

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Monday, September 5, 2017

DOCKET 1234

700 High Hampton

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, September 5, 2017 at City Hall. The following members of the board were present:

Chairman Stanley Walch  
Ms. Liza Forshaw  
Ms. Elizabeth Panke  
Ms. Laura Long  
Mr. Daniel Welsh

Also present were: Ms. Andrea Sukanek; City Planner, Ms. Erin Seele; City Attorney, Ms. Ashley Quinn; Administrative Assistant, 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 1234**

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 Josef S. Glynias for the property at 700 High Hampton Road. Petitioner is requesting relief from the City Planner denying a permit for an addition due to the building exceeding 2 ½ stories which is in violation of Section V – A (1) of the Ladue Zoning Ordinance 1175.

The hearing will be held at 4:00 p.m. on Tuesday, September 5, 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. Ms. Forshaw stated that the agenda should have read "Approval of the August 7<sup>th</sup> minutes, not the July 10<sup>th</sup> Minutes." After that clarification, all members voted "aye" and the agenda was approved.

Chairman Walch called for an approval of the minutes from the August 7, 2017 meetings. Ms. Forshaw made a motion to approve the minutes. Mr. Welsh seconded the motion. All voted "aye" and the minutes were approved as submitted.

Chairman Walch asked the City Planner for an explanation of the denial for a permit. Ms. Sukanek gave a brief overview of the application. It exceeded the maximum number of stories. The existing home was three stories because of the rear elevation, the proposed addition would also be three stories, which is prohibited. The existing structure was grandfathered but you cannot increase a non-conformity without a variance.

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; July 26, 2017
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated August 3, 2017
- Exhibit F – Entire file relating to the application

The court reporter administered the oath to Helen Lee, architect with Tao Lee. Ms. Lee explained the project and that the natural slope of the grade created a walk out basement which created a three-story look. The height of the addition was 32 feet, which was in line with the roof of the existing home. The addition was 300 feet from the neighbors, the area around them was heavily wooded and would have no visual impact on neighboring houses.

The court reporter administered the oath to Josef Glynias, owner of 700 High Hampton. He presented items entered the following exhibits and part of the case file:

- Exhibit G- letter of support from trustee Charles Windsor
- Exhibit H- letter of support from trustee Julie Engelbrecht
- Exhibit I- petition signed by neighbors in support

A discussion followed regarding the architectural elements and land sculpting for garage expansion. Mr. Glynias stated that the improvements were only visible from the rear, not the front or sides.

The court reporter administered the oath to Rodney Bryan and Allison Salvatore. Mr. Bryan stated that he was in support of the project as it maintained the character of the neighborhood and improved a home that had been relatively untouched.

Ms. Salvatore stated she was the neighbor to the west and was in support of the project. They would be the only ones that would be able to see any part of the structure and they felt it would be a great improvement in the neighborhood.

### **Public Comment Closed**

A discussion ensued about the existing non-conforming structure and topography of the lot.

Ms. Long made a motion that, based on the presentation of facts, the ruling of the City Planner be overturned and a variance granted.  
Mr. Welch seconded the motion.

The vote was as follows:

Chairman Stanley Walch	"Approve"
Ms. Liza Forshaw	"Approve"
Ms. Elizabeth Panke	"Approve"
Ms. Laura Long	"Approve"
Mr. Dan Welsh	"Approve"

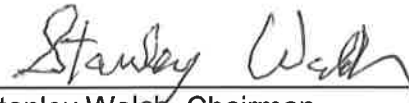
With five (5) votes to approve and zero (0) votes to deny the motion passed and therefore the variance was granted.

Ms. Forshaw made a motion to adjourn the meeting. Ms. Panke seconded the motion.

All present voted "aye" and the meeting was adjourned at 4:42pm.

DOCKET 1234

DATE OF HEARING	Tuesday, September 5 <sup>th</sup> , 2017
NAME	Josef Glynias
DESCRIPTION OF PROPERTY	700 High Hampton
CAUSE FOR APPEAL	Relief from the ruling of the City Planner denying a permit for an addition to the building exceeding 2 ½ stories which is in violation of Section V-A (1) of the Ladue Zoning Ordinance.
RULING OF THE BOARD	After a discussion of the facts presented, the Board approved the variance for the residential addition as submitted.



Mr. Stanley Walch, Chairman