

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

DOCKET 1322

24 DIEHLMAN ROAD

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, March 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  
Ms. Kristen Holton

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

Chairman Forshaw called the meeting to order at 4:05 P.M.

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

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

Ms. Panke made a motion to adopt the Minutes of the February 2, 2021 meeting. Ms. Long seconded the motion. All those present were in favor.

Docket 1322                      Petition is submitted by Rocco Hueneke for the property located at 24 Dielman Road. The petitioner is requesting relief from the City Planner denying a proposed gate due to the property being less than 3 acres in size and is not on a roadway where a gate may be approved. This is in violation of Ladue Zoning Ordinance #1175, Section IV-G-1 (d).

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 13, 2021;
- Exhibit D – List of Residents sent notice of meeting;
- Exhibit E – Letter from the resident requesting the variance dated January 24, 2021;

Exhibit F – Entire file relating to the application;

Exhibit G – Email of support from the HOA

City Planner, Andrea Sukanek explained that gates are not permitted on parcels less than 3 acres in size, and the City has a list of roadways that have been approved for gates. The property is less than 3-acres and Diehlman Road is not on the list of approved roadways.

Rocco Hueneke took the oath and presented his request to the Board. He purchased the home in 2019 and was not aware of the historical cut through from Diehlamn to Terrylane. This is not only illegal and irritating but a safety issue. Huge barricades are being used but are very inconvenient for entering and exiting the property. Closing the Diehlman Road driveway was discussed and would require changing the address of the home. Gates are required to be 25 feet from the road and the proposal meets that requirement. There is an existing gate at the home on the corner of Diehlman and Wickersham.

Board discussion ensued. The discussion included the controversy of gates, the possibility of a side yard placement, the practical difficulties, uniqueness of the property, the proximity to a public road and safety.

After discussion of the facts presented it was determined that practical difficulties exist. Ms. Long made the motion to overturn the decision of the City Planner with the condition that all city requirements be met. Ms. Holton 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. Holton            | “approve” |

With five (5) votes in favor and zero (0) against, the motion passed, the ruling of the City Planner was overturned, and the variance was granted.



