

DOCKET 1153

DATE OF HEARING	March 3, 2014
NAME	Connie Gibstine
DESCRIPTION OF PROPERTY	9 Dwyer Place
CAUSE FOR APPEAL	Relief from the decision of the Building Official for a sunroom addition which violates Section V, C, 1, (a) & (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 and granted the variance.

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Monday, March 3, 2014

DOCKET 1153  
9 Dwyer Place

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, March 3, 2014, 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. Fred Goebel

Also present were: Mayor Nancy Spewak; Mr. Michael Gartenberg, Building Official, and Mr. James Schmieder, Director of Building & Zoning.

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

Notice of Public Hearing, as follows:

**NOTICE OF PUBLIC HEARING  
ZONING BOARD OF ADJUSTMENT  
CITY OF LADUE, MISSOURI  
DOCKET NUMBER 1153**

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 Connie Gibstine, 9 Dwyer Place, St. Louis, MO 63124, requesting relief from the ruling of the Building Official who declined to issue a permit for an addition which violates Sections V, C, 1, (a) & (b) of Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Monday, March 3, 2014, 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 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 February 10, 2014;  
Exhibit D – List of Residents sent notice of meeting;  
Exhibit E – Letter from the resident requesting the variance received February 10, 2014, and any letters of support.

Exhibit F – Entire file relating to the application;

Mr. Gartenberg explained that the proposed sunroom addition extends into the required rear yard setback in violation of Zoning Ordinance 1175.

Dr. Connie Gibstine, stated her property backs to the parking lot for Sportsman's Park.

Mr. Matt Neinberg, Patriot Sunrooms, noted the proposed sunroom was not a custom design and was being installed over the existing deck. Dr. Gibstine added that the proposed sunroom was a very modest size and that a smaller design would not be functional as a sunroom.

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

Mr. Schlafly stated the encroachment on the rear yard was minor and going over the existing deck.

Mr. Goebel noted the interior dimensions appeared reasonable and that the proposed sunroom was the minimal usable space and appeared to be a reasonable request when considering the minimal usable space and zoning restrictions.

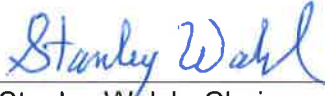
Ms. Toft moved that based on the evidence presented practical difficulties exist and the decision of the Building Official is reversed and a variance granted.

The motion was seconded by Mr. Goebel.

The vote on the motion was follows:

Mr. Stanley Walch, Chair	"Aye"
Ms. Robbye Toft, Vice-Chair	"Aye"
Ms. Liza Forshaw	"Aye"
Mr. David Schlafly	"Aye"
Mr. Fred Goebel	"Aye"

Chairman Walch declared the decision of the Building Official was reversed and the variance granted.

  
Stanley Walch, Chairman