

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
JUNE 2, 2020 4:00 P.M.**

DOCKET 1298

50 Conway Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, June 2, 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
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann
Mr. David Schlafly

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

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

Approval and Adoption of the Agenda and Minutes

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

Mr. Rottmann made a motion to adopt the Minutes of the May 5, 2020 meeting. Ms. Panke seconded the motion. All those present were in favor.

Docket 1298 Petition is submitted by Brent and Ann VanConia for the property located at 50 Conway Lane. Petitioner is requesting relief from the Building Commissioner denying an addition due to encroachment into front yard setback along Pebble Creek. This is in violation of Ordinance #1175, Section V-B (1).

Mr. Stewart stated the property is in the "C" zoning district. The proposed addition encroaches into the front yard setback along Pebble Creek.

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 April 21, 2020;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated April 30, 2020;

Exhibit F – Entire file relating to the application

Brent and Ann VanConia were sworn in and addressed the Board. They are requesting a variance for a small 143 square foot addition in connection with a kitchen remodeling. The proposed addition would encroach into a secondary front yard and would sit well within the current encroachment of the existing nonconforming house, which was built prior to the incorporation of the City of Ladue. The trustees of Conway Lane as well as three adjacent property owners signed a letter supporting the variance. The existence of three 50-foot front yards on such a small lot (.55 acre) is a severe practical difficulty. The secondary front yard in question borders an access easement used by only three homes. The current house sits 2 feet 9 inches from the south property line, while the proposed addition would be 13 feet 4 inches from that property line. Thus, the addition would encroach on the setback significantly less than the existing house. The east façade of the addition would align with the existing east (rear) façade of the house. The Architectural Review Board has approved the design.

After discussion of the facts presented, including the three front yards, the minimal impact of such a small addition set back farther than the existing house, and the strong support of the trustees and neighbors, the Board determined that practical difficulties exist. Ms. Panke made a motion to overturn the decision of the Building Commissioner and grant the variance. Ms. Long seconded the motion. The vote was as follows:

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

Adjournment

At 5:23 p.m. Mr. Schlafly made a motion to Adjourn the meeting. Mr. Rottmann seconded the motion. A unanimous vote in favor was taken.

DOCKET 1298

DATE OF HEARING

June 5, 2020

NAME

Brent and Ann VanConia

DESCRIPTION OF PROPERTY

50 Conway Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying an addition due to encroachment into front yard setback along Pebble Creek. 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 practical difficulties exist. The decision of the Building Commissioner is overturned, and the variance is granted.

Ms. Liza Forshaw, Chairman