

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
APRIL 11, 2023, 4:00PM**

**DOCKET 1382
7 WENDOVER DRIVE**

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, April 11, 2023.

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: Mayor Spewak; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Paul Garlock, Building Commissioner; Andrea Sukanek, City Planner; and Lori Mullins, Deputy City Clerk.

Ms. Forshaw called the meeting to order at 4:02 P.M.

Approval and Adoption of the Agenda

The agenda was adopted unanimously upon motion by Ms. Long and second by Mr. Rottmann.

Approval of the Minutes from the March 7, 2023, meeting

The minutes were approved unanimously upon motion by Ms. Long and second by Mr. Rottmann.

Docket 1382 Petition submitted by Chelsea Davis of Gemstone Construction on behalf of Mark and Betty Goran for the property located at 7 Wendover Drive. The petitioner is requesting relief from the City Planner denying building additions due to setback requirements. The garage addition and the proposed deck encroach into the required 50' setback from Graybridge Road which is in violation of Ladue Zoning Ordinance #1175, Section V-B-1. The main structure may not be located in the required front yard which is in violation of the Ladue Zoning Ordinance #1175, Section V-C-1(b).

Ms. 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 7, 2023;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter requesting the variance dated February 6, 2023;
- Exhibit F – Entire file relating to the application

Ms. Sukanek reported that 7 Wendover Drive is located in the "C" zoning district, and the required front yard setback is 50'. There are 2 front yards. The proposed addition encroaches into the Graybridge setback 18'. The encroachment is 28' wide. The proposed garage is 28' X 33'. A proposed 14' x 20' covered deck would also be placed in the Graybridge setback.

Ms. Chelsea Davis of Gemstone Construction took the oath and reported that the variance is necessary for the garage and office addition. The existing garage, which would be retained, is only suitable for small vehicles. The lot is narrow in the front and abuts both Graybridge Road and Wendover Drive. The buildable area is only about 20 percent of the lot, which is unusually small.

Mr. Mark Goran took the oath and addressed the Board members, sharing that the existing garage can only hold a small S.U.V. and a compact car. Neighboring locations have received variances encroaching into the setbacks on Graybridge Road, including 2 Wickersham Lane across Graybridge from the subject property.

The existing garage was described as about 19' x 19' including steps.

Ms. Patricia Kolbrener, 8 Wendover Drive, under oath, again spoke in support of the proposal. Her garage is similarly close to Graybridge.

Ms. Forshaw was not convinced of practical difficulties regarding the size of the existing garage, and stated her opinion that 2 Wickersham was distinguishable because there was no garage at the time the Board granted the variance, and the proposed garage was in line with the existing nonconforming house.

After discussion of the facts presented, including the irregular shape of the lot, the limited buildable area, and consistency with the neighborhood, it was determined that practical difficulties exist. Mr. Schlafly moved to overturn the decision of the City Planner and grant the variance for the addition. Ms. Panke seconded the motion. The vote was as follows:

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

With four (4) votes in favor and one (1) against, the motion passed, the ruling of the Building Commissioner was overturned, and the variance was granted.

Adjournment

At 4:56 p.m. the meeting adjourned upon motion of Ms. Long and second of Mr. Schlafly.

DOCKET 1382

DATE OF HEARING April 11, 2023

NAME Chelsea Davis

DESCRIPTION OF PROPERTY 7 Wendover Drive

CAUSE FOR APPEAL The petitioner is requesting relief from the City Planner denying building additions due to setback requirements. The garage addition and the proposed deck encroach into the required 50' setback from Graybridge Road which is in violation of Ladue Zoning Ordinance #1175, Section V-B-1. The main structure may not be located in the required front yard which is in violation of the Ladue Zoning Ordinance #1175, Section V-C-1(b).

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board finds that practical difficulties exist. The decision of the City Planner is overturned, and the variance is granted.



Ms. Liza Forshaw