



# ARCHITECTURAL REVIEW BOARD SIGN REVIEW APPLICATION

139 S. Kirkwood Rd., Kirkwood, MO 63122 | (314) 822-5899

ARB meetings are held on the 1<sup>st</sup> & 3<sup>rd</sup> Mondays (excluding holidays) every month. Applications, required plans, and supporting documents must be turned in on the deadline date by 2:00 pm. Incomplete submittals will not be accepted. Please see checklist for requirements.

PROJECT ADDRESS: 416 North Kirkwood Rd. Zone: B2

Is this Property a Local Historic Landmark or in a Local Historic District?  Yes  No

Is this a New Business?  Yes  No

Has an Occupancy Permit been applied for?  Yes  No

### Property Owner Information:

Name TRAMMELL CROW COMPANY

E-mail cnickola@trammellcrow.com Phone (630) 272-1985

Is the Owner's written approval for the sign installation included?  Yes  No

Applicant Information:  Contractor  Property Owner  Tenant  Other

Name ASI SIGNAGE INNOVATIONS KWD LIC. NO. 20-3647

Address 2200 OLIVE ST. City/State/Zip St. Louis, MO 63103

E-mail jack.beyers@asisignage.com Phone (314) 678-2655

### Sign Installer Information:

Business Name ZIGLYN SIGNS KWD LIC. NO. \_\_\_\_\_

E-mail AustinB@ziglinsigns.com Phone (636) 432-5683

**Fees are for ARB review only; a separate fee is required upon issuance of the Sign Permit.**

\$100 Filing Fee  \$240 Sign Review Fee to consider variance from Sign Code due to hardship.

I have read the Architectural Review and sign regulations of the City of Kirkwood.

I hereby certify that the Owner(s) of Record authorizes the proposed work and I have been authorized by the Owner(s) to make this application as their agent.

I hereby certify that the project is located on property I have the legal right to construct the proposed project at.

I hereby certify that all the information provided is true and accurate to the best of my knowledge and belief and agree to fully comply with the Ordinances of the City of Kirkwood.

I understand that the applicant or their representative shall attend all meetings.

Applicant's Signature: [Signature]

Applicant's Printed Name: JACK BEYERS Date: 10/23/23

### City Use Only

Case #: 34-235

Permit #: 24-2542

ARB Agenda Date: 10.6.23

Received By: [Signature]

Date Stamp

OCT 23 2023

CITY OF KIRKWOOD  
PUBLIC WORKS DEPARTMENT

Review Approval: \_\_\_\_\_

Zoning Approval: \_\_\_\_\_



ASI, Saint Louis  
2200 Olive Street  
Saint Louis, MO 63103

314-421-2288 (ph)  
314-421-3164 (fx)

Date: October 23,23  
To: City of Kirkwood  
Attn: Architectural Board of Review  
Project: The James (Originally Kirkwood Flats)  
Subject: Hardship Argument for Sign Variance

To Whom it May Concern,

In regard The City of Kirkwood's [Code section 5-15\(b\)\(1\)\(ii\)\(b\)](#) which limits the residential portion of a development to EITHER one wall sign or one monument sign for residential purposes. We believe a variance is necessary due to the following reason:

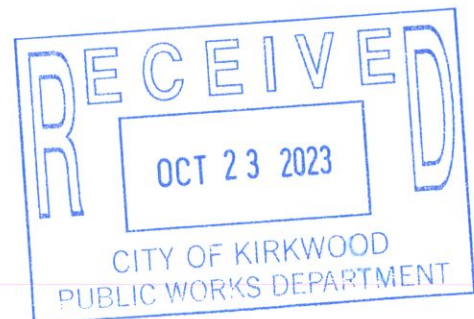
Essentially this property is not a corner lot, but the property has two street frontages due to the unique shape of the site, and a means of wayfinding identification is needed along Washington Ave to address this hardship.

We have included previous photos of this location in our application that show a supplemental UBM Bank sign that existed at this location previously. There is also room on this sign for UMB Bank and a second retail/restaurant business, that will be applied for separately in the future once those projects are underway.

Thank you,

---

Jack Beyers  
Project Manager







WHERE COMMUNITY AND SPIRIT MEET<sup>®</sup>

July 7, 2022

Ted Zeilman  
Address Coordinator/GIS Technician  
St Louis County GIS Service Center  
41 South Central Avenue  
Clayton, MO 63105

Dear Mr. Zeilman:

SUBJECT: THE JAMES, MIXED-USE DEVELOPMENT  
416 NORTH KIRKWOOD RD – 23M14-1591  
428 NORTH KIRKWOOD RD – 23M14-0354  
432 NORTH KIRKWOOD RD – 23M14-0381  
105 EAST WASHINGTON AVE – 23M14-0291

At the request of the developer, the following address are being assigned as shown on the attached floor plans:

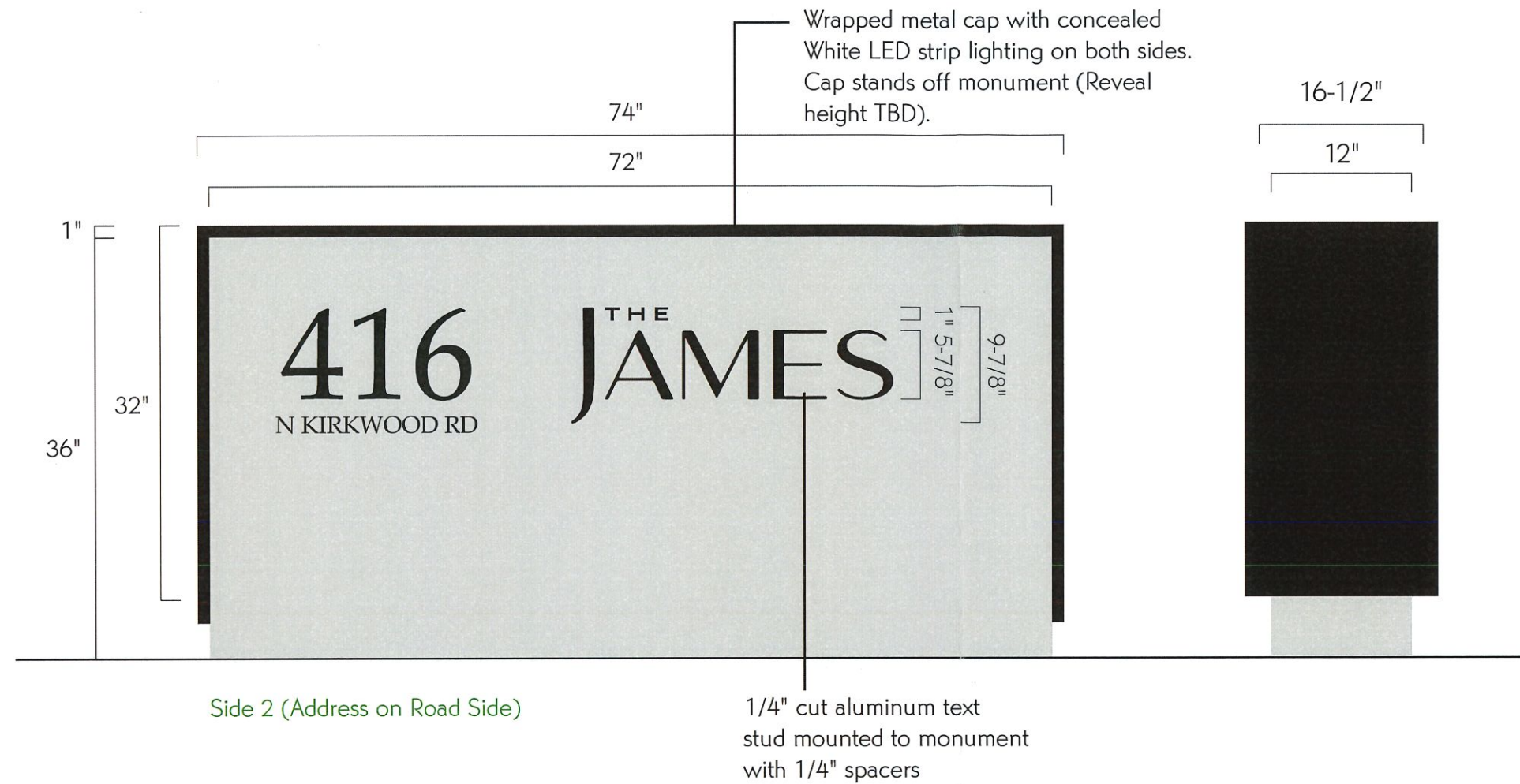
Lobby, leasing office	416 North Kirkwood Road
Apartments	416 North Kirkwood Road Level 2 – Apartments 206 through 241 (32) Level 3 – Apartments 300 through 341 (40) Level 4 – Apartments 400 through 441 (40) Level 5 – Apartments 500 through 541 (40)
UMB Bank	426 North Kirkwood Road (existing address)
Commercial Space	436 North Kirkwood Road

Sincerely,

CITY OF KIRKWOOD

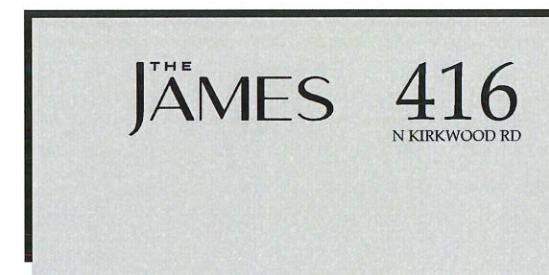
A handwritten signature in black ink, appearing to read "Christopher Krueger".

Christopher Krueger, P.E.  
City Engineer  
(314) 822-5820



Side 2 (Address on Road Side)

Side 1 (Address on Road Side)



**DRAWING #:** 69073

**Client:**  
Brinkmann Constructors

**Location:**  
Kirkwood Flats

**Product Code:**  
LPS Series

**Notes:**

**Colors:**  
SC-905 Black



**Designer:** J. Rieger  
**Date:** 10/18/23  
**Scale:** 3/4" = 1'  
**Typestyle:** Palatino, Century Gothic

Rev 1: 10/23 -JR	Rev 5:
Rev 2:	Rev 6:
Rev 3:	Rev 7:
Rev 4:	Rev 8:

VERSION  
**3**

SIGN TYPE  
**1.1**

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**ATTENTION:** Written Approval is required before final production can begin and therefore will dictate the final completion date for your project. Please make certain all information is accurate and acceptable before providing approval. Revisions requested after approval will be billed accordingly. Colors and finishes viewed upon this proof are for representation only and may not match those of the finished product.

Approved  Signature: \_\_\_\_\_  
 Approved as Noted  Print Name: \_\_\_\_\_  
 Revise & Resubmit  Date: \_\_\_/\_\_\_/\_\_\_

**Brian Belko | Sales Consultant**  
 brian.belko@asignage.com 314.421.2288 Tel  
 2200 Olive Street 314.421.3164 Fax  
 St. Louis, MO 63103 www.asignage.com

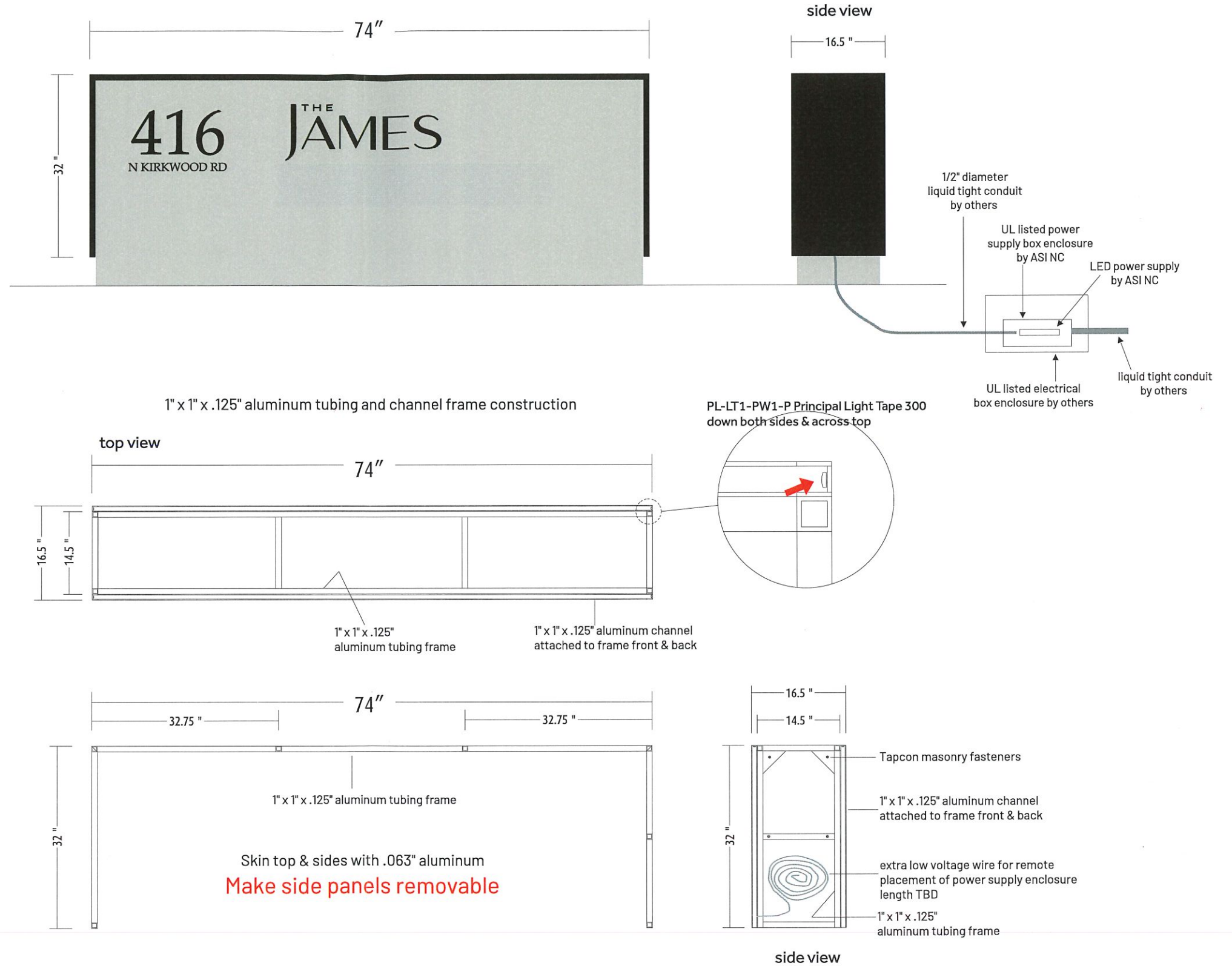


# Type 1.1 Monument AluminumCap

Qty. 1

32" tall x 98.25" long x 16-1/2" deep fabricated aluminum u-shaped cap with White LED illuminated strips concealed under cap on both sides and top

Material: Aluminum  
 Color: Painted SC 905 Black  
 Mounting: Mechanical behind side panels



Order # R25939 Quote #

**asi** ASI North Carolina  
 600 Irving Parkway, Holly Springs, NC 27540  
 Signage Innovations ph: 919.362.9669 fx: 919.387.9204

Client: ASI St Louis  
 Project: Kirkwood Flats  
 Account Executive: KH  
 Project Manager: KH

Designer: KS  
 Date: 08/26/2023  
 Revision:

Customer Approved  Signature: \_\_\_\_\_  
 Approved as Noted  Print Name: \_\_\_\_\_  
 Revise & Resubmit  Date: 00/00/00

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