

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
AUGUST 6, 2019, 4:00PM**

DOCKET 1272

51 Picardy Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, August 6, 2019 at City Hall.

The following members of the board were present:

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

Also present were: Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Roger Stewart, Building Commissioner and Lori Wrobel, Administrative Assistant.

Chairman Forshaw called the meeting to order at 4:00 PM.

Approval and Adoption of the Agenda

Ms. Panke made a motion to adopt the agenda. Mr. Rottmann seconded the motion. All those present were in favor.

Approval of the Minutes from the January 8, 2018 meeting

Ms. Long made a motion to approve the Minutes as submitted. Ms. Panke seconded the motion. All those present were in favor; the minutes were approved.

Docket 1272 Petition submitted by Cary Hendrickson for the property at 51 Picardy. Petitioner is requesting relief from the Building Commissioner denying a garage addition due to encroachment into the front yard setback, in violation of Ordinance #1175, Section IV-B-1 and exceeding the 25% coverage maximum for the side yard, in violation of Ordinance #1175, Section IV-G-1,2,3.

Mr. Stewart stated the applicant requests a variance to the required front yard setback and to the requirement of 25% coverage for the side yard. The home is in the C residential district where the required front yard setback is 50 feet.

Chairman 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 July 1, 2019;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated July 1, 2019;

Exhibit F – Entire file relating to the application

Carey and Bill Hendrickson were sworn in and addressed the Board. They moved into the home five years ago. The previous owners had converted the garage into a den. The family has three boys, and no place to store cars, lawn equipment, or large and small recreational equipment except on the driveway. The applicants would like this to be their forever home. The plans include a 3-car garage, a mud room, a sitting room and a master bedroom.

The half-acre lot is irregularly shaped and has 2 50-foot front yards. The proposed garage would encroach into the setback in the rear of the house, which is considered a second front yard because it fronts on Conway Road. A substantial fence separates Conway Road from the lot. The subdivision trustees have approved the plans. The subdivision will require the consent of the two adjoining lot owners. The nearest neighbors have indicated their strong support.

A variance is requested for the lot coverage on the side yard (32% versus 25%) because a driveway is necessary to reach the proposed garage, and there is no other place for it.

After discussion of the facts presented, including the small irregularly shaped lot, the two front yards, the very small buildable area on a half-acre lot with 2 50-foot setbacks, the extent of the proposed encroachment, the need for a garage in Ladue, and the neighbors' support, Mr. Schlafly made a motion to overturn the decision of the Building Commissioner and grant the variance for the addition. Ms. Long seconded the motion. The vote was as follows:

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

With five (5) votes in favor and zero (0) against, the motion passed, the variance was granted, and the ruling of the Building Commissioner was overturned.

Adjournment

At 4:30pm Ms. Long made a motion to Adjourn the meeting. Mr. Rottmann seconded the motion. A unanimous vote in favor was taken.

DOCKET 1272

DATE OF HEARING	June 4, 2019
NAME	Carey Hendrickson
DESCRIPTION OF PROPERTY	51 Picardy Lane
CAUSE FOR APPEAL	Petitioner is requesting relief from the Building Commissioner denying a garage addition due to encroachment into the front yard setback, in violation of Ordinance #1175, Section IV-B-1 and exceeding the 25% coverage maximum for the side yard, in violation of Ordinance #1175, Section IV-G-1,2,3.
RULING OF THE BOARD	After discussion, on the basis of the evidence presented, the Board finds that practical difficulties exist, the decision of the Building Commissioner is overturned, and the variance is granted.

Ms. Liza Forshaw, Chairman