

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
MARCH 7, 2023, 4:00PM
DOCKET 1379**

3 DROMARA ROAD

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, February 7, 2023.

The following members of the Board were present:

Chairman Ms. Liza Forshaw
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann
Mr. David Schlafly

Also present: Mayor Spewak; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Paul Garlock, Building Commissioner; 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

The agenda was adopted unanimously upon motion by Mr. Schlafly and second by Ms. Long.

Approval of the Minutes from the February 7, 2023 meeting

The minutes were approved unanimously upon motion by Mr. Schlafly and second by Ms. Long.

Docket 1379 Petition submitted by Scott Talbert on behalf of Kyle and Lauren Kerner for the property located at 3 Dromara Road. The petitioner is requesting relief from the City Planner denying an 8-foot fence, which exceeds the maximum fence height allowable in the City of Ladue per Ladue Ordinance #1175, Section IV-C-2(a).

Ms. Sukanek explained the application for an 8' fence was denied because it exceeds the allowed height of 6' for a residential yard in the B zoning district.

Ms. Forshaw 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 – Letter of Denial dated January 27, 2023;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter requesting the variance dated February 3, 2023;
- Exhibit F – Entire file relating to the application

Exhibit G – Photo of proposed style of fence

Exhibit H – Letter of support from neighbor

Mr. Andy Franke, Planning Design Studio, took the oath to appeal the denial for an 8' fence to screen an existing, enormous generator. A permitted 6' tall fence would not be sufficient and would leave the top 2' of the bright yellow generator exposed. The generator was installed in 2020 to ensure power to the house. Mr. Franke presented a picture of the proposed fence, and also presented a letter of support. Ms. Forshaw entered into the record, the picture as Exhibit G, and the letter as Exhibit H.

Peggy Dozier, 1 Warson Terrace, commented that her parents, who live near the applicants, would prefer to look at the proposed fence instead of the oversized yellow generator.

Board discussion included the impressive landscaping of the yard, the proposal visual improvement, and the problem of precedent for screening other large generators in the city. Chairman Forshaw suggested that City officials consider options for passing an ordinance to regulate very large generators and how they should be screened from neighbors.

Mr. Schlafly moved to overturn the decision of the City Planner and grant a variance with the condition the fence be built in the style shown in Exhibit G and be made of wood. Mr. Rottmann seconded the motion. The vote was as follows:

The vote was as follows:

Ms. Forshaw	"approve"
Ms. Laura Long	"deny"
Ms. Elizabeth Panke	"approve"
Mr. Lee Rottmann	"approve"
Mr. Schlafly	"approve"

With four (4) votes in favor and one (1) against, the motion carries, the ruling of the City Planner was overturned, and a variance was granted.

Adjournment

At 5:10 p.m. the meeting adjourned upon motion by Ms. Long and second by Mr. Schlafly.

DOCKET 1379

DATE OF HEARING February 7, 2023

NAME Scott Talbert

DESCRIPTION OF PROPERTY 3 Dromara Road

CAUSE FOR APPEAL The petitioner is requesting relief from the City Planner denying an 8-foot fence, which exceeds the maximum fence height allowable in the City of Ladue per Ladue Ordinance #1175, Section IV-C-2(a).

RULING OF THE BOARD After discussion of evidence presented, the Board overturned the decision of the City Planner. A variance is granted.



Ms. Liza Forshaw