

**MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
JANUARY 5, 2021 4:00 P.M.**

DOCKET 1317

42 GLEN EAGLES DRIVE

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, January 5, 2021.

**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; and Roger Stewart, Building Commissioner.

Chairman Forshaw called the meeting to order at 4:03 P.M.

Chairman Forshaw observed that the new year necessitates electing the Chairman and Vice-Chairman of the Board.

Ms. Panke made the motion to elect Ms. Forshaw as the Chairman; seconded by Ms. Long. All those present were in favor.

Ms. Long made the motion to elect Mr. Welsh as the Vice-Chairman; seconded by Ms. Panke. All those present were in favor.

**Approval and Adoption of the Agenda and Minutes**

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

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

**Docket 1317**            Petition submitted by Allen Roehrig on behalf of Jack and Rachel Oliver for the property located at 42 Glen Eagles Drive. The petitioner is requesting relief from the Building Commissioner denying a new pool and pool house due to lot coverage restrictions. The current design increases impervious coverage to 39% in the rear yard. This is in violation of Ladue Zoning Ordinance #1175, Section V-G (1).

Mr. Stewart stated the applicant requests a variance to decrease the green space in the "B" Zoning District from 70% down to 61%, and to increase the impervious area from the required

30% to 39% in a second front yard. The property is 2.0 acres with an overall greenspace of 82.3%. The proposed improvements reduce the rear yard greenspace by 9%. Per the zoning Ordinance 1175, Section V, (G), the minimum rear yard greenspace for the zone "B" district is 70%. The proposal is for 61%.

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 December 7, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated December 7, 2020;

Exhibit F – Entire file relating to the application

Mr. Allen Roehrig took the oath and addressed the Board. His company Mainline Group Architecture, Inc. has been retained by Mr. & Mrs. Oliver to design a pool and pool pavilion.

The existing home has a functional rear yard area of 17,334 square feet. 5,200 square feet (30%) of impervious surface is allowed. The existing amount is 4,900 square feet. The proposed addition increases the total area to 6,477 square feet. This brings the total area of impervious coverage to 1,277 square feet over the allowed amount. The lot is 2.04 acres, and considered as a whole the lot with the new improvements would contain 17.7% impervious surface, which is below the 25% allowed for the entire lot. (The ordinance has a separate, more specific lot coverage limitation for the rear yard, which is what is at issue in the requested variance.)

The area of the proposed project was kept to a minimum with a small, paved area for pool chairs. The proposal is located in the rear yard near the house. Runoff from Ladue Road crosses the property and will be directed around the pool and pool house to the more open areas of the property where it can be controlled.

The Olivers are requesting a variance from the Zoning Ordinances in order to construct the pool and pool pavilion with consideration for the resulting practical difficulties that may be created by the strict interpretation of the Zoning Ordinance. The proposed impervious yard coverage would amount to an additional 1,277 sq. ft. of hardscape over the allowed 5,200.

The unique conditions of this lot create a hardship: the location of the pool and the amount of hardscape already in the yard. The goal is to bring an aesthetic and practical value to the property and maintain its historic nature.

The large size of the existing auto court was discussed. The auto court is about 1,400 square feet. The Board inquired whether a reduction of the large auto court or use of permeable pavers instead of the existing asphalt was considered. The auto court is surrounded by brick walls and

four-inch rock to asphalt.

Rachel and John Oliver took the oath, stating that the parking area predates their ownership and only three to four cars fit on it. The auto court is difficult to maneuver in. Storm water and runoff are issues and the down spouts drain into pipes under the driveway. The proposed location of the pool is best because it would not be visible to the front of the property and the runoff would get worse if the pool were moved to the west. They prefer asphalt to permeable pavers because the asphalt is a play area for their children.

The Board discussion ensued. Topics included, surface material options, location options, square footage reduction and the proposed greenspace ratio.

In view of the lack of Board support for a variance, Chairman Forshaw asked if the applicant would like to table this item, look into other options and return to the next available meeting. The applicant was agreeable. Chairman Forshaw granted a continuance.

### **Adjournment**

At 5:23 p.m. Ms. Panke made a motion to Adjourn the meeting. Ms. Long seconded the motion. A unanimous vote in favor was taken.

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Ms. Liza Forshaw, Chairman