

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, October 2, 2017

DOCKET 1235

16 Lindworth Dr.

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, October 2, 2017 at City Hall. The following members of the board were present:

Chairman Stanley Walch
Ms. Elizabeth Panke
Ms. Laura Long
Mr. Daniel Welsh
Mr. Lee Rottmann

Also present were: Mr. Randy Noland, interim Building Official; Mr. Nathan Nicklaus, City Attorney; Ms. Ashley Quinn, Administrative Assistant; and Mayor, Nancy Spewak; and Councilman, John Fox.

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 1235**

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 Andrew and Tiffany Dill for the property at 16 Lindworth Drive. Petitioner is requesting relief from the Building Official denying a permit for relocation of pool equipment due to 20' side setback requirement for the property which is in violation of Section V (B-2) of the Ladue Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Tuesday, October 2, 2017, at the Ladue 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 for an approval of the agenda. All members voted "aye" and the agenda was approved.

Chairman Walch called for an approval of the minutes from the September 5, 2017 meetings. All members voted "aye" and the minutes were approved as submitted.

Chairman Walch asked the Building Department Consultant for an explanation of the denial for a permit. Mr. Noland gave a brief overview of the application. The applicants were requesting to place pool equipment in a required yard set back area.

Chairman Walch introduced the following exhibits into the record:

- Exhibit A – Zoning Ordinance 1175, as amended;
- Exhibit B – Public Notice of the Hearing;
- Exhibit C – Permit denial dated; August 3, 2017
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated August 27, 2017
- Exhibit F – Entire file relating to the application

The court reporter administered the oath to Tiffany Dill, homeowner of 16 Lindworth Dr. Ms. Dill explained that they would like to place the pool equipment outside of a pool storage building so that they had interior storage space for pool related supplies. The pool pump would be placed outside the storage building on a concrete pad. Originally the pool equipment was shown on the rear of the lot but because of the slope it was not an option. They desire the pool pump to be outside so that the storage inside is easily accessible without having to reach over or around the pool pump. Ms. Dill stated they had a site plan that was signed by their trustees.

Mr. Welsh asked if a copy of the signed site plan could be entered into the permanent record as "Exhibit G".

Public Comment Closed

A discussion ensued about the presentation of hardship for placing the pool pump in a required set back.

Ms. Dill requested a continuance of the application to consult with the pool company on further information about the pump placement.

The vote was as follows:

Chairman Stanley Walch	"Approve"
Ms. Elizabeth Panke	"Approve"
Ms. Laura Long	"Approve"
Mr. Dan Welsh	"Approve"
Mr. Lee Rottmann	"Approve"

With five (5) votes to approve and zero (0) votes to deny the motion passed and therefore the continuance was granted.

Mr. Rottmann made a motion to adjourn the meeting. Ms. Long seconded the motion.

All present voted "aye" and the meeting was adjourned at 4:32pm.

