

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, December 4, 2017

DOCKET 1238

16 Granada Way

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, December 4th, 2018 at City Hall.

The following members of the board were present:

Chairman Stanley Walch
Ms. Liza Forshaw
Ms. Elizabeth Panke
Ms. Laura Long
Mr. Lee Rottmann

Also present were: Roger Stewart, Building Commissioner; Andrea Sukanek, City Planner; Erin Seele, City Attorney; Ashley Quinn, Administrative Assistant; Councilman, John Fox and Mayor, Nancy Spewak.

Chairman Walch called the meeting to order at 4:00 PM. Notice of Public Hearing, as follows:

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**NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, MISSOURI
DOCKET NUMBER 1238**

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 Jim McKelvey for the property at 16 Granada Way. Petitioner is requesting relief from the City Planner denying an Addition (Garage and Carriage House) due to a setback encroachment per Ordinance 1175 Section V-B-(1)

The hearing will be held at 4:00 p.m. on Monday, December 4, 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 Andrea Sukanek for an explanation of the denial of the permit.

Ms. Sukanek explained that the application was submitted for the construction of a larger garage with living quarters. Because the garage was attached to the main structure it must comply with the setbacks for the main structure. The petitioner was requesting a variance of 25 feet.

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 October 25, 2017;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated October 30, 2017
- Exhibit F – Entire file relating to the application

The Court Reporter administered the oath to Mr. James McKelvey; homeowner of 16 Granada Way. Mr. McKelvey stated that the current location and size of the garage make it hard to get a car into. It has a very low garage clearance.

The Court Reporter administered the oath to Mr. John Berglund, Architect and Maurice Quiroga, resident at 15 Rio Vista and neighborhood trustee. Mr. Berglund stated that currently they experience drainage issues from a stairwell into the basement, as well as issues with the height and width of the access door. There is also a retaining wall that creates an issue for turning radius into the garage. The proposed project would leave the existing garage and add an addition to the garage for additional parking and a nanny's quarters. A detached garage would not be an option as they would be limited to 600 sq. ft.

Ms. Forshaw stated that La Hacienda Subdivision does not allow for detached garages.

A discussion followed regarding a detached garage and the variances required from the subdivision.

Councilman Fox asked for clarification on the hardship. Mr Berglund stated there was virtually no turning radius to get into the existing garage, it has inadequate space and they are unable to build a detached structure per the subdivision indentures.

Mr. Quiroga addressed the Commission to state that he lived behind 16 Granada and was the most impacted by the proposed project. He was in favor of the project as were the other trustees. It would help mitigate an existing drainage issue and keep cars from being parked on the street which was the desire of the subdivision.

Ms. Sukanek asked for clarification on the building height with the proposed nanny's quarters. Mr. Berglund stated it would be 20-25 feet.

The Commission discussed the setbacks relative to a structure of this size and accessory structures being allowed to be 5 feet from the property line.

Mr. McKelvey stated that they would be redigging the drainage system. It was a large project and they would like for the undertaking to be worth it. One extra parking space did not make it worth the renovation. Being at the bottom of the hill where the water comes is a problem. They

would not be interested in building without a second story. Mr. Berglund added that the structure did not loom above others, but fit with the context of current home. There was no other location for a nanny's suite. Making the addition separate from the main structure would make no difference as it would have to come back for a variance of square footage.

Ms. Sukanek added that there were no height requirements for an accessory structure, they could build two and a half stories up to 45 feet without a variance.

Public Comment Closed

A discussion followed about whether a hardship existed for the requested variance.

Ms. Forshaw made a motion to overturn the ruling of the City Planner and approve the variance request for an addition. Ms. Panke seconded the motion.

The vote was as follows:

Chairman Stanley Walch	"in favor"
Ms. Liza Forshaw	"in favor"
Ms. Elizabeth Panke	"against"
Ms. Laura Long	"against"
Mr. Lee Rottmann	"in favor"

There were three (3) votes in favor and two (2) votes to deny and therefore the variance was not granted and the denial by the City Planner was upheld.

DOCKET 1238

DATE OF HEARING

December 4, 2017

NAME

Jim McKelvey

DESCRIPTION OF PROPERTY

16 Granada Way

CAUSE FOR APPEAL

Requesting relief from the ruling of the City Planner denying an Addition (Garage and Carriage House) due to a setback encroachment per Ordinance 1175 Section V-B-(1).

RULING OF THE BOARD

After a discussion of the facts presented, the Board denied the request for a variance and the ruling of the City Planner was upheld.



Ms. Liza Forshaw, Vice Chairman