



Board of Adjustment – Journal
Monday, June 10, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

Present: Joe Roeser, Secretary; Cindy Coronado; Pat Jones; Gil Kleinknecht; Paul Ward

City Attorney: Evan Jefferson **Court Reporter:** John Gore
Staff Liaison: Lauren Hoerr

- I. Approval of Journal – April 8, 2024
- II. Election of Chair, Vice-Chair, and Secretary Positions – **Postponed.**
- III. New Business
 - a. **Case No. 06-2024** Roger Bettlach, Korus Properties, LLC — applicant for 416 S Ballas Rd (R-3 Zoning District) — requests 4 variances from the Zoning Code to construct a new single-family home that will not conform to the front yard setback, front yard encroachment, rear yard setback, and rear yard encroachment requirements.
 - i. Variance request for 24.5' front yard setback. – **Unanimously approved.**
 - ii. Variance request for 18.5' front yard encroachment for front covered porch. – **Unanimously approved.**
 - iii. Variance request for 23' rear yard setback. – **Unanimously approved.**
 - iv. Variance request for 15' rear yard encroachment for rear covered porch. – **Denied.**
 - b. **Case No. 07-2024** Alan Ruby, Boxx Architects — applicant for 725 Edna Ave (R-3 Zoning District) — requests a variance from the Zoning Code to construct a new single-family home that will not conform to finished first floor height requirements. – **Denied.**
 - c. **Case No. 08-2024** Tim Morrison — applicant for 567 Southbrook Dr (R-4 Zoning District) — requests 2 variances from the Zoning Code to construct an attached garage that will not conform to the requirements of a previously approved variance and a front porch that will not conform to front yard encroachment requirements.
 - i. Variance request for 5.83' rear yard setback for two-story garage addition. – **Unanimously approved.**
 - ii. Variance request for 24.85' front yard encroachment for front covered porch. – **Approved.**

APPROVED
Cindy Coronado

A handwritten signature in blue ink, appearing to read "Cindy Coronado", written over a horizontal line.