

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
May 5, 2020 4:00 P.M.**

DOCKET 1291

16 Oakleigh Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, May 5, 2020
**DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE
TO COVID-19, THE MEETING WAS CONDUCTED BY TELECONFERENCE VIA ZOOM**

The following members of the Board were present:

Vice Chairman Dan Welsh
Mr. David Schlafly
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann

Also present were Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Roger Stewart, Building Commissioner; and Mayor Spewak.

Mr. Schlafly called the meeting to order at 4:00 P.M. as standing in for Chairman Forshaw.

Chairman Forshaw recused herself for Docket 1291.

Approval and Adoption of the Agenda and Minutes

Ms. Panke made a motion to adopt the agenda and Minutes of the March 3, 2020 meeting. Mr. Rottmann seconded the motion. All those present were in favor.

Docket 1291 Petition is submitted by Torbjorn Sjogren for the property located at 16 Oakleigh Lane. Petitioner is requesting relief from the Building Commissioner denying a carport addition due to encroachment into the secondary front yard setback by approximately 24 feet. This is in violation of Ordinance #1175, Section V-B (1).

Mr. Stewart stated the applicant requests a variance for a carport that encroaches into the front yard setback of one of the front yards. Because the home is on an angle it is already encroaching into a 50-foot front yard setback by 24 feet.

Vice-Chairman Welsh 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, 2020;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated March 13, 2020;

Exhibit F – Entire file relating to the application

Troy Duncan, Contractor, was sworn in and addressed the Board. He is requesting a variance to add a carport that will encroach into one of the three front yard setbacks. The home has a three-car garage, but five drivers and a daily employee. The project has A.R.B. approval. The carport was erected one week prior to the permit application.

After discussion of the facts presented, including building the carport without a permit, multiple front yards, the number of drivers in the household, the minimal impact on adjoining properties and the lack of objection by any neighbor, it was determined that practical difficulties exist. Ms. Long made the motion to overturn the decision of the Building Commissioner and grant the variance. Ms. Panke seconded the motion. The vote was as follows:

Vice-Chairman Dan Welsh	“approve”
Ms. Laura Long	“approve”
Ms. Elizabeth Panke	“approve”
Mr. Rottmann	“approve”
Mr. David Schlafly	“oppose”

With four (4) votes in favor and one (1) against, the motion passed, the ruling of the Building Commissioner was overturned, and the variance was granted.

Adjournment

At 6:29 p.m. Ms. Long made a motion to Adjourn the meeting. Ms. Panke seconded the motion. A unanimous vote in favor was taken.

DOCKET 1291

DATE OF HEARING

May 5, 2020

NAME

Torbjorn Sjogren

DESCRIPTION OF PROPERTY

16 Oakleigh Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying a carport addition due to encroachment into the secondary front yard setback by approximately 24 feet. This is in violation of Ordinance #1175, Section V-B (1).

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