

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

DOCKET 1319

6 EDGEWOOD RD.

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 a 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

Docket 1319 Petition is submitted by Corinne and Ralph Dacey for the property located at 6 Edgewood Road. The petitioner is requesting relief from the Building Commissioner denying a garden shed due to encroachment into side yard setback. These are in violation of Ladue Zoning Ordinance #1175, Section V-B (2).

Mr. Stewart stated the reason for denial being the placement of this shed in a side yard setback of the property, which is prohibited by Ordinance 1175, section V-B-2. The required setback for the "B" zoning district is 50 feet. The proposed shed is ten feet from the property line, an encroachment of 40 feet.

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 December 21, 2020;

Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter requesting the variance dated December 29, 2020;

Exhibit F – Entire file relating to the application

Ms. Corinne Dacey took the oath and addressed the board. The residence at 6 Edgewood Road was built in 1923. They purchased the home on 6 Edgewood Road in 1989. At that time, they removed an existing dilapidated shed on the side of the back yard. For the last thirty years they have carried lawn furniture, garden equipment and supplies through the kitchen and family room and down the steps for basement storage as there is no exterior access. The basement stairs have a hairpin turn, and over the years it has become less accessible and more of a safety concern. The two-car garage was built for smaller cars. The recent purchase of a minivan with a wheelchair entry ramp leaves no room for storage. They have committed to staying through retirement and are installing an elevator due to mobility issues. A 10'x16' garden shed is needed to provide them with necessary storage space. There are currently nonconforming sheds at neighboring homes on both sides of the applicant's yard. The proposed shed would abut one of these sheds. That shed would block the proposed new shed from view by the neighbor. The project has the support of neighbors Tammy Welch and Barbara Crancer.

Barbara Crancer, 7 Edgewood Road, took the oath and declared her support for the project. The proposed placement of the shed makes sense because there is an existing shed that will abut the new shed. She also believes it is important to accommodate disabilities.

Board discussion ensued. Topics included the lack of suitable storage space on the property, the small garage, the neighbors' support, the minimal impact of the shed on the nearest neighbor who has a nonconforming shed that would block the view of the new shed, and the deep narrow lot with 50-foot setbacks on all sides leaving little buildable space in the center of the lot, where a shed would be visually more intrusive.

After discussion, Mr. Welsh 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. 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 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 1319

DATE OF HEARING February 2, 2021

NAME Corinne and Ralph Dacey

DESCRIPTION OF PROPERTY 6 Edgewood Road

CAUSE FOR APPEAL The petitioner is requesting relief from the Building Commissioner denying garden shed due to encroachment into side yard setback. These are in violation of Ladue Zoning Ordinance #1175, Section V-B (2)

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