

MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
Tuesday, February 6, 2018

DOCKET 1240

50 Randelay

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, February 6th 2018 at City Hall.

The following members of the board were present:

Vice Chairman Liza Forshaw  
Mr. David Schlafly  
Ms. Elizabeth Panke  
Mr. Dan Welsh  
Mr. Lee Rottmann

Also present were: Roger Stewart, Building Commissioner; Andrea Sukanek, City Planner; Erin Seele, City Attorney; Ashley Quinn, Administrative Assistant; Anne Lamitola, Public Works Director, and Councilman John Fox.

Vice Chairman Forshaw 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 1240**

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 Loraine and Gary Budke for the property at 50 Randelay Drive. Petitioner is requesting relief from the Building Official denying an Addition (Garage) due to minimum setback requirements per Ordinance 1175 Section V-B-(1)

The hearing will be held at 4:00 p.m. Tuesday, February 6, 2018, 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

Vice Chairman Forshaw asked the Building Commissioner for an explanation of the denial of the permit.

Mr. Stewart explained that the permit was submitted for the construction of a larger garage that would encroach into the required set back by 11-feet.

Vice Chairman Forshaw 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 December 5, 2017;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated January 2, 2018
- Exhibit F – Entire file relating to the application

The Court Reporter administered the oath to the homeowner at 50 Randelay, Ms. Loraine Budke. She explained that the current garage, which only has space for one car, required 2-3 steps to access. They would like a larger garage that could accommodate a larger car, the removal of the stairs and the inclusion of a ramp so that the garage could accommodate her husband’s mobility concerns.

The Court Reporter administered the oath to the architect for the project, Brian Smith of Smith Gunn Architects. Mr. Smith stated that to have the finished floor allow for a ramp they would need to push the garage extension to the southeast.

A discussion ensued about the possibility of moving the extension towards the home to decrease the encroachment.

**PUBLIC COMMENT**

Closed

After a discussion of the facts presented, Mr. Schlafly made a motion to overturn the denial for a permit and grant the requested variance based on the site plan dated December 22, 2017. Ms. Panke seconded the motion. The vote was all follows:

- |                            |           |
|----------------------------|-----------|
| Vice Chairman Liza Forshaw | “approve” |
| Mr. David Schlafly         | “approve” |
| Ms. Elizabeth Panke        | “approve” |
| Mr. Dan Welsh              | “approve” |
| Mr. Lee Rottmann           | “approve” |

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

DOCKET 1240

DATE OF HEARING	February 6, 2018
NAME	Loraine and Gary Budke
DESCRIPTION OF PROPERTY	50 Randelay Drive
CAUSE FOR APPEAL	Requesting relief from the Building Official denying an Addition (Garage) 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 overturned the ruling of the Building Commissioner and the variance was granted based on the site plan dated December 22, 2017.



Ms. Liza Forshaw, Vice Chairman