

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
May 4, 2021**

DOCKET 1327

13 Warson Terrace

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, May 4, 2021.
DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY VIDEOCONFERENCE VIA ZOOM

The following members of the Board were present:

Chairman Liza Forshaw
Mr. Kristen Holton
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Dan Welsh

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

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

Approval and Adoption of the Agenda and Minutes

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

Ms. Long made a motion to adopt the Minutes of the April 6, 2021 meeting. Ms. Panke seconded the motion. All those present were in favor.

Docket 1327

Petition submitted by Peter and Molly Gray for the property located at 13 Warson Terrace. The petitioner is requesting relief from the Building Commissioner denying a detached garage due to encroachment into required setback. This is in violation of Ordinance #1175, Section V-B-2.

Mr. Stewart reported that the applicant is requesting an additional detached two-car garage that extends into the required 40-foot front yard setback by 32.67 feet in the D zoning district. The proposed structure would sit in line with the house and does not exceed the existing encroachment.

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 5, 2021

Exhibit D – List of Residents sent notice of meeting;

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

Exhibit F – Entire file relating to the application

Peter Gray was sworn in and addressed the Board. He reported that the existing garage is not large enough to practically fit two cars. The current garage is 20' X 17'. The Gray family will soon be adding two additional drivers to the family and would like to have covered parking and additional storage. The new garage would be placed mostly on existing paved driveway and would be in line with the existing house, which was built with a setback variance. The lot is a corner lot on S. Warson Road across from Ladue High School.

Board discussion ensued. The Board members discussed the long narrow lot with two front yards, the existing encroachment of the house, the proposed placement of the garage no closer to Warson Road than the existing house, the practical difficulty of a small garage, the proposed garage's screening from busy S. Warson Road by mature cedar trees, and the minimal impact on neighbors.

After discussion of the facts presented, Mr. Welsh made the 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. Kristen Holton	“approve”
Ms. Laura Long	“approve”
Ms. Elizabeth Panke	“approve”
Mr. Dan Welsh	“approve”

With five (5) votes in favor and zero (0) against, the motion passed, the ruling of the Building Commissioner is overturned, and the variance granted.

Adjournment

At 4:43 p.m. Mr. Welsh made a motion to Adjourn the meeting. Ms. Long seconded the motion. A unanimous vote in favor was taken.

DOCKET 1327

DATE OF HEARING May 4, 2021

NAME Peter and Molly Gray

DESCRIPTION OF PROPERTY 13 Warson Terrace

CAUSE FOR APPEAL The petitioner is requesting relief from the Building Commissioner denying a detached garage due to encroachment into required setback. This is in violation of Ordinance #1175, Section V-B-2.

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