

DATE OF HEARING	November 4, 2013
NAME	Laura Grady
DESCRIPTION OF PROPERTY	9840 Northbridge
CAUSE FOR APPEAL	Relief from the decision of the Building Official for an addition, which violates Sections IV, A, 4 (b) of Zoning Ordinance 1175.
RULING OF THE BOARD	After a discussion of the facts presented, the Board reversed the decision of the Building Official based on a practical difficulty and approved the variance per the site plan dated August 5, 2013.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, November 4, 2013

DOCKET 1148
9840 Northbridge

A meeting of the Zoning Board of Adjustment was held at 4:00 PM on Monday, November 4, 2013, at City Hall.

The following members of the board were present:

Mr. Stanley Walch, Chair
Ms. Robbye Toft, Vice-Chair
Ms. Liza Forshaw
Mr. David Schlafly
Mr. John Shillington

Also present were: Mayor Nancy Spewak; Mr. James Schmieder, Building Department & Code Enforcement; and Mr. Michael Gartenberg, Building Official.

NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1148

Notice is hereby given that the Zoning Board of Adjustment of the City of Ladue, St. Louis County, Missouri, will hold a public hearing on a petition submitted by Laura Grady, 9840 Northbridge, St. Louis, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for an addition which violates Section IV, A, 4, (b) of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, November 4, 2013, at the City Hall, 9345 Clayton Road.

The hearing will be public and anyone interested in the proceedings will be given the opportunity to be heard.

Pursuant to Section 610.022 RSMo., the Zoning Board of Adjustment could vote to close the public meeting and move to executive session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under section 610.021 (1) RSMo.

Stanley Walch, Chairman
Zoning Board of Adjustment

Chairman Walch called the meeting to order at 4:00 PM.

Mr. Walch 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 – Permit denial dated September 12, 2013;
Exhibit D – List of Residents sent notice of meeting;
Exhibit E – Letter from the resident requesting the variance dated September 12, 2013, and any letters of support.
Exhibit F – Entire file relating to the application;

Mr. Gartenberg explained that the proposed addition causes the side yard coverage to exceed the 25% maximum allowed by Zoning Ordinance 1175.

Mr. Paul Fendler, architect, addressed stated that the proposed addition would add a two car garage to the residence; the existing garage would be remodeled to a family room. Mr. Fendler noted the proposed addition complies with the side yard setback requirement but the driveway access to the rear entry garage creates the non-conformity and variance request.

Mr. Fendler explained the variance could be avoided by changing the design to a front entry garage, however they are not allowed by the subdivision indentures. Mr. Fendler indicated he also considered a side entry garage or detached garage however both designs increased the degree of non-conformity.

Mr. Fendler stated the residence does not have a family room and that the proposed addition will improve the overall floor plan and functionality of the residence.

Mr. James Wagner, 9840 Northbridge, stated there is some landscaping which will need to be removed to accommodate the new garage. Mr. Wagner offered to replant additional trees to replace anything that has to be removed.

Mr. Allan Colby, 9846 Northbridge, stated he lives next door and fully supports the project. Mr. Colby noted the existing garage is a side entry which faces his property. Mr. Colby commented the proposed project would be a significant improvement compared to the existing configuration.

There being no one further wishing to speak, Mr. Walch closed the public comment portion of the public hearing.

Ms. Forshaw noted the proposed improvement was a reasonable use of the home and the project architect developed a plan that makes sense.

Ms. Toft agreed and stated the request was consistent with similar variances which have been granted.

Mr. Walch noted the request was similar to side yard coverage variances which have been granted on Dwyer Place and Clayton Road Park.

Ms. Shillington moved that on the basis of the evidence presented a practical difficulty exists and the decision of the Building Official is reversed and a variance granted based on the site plan dated August 5, 2013.

The motion was seconded by Ms. Forshaw.

The vote on the motion was follows:

Mr. Walch	"Aye"
Ms. Toft	"Aye"
Ms. Forshaw	"Aye"
Mr. Schlafly	"Aye"
Mr. Shillington	"Aye"

Mr. Walch declared the request for a variance granted and the decision of the Building Official reversed.

Stanley Walch

Stanley Walch, Chair