

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

DOCKET 1232

10094 Litzsinger Rd.

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:

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

Also present were: Mr. William Penney; Building Official, Andrea Sukanek; City Planner, Ms. Erin Seele; City Attorney, Ms. Ashley Quinn; Administrative Assistant. Mayor Nancy Spewak was 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 1232**

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 Litzsinger School via Clayton Engineering for the property at 10094 Litzsinger Road. Requesting relief from the City Planner denying a permit for a Fence due to height and material restrictions which is prohibited per the Ladue Ordinance #1175 Section IV-C-(12) (a).

The hearing will be held at 4:00 p.m. on Monday, DATE, 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 asked City Planner for an explanation of the denial for a permit.

Ms. Sukanek reported that the owner of the subject property had requested a Special Use Permit for a gymnasium in a residentially zoned area. The east side of that project would lose screening and adjacent residents have requested that an 8-foot fence be put up. That height of fence is not in compliance with City ordinance therefore they are requesting a variance.

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 June 5, 2017;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated June 8, 2017;
- Exhibit F – Entire file relating to the application

The court reporter administered the oath to Mr. Steve Quigley, Clayton Engineering.

Mr. Quigley address the Board to state that the fence would be wood to match existing fencing on the rear of the property. The reason for their requesting the fence to be 8-feet is because of the topography in that area, the road is lower than the parking lot and a 6-foot fence would not be sufficient to screen against cars.

A discussion followed about the conditions of their Special Use Permit and Planning and Zoning approval.

The Court Reporter administered the oath to Mr. Don Musick, owner of 10084 Litzsinger. His mother lives at that address and he addressed the Board to make sure there was minimal damage to older trees on the property. He requested to see the landscape plans proposed.

Mr. Quigley presented a landscape plan dated 3/16/17 and a revised site plan dated 5/25/17. The proposed start of the project would be Spring 2018.

Public Comment Closed

Board discussion ensued.

Ms. Long made a motion to to grant a variance for a fence that exceeds the maximum allowable height to be constructed of wood, as agreed upon.

Ms. Forshaw seconded the motion.

Chairman Walch called for a voted which was as follows:

- |                        |           |
|------------------------|-----------|
| Chairman Stanley Walch | "Approve" |
| Ms. Liza Forshaw       | "Approve" |
| Ms. Laura Long         | "Approve" |
| Mr. Dan Welsh          | "Approve" |
| Mr. Lee Rottmann       | "Approve" |

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

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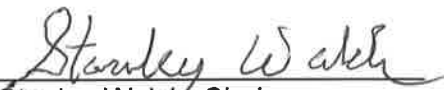
DATE OF HEARING Monday, July 10, 2017

NAME Litzsinger School via Clayton Engineering

DESCRIPTION OF PROPERTY 10094 Litzsinger Rd.

CAUSE FOR APPEAL Petition submitted by Litzsinger School via Clayton Engineering for the property at 10094 Litzsinger Road. Requesting relief from the City Planner denying a permit for a Fence due to height and material restrictions which is prohibited per the Ladue Ordinance #1175 Section IV-C-(12) (a).

RULING OF THE BOARD After a discussion of the facts presented, the Board approved the variance for the 8 ft., wooden fence.

  
Mr. Stanley Walch, Chairman