

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
TUESDAY, APRIL 06, 2021, 4:00 P.M.**

DOCKET 1326

51 Picardy Lane

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, April 6, 2020
**DUE TO THE CURRENT RESTRICTIONS ORDERED BY ST. LOUIS COUNTY ON PUBLIC
GATHERINGS DUE TO COVID-19, THE MEETING WAS CONDUCTED BY
TELECONFERENCE VIA ZOOM**

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, April 06, 2021.

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: Erin Seele, City Attorney; Anne Lamitola, Public Works Director; Andrea Sukanek, City Planner; Roger Stewart, Building Commissioner; Councilman John Fox; and Lori Wrobel, Administrative Assistant.

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

Approval and Adoption of the Agenda

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

Approval of the Minutes from the March 2, 2021 meeting

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

Docket 1326

Petition is submitted by Cary Hendrickson for the property located at 51 Picardy Lane. Petitioner is requesting relief from the Building Commissioner denying an addition. The house as designed encroaches into the front yard setback approximately 14'. This is in violation of Ordinance #1175, Section V-B (1). Also the greenspace requirement would not be met, in violation of Ordinance #1175, Section V-G(1).

Mr. Stewart stated the applicant requests a variance to the required front yard setback and to the limit of 25% lot coverage for the side yard. The home is in the "C" residential district where the required front yard setback is 50 feet. The proposed addition would include a garage and

other rooms encroaching into a second front yard by approximately 14 feet. The additional impervious coverage to the side lot would be 7% more than allowed by ordinance.

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 February 24, 2021;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter requesting the variance received February 26, 2021;
- Exhibit F – Entire file relating to the application

Carey and Bill Hendrickson were sworn in and addressed the Board. A variance was granted by the Board in August 2019; however, that project was not built, and the variance expired. The applicant was again granted a variance in June of 2020 (for a smaller encroachment) but due to the pandemic the project was postponed, and the variance expired. The current request is the same as for the variance granted in June 2020. The proposed front yard encroachment is 14 feet. The plans include a 3-car garage, a mud room, a sitting room, and a master bedroom. There is currently no garage on the lot, so multiple cars clutter the driveway and the street.

The half-acre lot is irregularly shaped and has two 50-foot front yard setbacks. The proposed garage would encroach into the setback in the rear of the house, which is considered a second front yard because it fronts on Conway Road. A fence separates Conway Road from the lot. The subdivision trustees have approved the plans. The subdivision requires the consent of the two adjoining lot owners. The nearest neighbors have indicated their strong support. The Architectural Review Board has approved the design.

After discussion of the facts presented, including the past grants of a variance, the irregularly shaped lot, the two front yards, the small buildable area with two 50-foot setbacks, the extent of the proposed encroachment, the need for a garage in Ladue, and the neighbors' support, the Board found that practical difficulties exist. Ms. Panke made a motion to overturn the decision of the Building Commissioner and grant the variance for the addition. 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 passed, the ruling of the Building Commissioner was overturned, and the variance was granted.

Adjournment

At 5:37 p.m. Ms. Panke made a motion to Adjourn the meeting. Ms. Long seconded the motion. A unanimous vote in favor was taken.

DOCKET 1326

DATE OF HEARING

April 6, 2021

NAME

Cary Hendrickson

DESCRIPTION OF PROPERTY

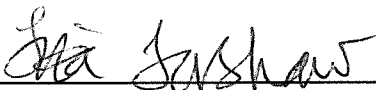
51 Picardy Lane

CAUSE FOR APPEAL

Petitioner is requesting relief from the Building Commissioner denying an addition. The house as designed encroaches into the front yard setback approximately 14'. This is in violation of Ordinance #1175, Section V-B (1). Also, the lot coverage would violate the 25% side yard coverage limit under 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 the variance is granted.



Ms. Liza Forshaw, Chairman