



**Architectural Review Board
Agenda**

Monday, December 19, 2022, 7:00 p.m.

Main level conference room - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122

I. Approval of Minutes – December 5, 2022

II. Sign Review- Old Business - None

III. Sign Review- New Business

a. 34-22S – 138 W Adams Ave – B2

Canedy Sign, applicant/contractor – Re-facing the existing non-conforming pole sign for Shelter Insurance Agency

IV. Residential Review- Old Business - None

V. Residential Review- New Business

a. 125-22R – 525 S. Fillmore Ave – R4

Todd Watts, applicant – Detached garage with studio

b. 131-22R – 2007 Brookcreek Ln – R1

California Custom Decks, applicant – Install pergola on existing patio

c. 132-22R – 541 E. Monroe Ave – R3

Mike Lewis/Lewis Homes LLC, applicant – Addition and renovations

d. 133-22R – 3 Boxwood Ln – R1

Patriot Sunrooms, applicant – Patio cover on existing garage

e. 134-22R – 819 Nirk Ave – R4

Agape Construction, applicant – Garage addition

f. 135-22R – 2008 Brookcreek Ln – R1

Shea Construction & Design – Covered screen porch

g. 136-22R – 334 E. Jefferson Ave – R3

Kim Hany (for Jane Ann Forney), applicant – Master suite and deck addition

h. 137-22R – 411 E. Argonne Dr – R3

Jay Sparks, AIA; applicant – New 2-story home with a detached 2-car garage

i. 138-22R - 1232 Grandview Dr – R3

Michelle Ricks, applicant/owner – Adding attached pergola to front of home

VI. Commercial Review- Old Business - None

VII. Commercial Review- New Business

a. 17-22C – 10170 Manchester Rd – B3

Ben F. Blanton Construction, applicant – Exterior/interior remodel at Hucks

Kirkwood Architectural Review Board Members: Chairman Mark Campbell; Vice-Chairman Michael Chiodini; Members Don Anderson, Chris Burton, Dick Gordon, Michael Marlo; Alternates Don Hussman, Pat Jones, and Todd Neu; and, Council Liaison Nancy Luetzow

Contact Information: For full Architectural Review Board contact information, please call Planning and Development Services at 314-984-6943. To contact the Staff Liaison, call Planner I Christie Voelker at 314-822-5899.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired.

C: Bill Bensing, Director of Public Services
Laurie Asche, City Clerk
Kim Sansegraw, Deputy City Clerk
Tim Griffin, Mayor
Nancy Luetzow, Council Liaison
Donna Poe, SBD
Public Information Officer
Jonathan Raiche, Director of Planning and Development Services
Amy Lowry, Planner II



**Architectural Review Board
DRAFT Meeting Minutes
Monday, December 5, 2022, 7:00 p.m.
Council Chambers - Kirkwood City Hall
139 S. Kirkwood Road - Kirkwood, MO 63122**

Members Present

Michael Chiodini, Vice-Chairman
Dick Gordon
Don Anderson
Chris Burton
Michael Marlo

Members Absent

Mark Campbell, Chairman

Call Meeting to Order and Approval of Minutes

Vice-Chairman, Michael Chiodini called the meeting to order at 7:00 pm.

Mr. Chiodini asked if there were any comments for the November 21, 2022 meeting minutes.

Dick Gordon made a motion to approve the November 21, 2022 minutes. Seconded by Chris Burton. Motion approved unanimously.

- I. Sign Review- Old Business - None**
- II. Sign Review- New Business - None**
- III. Residential Review- Old Business - None**
- IV. Residential Review- New Business**

- a. 127-22R - 859 Briarfarm Ln – R1
Sarah Oliver, applicant – Roof mounted solar panel installation

Taylor Laird with Fluent Solar addressed the Board and submitted a revised design moving the solar panel from the front of the house to the rear and sides. The Board liked the revised plans.

Chris Burton made a motion to approve case 127-22R with the following requirement: 1) that the solar panels be moved from the front to the rear and sides. Seconded by Michael Marlo. Motion approved unanimously.

- b. 128-22R – 748 W Jewel Ave – R4
Michael Pantoja with HSP, LLC; applicant – Roof mounted solar panel installation

Matthew Hansard, property owner addressed the Board and the following items were discussed:

- Can the panels be relocated – not in this situation due to house location
- Verify the roof life expectancy

Don Anderson made a motion to approve case 128-22R as submitted. Seconded by Michael Marlo. Motion approved unanimously.

c. 129-22R – 415 Clark Ave – R3

Daniel Stauder, applicant – Additions to house

Dan Stauder, applicant addressed the Board and the following items were discussed:

- Lower cantilevered bays to level of foundation or add siding below
- What is the grade difference at the patio to the lawn – 6”
- A/C unit is located on the south side
- No garage at this time – will park on the side of the home
- All new siding

Dick Gordon made a motion to approve case 129-22R as submitted. Seconded by Chris Burton. Motion approved unanimously.

d. 130-22R – 338 W Essex Ave – R4

Christopher Pike, applicant – New single family residence

Chris Pike, Architect addressed the Board and the following items were discussed:

- No downspouts are shown – gutters will be designed with the civil engineer
- The window to the right of the front door is not at the same level as the other first floor windows on the front elevation due to the location of the staircase
- Continue the stone all away across the front and around the corner

Don Anderson made a motion to approve case 130-22R with the following requirement: 1) that stone be added to the right of the front door and return around the corner. Seconded by Michael Marlo. Motion approved unanimously.

V. Commercial Review- Old Business - None

VI. Commercial Review- New Business

a. 16-22C – 1208 S Kirkwood Rd – B5

Kolbrook Design, Inc; applicant – Exterior upgrades

Steven Brooks, representative for Kolbrook Design addressed the Board and the following item were discussed:

- This review is only for the exterior design; the signage will need to be submitted separately.

Chris Burton made a motion to approve case 16-22C as submitted. Seconded by Dick Gordon. Motion approved unanimously.

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:17 pm.

	Michael Chiodini, Vice-Chairman
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Upon request, these minutes can be made available within three working days in an alternate format, such as a CD, by calling 314-822-5822. Minutes can also be downloaded from the City's website at www.kirkwoodmo.org, then click on City Clerk, Boards & Commissions, and Architectural Review Board.