

DOCKET 1193

DATE OF HEARING	March 7, 2016
NAME	Kohler Signature Store
DESCRIPTION OF PROPERTY	9929 Clayton Road
CAUSE FOR APPEAL	Relief from the ruling of the City Planning Consultant denying a sign permit for a 29 square foot wall sign (reduced to 19.33 square feet when applying the one-third reduction) for a freestanding business which would exceed the allowable square footage permitted which is prohibited by Sections X-F-4(c) of Zoning Ordinance #1175 which states that the gross sign area of each sign for a freestanding business shall not exceed twelve (12) square feet per sign frontage.
RULING OF THE BOARD	After a discussion of the facts presented, the Board denied the variance for the proposed 19.33 square foot wall sign and the decision of the Planning Consultant was upheld.

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
Monday, March 7, 2016

DOCKET 1194
9929 Clayton Road

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Monday, March 7, 2016, at City Hall.

The following members of the board were present:

Ms. Liza Forshaw, Acting Chairman
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Daniel Welsh
Mr. Lee Rottmann

Also present were: Mr. William Penney, Building Official; Ms. Anne Lamitola, Director of Public Works; Ms. Erin Seele, City Attorney, Ms. Andrea Sukanek, City Planning Consultant

Ms. 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 1194**

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 Kohler Signature Store, 9929 Clayton Road, requesting relief from the ruling of the City Planning Consultant denying a sign permit for a 29 square foot wall sign for a freestanding business which would exceed the allowable square footage permitted which is prohibited by Sections X-F-4(c) of Zoning Ordinance #1175 which states that the gross sign area of each sign for a freestanding business shall not exceed twelve (12) square feet per sign frontage.

The hearing will be held at 4:00 p.m. on Monday, March 7, 2016, 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

Ms. Forshaw asked City Planning Consultant Andrea Sukanek for an explanation with regard to the denial of the sign permit. Ms. Sukanek stated that the applicant desires to install a sign that is approximately 29 square feet by dimension. She explained that additional information came to light after writing the denial letter; the method for measuring open lettered signs is to reduce the square footage by one-third. The proposed sign is approximately 19.33 square feet in accordance to the City definition. 12 square feet are permitted for wall signs for individual businesses, which for an open letter sign would allow for 18 square feet. Ms. Sukanek also read from Ordinance #1175, Section X, Section P with regard to sign variances.

Ms. 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 - undated;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the applicant requesting the variance dated January 26, 2016
- Exhibit F - Entire file relating to the application

The court reporter administered the oath to Mr. Ben Ziglin with the Ziglin Signs and Mr. Steve Rotskoff with Kohler who is the proposed tenant.

(Transcript is attached)

Ms. Forshaw called for a vote with regard to this variance request and the vote thereupon was as follows:

Ms. Liza Forshaw	“Deny”
Ms. Laura Long	“Deny”
Ms. Elizabeth Panke	“Deny”
Mr. Daniel Welsh	“Deny”
Mr. Lee Rottmann	“Deny”

The request for the variance to permit a wall sign of 29 square feet (which is reduced by definition to 19.33 square feet) at 9929 Clayton Road was denied.


Ms. Liza Forshaw, Acting Chairman