

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

DOCKET 1239

25 Randelay

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, December 4th, 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. 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 1239**

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 Caroline and Mark Lavigne for the property at 25 Randelay Drive. Petitioner is requesting relief from the Building Official denying an Addition and outdoor living space due to minimum setback requirements 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 Roger Stewart for an explanation of the denial of the permit. Mr. Stewart explained that 25 Randelay was a 3.8-acre parcel with an existing encroachment of the home. They desired to remodel and update the non-conforming structure and a non-conforming accessory structure.

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 November 9, 2017;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated November 13, 2017
- Exhibit F – Entire file relating to the application

The Court Reporter administered the oath to Mr. Mark and Mrs. Caroline Lavigne, homeowners of 25 Randelay Dr., Mr. Thomas Wall, Mitchell Wall Architects, and Troy Duncan, PK Construction.

Mr. Wall stated that the existing home was 74 feet off the property line. The addition would all be behind the existing building line. Maintaining the required setback would create a “cave-like” feel. The courtyard design kept the addition in line with the existing home.

Troy Duncan stated that he was a neighbor as well as the contractor for the project and that he and all other neighbors were in favor of the project.

A discussion followed about a roadway easement and that it was never meant to be a road for access to the homes. At one point in time it was subdivided and a private driveway became an access road.

Ms. Forshaw asked what would be the use of the addition. Mr. Wall explained it would be a mudroom, garage and kitchen addition.

Public Comment Closed

A Committee discussion ensued regarding the updates and the structure already being non-conforming. The addition encroaches no further than the existing structure.

Ms. Long made a motion that based on the facts presented that the decision of the Building Official be overturned and a variance granted. Ms. Forshaw seconded the motion.

The vote was as follows:

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

There were five (5) votes in favor and zero (0) votes to deny and therefore the variance was granted and the denial by the Building Official was overturned.

DOCKET 1239

DATE OF HEARING

December 4, 2017

NAME

Caroline and Mark Lavigne

DESCRIPTION OF PROPERTY

25 Randelay Drive

CAUSE FOR APPEAL

Requesting relief from the Building Official denying an Addition and outdoor living space due to minimum setback requirements per Ordinance 1175 Section V-B-(1).

RULING OF THE BOARD

After a discussion of the facts presented, the Board approved a variance and the ruling of the Building Official was overturned.



Ms. Liza Forshaw, Vice Chairman