

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, MAY 2, 2023, 4:00PM**

DOCKET 1385

4 Wickersham Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, May 2, 2023.

The following members of the Board were present:

Chairman Liza Forshaw
Ms. Kristen Holton
Ms. Laura Long
Mr. David Schlafly
Mr. Dan Welsh

Also present were Erin Seele, City Attorney; Andrea Sukanek, City Planner; Anne Lamitola, Director of Public Works; and Lori Mullins, Deputy City Clerk.

Chairman Forshaw called the meeting to order at 4:01 P.M.

Approval and Adoption of the Agenda and Minutes

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

The minutes of the April 11, 2023, meeting were approved unanimously upon motion by Mr. Schlafly and second by Mr. Welsh.

Docket 1385

Petition is submitted by Tracy Collins of Formwork Architecture on behalf of property owner, Amy Payne, for the property located at 4 Wickersham Lane. The petitioner is requesting relief from the City Planner denying a garage addition due to a side yard encroachment. This is in violation of Ladue Zoning Ordinance #1175, Section V-B-1 and V-C-1(b).

Mr. Sukanek explained that the applicant is requesting a variance to replace a garage in the "C" zoning district. The proposed garage encroaches 4' 2" into the required 12' 5" side yard setback. The lot is nonconforming. Most of the Wickersham lots (which were platted before Ladue adopted a zoning code) are only about 2/3 of the required 30,000 square feet for lots in the "C" district.

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 March 2, 2023;
- Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated April 3, 2023;

Exhibit F – Entire file relating to the application

Tracy Collins, Formwork Architecture, took the oath and addressed the Board, stating that the garage is obsolete, due to its height of only 6’6”. The homeowner cannot open a hatch back of a standard size S.U.V. in the garage without striking the ceiling. Standard garages today have 8’ of clearance. The existing garage cannot be altered to raise the garage door opening. Also, the interior width of the existing garage is only 20 feet. Other options were considered but this proposal is the safest for street access. The garage structure next door at 6 Wickersham Lane appears to have a garage addition with a more significant encroachment. (Ms. Sukanek found no record of a variance for 6 Wickersham.) The design has approval of the Architectural Review Board, which expressed a preference for the proposed location in order to keep the existing pergola. The new garage would be 24’ x 26’ for a total addition of 624 square feet. The existing garage would be converted into additional living space.

Ms. Amy Payne took the oath and explained that the existing garage can hold an 80’ wide Escalade but not another vehicle; the 70’ Jeep cannot possibly squeeze next to the Escalade into the garage.

Ms. Cindy Merlotti, 6 Wickersham, took the oath and shared that her family had added a two-car garage for the same reason, and she endorses the variance.

Board discussion included:

- the impracticality of the height of the existing garage for cars today
- consistency of the proposal with other houses on the lane
- the nonconforming size of lots on this lane, which predate the zoning code
- the difficulty of complying with side yard setbacks in the “C” district when the lot is only about 2/3 the size of other “C” district lots
- the Board’s recent grant of a variance for a garage addition to another house on Wickersham
- the Architectural Review Board’s preference for the proposed placement of the garage
- the small extent of the encroachment (4’2” into the side yard)

After discussion, Ms. Long moved approval of the variance, seconded by Mr. Welsh. The vote was as follows:

Chairman Liza Forshaw	“approve”
Ms. Kristen Holton	“approve”
Ms. Laura Long	“approve”
Mr. David Schlafly	“approve”
Mr. Dan Welsh	“approve”

With five (5) votes in favor and zero (0) against, the motion passed, and the decision of the City Planner is reversed, and the variance granted.

Adjournment

The meeting was adjourned unanimously upon motion by Mr. Schlafly and second by Mr. Welsh at 6:25 p.m.

DOCKET 1385

DATE OF HEARING

MAY 2, 2023

NAME

Tracy Collins

DESCRIPTION OF PROPERTY

4 Wickersham Lane

CAUSE FOR APPEAL

The petitioner is requesting relief from the City Planner denying a garage addition due to a side yard encroachment. This is in violation of Ladue Zoning Ordinance #1175, Section V-B-1 and V-C-1(b).

RULING OF THE BOARD

After discussion, on the basis of the evidence presented, the Board finds practical difficulties exist. The decision of the City Planner is reversed, and the variance granted.

A handwritten signature in cursive script, appearing to read "Liza Forshaw", is written over a horizontal line.

Ms. Liza Forshaw, Chairman