

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
OCTOBER 6, 2020 4:00 P.M.**

DOCKET 1312

50 RANDELAY DRIVE

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, October 6, 2020.

DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY VIDEO CONFERENCE VIA ZOOM

The following members of the Board were present:

Chairman Liza Forshaw
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann
Mr. Dan Welsh

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

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.

Ms. Panke made a motion to adopt the Minutes of the September 1, 2020 meeting. Mr. Rottmann seconded the motion. All those present were in favor.

Docket 1312 Petition is submitted by Loraine Budke for the property located at 50 Randelay Drive. Petitioner is requesting relief from the Building Commissioner denying a fence due to wire, steel mesh or chain link material. The proposed fence is prohibited by Ladue Zoning Ordinance 1175, Section IV-C (2).

Mr. Stewart stated the applicant requests a variance to permit a fence using wire. The owner proposes a fence around a pool using a wire mesh design. Section IV.C of the zoning code provides that no wire or steel mesh wire fencing or chain link fencing may be used in any manner as a part of the fence in any front, side or rear yard.

Ms. Sukanek updated the Board and Mr. Stewart regarding the following recent amendment to the fence regulations,

- Wire mesh fencing may be approved for a permitted chicken enclosure.

- Wire mesh may be added to existing conforming fences in a side or rear yard outside of the accessory setbacks for the property.
- All wire mesh shall be 18-gauge or finer and must be attached to the inside of the frame.

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 September 1, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated September 3, 2020;

Exhibit F – Entire file relating to the application

Kristen Glascock took the oath and addressed the Board, requesting a variance to build a pool fence. The fence is based on a “Texas Farmhouse style” to complement the house and property. There is one house to the north which has no view of the property or the proposed enclosure. The proposed fence has four-foot posts placed six feet apart with the same wood as the trim on the house and pool house. The wire mesh would not be visible. The proposed fence would also enclose the chicken coop in order to keep the chickens safe. The architectural style of the house, the pool house, the chicken coop and the fence harmonize.

Board discussion included the following points: The amended fence ordinance allows mesh to be added to existing conforming fences, but the proposal is for a new fence; the use of the same material for both the pool and the chicken coop potentially raises an issue regarding the suitability of an 18-gauge wire fence as a pool enclosure; the proposed fence would encompass the entire yard, not just the pool; and the location of the fence potentially implicates setback requirements.

Chairman Forshaw stated that with the new information on the recent amendment to the fence ordinance, the Board is uncertain what kind of variance is being requested. She granted a continuance for the applicant to work with city staff and return with a new request for variance, stating specifically what relief from the ordinance is being sought.

Adjournment

At 6:48 p.m. Ms. Long made a motion to Adjourn the meeting. Mr. Welsh seconded the motion. A unanimous vote in favor was taken.

Ms. Liza Forshaw, Chairman