

**MINUTES OF MEETING
ZONING BOARD OF ADJUSTMENT
CITY OF LADUE, ST. LOUIS COUNTY
THURSDAY JUNE 30TH, 2022, 4:00 PM**

**DOCKET 1366
9625 LADUE ROAD**

A meeting of the Zoning Board of Adjustment was held at 4:00 PM on Thursday, June 30th, 2022.
The hybrid meeting was held in-person and via ZOOM.

The following members of the Board were present:

Chairman Liza Forshaw
Ms. Laura Long
Ms. Elizabeth Panke
Mr. Lee Rottmann
Ms. Kristen Holten (*via Zoom*)

Also present were Mayor Nancy Spewak; Erin Seele, City Attorney; Anne Lamitola, Director of Public Works; Andrea Sukanek, City Planner; and Stacey Mann, City Clerk.

Chairman Forshaw called the meeting to order at 4:04 PM.

Approval and Adoption of the Agenda

Ms. Long moved approval of the agenda, upon second by Ms. Panke the motion carried unanimously.

Approval of Minutes

Ms. Panke moved approval of the May 3, 2022, minutes, upon second by Mr. Rottmann the motion carried unanimously.

Public Forum

None.

Items for Consideration

Docket 1366 Petition has been submitted by Russell and Julie Gall for the property located at 9625 Ladue Road. The petitioner is requesting an appeal of the Architectural Review Board denying a building remodel due to various architectural elements per Municipal Code Section 110-72-(a)(b).

Mr. Stewart stated that the property, 9625 Ladue Road, is located in the "B" residential zoning district and is approximately 8 acres in size. Mr. Stewart informed the Board that the Architectural Review Board voted unanimously to deny the proposed additions and renovations to the house, which was built in 1925.

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 2, 2022
Exhibit D	-	List of Residents sent notice of meeting

- Exhibit E - Letter from resident requesting the variance dated June 4, 2022
- Exhibit F - Entire file relating to the application
- Exhibit G - Letters of support from neighboring property owners
- Exhibit H - Exterior images of 9625 Ladue Road

Russell and Julie Gall (homeowners), Rachel Dolan (architect), and Fred Goebel (member of the City of Ladue Architectural Review Board) took the oath and were sworn in.

Mr. & Mrs. Gall addressed the Board and provided a brief history of the property, and why they were interested in purchasing the home. Mr. Gall stated that the natural habitat and grounds are what attracted them to the property, despite the damage, lack of maintenance, and overall appearance of the home. Mr. Gall added that with his experience as a design-build general contractor for commercial and multifamily properties, he felt confident that he could restore and renovate the home successfully, without the need to demolish the home and build a new residence. He stated that the house has been modified several times since it was originally built. Among other changes, the original back of the house is now the front. He said that the house was on the market for 3 to 4 years and the previous owner gave up on a renovation due to the cost. Mr. Gall's proposal includes an addition with a first-floor master bedroom and a larger kitchen, which would extend to the rear of the house.

Mr. Gall stated that through various modifications to the initial design, he has made several concessions to meet the concerns of the Architectural Review Board. Mr. Gall added that due to the size of the lot, there would be a minimal impact to adjacent properties. Neighbors he has contacted have no objection to the proposal. There are 4 to 5 acres of woods between the house and Ladue Road.

Mr. Gall stated that an important component of the renovation is the painting of the brick exterior, which has been rejected by the Architectural Review Board. He noted that the Ladue web site states that painting of a home exterior does not require approval by the Architectural Review Board. Mrs. Gall desires a white painted house. In addition, the Architectural Review Board denied approval of the applicants' proposal to modify the front entrance, which currently contains a rounded arch with a niche holding a religious statue. The applicants wish to remove the niche and statue and make the entrance rectilinear. Mr. Gall said that the religious statue is not to their taste and the niche would attract bird-nesting activity. He stated that if he cannot paint the house and modify the entrance, he has the option of tearing down the house and building a new one.

Mr. Stewart explained that while painting of the home, by itself, does not require approval by the Architectural Review Board, coating may be considered in their review of other renovations that do require approval. The Ladue Architectural Guidelines require submittal of colors and materials if a project is before the Architectural Review Board.

Mr. Goebel provided a brief architectural history of the property and discussed with the Board the findings of the Architectural Review Board that led to their denial. Mr. Goebel described accommodations and concessions that were made, including the integration of flat roof surfaces, replacement of windows with non-historical types, and removal of stonework ornaments in certain locations on the properties. Mr. Goebel stated that it was the opinion of the Architectural Review Board that the proposed design lacked unity of design and was inconsistent with the character of the house and the Architectural Guidelines of the City of Ladue. He added that the Architectural Review Board does not review interior floor plans.

Mr. Goebel explained that three meetings were held between the Architectural Review Board and the applicants. All 4 members of the Architectural Review Board (who are all architects) were polled and they were unanimous in agreeing that a denial is appropriate with regard to the proposed exterior painting and changes to the entrance. They believe that painting would cover up the rich brickwork and the house would become neither contemporary nor traditional. The existing style of the Hellmuth-designed house is

a Northern European style of estate home, and the proposed changes denied by the Architectural Review Board would result in mixed architectural styles lacking unity. Mr. Goebel said the issue is not historic preservation (which is not the job of the Architectural Review Board) but architectural unity.

After discussion of the facts presented, Ms. Long made the motion to affirm the decision of the Architectural Review Board. Ms. Panke seconded the motion. The vote was as follows:

Chairman Liza Forshaw	"affirm"
Ms. Laura Long	"affirm"
Ms. Elizabeth Panke	"affirm"
Mr. Lee Rottmann	"affirm"
Ms. Kristen Holton	"deny"

With four (4) votes in favor and one (1) against, the motion passed, and the ruling of the Architectural Review Board stands.

Discussion of Proposed Amendments to the Rules and Regulations of the Zoning Board of Adjustment

Ms. Sukanek presented to the Board a proposed amendment to the Zoning Board of Adjustment Rules and Regulations regarding extension of the expiration date of a variance. Ms. Sukanek stated that the current rules require that construction commence within six months of an approved variance. Ms. Sukanek stated that due to the ongoing difficulties with supply of materials, and labor shortages in the industry, staff is proposing that a one-time extension of up to six months may be granted by the Board Chair without the need for a Board meeting. Ms. Sukanek added that if additional time is required, a public hearing and decision of the full Board would be required.

Ms. Long moved to approve the amendment to the Zoning Board of Adjustment Rules and Regulations related to extensions. Upon second by Ms. Rottmann the motion carried unanimously.

Adjournment

The meeting was adjourned upon motion by Ms. Long, and second by Ms. Rottmann at 6:30PM.

DOCKET 1366

DATE OF HEARING

June 30, 2022

NAME

Russell and Julie Gall

DESCRIPTION OF PROPERTY

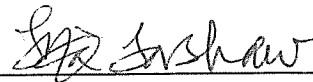
9625 Ladue Road

CAUSE FOR APPEAL

The petitioner is requesting an appeal of the Architectural Review Board denying a building remodel due to various architectural elements per Municipal Code Section 110-72-(a)(b)

RULING OF THE BOARD

After discussion, on the basis of evidence presented, the Board affirms the decision of the Architectural Review Board. The request to overturn the decision of the Architectural Review Board is denied.



Ms. Liza Forshaw, Chairman