

**MINUTES OF MEETING  
ZONING BOARD OF ADJUSTMENT  
FEBRUARY 2, 2021 4:00 P.M.**

DOCKET 1317

42 GLEN EAGLES DRIVE

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, February 2, 2021.

**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. 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; John Fox, Councilman; and Nancy Spewak, Mayor.

Chairman Forshaw called the meeting to order at 4:03 P.M.

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

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

Ms. Seele, City Attorney, requested clarification of the minutes. Chairman Forshaw proposed a short insert to the minutes. Mr. Rottmann made a motion to adopt the Minutes of the January 5, 2021 meeting as amended. Ms. Panke seconded the motion. All those present were in favor.

**Docket 1317**            Petition submitted by Allen Roehrig on behalf of Jack and Rachel Oliver for the property located at 42 Glen Eagles Drive. The petitioner is requesting relief from the Building Commissioner denying a new pool and pool house due to lot coverage restrictions. The current design increases impervious coverage to 39% in the rear yard. This is in violation of Ladue Zoning Ordinance #1175, Section V-G (1).

Ms. Forshaw reported that Docket 1317 has been continued from the January 5, 2021 meeting, and asked the Building Commissioner to report the updates to the proposal.

Mr. Stewart stated the proposed greenspace in the rear yard was originally 61% whereas the proposal is now 65%. The required greenspace is 70%. The impervious materials are down from 39% to 35%. The rear yard is a second front yard which backs up to Ladue Road, from which it is separated by a fence.

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 January 11, 2021;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated January 8, 2021;
- Exhibit F – Entire file relating to the application
- Exhibit G – Letter of support

Mr. Roehrig of Mainline Group Architecture, Inc. took the oath and addressed the Board detailing the substantial reduction in hardscape from the plan presented at the January 2021 ZBA meeting. The proposed pool house was reduced by 60 square feet. In addition, 1,186 square feet of asphalt will be removed from the existing autocourt and replaced with pervious pavers which qualify for a 25% credit toward greenspace. The goal is to comply with the spirit of the ordinance.

Board discussion ensued. Topics included the applicant's substantial efforts to mitigate the noncompliance of the plan, the reduced footprint of the pool house, the significant increase in greenspace, the neighbor's support of the project, the minimal impact of the small shortfall in rear yard greenspace on any view of the property, and the consideration that the lot, in its entirety, has 86% instead of the 75% required greenspace for the entire lot.

After discussion, Ms. Panke made a motion that on the basis of the evidence presented, the Board finds that practical difficulty exists, the decision of the Building Commissioner is reversed, and a variance is granted. Ms. Long 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 carried, the ruling of the Building Commissioner was overturned, and the variance was granted.

### **Adjournment**

At 4:39 p.m. Mr. Welsh made a motion to Adjourn the meeting. Mr. Rottmann seconded the motion. A unanimous vote in favor was taken.

DOCKET 1317

DATE OF HEARING February 2, 2021

NAME Allen Roehrig

DESCRIPTION OF PROPERTY 42 Glen Eagles Drive

CAUSE FOR APPEAL The petitioner is requesting relief from the Building Commissioner denying a new pool and pool house due to lot coverage restrictions. The current design increases impervious coverage to 39% in the rear yard. This is in violation of Ladue Zoning Ordinance #1175, Section V-G (1).

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

A handwritten signature in black ink, appearing to read "Liza Forshaw", is written over a horizontal line.

Ms. Liza Forshaw, Chairman