

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 1, 2020 4:00 P.M.**

DOCKET1306

25 RANDELAY DRIVE

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, September 1, 2020

**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. Kristen Holton
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann

Also present were Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; Roger Stewart, Building Commissioner; and Nancy Spewak, Mayor.

Chairman Forshaw called the meeting to order at 4:00 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. Long made a motion to adopt the Minutes of the August 4, 2020 meeting. Mr. Rottmann seconded the motion. All those present were in favor.

Docket 1306 Petition is submitted by Paul Fendler for the property located at 25 Randelay Drive. Petitioner is requesting relief from the Building Commissioner denying a pool house addition. The construction of the proposed pool house would result in an encroachment into the side yard setback. This is prohibited by Ladue Zoning Ordinance 1175, Section V-B (1).

Mr. Stewart stated the applicant requests a variance to allow the addition of a pool house in the B zoning district. The proposed addition would encroach into the required 50-foot side yard setback by 31'6".

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 July 20, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated July 21, 2020;

Exhibit F – Entire file relating to the application

Mr. Fendler took the oath and addressed the Board. The flag shaped lot is between 3 and 4 acres. The existing pool and pool house are nonconforming and encroach into the side yard setback. The pool encroaches into the front yard setback as well. The existing pool house is a stately historic stone building that functions as a fence or barrier from the adjoining property. It sits approximately 42 inches from the property line. It has obsolete plumbing and is not practical for use as a pool house going forward. The pool is at a great distance from the house. Four options were considered, and the proposed placement of the new pool house is the most viable. The closest neighbors are on Oakleigh Lane, 200 feet away, and heavy landscaping screens the pool area from the neighbors. The proposed pool house will encroach less than the existing pool house, which will remain in place and be used for storage.

Board discussion noted the lack of impact on the neighbors.

Ms. Panke moved that on the basis of the evidence presented we find that practical difficulty exists, the decision of the Building Commissioner is reversed, and a variance is granted.

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"
Ms. Kristen Holton	"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 6:46 p.m. Mr. Rottmann made a motion to Adjourn the meeting. Ms. Panke seconded the motion. A unanimous vote in favor was taken.

DOCKET 1306

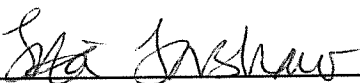
DATE OF HEARING September 1, 2020

NAME Paul Fendler

DESCRIPTION OF PROPERTY 25 Randelay Drive

CAUSE FOR APPEAL Petitioner is requesting relief from the Building Commissioner denying a pool house addition. The construction of the proposed pool house would result in an encroachment into the side yard setback. This is prohibited by Ladue Zoning Ordinance 1175, Section V-B (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.



Ms. Liza Forshaw, Chairman