

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
MARCH 2, 2021 4:00 P.M.**

DOCKET 1320

9701-9737 CLAYTON ROAD

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, March 2, 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

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 4:05 P.M.

Approval and Adoption of the Agenda and Minutes

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

Ms. Panke made a motion to adopt the Minutes of the February 2, 2021 meeting. Ms. Long seconded the motion. All those present were in favor. Chairman Forshaw advised the petitioner that due to the absence of one of the Board members, a unanimous vote would be required in order to grant the variance. The petitioner agreed to continue the hearing as scheduled.

Docket 1320 Petition submitted by Rebecca King on behalf of Julie Freeman of Land Dynamics for the property located at 9701-9737 Clayton Road. The petitioner is requesting relief from the City Planner denying two new monument signs due to the building not being set back at least 60 feet from right-of-way. This is in violation of Ladue Zoning Ordinance #1175, Section XI-F (4)(f).

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 February 2, 2021;
- Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated January 5, 2021;

Exhibit F – Entire file relating to the application

Exhibit G – Revised plans 4-foot version

City Planner Andrea Sukanek explained that in 2016 a variance was approved for one large monument sign; however, that proposal never came to fruition. A variance is required for the current proposal for two 6-foot monument signs in front of a building that is not set back at least 60 feet from the right-of-way. By ordinance only one monument sign is permitted. The proposed signs would be located at least 10 feet from the Clayton Road right-of-way as required by the ordinance.

Rebecca King and Julie Freeman took the oath and addressed the Board. Ms. King stated that the building is U-shaped, with both ends located near Clayton Road. The applicant requests two signs, one located near each driveway. Each 6-foot-tall sign would list four of the eight building tenants for customer recognition. The existing monument sign would be removed. The applicant shared a second plan, option B, which was sent in via email the Friday before the Board meeting. The second plan includes identical signage with a 2-foot reduction in height (meaning a height of 4 feet instead of 6 feet). Ms. Freeman added that tenants facing Clayton Road will be included on the signs. Tenants have requested the monument signs for customer recognition since many of the businesses are not visible from Clayton Road.

Board discussion ensued. The unique building configuration, the desirability of identifying the tenants in a manner visible to drivers along Clayton Road, the suitability of two smaller signs, and the prior approval of the Board were discussed. The opinion was expressed that two 6-foot-tall monument signs would be excessive, but two 4-foot-tall monument signs would be acceptable.

After discussion of the facts presented it was determined that practical difficulties exist. Ms. Long made the motion to overturn the decision of the City Planner and grant the variance as requested for the building not being set back at least 60 feet from the right-of-way. Ms. Panke seconded the motion. The vote was as follows:

Chairman Liza Forshaw	“approve”
Ms. Laura Long	“approve”
Ms. Elizabeth Panke	“approve”
Mr. Lee Rottmann	“approve”

With four (4) votes in favor and zero (0) against, the motion passed, the ruling of the Building Commissioner was overturned, and the variance was granted.

Ms. Panke made the motion to overturn the decision of the City Planner and grant the variance as requested for two 4-foot monument signs as presented. Ms. Panke seconded the motion. The vote was as follows:

Chairman Liza Forshaw	“approve”
Ms. Laura Long	“approve”
Ms. Elizabeth Panke	“approve”
Mr. Lee Rottmann	“approve”

With four (4) votes in favor and zero (0) against, the motion passed, the ruling of the Building Commissioner was overturned, and the variance was granted.

Adjournment

At 5:50 p.m. Ms. Long made a motion to Adjourn the meeting. Mr. Rottmann seconded the motion. A unanimous vote in favor was taken.

DOCKET 1320

DATE OF HEARING MARCH 2, 2021

NAME REBECCA KING

DESCRIPTION OF PROPERTY 9701-9737 CLAYTON ROAD

CAUSE FOR APPEAL The petitioner is requesting relief from the City Planner denying two new monument signs due to the building not being set back at least 60 feet from right-of-way. This is in violation of Ladue Zoning Ordinance #1175, Section XI-F (4)(f).

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board finds that practical difficulties exist. The decision of the City Planner is overturned, and the variance is granted.

Ms. Liza Forshaw, Chairman