

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
OCTOBER 6, 2020 4:00 P.M.**

DOCKET1305

54 PICARDY LANE

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, October 6, 2020.

**DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC
GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY VIDEO
CONFERENCE VIA ZOOM**

The following members of the Board were present:

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

Also present were Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; Roger Stewart, Building Commissioner; and Nancy Spewak, Mayor.

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

Approval and Adoption of the Agenda and Minutes

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

Ms. Panke made a motion to adopt the Minutes of the September 1, 2020 meeting. Mr. Rottmann seconded the motion. All those present were in favor.

Docket 1305 Cont'd Petition is submitted by Daniel George for the property located at 54 Picardy Lane. Petitioner is requesting relief from the Building Commissioner denying a garage addition. The construction of the proposed structure would result in an encroachment into the front yard setback. This is prohibited in Ladue Zoning Ordinance 1175, Section V-B (1).

Mr. Stewart stated the applicant is returning with an amended request for a variance to erect an attached 3-car garage. The proposal includes a reduced 11' 10" encroachment into the required 50-foot front yard setback in the C Zoning District. The lot has 3 front yards.

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 July 13, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated September 5, 2020;

Exhibit F – Entire file relating to the application

Paul Fendler took the oath and addressed the Board, stating that he had offered his assistance to the applicant after the last meeting. He stated the existing home encroaches into the front yard 11'10". The revised plans call for the new garage to encroach to the same extent as the house (11'10") instead of 14' under the previous proposal. The garage is only 30' wide and should be considered an oversized 2-car garage, not a 3-car garage. The breezeway is a nice architectural feature and an appropriate design. The garage doors do not face the street. Placement is dictated by room location, given that it isn't appropriate to enter a bedroom through a garage.

Board discussion ensued. The lack of a garage in Ladue is often considered a practical difficulty and the existence of 3 front yards is extremely restrictive. The reduced encroachment, attractive design and orientation of the garage doors were taken into account.

After discussion of the facts presented, including the existing encroachment by the house, the limitations of three front yards and the lack of a garage, it was determined that practical difficulties exist. Ms. Panke 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. Laura Long	"approve"
Ms. Elizabeth Panke	"approve"
Mr. Lee Rottmann	"approve"
Mr. Dan Welsh	"approve"

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

Adjournment

At 6:48 p.m. Ms. Long made a motion to Adjourn the meeting. Mr. Welsh seconded the motion. A unanimous vote in favor was taken.

DOCKET 1305

DATE OF HEARING October 6, 2020

NAME Daniel George

DESCRIPTION OF PROPERTY 54 Picardy Lane

CAUSE FOR APPEAL Petitioner is requesting relief from the Building Commissioner denying a garage addition. The construction of the proposed structure would result in an encroachment into the front yard setback. This is prohibited in Ladue Zoning Ordinance 1175, Section V-B (1).

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board finds that practical difficulties exist. The decision of the Building Commissioner is overturned, and the variance is granted.

Ms. Liza Forshaw, Chairman