

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
NOVEMBER 2, 2020 4:00 P.M.**

DOCKET1313

9710 and 9714 Litzsinger Road

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, October 6, 2020.

**DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC
GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY VIDEO
CONFERENCE VIA ZOOM**

The following members of the Board were present:

Chairman Liza Forshaw
Ms. Kristen Holton
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann

Also present were Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; and John Fox, Councilman.

Chairman Forshaw called the meeting to order at 4:00 P.M.

Approval and Adoption of the Agenda and Minutes

Ms. Long made a motion to adopt the Agenda. Ms. Panke seconded the motion. All those present were in favor.

Ms. Long made a motion to adopt the Minutes of the October 6, 2020 meeting. Ms. Panke seconded the motion. All those present were in favor.

Docket 1313	Petition submitted by Griffin Lowry for the property located at 9710 and 9714 Litzsinger Road. Petitioner is requesting relief from the City Planner denying a subdivision due to minimum frontage of 135 feet for the B zoning district per requirements in the Ladue Zoning Ordinance 1175, Section V.B(1).
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Ms. Sukanek stated the applicant proposes a variance to consolidate existing nonconforming (grandfathered) lots at 9710 and 9714 Litzsinger in order to construct a single residence. These lots are each over 2 acres in size and are located in the B zoning district. The City now restricts "flag lots," or lots that connect to a public street via a narrow strip of land and have almost no frontage on a roadway. The City established a minimum frontage requirement for all new subdivision lots. The minimum frontage for lots in the B zoning district is 135 feet. The frontage of the proposed lot is approximately 40 feet, thus the denial. The existing lots are mostly in the flood plain and consolidation of the lots would increase the non-flood plain area available for construction of a residence. Construction in the flood plain requires flood plain development permits and two feet elevation above the level of the flood plain. The property owners would

prefer not to disrupt the floodplain area and leave the area in its natural state. This is desirable to the City as well.

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 – Letter of Denial dated October 1, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated October 5, 2020;

Exhibit F – Entire file relating to the application

Griffin Lowery, of Lewis Rice took the oath and addressed the Board. The flag lots border the Old Warson Country Club. The property owners wish to combine the two lots and build one residence.

Anne Hill and Caroline Sant took the oath. These neighbors both have properties that abut the applicant's property. Anne Hill, 9718 Litzsinger Road and Caroline Sant, 9720 Litzsinger Road strongly supported the variance.

Board discussion ensued. The consensus was that the proposed lot consolidation and construction of a single residence would be better for the city, the applicant and the neighbors than construction of two houses on the grandfathered lots. The area would be less densely developed, and the natural flood plain landscape would be preserved from measures that would otherwise be needed in order to construct two houses in a flood plain. The spirit of the city's ordinance restricting flag lots would be respected, because the lot consolidation would reduce the number of nonconforming flag lots from 2 to 1, in a sense mitigating the property's noncompliance with the current ordinance.

Ms. Panke made the motion to overturn the decision of the City Planner and grant the variance. Ms. Long seconded the motion. The vote was as follows:

Chairman Liza Forshaw	"approve"
Ms. Kristen Holton	"approve"
Ms. Laura Long	"approve"
Ms. Elizabeth Panke	"approve"
Mr. Lee Rottmann	"approve"

With five (5) votes in favor and zero (0) against, the motion carries, the ruling of the City Planner is overturned and a variance is granted.

Adjournment

At 6:13 p.m. Ms. Panke made a motion to Adjourn the meeting. Ms. Long seconded the motion. A unanimous vote in favor was taken.

DOCKET 1313

DATE OF HEARING

November 2, 2020

NAME

Griffin Lowery

DESCRIPTION OF PROPERTY

9710 and 9714 Litzsinger Road

CAUSE FOR APPEAL

Petitioner is requesting relief from the City Planner denying a subdivision due to minimum frontage of 135 feet for the B zoning district per requirements in the Ladue Zoning Ordinance 1175, Section V.B(1).

RULING OF THE BOARD

After discussion, on the basis of the evidence presented, the Board finds that practical difficulties exists. The decision of the City Planner is overturned. The variance is granted.

Ms. Liza Forshaw, Chairman