

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
MARCH 7, 2023, 4:00PM
DOCKET 1381**

7 WENDOVER DRIVE

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 1384 Petition submitted by Chelsea Davis of Gemstone Construction on behalf of Mark and Betty Goran for the property located at 7 Wendover Drive. The petitioner is requesting relief from the City Planner denying a retaining wall that exceeds the maximum allowed height in the required side yard, in violation of Ladue Zoning Ordinance #1175, Section IV-F-3.

Ms. Sukanek explained the retaining wall was denied due to the encroachment. The proposed placement is less than the required 8.5' from the side lot line in the C zoning district. The proposed 2-3' retaining wall would be less than 5' from the side property line.

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 February 7, 2023;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter requesting the variance dated February 6, 2023;

Exhibit F – Entire file relating to the application

Ms. Chelsea Davis of Gemstone Construction took the oath and reported that the variance is necessary since there is not enough space for a driveway. After making an application for this variance, she learned that the planned garage will require a variance as well.

Ms. Forshaw informed the applicant that the plans and request for variance(s) would need to be viewed together so the Board would have all the information needed to grant variance(s). She then stated that she would be happy to grant a continuance.

Mr. Goran took the oath and indicated that he would like the continuance, however, he was expecting a neighbor to share her support of the project.

Ms. Patricia Kolbrener, 8 Wendover Drive arrived, took the oath and reported that she has no issues with the project.

Ms. Forshaw granted the continuance.

Adjournment

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



Ms. Liza Forshaw