

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, MARCH 5, 2019, 4:00PM

DOCKET 1266

8888 Ladue Road

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, March 5, 2019 at City Hall.

The following members of the board were present:

Chairman Liza Forshaw
Ms. Laura Long
Mr. Dan Welsh
Mr. Lee Rottmann
Ms. Elizabeth Panke

Also present were: Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; Roger Stewart, Building Commissioner; Lori Wrobel, Administrative Assistant; Councilman John Fox; and Mayor Nancy Spewak.

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

Approval and Adoption of the Agenda

Mr. Long made a motion to adopt the agenda. Mr. Rottmann seconded the motion. All those present were in favor.

Approval of the Minutes from the January 8, 2018 meeting

Ms. Long made a motion to approve the Minutes as submitted. Mr. Rottmann seconded the motion. All those present were in favor and the minutes were approved.

Docket 1266

Petition is submitted by Jon Krone from Warren Sign on behalf of Douglas Pogue from BJC Medical Group for the property located at 8888 Ladue Road. Petitioner is requesting relief from the City Planner denying a sign on the side of building facing Interstate 170 which may not be considered sign frontage. The sign also exceeds the maximum allowable sign area. This is in violation of Ladue Zoning Ordinance#1175 Section XI-F

Chairman Forshaw asked the City Planner for an explanation of the denial.

Ms. Sukanek stated the requested sign is 21.3 square feet which is larger than the 16 square feet maximum allowable sign area. The request for the sign to be facing the interstate is not allowable for sign frontage.

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 24, 2019;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated January 29, 2019;
- Exhibit F – Entire file relating to the application
- Exhibit G – Photograph submitted by appellant

The appellant Jon Krone of Warren Sign was sworn in and stated he has been working with staff on the second story sign. The sign must meet BJC standards. An existing sign on the east elevation of the building represents a different tenant. The sign would be most visible on the west elevation facing the interstate.

Douglas Pogue from BJC Medical Group took the oath and stated the building is not visible from Ladue Road. The name on the sign is lengthy and requires a larger sign area.

Placing the sign on the south side is not an appealing option due to trees on that side of the building. Placing the sign on the north side would have limited visibility from 170, from which many patients would be coming to find the building.

There are two existing signs that face the interstate and are larger than 16 square feet in the vicinity, Mercy and Scott Credit Union. They face a driveway that runs between their buildings and the interstate. They were apparently permitted by the city.

After discussion of the facts presented, Chairman Forshaw granted a continuance allowing the appellant to amend the plans to comply with the code or to bring back to the Board without the delay of a new submission.

Adjournment

At 4:53pm Mr. Rottmann made a motion to Adjourn the meeting. Mr. Welsh seconded the motion. A unanimous vote in favor was taken.

DOCKET 1266

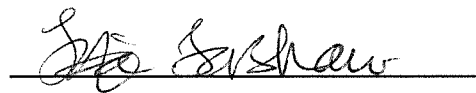
DATE OF HEARING March 5, 2019

NAME Jon Krone

DESCRIPTION OF PROPERTY 8888 Ladue Road

CAUSE FOR APPEAL Petitioner is requesting relief from the City Planner denying a sign on the side of building facing Interstate 170 which may not be considered sign frontage. The sign also exceeds the maximum allowable sign area. This is in violation of Ladue Zoning Ordinance #1175 Section XI-F.

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Chairman granted a continuance to give the applicant time to amend the plans. If the amended plan requires a variance it will be revisited by the board.

A handwritten signature in black ink, appearing to read "Liza Forshaw", is written over a solid horizontal line.

Ms. Liza Forshaw, Chairman