

**MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
APRIL 4, 2022 4:00 P.M.**

DOCKET 1363

821 CELLA ROAD

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

The hybrid meeting was held in person and via ZOOM.

The following members of the Board were present:

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

Also present were Mayor Nancy Spewak; John Fox, Councilman; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Roger Stewart, Building Commissioner; and Lori Mullins, Deputy City Clerk.

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

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

Ms. Forshaw reported that Docket 1360 has been postponed at the request of the applicant and will not be considered until the May meeting. The agenda was amended and adopted unanimously upon motion by Ms. Long and second by Mr. Rottmann.

The minutes of the March 1, 2022, Board meeting were approved unanimously upon motion by Ms. Panke and second by Mr. Rottmann.

**Docket 1363**

Petition is submitted by Brian Smith, on behalf of Bradford and Chrissie Werner, for the property located at 821 Cella Road. The petitioner is requesting relief from the Building Commissioner denying an accessory structure due to being placed in the front yard in front of the main structure. This is in violation of Ladue Zoning Ordinance #1175, Section IV-A-4 (c).

Mr. Stewart reported the applicant is requesting a variance to replace an existing nonconforming guest house in a front yard, in front of the main structure in the "B" zoning district. The lot is 3.09 acres in size. There is no setback issue.

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 February 18, 2022;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated March 7, 2022;

Exhibit F – Entire file relating to the application

Brian Smith, architect, was sworn in and addressed the Board. The proposed guest house location is about 20' northwest from the existing guest house. The proposal maximizes greenspace and preserves the mature trees on the property. Positioning the guest house behind the house would encroach in the setback, require the driveway to be relocated, and necessitate the removal of several mature trees. A stormwater runoff area complicates placement. The site is parklike; the applicant owns an extra lot in front. The main house was designed by the noted architect Bernoudy. It was built in 1957 and was added onto in 2015. Its front door does not face the front yard. The existing cottage is in disrepair and would be demolished. The new guest house would be larger than the dilapidated cottage (2 bedrooms with a 2-car garage on the lower level), but it has not yet been designed. Due to the second lot in front of the lot with the house, the proposed guest house would be a very long distance from Cella Road.

Board discussion ensued; topics included efforts to preserve historic estates, the Zoning Code approval authority for variances for accessory buildings in the front yard in the "B" district, and the need for more detail in the submitted plans. The documents submitted did not include elevations, or the distance of the proposed guest house from the street.

After discussion the applicant was given the option of continuing the case and presenting the necessary information to the Board.

The applicant opted to return with completed plans. Chairman Forshaw granted a continuance.

#### **Adjournment**

The meeting was adjourned upon motion by Mr. Schlafly and second by Mr. Rottmann at 5:33 p.m.

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Ms. Liza Forshaw, Chairman