

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, July 10, 2017

DOCKET 1230

4 Glen Forest

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, July 10, 2017, at City Hall.

The following members of the board were present:

Mr. Stanley Walch
Ms. Liza Forshaw
Ms. Laura Long
Mr. Daniel Welsh
Mr. Lee Rottmann

Also present were: Mr. William Penney, Building Official; Ms. Andrea Sukanek, City Planner, Ms. Ashley Quinn, Building Department Administrative Assistant, and Ms. Erin Seele, City Attorney. Mayor Nancy Spewak were also in attendance.

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 1230**

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 Chip and Katherine O'Connor for the property at 4 Glen Forest Drive. Requesting relief from the ruling of the Building Official denying a permit for an Addition which would result in the proposed being a non-conforming structure which violates Ladue Zoning Ordinance #1175, Section IV-A-(4)(b), V-C-(1)(a), V-C-(1)(b) and Section IV-D-(7).

The hearing will be held at 4:00 p.m. on Monday, July 10, 2017, 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 asked Will Penney for an explanation of the denial of the permit.

Mr. Penney explained that the permit was denied because the garage addition would encroach in the rear yard setback.

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 January 25, 2017;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated January 25, 2017
- Exhibit F – Entire file relating to the application

The Court Reporter administered the oath to Mr. Chip O'Connor and Katherine O'Connor; homeowners of 4 Glen Forest, David Pape; Architect for Mr. & Mrs. O'Connor, Steven Webster; #3 Glen Forest resident, and Ms. Susan Tutor, president of the HOA.

Mr. O'Connor explained their desire for a first-floor master bedroom and bath, nursery and garage. The average building area of the lot was fourteen feet, it was a very difficult shaped lot.

A discussion followed about the buildable area, desired garage size and the non-conforming structure.

Ms. Tutor addressed the Board in support of their request. The O'Connors are maintaining the style of the home, many other homes had received variances because of the unusual nature of several of the lots, and the neighborhood and trustees are in support of them.

Mr. Webster addressed the Board in support of their request. He feels the project will enhance the existing home and look very nice in the neighborhood.

The Court Reporter administer the Oath to Mr. Ken Street, neighbor on Lay Rd.

He addressed the Board in favor of the project. He noted several other variances that had similarly been granted and felt there was precedent.

Mr. O'Connor presented letters of support from seven neighboring residents. These items were entered into the case file as "Exhibit G".

Public Comment Closed

A discussion ensued about the practical difficulties for this lot.

Ms. Long made a motion to overturn the ruling of the Building Official and grant a variance for the proposed project at 4 Glen Forest.

Ms. Forshaw seconded the motion.

Chairman Walch called for a vote on the proposed motion made by Ms. Long.

Chairman Stanley Walch
Ms. Liza Forshaw
Ms. Laura Long
Mr. Dan Welsh
Mr. Lee Rottmann

"approve"
"approve"
"approve"
"approve"
"approve"

There were five (5) votes in favor and zero (0) votes against and therefore the variance was granted.

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DATE OF HEARING July 10, 2017

NAME Chip and Katherine O'Connor

DESCRIPTION OF PROPERTY 4 Glen Forest

CAUSE FOR APPEAL Requesting relief from the ruling of the Building Official denying a permit for an Addition which would result in the proposed being a non-conforming structure which violates Ladue Zoning Ordinance #1175, Section IV-A-(4)(b), V-C-(1)(a), V-C-(1)(b) and Section IV-D-(7).

RULING OF THE BOARD After a discussion of the facts presented, the Board approved the variance for an addition that would result in the proposed structure encroaching into the required side yard and the ruling of the Building Official was overturned.


Mr. Stanley Walch, Chairman