

**MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
TUESDAY, JANUARY 4, 2022, 4:00PM**

**Docket 1351**

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, January 4, 2022.

The following members of the Board were present:

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

Also present were Erin Seele, City Attorney; Andrea Sukanek, City Planner; Lori Mullins, Deputy City Clerk; and Mayor Nancy Spewak.

Chairman Forshaw called the meeting to order at 4:07 P.M.

**Approval and Adoption of the Agenda and Minutes**

Ms. Panke moved approval of the agenda, and upon second by Mr. Rottmann the motion passed unanimously.

The minutes of the December 7, 2021 meeting were approved upon motion by Ms. Long and second by Mr. Rottmann.

**Docket 1351**

Petition is submitted by Bryan St Eve for the property located at 23 Overbrook Drive. The petitioner is requesting relief from the Building Commissioner denying a sport court addition due to encroachment into the required side and rear yard setback. This is in violation of Ladue Zoning Ordinance #1175, Section V-B-2.

Ms. Sukanek reported the applicants were requesting a sport court. The planned placement of the court encroaches 17' in a side yard, and 2' in the rear yard.

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 November 1, 2021;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated December 3, 2021;
- Exhibit F – Entire file relating to the application

Courtney St. Eve and Austin Helfers took the oath and addressed the Board. Ms. St. Eve stated that the plan has approval of the subdivision homeowner's association. and the neighbor in

closest proximity. The family has four active children necessitating the sport court. The property has a steep grade on the north side and setback issues. Efforts were made to minimize the encroachment. Much of the lot is located in the flood plain. The court would include a half basketball court and a pickleball court made of high impact polymer interlock squares. The location was selected based on the location of the pool, the rainwater storage and the flood plain, and to preserve trees. An engineer was consulted. A creek and the line of woods along the creek provides some screening from the neighbor.

Board discussion included possible alternative locations for a sport court on the site, the applicant's existing equipment for athletic activity, and the infrequency of granting variances for sport courts.

After discussion of the facts presented, Ms. Long made the motion to overturn the decision of the Building Commissioner and grant the variance based on practical difficulty. Ms. Panke seconded the motion. The vote was as follows:

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

With zero (0) votes in favor and five (5) against, the motion failed, and the ruling of the Building Commissioner stands.

### **Adjournment**

The meeting was adjourned upon motion by Ms. Long and second by Mr. Rottmann at 5:30 P.M.

DOCKET 1351

DATE OF HEARING January 4, 2022

NAME Courtney St. Eve

DESCRIPTION OF PROPERTY 23 Overbrook

CAUSE FOR APPEAL Petition is submitted by Bryan St Eve for the property located at 23 Overbrook Drive. The petitioner is requesting relief from the Building Commissioner denying a sport court addition due to encroachment into the required side and rear yard setback. This is in violation of Ladue Zoning Ordinance #1175, Section V-B-2

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board finds no practical difficulties exist. The decision of the Building Commissioner stands.



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Ms. Liza Forshaw, Chairman