

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

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

The following members of the board were present:

Ms. Liza Forshaw
Mr. David Schlafly
Ms. Laura Long
Mr. Lee Rottmann
Ms. Elizabeth Panke

Also present were: Mr. William Penney, Building Official; Ms. Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner and Ms. Erin Seele, City Attorney. Mayor Nancy Spewak and Councilman John Fox were also in attendance.

Ms. Forshaw called the meeting to order at 4:03 p.m.

DOCKET Number 1211-John Burroughs School, 755 S. Price Road

Notice of Public Hearing, as follows:

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

DOCKET NUMBER 1211

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 John Burroughs School, 755 South Price Road, requesting relief from the ruling of the Building Official denying a building permit for the Science Technology and Research (STAR) Building at John Burroughs School that does not meet the required building height restriction of 43 feet for a school building with this specific setback. Setback requirements are outlined in Section V-A-(4) of Zoning Ordinance #1175

The hearing will be held at 4:00 p.m. on Monday, November 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 Building Official Will Penney for an explanation with regard to the denial of the application. Mr. Penney deferred to Ms. Andrea Sukanek, City of Ladue Planner. Ms. Sukanek explained that the proposed building does not meet the height limitations and that it also has three stories. She stated that it increases the footprint of the existing two buildings to be demolished by approximately 8,000 square feet and more than doubles the square footage of the existing two buildings. The elevation of the building is 64' in some sections, other sections of the building vary in height, but a significant portion of the building has a height of 50 feet or more where the height limit is 40 feet for schools and churches (although the height may be increased one foot for every fifty (50) feet a church or school building is located away from all its required setback lines, but the total of any allowed increase shall not exceed four (4) feet. The maximum height allowed for John Burroughs School is 43 feet.


The court reporter administered the oath to Mr. Andrew Abbott, Head of School and Tim Rowbottom, Project Architect. Mr. Abbott introduced himself as the Head of School of John Burroughs School. Mr. Abbott presented that the two buildings which currently house the library and science programs are at the end of their life cycle, no longer support all of the teaching and learning styles the faculty would like to utilize and should be demolished. The proposed building, will replace the two buildings and integrate science, technology and research into one building. Mr. Abbott summarized the difficulty of the project due to land area and topography; they designed the building to retain as much green space as possible and also to accommodate the undulating landscape. By increasing the height of the building they are able to preserve green space, an important aspect of the project, and minimize the overall increase in the footprint. The site of the building has a 13-foot elevation change from east to west, which created a design challenge. Mr. Abbott addressed the concerns of the building being three stories by saying the first floor is partially below ground level and the height at the back of the building allows for natural light for this level. They were able to design the building this way due to the elevation change, with the back of the building being taller than the front of the building. The current height of the proposed building is consistent with the nearest building. Mr. Abbott explained that the design of the building fits the look and feel of the Burroughs campus overall. It is visible only to the nearest resident, who is himself, as he lives on the campus. The neighbors have not voiced any objections. Hence, he is requesting a variance for height and setback regulations.

Ms. Panke asked how the height of the building compares to other buildings on the campus and Mr. Abbott responded that the height of the new building is lower than the next building, based on where it is measured. Ms. Panke noted that the proposed building is not visually taller than other buildings. Other positive comments focused on the need for schools to upgrade old buildings, the preservation of the green space on the campus, an upgraded handicapped access and the pleasing design. Also, it does not impact neighbor's views.

Ms. Long moved that based on the evidence presented, a practical difficulty exists and the decision of the Building Official be reversed, and a variance granted to construct the proposed building. Mr. Schlafly seconded the motion. Ms. Forshaw called for a vote with regard to this variance request and the vote thereupon was as follows:

Ms. Panke	"Approve"
Ms. Liza Forshaw	"Approve"
Mr. David Schlafly	"Approve"
Ms. Laura Long	"Approve"
Mr. Rottmann	"Approve"

There were five (5) votes to approve and zero (0) votes to deny and therefore the variance was granted.



Liza Forshaw, Vice-Chair

DOCKET 1211

DATE OF HEARING

November 7, 2016

DESCRIPTION OF PROPERTY

755 S. Price Road

CAUSE FOR APPEAL

Relief from the ruling of the Building Official denying a building permit for the Science Technology and Research (STAR) Building at John Burroughs School that does not meet the required building height restriction of 43 feet for a school building with this specific setback. Setback requirements are outlined in Section V-A-(4) of Zoning Ordinance #1175.

RULING OF THE BOARD

After a discussion of the facts presented, the board approved the variance for a new building which will result in the building exceeding the allowable required building height restriction of 43 feet for a school building with this specific setback per Section V-A-(4) of Zoning Ordinance #1175 and the decision of the Building Official was overturned.

