

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

DOCKET 1293

2 Wickersham 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:

Chairman Liza Forshaw  
Mr. David Schlafly  
Ms. Laura Long  
Ms. Elizabeth Panke  
Mr. Dan Welsh

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. standing in for Chairman Forshaw.

**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 1293** Petition is submitted by Joe Wiedemeier for the property located at 2 Wickersham Lane. Petitioner is requesting relief from the Building Commissioner denying an addition of a garage due to encroachment into front yard setback. This is in violation of Ordinance #1175, Section V-B (1).

Mr. Stewart stated the applicant requests a variance for a garage encroaching into the front yard setback in the C zoning district. The lot has two front yards with 50-foot setbacks.

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 19, 2020;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated March 29, 2020;
- Exhibit F – Entire file relating to the application

Joe Wiedemeier, President of Weidemeier Architecture, was sworn in and addressed the Board. He is requesting a variance due to the two front yards and the obsolescence of the home. The home has no garage. The proposed two-car garage (plus mud room, laundry room and bathroom) would be in line with the existing nonconforming house, which is set back 15 feet from the property line along Graybridge instead of the 50 feet required by the ordinance. The only access to the proposed garage is through Graybridge Road. The homeowner participates in street fees for both the Graybridge subdivision and Wickersham Lane. The proposal has A.R.B. and Trustee approval from both subdivisions.

Josh Sappington, homeowner, after taking the oath, stated the house once had a garage, with a driveway to Graybridge. It was converted to a den many years prior.

After discussion of the facts presented, including the hardship of no garage, obsolescence, the two front yards, and the alignment of the proposed garage with the line of the existing nonconforming house, it was determined that practical difficulties exist. Mr. Schlafly 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:

Chairman Liza Forshaw	“approve”
Ms. Laura Long	“approve”
Ms. Elizabeth Panke	“approve”
Mr. David Schlafly	“approve”
Mr. Dan Welsh	“approve”

With five (5) votes in favor and zero (0) against, the motion passed, the ruling of the Building Commissioner was overturned, and the variance is 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 1293

DATE OF HEARING

May 5, 2020

NAME

Joe Wiedemeier

DESCRIPTION OF PROPERTY

2 Wickersham Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying an addition of a garage due to encroachment into a front yard setback. 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.

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Ms. Liza Forshaw, Chairman