

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 1212-Ladue Corners, LLC, 2105 S. Warson-addition**

Notice of Public Hearing as follows:

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

**DOCKET NUMBER 1212**

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 Ladue Corners, LLC, 2105 South Warson Road, requesting relief from the ruling of the Building Official denying a building permit for an addition which would exceed two and one-half stories and the maximum height permitted of 45 feet. Building height and number of story limitations are outlined in Section V-A-(1) 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 has a maximum exposed elevation of 55'8" on its south elevation and shows three exposed stories, which exceeds the maximum height and number of stories. The structure also exceeds the maximum height permitted of 45 feet at the front elevation with a height of 47'9".

The court reporter administered the oath to Thomas Hall, Project Architect and 2105 S. Warson Road homeowner David Steward. Architect Hall of Mitchell Hall Architecture and Design spoke to the commission, saying that the variance to the height restriction of 45' is being requested because the proposed building height is appropriate to the scale of the home and the size of the lot, which is almost 12 acres. The highest point of the home is over the rotunda room at 58'. He noted that maintaining the roof slopes was necessary to maintain the integrity of the house and that the majority of the roof is flat. He also commented that the home sits 300 feet from the road and that additional trees will be planted to shield the home from the street view.

It was noted that the home has not been approved by Architectural Review Board and that the Special Use Permit for the home would need to be approved by City Council due to the square footage, which exceeds 15,000 square feet. Mr. Schlafly asked for confirmation that there were two issues needing approval: roof height and more than two and one-half stories at the back of the house is to accommodate the walk-out basement. Ms. Forshaw asked about the walkout basement and why it was needed. Mr. Hall explained that there are three sink holes in the backyard and the walkout basement design allows for access to the yard and provides for a view of the property. Mr. Hall showed plans to the committee.

It was noted that the height of the roof is needed to accommodate the infrastructure and support systems. Andrea Sukanek noted that the height limit is the only issue. Public comments were closed and the commission discussed the request.

Mr. Schlafly noted that the height limit ordinance is in place to prevent large homes from dwarfing smaller homes nearby and that there should be an exception when a lot is as large as 12 acres. The scale and size of the home and lot are different than a typical home in Ladue. Ms. Long noted that this is not a big variance. After further discussion, Mr. Schlafly moved that based on the evidence presented, a practical difficulty exists and the decision of the Building Official be reversed, and a variance granted for the height of the proposed home. Ms. Panke seconded the motion.

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.

  
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Liza Forshaw, Vice-Chair

DOCKET 1212

DATE OF HEARING

November 7, 2016

NAME:

David Steward

DESCRIPTION OF PROPERTY

2105 S. Warson Road

CAUSE FOR APPEAL

Relief from the ruling of the Building Official denying a building permit for an addition which would exceed the maximum height permitted of 45 feet. Building height and number of story limitations are outlined in Section V-A-(1) of Zoning Ordinance #1175.

RULING OF THE BOARD

After discussion of the facts presented, the Board approved the variance for the building addition which will result in the addition exceeding the allowable height per Section V-A-(1) of Zoning Ordinance #1175 and the decision of the Building Official was overturned.

