

MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, JULY 10, 2018, 4:00PM

DOCKET 1251

1600 Log Cabin Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, July 10, 2018 at City Hall.

The following members of the board were present:

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

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

Chairman Forshaw called the meeting to order at 4:00 PM. She stated that there would be four hearings taking place. The appellant for Docket 1247 had requested a continuance, which was granted by the Chairman.

Approval and Adoption of the Agenda

Chairman Forshaw requested sequencing the cases on the Agenda in the following order: 1251, 1248, 1250 and 1249. Mr. Welsh made a motion to approve the agenda as amended. Ms. Long seconded the motion. All those present were in favor and the amended agenda was approved.

Approval of the Minutes from the June 5, 2018 meeting

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

Docket 1251 Petition submitted by Jordan Peery for the Racquet Club Ladue located at 1600 Log Cabin Lane. Petitioner is requesting relief from the City Planner denying new improvements, including pickle ball courts, bocce ball courts, and fire pit due to violation of the maximum lot coverage requirement prohibited by Zoning Ordinance #1175 Section V-G-1. These improvements are also denied due to proposed improvements encroaching into the front and side yard setbacks in violation of Zoning Ordinance # 1175, Section V-B-2. And lastly, improvements are being denied by City Planner due to the placement of the improvements in a front yard which is prohibited by Zoning Ordinance #1175, Section IV-A-(4)(c).

Chairman Forshaw asked the City Planner for an explanation of the denial.

Ms. Sukanek stated the denial was due to not meeting the greenspace requirement, and sports courts in a required front yard and side yard, which violate the setback requirements. An amendment to the Special Use Permit for the site has been recommended by the Zoning and Planning Commission and approved by the Council subject to variance approval.

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 May 15, 2018;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the petitioner requesting the variance dated June 5, 2018;
- Exhibit F – Entire file relating to the application

Dave Baylis, #2 Greenbriar Dr., and Jordan Peery of ARCO Construction were sworn in. Mr. Baylis stated that an interior renovation has been done to the clubhouse, and in efforts to maintain membership the club is seeking to make outdoor renovations. The front yard faces highway 64. The proposal would reduce greenspace by only .5%. The proposed bocce ball courts would be fine permeable gravel. The drainage pipe would be covered with a crushed aggregate and drain into the gardens.

Dr. Garey Watkins, #95 Sorrel Lane, lives adjacent to the club. He shared concerns regarding greenspace reduction and flooding. He said he is in favor of the project but wants assurance that it will not cause flooding for his or his neighbors' property.

After a discussion of the facts presented, including the unique nature of the Racquet Club property, its fronting along highway 64 and the outer road, the thick screening of the improvements along the road, the minimal impact on neighboring properties, and the importance of allowing the club to update its facilities to appeal to younger members, Ms. Long made a motion to overturn the ruling of the City Planner and grant a variance. Mr. Welsh seconded the motion. The vote was as follows:

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

With four (4) votes in favor and zero (0) against, the variance was granted.

DOCKET 1251

DATE OF HEARING

July 10, 2018

NAME

ARCO Construction

DESCRIPTION OF PROPERTY

1600 Log Cabin Lane

CAUSE FOR APPEAL

Requesting relief from the City Planner denying new improvements, including pickle ball courts, bocce ball courts, and fire pit due to violation of the maximum lot coverage requirement prohibited by Zoning Ordinance #1175 Section V-G-1. These improvements are also denied due to proposed improvements encroaching into the front and side yard setbacks in violation of Zoning Ordinance # 1175, Section V-B-2. And lastly, improvements are being denied by the City Planner due to the placement of the improvements in a front yard which is prohibited by Zoning Ordinance #1175, Section IV-A-(4)(c).

RULING OF THE BOARD

After a discussion of the facts presented, the Board overturned the ruling of the City Planner and the variance was granted.



Ms. Liza Forshaw, Chairman