

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
AUGUST 3, 2021 4:00 P.M.**

DOCKET 1339

9764 OLD WARSON ROAD

A meeting of the Zoning Board of Adjustment was held at 4:00 p.m. on Tuesday, August 3, 2021.

The following members of the Board were present:

Chairman Liza Forshaw
Ms. Kristen Holton
Ms. Laura Long
Mr. Lee Rottmann
Mr. David Schlafly

Due to the recusal of Ms. Long, Ms. Panke filled in for Docket 1335.

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

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

Approval and Adoption of the Agenda and Minutes

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

Ms. Panke made a motion to adopt the Minutes of the July 6, 2021 meeting. Mr. Rottmann seconded the motion. All those present were in favor.

Docket 1339 Petition is submitted by Susan Hunt for the property located at 9764 Old Warson Road. The petitioner is requesting relief from the Building Commissioner denying an addition due to encroachment into the rear yard setback. This is in violation of Ordinance # 1175, Section V-B-2.

Chairman Forshaw asked the Building Commissioner to explain the denial. Mr. Stewart reported the proposed plan is for an addition to a carriage house accessory structure in the "B" residential district. The addition will encroach approximately 21 feet into the 50-foot required rear yard setback (as does the existing structure).

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 June 21, 2021;
- Exhibit D – List of Residents sent notice of meeting;

Exhibit E – Letter from the resident requesting the variance dated July 1, 2021;

Exhibit F – Entire file relating to the application

Mr. Anthony Bramblett, the project designer, took the oath and was sworn in. He explained that the carriage house has existed on the property since 1928 and needs updating. It does not meet the current setback requirements for an accessory structure; however, the addition does not extend the encroachment. The proposal squares up the footprint along the length of the building and extends the plane of the wall across the rear façade. There would be 300 square feet of new space, partly to provided needed storage area. The owner wishes to accommodate two daughters returning home from college and a plan for an elderly parent to move in.

Board discussion ensued including the need for landscaping, the fact that carriage houses are becoming relatively rare in Ladue, the restoration of the historic structure, and the efforts to update the carriage house without increasing the encroachment.

After discussion of the facts presented, Mr. Schlafly made the motion to overturn the decision of the Building Commissioner and grant the variance based on practical difficulty with the condition that the owner provide four-season landscaping to shield the south side of the property from the neighboring house. Ms. Long seconded the motion as amended. The vote was as follows:

Chairman Liza Forshaw	“approve”
Ms. Kristen Holton	“approve”
Ms. Elizabeth Panke	“approve”
Mr. Lee Rottmann	“approve”
Mr. David Schlafly	“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 5:16 p.m. Mr. Schlafly made a motion to Adjourn the meeting. Mr. Rottmann seconded the motion. A unanimous vote in favor was taken.

DOCKET 1339

DATE OF HEARING August 3, 2021

NAME Susan Hunt

DESCRIPTION OF PROPERTY 9764 Old Warson Road

CAUSE FOR APPEAL The petitioner is requesting relief from the Building Commissioner denying an addition due to encroachment into the rear yard setback. This is in violation of Ordinance # 1175, Section V-B-2.

RULING OF THE BOARD After discussion, on the basis of the evidence presented, the Board finds that practical difficulties exist. The decision of the Building Commissioner is overturned, and the variance is granted with the condition of four-season landscaping to shield the south side of the property.



Ms. Liza Forshaw, Chairman