

**MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
MARCH 1, 2022 4:00 P.M.**

DOCKET 1355

37 TRENT DRIVE

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, March 1, 2022.

The following members of the Board were present:

Chairman Liza Forshaw  
Ms. Kristen Holton  
Ms. Laura Long  
Ms. Elizabeth Panke  
Mr. Lee Rottmann

Also present were Erin Seele, City Attorney; Andrea Sukanek, City Planner; Roger Stewart, Building Commissioner; Councilman John Fox; Mayor Spewak and Lori Mullins, Deputy City Clerk. Present via ZOOM, Anne Lamitola, Director of Public Works.

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

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

The agenda was adopted unanimously upon motion by Ms. Long and second by Ms. Panke.

The minutes of the January 4, 2022 Board meeting were approved unanimously upon motion by Ms. Panke and second by Mr. Rottmann.

**Docket 1355** Petition is submitted by Wallace McNeill for the property located at 37 Trent Drive. The petitioner is requesting relief from the Building Commissioner denying a garage addition due to the encroachment into the required fifty-foot side yard setback. This is in violation of Ladue Zoning Ordinance 1175, Section V-B-2.

Mr. Stewart stated the applicant, Wallace McNeill, is requesting a variance to build a garage addition. The proposed addition would encroach 30 feet into the required 50-foot setback in the "B" Zoning District in violation of Ordinance 1175, Section V(B)(2).

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 January 18 2022;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated January 24, 2022;
- Exhibit F – Entire file relating to the application

Mr. McNeill took the oath and addressed the Board, describing his 30-year residency at 37 Trent Drive and his desire to improve the home with additional garage space, meticulously matching the exterior. The basement is the primary storage for pool equipment, and over the years transporting the equipment up and down the stairs has become more burdensome. He is 73 years old. He has spoken with the subdivision trustees and has approval of his neighbors. The proposal is for a new garage with two bays (in addition to an existing 2-car garage). Four-car garages are the norm in the subdivision. The house currently encroaches 5 feet into the setback. He wishes to keep the existing pool house, so there is no other place to put a new garage.

A neighbor named Ms. Baker took the oath and spoke in support of the project. She is building a new house next door.

Board discussion included the following points:

The proposed placement of the new garage, although it may be optimal for the lot, leaves very little of the required side yard

The entire proposed garage lies in the required setback

Overbuilding of the lot

Absence of practical difficulty

Pool storage options

After discussion, Ms. Long made the motion to overturn the decision of the Building Commissioner and grant the variance. Ms. Panke seconded the motion. The vote was as follows:

Chairman Liza Forshaw	"deny"
Ms. Kristen Holton	"deny"
Ms. Laura Long	"deny"
Ms. Elizabeth Panke	"deny"
Mr. Lee Rottmann	"deny"

With zero (0) votes in favor and five (5) against, the motion failed, the ruling of the Building Commissioner stands.

### **Adjournment**

At 7:05 p.m. Ms. Panke made a motion to Adjourn the meeting. Ms. Long seconded the motion. A unanimous vote in favor was taken.

DOCKET 1355

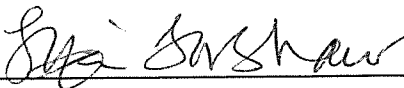
DATE OF HEARING March 1, 2022

NAME Wallace McNeill

DESCRIPTION OF PROPERTY 37 Trent Drive

CAUSE FOR APPEAL Petition is submitted by Wallace McNeill for the property located at 37 Trent Drive. The petitioner is requesting relief from the Building Commissioner denying a garage addition due to the encroachment into the required fifty-foot side yard setback. This in violation of Ladue Zoning Ordinance 1175, Section V-B-2.

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board does not find practical difficulties. The decision of the Building Commissioner is upheld.



Ms. Liza Forshaw, Chairman