

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

DOCKET 1300

51 Picardy 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 1300**

Petition is submitted by Cary Hendrickson for the property located at 51 Picardy Lane. Petitioner is requesting relief from the building Commissioner denying an addition. The house as designed encroaches into the front yard setback approximately 12'. This is in violation of Ordinance #1175, Section V-B (1).

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. The proposed addition would include a garage and other rooms encroaching into a second front yard by about 20 feet. The addition plus the driveway would add impervious coverage of 7% more than allowed by the ordinance, necessitating a green space variance for the right-side yard.

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 May 8, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated May 11, 2020;

Exhibit F – Entire file relating to the application

Carey and Bill Hendrickson were sworn in and addressed the Board. A variance was granted by the Board in August 2019; however, that project has not been built and the variance expired. They have a new architect and amended plans. The proposed front yard encroachment has been reduced to 12 feet. The plans include a 3-car garage, a mud room, a sitting room and a master bedroom. There is currently no garage on the lot, so multiple cars clutter the driveway and the street.

The half-acre lot is irregularly shaped and has 2 50-foot front yard setbacks. 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 fence separates Conway Road from the lot. The subdivision trustees have approved the plans. The subdivision requires the consent of the two adjoining lot owners. The nearest neighbors have indicated their strong support. The Architectural Review Board has approved the design.

A variance is also 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, the Board found that practical difficulties exist. 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”
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 1300

DATE OF HEARING

June 5, 2020

NAME

Cary Hendrickson

DESCRIPTION OF PROPERTY

51 Picardy Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying an addition. The addition as designed encroaches into the front yard setback approximately 12' and falls short of the required green space of the side yard by 7%. 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.

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Ms. Liza Forshaw, Chairman

