

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
DECEMBER 3, 2019 4:00 P.M.**

DOCKET 1280

50 WILLOW HILL

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, December 3, 2019 at City Hall.

The following members of the Board were present:

Chairman Liza Forshaw
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann
Mr. Dan Welsh

Also present were: Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Roger Stewart, Building Commissioner; Councilman John Fox; Mayor Spewak; and Lori Wrobel, Administrative Assistant.

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

Approval and Adoption of the Agenda

Chairman Forshaw explained that Docket 1279, continued from November, would not be presented to the Board at this time.

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

Approval of the Minutes from the January 8, 2018 meeting

Ms. Long made a motion to approve the minutes as submitted. Mr. Rottmann seconded the motion. All those present were in favor; the minutes were approved.

Docket 1280 Petition is submitted by Greg Worley for the property at 50 Willow Hill Road. Petitioner is requesting relief from the Building Commissioner denying an addition and remodel due to encroachment into the front yard setback. This is in violation of Ordinance 1175, Section V-B (1).

Mr. Stewart stated the applicant requests a variance to build a garage with an additional 1'x4' encroachment into the front yard setback. The house is in the "D" zoning district with a required front yard setback of 40'. In addition, a second variance is requested for an addition to an existing nonconforming section of the house.

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 4, 2019;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated October 29, 2019;
- Exhibit F – Entire file relating to the application
- Exhibit G – Letter of support presented by the applicant

Greg Worley, Arch-Worx Architecture and Design, took the oath and addressed the Board. He presented a letter of support bearing signatures of neighbors from 11, 51, 14, 57, 49 and 15 Willow Hill. Chairman Forshaw designated this as Exhibit “G”. The existing home has a one-car garage that sits 14.5’ over the current front yard setback line. There is an unusable attic space above the garage and a curved one-lane driveway. The proposal includes adding a two-car garage, repurposing the current garage as a family room with a second story master bedroom, and creating a new driveway configuration. The proposal adds an additional foot to the existing encroachment. To minimize the massing over the building setback line, a terrace is part of the design of the second floor. Efforts have been made to utilize the space and minimize the impact of building in the front yard setback. The lot is wedge-shaped and the house is built perpendicular to the longer dimension. Willow Hill Road bends around the lot, resulting in two front yards. As a result of these site conditions, there is very little buildable area under the “D” district rules. A one-car garage is inadequate for Ladue homes today.

Discussion ensued regarding setback requirements. It was determined that the setback should be measured from the center line of the road, and not the curb. Thus the one-foot encroachment drawn on the site plan is actually a ten-foot encroachment on the southwest corner.

After discussion of the facts presented, including the shape of the lot, the two front yards, the lawful nonconforming status of the existing structure, the siting of the current house on the lot, the need for a two-car garage, and the effort made to design a second-story addition that would add only slightly to the visual effect of the mass of the existing structure, it was determined that practical difficulties exist. Ms. Long made the motion to overturn the decision of the Building Commissioner and grant the variance for both the remodeling of the existing structure and the addition of a new two-car garage. Mr. Rottmann seconded the motion. The vote was as follows:

Chairman Liza Forshaw	“approve”
Ms. Laura Long	“approve”
Ms. Elizabeth Panke	“approve”
Mr. Lee Rottmann	“approve”
Mr. Dan Welsh	“approve”

With five (5) votes in favor and zero (0) against, the motion passed, the ruling of the Building Commissioner was overturned, and the variance is granted.

Adjournment

At 5:21 p.m. Ms. Panke made a motion to Adjourn the meeting. Mr. Welsh seconded the motion. A unanimous vote in favor was taken.

DOCKET 1280

DATE OF HEARING December 3, 2019

NAME Greg Worley

DESCRIPTION OF PROPERTY 50 Willow Hill Road

CAUSE FOR APPEAL Petitioner is requesting relief from the Building Commissioner denying an addition and remodel due to encroachment into the front yard setback. This is in violation of 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 exist. The decision of the Building Commissioner is overturned, and the variance is granted.



Ms. Liza Forshaw, Chairman