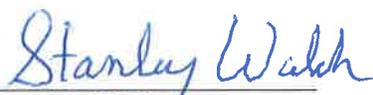
There being no one further wishing to speak, Mr. Walch closed the public comment portion of the public hearing.

Mr. Walch noted the lot is not buildable without a variance.

Ms. Toft stated the existing residence is only one bedroom and encroaches on both side yard setbacks.

Mr. Schlafly moved that based on the evidence presented a hardship exists and the decision of the Building Official is reversed, and a variance granted based on the site plan dated August 18, 2014. Ms. Toft seconded the motion and the vote thereupon was as follows:

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| Mr. Stanley Walch, Chairman | "Aye" |
| Ms. Robbye Toft | "Aye" |
| Ms. Liza Forshaw | "Aye" |
| Mr. David Schlafly | "Aye" |
| Mr. John Shillington | "Aye" |


Mr. Stanley Walch, Chairman