



**Board of Adjustment
Agenda
Monday, September 9, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

- I. Approval of Journal – August 12, 2024
- II. New Business
 - a. **Case No. 10-2024** Holmes Living LLC — applicant for 507 and 509 S. Holmes Ave (R-5 Zoning District) — requests 4 variances from the Zoning Code to construct a new 7-unit multi-family townhome project.
 - b. **Case No. 12-2024** Anthony Messner, homeowner — applicant for 1215 Lynchester Ln (R-4 Zoning District) — requests a variance from the Zoning Code to construct a deck that will not conform to side yard setback requirements.
 - c. **Case No. 13-2024** Sydney Kuensting, homeowner — applicant for 1316 W Essex Ave (R-1 Zoning District) — requests a variance from the Zoning Code to construct a driveway that will not conform to driveway requirements.

Such hearings may be adjourned from time to time until completed. By order of: Kirk Hutchinson, Secretary – Board of Adjustment. Kirkwood, Missouri, August 23, 2024.

Staff Liaison: Lauren Hoerr; Phone: (314) 822-5899
Email: hoerrla@kirkwoodmo.org

Board of Adjustment: Chair Cindy Coronado, Vice Chair Pat Jones, Secretary Kirk Hutchison, Gerry Biedenstein, Sandy Behrens, Gil Kleinknecht and Paul Ward.

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. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.



Board of Adjustment – Journal
Monday, August 12, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

Present: Cindy Coronado, Chair; Pat Jones; Sandra Behrens, Gerry Biedenstein, Kirk Hutchison

City Attorney: Evan Jefferson **Court Reporter:** Renee Stark
Staff Liaison: Lauren Hoerr

- I. Approval of Journal – July 8, 2024
- II. New Business

- a. **Case No. 10-2024** Holmes Living LLC — applicant for 507 S. Holmes Ave (R-5 Zoning District) — requests 4 variances from the Zoning Code to construct a new 7-unit multi-family townhome project. **Variance request was continued to the September 9, 2024 Board of Adjustment meeting.**
- b. **Case No. 11-2024** 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. **Variance request denied.**

APPROVED _____
Cindy Coronado, Chair

Case Summary

Case Number		10-2024			
Zoning District		R-5			
Project Address		507 and 509 S. Holmes Ave			
Applicant Name		Holmes Living LLC			
Property Owner		Holmes Living LLC			
Article	VI	Section	25-48	Sub-Section	(b)(1)
Variance Request		Front yard setback			
Required		35.00'			
Proposed		13.67'			
Variance Requested		21.33'			
Article	VI	Section	25-47	Sub-Section	(d)(1)
Variance Request		Front yard encroachment for architectural feature			
Required		32.50'			
Proposed		11.17'			
Variance Requested		21.33'			
Article	VI	Section	25-48	Sub-Section	(b)(1)
Variance Request		Rear yard setback			
Required		30'			
Proposed		12'			
Variance Requested		18'			
Article	IX	Section	25-65	Sub-Section	(f)(3)(iv)
Variance Request		Drive aisle width			
Required		22'			
Proposed		17'			
Variance Requested		5'			

Summary approved by: LAH



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122

***An appointment with staff is required** prior to the submittal of a variance application to assist in preparing your submittal information. Please contact Lauren Hoerr, Planner I at 314-822-5899 to schedule an appointment.

Action Requested:

☒ Variance of Zoning Code

- ☐ \$240 non-refundable filing fee for additions/alterations to existing single-family structures and for accessory structures such as shed, garages, and swimming pools
- ☒ \$500 non-refundable filing fee for all others not listed above,
- ☒ \$50 fee for each additional variance request on the same application.
- ☐ Variance of Fence Code- \$200 non-refundable filing fee (per Code §5-45(c))
- ☐ Appeal the decision of the Building Commissioner - \$240 non-refundable filing fee
- ☐ Appeal the interpretation of the Zoning Code - \$500 non-refundable filing fee

Project Address 507 S. HOLMES AVENUE

Type of Work: ☒ New Construction ☐ Addition ☐ Other _____

Type of Structure: ☐ Single-family ☒ Multi-family ☐ Commercial ☐ Accessory
☐ Other _____

Has a previous variance application been filed on these premises within the last three (3) years?
☐ Yes ☒ No *If yes, provide available information that may affect this application.

I hereby certify that all the information provided, including that contained in any supporting documents submitted, is true and accurate to the best of my knowledge and belief.

Applicant Information: ☒ Property Owner ☐ Occupant ☐ Contractor ☐ Architect ☐ Other _____

Name HOLMES LIVING LLC Phone 619-723-2147

STEVE HOARD

Address 1125 DUNWOODY DR ALT. CONTACT: MEG HOLMES 618-980-3026

City/State/Zip SAINT LOUIS, MO, 63122 E-mail steve@houseofhoard.com

Applicants Signature [Signature] Date 7/15/2024

Property Owner Information (if different from above):

Meg email: mholmes@minplusarch.com

Name _____ Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

City Use Only

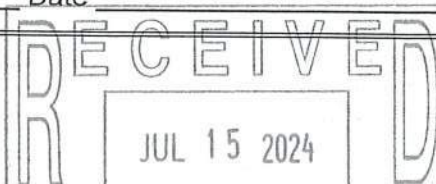
Date Stamp

Meeting Date: 8/12/2024

Case #: 10-2024

Zoning District: R-5

Received by: JH



CITY'S EXHIBIT NO. 1

CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT

HOLMES LIVING LLC

Written by HOUSE OF HOARD ARCHITECTURE AND PROPERTY DEVELOPMENT LLC.

Property Development, Architecture + Interior Design + Construction

COVER LETTER

Dear Board of Adjustment Volunteers,

We are excited to present our proposed project, which features a carefully designed plan that requires a few minor variance adjustments. Specifically, we are requesting a small adjustment to the building setbacks to ensure that all parking is accommodated on site within the building, concealed from view. Additionally, our site plan necessitates a minor bump out from the code-required drive isle width to preserve two existing, healthy old-growth trees on the property.

These variance requests are modest but crucial to delivering a superior, site-specific design that will enrich the neighborhood's character and enhance the quality of life for its residents.

The alternative "as of right" design, which complies with all codes and standards would result in a lower-quality solution. Denying these variances would not only prevent the preservation of the old-growth trees and concealed parking but also potentially be a detriment to the neighboring properties.

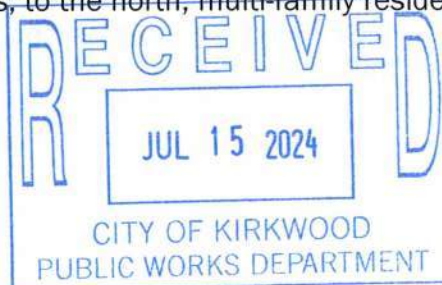
We believe the proposed variances herein are in the best interest of the community and neighbors, ensuring both the environmental sustainability and aesthetic appeal of the development while keeping with the spirit of the code, and respecting bulk and scale of neighboring built environment.

Description of the Proposed Project:

We are proposing to demolish the two existing non-conforming, low quality single-family residences located at 507 S. Holmes Ave. & 509 S. Holmes Ave. and combine these lots to develop a new 7-unit multi-family townhome project. The lots are currently zoned R-5 multi-family, allowing for the development of 7 units "as of right."

Contextual Placement:

These properties are uniquely situated between various neighboring uses: to the south, a non-conforming single-family residential home and a conforming 2-story shed in an industrial zone; to the east, single-family residential homes; to the north, multi-family residential apartments; and to the west, inharmonious industrial use.



HOLMES LIVING LLC

Written by HOUSE OF HOARD ARCHITECTURE AND PROPERTY DEVELOPMENT LLC.

Property Development, Architecture + Interior Design + Construction

Project Benefits:

The proposed project aims to enhance the existing neighborhood by offering townhomes with concealed, enclosed 2-car per unit garage parking, ample light, and airflow to every unit on all sides of each, and no shared party walls above grade, increasing quality and value. Moreover, the project includes the preservation of two existing old-growth trees and a reverence to Grants Trail.

Contrast with "As of Right" Design:

The "as of right" design solution does not provide for these essential features and accommodations.

V-1 13'-8" E. Elliot front yard set-back instead of 35'-0"

Description of Variance Request:

We are seeking a variance to reduce the required 35'-0" front yard setback along E. Elliot Ave. to 13'-8". This adjustment is intended to align our development's front setback with that of the neighboring large brick building to the west, the only other building on the south side of this block. This alignment aims to create visual continuity and enhance the neighborhood's architectural character and connect the faced out living spaces to the street the future Grants trail downtown extension.

Justification for the Variance:

Reducing the setback along E. Elliot Ave. will contribute to a cohesive streetscape by maintaining consistent setbacks along the narrower street. This promotes efficient land use and aligns with the spirit of the code, which encourages developments to harmonize with neighboring adjacent buildings coupled with a larger than normal right-of-way that will be lushly landscaped.

Per section 25-48, Table 48.2 of the Kirkwood Zoning Code

V-2 Encroachment less than 30" of architectural features in the 13'-8" E. Elliot setback

Description of Variance Request:

We are requesting a variance to allow architectural features to encroach less than 30 inches into the required 13'-8" setback along E. Elliot Ave. This variance is necessary to incorporate architectural design elements that enhance the building's aesthetic appeal and functionality.

HOLMES LIVING LLC

Written by HOUSE OF HOARD ARCHITECTURE AND PROPERTY DEVELOPMENT LLC.

Property Development, Architecture + Interior Design + Construction

Justification for the Variance:

The proposed sensible request follows the current standard of the code regulation. Allowing this will contribute positively to the streetscape by adding visual interest and architectural diversity while maintaining safety and access requirements. This design approach ensures the integrity and overall enhancement of the setback zone.

Per section 25-47.1 of Zoning Code

V-3 Reduction of south/interior property line setback – functions as side yard

Description of Variance Request:

We are seeking a variance to reduce the required 30'-0" rear yard setback on the south/interior property line to 12'-0" for the below grade garage only and are proposing a 15' setback for the living unit from grade up.

The current Kirkwood zoning code recognizes the short or narrow edge of the frontage as the 'front' yard, making the south/interior property line the rear, forcing a 30' interior property line setback. This intent of this code is clearly for a development scenario of deep not long lots. This lot is long.

Justification for the Variance:

The proposed townhomes will have addresses & front doors along S. Holmes Ave., which is the long end of the property. The south/interior property line will function as a side yard. The proposed townhomes are a low, two-stories and are compatible in scale as a transition from the existing non-conforming single family adjacent home at 511 S. Holmes Ave. Allowing a 12'-0" below grade and 15' above grade setback would be 3'-3" wider than the current condition of 8'-7" and will create more space than currently exists today between the neighboring buildings, which in turn would be more compatible for future growth and planned density goals for Kirkwood.

Per section 25-48, Table 48.2 of the Kirkwood Zoning Code

V-4 Drive Isle Intermittent width reduction around existing tree protection wells and driveway width reduction to 20' wide to avoid existing electrical utility infrastructure.

Description of Variance Request:

We are requesting a variance to allow an intermittent encroachment into the 22' wide required drive isle only at the two locations of existing old-growth trees on the property adjacent to proposed garages and a reduction in driveway width to 20'.

HOLMES LIVING LLC

Written by HOUSE OF HOARD ARCHITECTURE AND PROPERTY DEVELOPMENT LLC.

Property Development, Architecture + Interior Design + Construction

Justification for the Variance:

The required drive isle is 22' which this proposal provides per the Auto-turn diagram on G-1.5. This variance for two minor encroachments into the 22' to 17' just for tree well bump outs, is essential to preserve mature trees that are valuable assets to the environment and contribute significantly to the neighborhood's character. The design ensures that the placement of the garage does not compromise the health or stability of the trees. Protective measures will be implemented by the project to safeguard their roots and canopy, ensuring their long-term viability and health.

Currently there is a power pole tie that is ground mounted preventing a driveway width of anything wider than 20'.

Alignment with Zoning and Environmental Goals:

The 22'-0" drive isle is proposed to be maintained except in the two locations of the existing old-growth trees where the direct backup would be reduced to 17'-0" while still allowing vehicles to successfully and easily back-up. This variance supports sustainable development practices by retaining existing greenery and promoting biodiversity within the site. It aligns with the spirit of zoning regulations by balancing environmental conservation with responsible development, enhancing the overall quality of the property and community.

A 20' wide driveway provides more than enough room for two-way traffic to pass, keeps the existing electrical infrastructure undisturbed, and keeps a reasonable drive entrance on Elliot [not too wide as the code discourages]

[Refer to section 25-65.5](#)

Description of Practical Difficulties and Hardships:

Applying the prescriptive standard of the Zoning Code on this lot configuration in a multi-family scenario presents several practical difficulties and unnecessary hardships. Our proposal involves preserving mature trees on the property, which are integral to the environmental and aesthetic character of the neighborhood. These trees are situated in a manner that necessitates careful consideration of setback requirements, particularly concerning the placement of garages.

Criteria Met:

Unique Property Characteristics: The property features mature trees and a corner lot configuration that require thoughtful setback adjustments to preserve environmental assets and align with neighboring structures.

HOLMES LIVING LLC

Written by HOUSE OF HOARD ARCHITECTURE AND PROPERTY DEVELOPMENT LLC.

Property Development, Architecture + Interior Design + Construction

Exceptional Circumstances: Each variance request addresses specific site conditions and design goals that enhance usability, safety, and aesthetic harmony without compromising public welfare. Reconsidering the garage placement on the site and in proximity to the existing old-growth trees is necessary to preserve their health and stability. Strict adherence to setback regulations would require compromising these valuable assets, potentially harming their roots and canopy.

No Detriment to Public Welfare: Granting these variances will not detrimentally impact public safety or welfare. Instead, they support sustainable development practices, preserve greenery, and promote community aesthetics.

Justification for Variance:

These variances are crucial to mitigating practical difficulties and unnecessary hardships associated with strict adherence to zoning regulations. They enable us to responsibly integrate architectural features, outdoor living spaces, and site-specific design elements while maintaining overall neighborhood compatibility and regulatory alignment.

Conclusion:

Granting these variances aligns with the spirit of the Zoning Code by fostering responsible development practices, preserving environmental assets, and enhancing community aesthetics. Each variance request addresses unique challenges and opportunities presented by our property, ensuring a balanced approach to development that benefits both current and future residents, enhancing the overall quality and character of the neighborhood. We believe our proposed variances are in the best interest of the community, ensuring both the environmental sustainability and aesthetic appeal of the development.

Thank you for your consideration.

Sincerely,



Steve + Abbey Hoard Owner
Project Representative: Meg Holmes Architect

HOUSE OF HOARD FOR HOLMES LIVING LLC

Owners, Architect + Developers

steve@houseofhoard.com, [619] 723-2147

abbey@houseofhoard.com, [619] 861-3568

mholmes@minplusarch.com [618] 980-3026





WHERE COMMUNITY AND SPIRIT MEET®

August 21, 2024

Holmes Living LLC
1125 Dunwoody Dr
Saint Louis, MO 63122

Sent via email to: steve@houseofhoard.com; mholmes@minplusarch.com

RE: Variance Request
Case No. 10-2024
507 and 509 S. Holmes Ave
Zoning District R-5

Hi Meg and Steve:

At the August 12, 2024 Board of Adjustment meeting, your four variance requests were continued to the September 9, 2024 meeting. As such, your four variance requests have been set for Public Hearing on September 9, 2024, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person at Kirkwood City Hall.** The Board of Adjustment is a duly constituted body with certain powers to grant a variance, which will permit a deviation from fixed standards, when the applicant can demonstrate to the Board that the standards set forth below will result in a practical difficulty. These powers are set forth in Article II, Section 25-24 of the Zoning and Subdivision Code of the City of Kirkwood; please refer to that section for any further information as to the powers of the Board as they apply to your variance.

You or your representative shall, at the time and place above, present all evidence that may have a bearing upon this case and that you believe to be relevant. This may include oral testimony under oath as well as the introduction of any documents or other records that you believe to be related to the proceedings. The burden of proof lies with the applicant. All proceedings before the Board are formal in that all testimony is under oath and a court reporter will make a verbatim transcript of all matters that are presented before the Board.

Article VI, Section 25-48, Sub-Section (b)(1) of the Zoning Code establishes the front yard setback for a lot located in the R-5 zoning district. In this instance, the required front yard setback is 35.00 feet. You are proposing a new 7 unit multi-family project with a front yard setback of 13.67 feet. This is 21.33 feet closer to the front property line than the Zoning Code allows.

Article VI, Section 25-47, Sub-section (d)(1) of the Zoning and Subdivision Code requires that an architectural feature be no closer than 32.50 feet to the front yard property line because an architectural feature can encroach no further than 30 inches into the conforming front yard setback of 35.00 feet in this particular instance. You are proposing a new 7 unit multi-family project with an architectural feature that has a front yard setback of 11.17 feet. This is 21.33 feet closer to the front yard property line than allowed by the Zoning and Subdivision Code.

Article VI, Section 25-48, Sub-Section (b)(1) of the Zoning Code establishes that the rear yard setback for a lot located in the R-5 zoning district is 30.00 feet. You are proposing a new 7 unit multi-family project with a rear yard setback of 12.00 feet. This is 18.00 feet closer to the rear property line than the Zoning Code allows.

CITY'S EXHIBIT 3.1

Article IX, Section 25-65, Sub-section (f)(3)(iv) of the Zoning and Subdivision Code requires that a drive aisle width of at least 22.00 feet be provided for all two-way traffic aisles. You are proposing a new 7 unit multi-family project with a two-way traffic aisle that has a drive aisle width of 17.00 feet. This is 5 feet narrower than allowed by the Zoning and Subdivision Code.

Article II, Section 25-24(c)(1) of the Zoning and Subdivision Code allows the Board of Adjustment to consider the following factors to determine whether a practical difficulty exists that would justify approval of an area or dimensional variance:

- (i) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions;
- (ii) Whether the variance is not substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- (iii) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- (iv) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- (v) Whether the property owner's request can be obviated through some method other than a variance;
- (vi) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- (vii) Whether a strict interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code.

I have attached the agenda for the meeting. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

CITY OF KIRKWOOD



Lauren Hoerr
Planner I

Encl. Meeting Agenda



**Board of Adjustment
Agenda
Monday, September 9, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. Approval of Journal – August 12, 2024

II. New Business

- a. **Case No. 10-2024** Holmes Living LLC — applicant for 507 and 509 S. Holmes Ave (R-5 Zoning District) — requests 4 variances from the Zoning Code to construct a new 7-unit multi-family townhome project.
- b. **Case No. 12-2024** Anthony Messner, homeowner — applicant for 1215 Lynchester Ln (R-4 Zoning District) — requests a variance from the Zoning Code to construct a deck that will not conform to side yard setback requirements.
- c. **Case No. 13-2024** Sydney Kuensting, homeowner — applicant for 1316 W Essex Ave (R-1 Zoning District) — requests 2 variances from the Zoning Code to construct a driveway that will not conform to driveway requirements.

Such hearings may be adjourned from time to time until completed. By order of: Kirk Hutchinson, Secretary – Board of Adjustment. Kirkwood, Missouri, August 23, 2024.

Staff Liaison: Lauren Hoerr; Phone: (314) 822-5899

Email: hoerrla@kirkwoodmo.org

Board of Adjustment: Chair Cindy Coronado, Vice Chair Pat Jones, Secretary Kirk Hutchison, Gerry Biedenstein, Sandy Behrens, Gil Kleinknecht and Paul Ward.

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. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.



WHERE COMMUNITY AND SPIRIT MEET®

July 24, 2024

Holmes Living LLC
1125 Dunwoody Dr
Saint Louis, MO 63122

Sent via email to: steve@houseofhoard.com; mholmes@minplusarch.com

RE: Variance Request
Case No. 10-2024
507 S. Holmes Ave
Zoning District R-5

Hi Meg and Steve:

Your four variance requests for the Kirkwood Board of Adjustment has been set for Public Hearing on August 12, 2024, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person at Kirkwood City Hall.** The Board of Adjustment is a duly constituted body with certain powers to grant a variance, which will permit a deviation from fixed standards, when the applicant can demonstrate to the Board that the standards set forth below will result in a practical difficulty. These powers are set forth in Article II, Section 25-24 of the Zoning and Subdivision Code of the City of Kirkwood; please refer to that section for any further information as to the powers of the Board as they apply to your variance.

You or your representative shall, at the time and place above, present all evidence that may have a bearing upon this case and that you believe to be relevant. This may include oral testimony under oath as well as the introduction of any documents or other records that you believe to be related to the proceedings. The burden of proof lies with the applicant. All proceedings before the Board are formal in that all testimony is under oath and a court reporter will make a verbatim transcript of all matters that are presented before the Board.

Article VI, Section 25-48, Sub-Section (b)(1) of the Zoning Code establishes the front yard setback for a lot located in the R-5 zoning district. In this instance, the required front yard setback is 35.00 feet. You are proposing a new 7 unit multi-family project with a front yard setback of 13.67 feet. This is 21.33 feet closer to the front property line than the Zoning Code allows.

Article VI, Section 25-47, Sub-section (d)(1) of the Zoning and Subdivision Code requires that an architectural feature be no closer than 32.50 feet to the front yard property line because an architectural feature can encroach no further than 30 inches into the conforming front yard setback of 35.00 feet in this particular instance. You are proposing a new 7 unit multi-family project with an architectural feature that has a front yard setback of 11.17 feet. This is 21.33 feet closer to the front yard property line than allowed by the Zoning and Subdivision Code.

Article VI, Section 25-48, Sub-Section (b)(1) of the Zoning Code establishes that the rear yard setback for a lot located in the R-5 zoning district is 30.00 feet. You are proposing a new 7 unit multi-family project with a rear yard setback of 12.00 feet. This is 18.00 feet closer to the rear property line than the Zoning Code allows.

Article IX, Section 25-65, Sub-section (f)(3)(iv) of the Zoning and Subdivision Code requires that a drive aisle width of at least 22.00 feet be provided for all two-way traffic aisles. You are proposing a new 7 unit multi-family project with a two-way traffic aisle that has a drive aisle width of 17.00 feet. This is 5 feet narrower than allowed by the Zoning and Subdivision Code.

Article II, Section 25-24(c)(1) of the Zoning and Subdivision Code allows the Board of Adjustment to consider the following factors to determine whether a practical difficulty exists that would justify approval of an area or dimensional variance:

- (i) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions;
- (ii) Whether the variance is not substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- (iii) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- (iv) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- (v) Whether the property owner's request can be obviated through some method other than a variance;
- (vi) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- (vii) Whether a strict interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code.

I have attached the agenda for the meeting. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

CITY OF KIRKWOOD



Lauren Hoerr
Planner I

Encl. Meeting Agenda



**Board of Adjustment
Agenda
Monday, August 12, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. Approval of Journal – July 8, 2024

II. New Business

- a. **Case No. 10-2024** Holmes Living LLC — applicant for 507 S. Holmes Ave (R-5 Zoning District) — requests 4 variances from the Zoning Code to construct a new 7-unit multi-family townhome project.
- b. **Case No. 11-2024** 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.

Such hearings may be adjourned from time to time until completed. By order of: Kirk Hutchinson, Secretary – Board of Adjustment. Kirkwood, Missouri, July 24, 2024.

Staff Liaison: Lauren Hoerr; Phone: (314) 822-5899
Email: hoerrla@kirkwoodmo.org

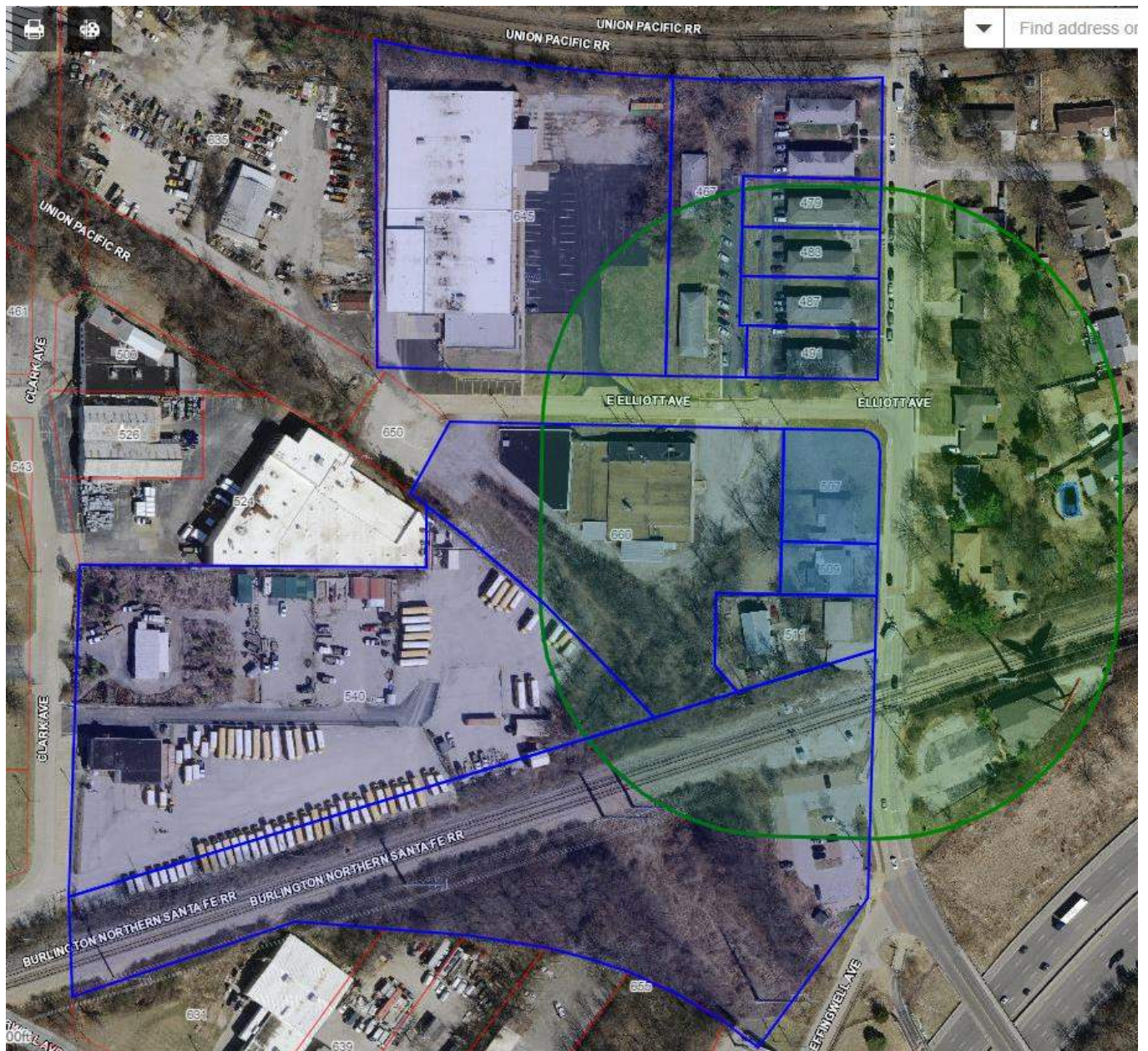
Board of Adjustment: Chair Cindy Coronado, Vice Chair Pat Jones, Secretary Kirk Hutchison, Gerry Biedenstein, Sandy Behrens, Gil Kleinknecht and Paul Ward.

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. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.

THE ST. LOUIS
COUNTIAN

CITY'S EXHIBIT 4

Variance Case 10-2024
507 and 509 S. Holmes Ave
300 ft Radius for Postcard Notification



[Type here]

[Type here]

CITY'S EXHIBIT 5.1

645 EAST ELLIOTT LLC
645 E ELLIOTT AVE
SAINT LOUIS, MO 63122

JOHN D & JOSEPH E KELLY INC
13455 SUNSET MEADOWS LN
SAINT LOUIS, MO 63128

LY DUC ETAL
2436 SOUTHWIND MEADOWS CT
SAINT LOUIS, MO 63129

MAGIC HOUSE THE
516 S HOLMES AVE
SAINT LOUIS, MO 63122

INTEGRITY REALTY SERVICES LLC
P O BOX 4464
CHESTERFIELD, MO 63006

SPIGUZZA JOSEPH P & JANIS C H/W
TRS
7929 CAPTAIN CONN DR
SAINT LOUIS, MO 63123
HOLMES20 LLC
2301 S BIG BEND BLVD
SAINT LOUIS, MO 63143

AN ALTA/NSPS LAND TITLE SURVEY FOR
660 EAST ELLIOTT AVENUE AND
503, 507, & 509 SOUTH HOLMES AVENUE
A PARCEL OF LAND BEING LOT B, C AND D OF ELLIOTT AVENUE
BOUNDARY ADJUSTMENT AS RECORDED IN P.B. 370, PG. 169,
ST. LOUIS COUNTY, MISSOURI

SCHEDULE B, PART II EXCEPTIONS:

ITEMS 1-5 NOT OF A SURVEY NATURE

7 Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded in Plat Book Plot Book 57 page 12 and Plat Book 370 page 169. (BURDENS SUBJECT PROPERTY AS SHOWN HEREON)

But omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent said covenant or restriction is permitted by applicable law.

8 Easement granted for sewer purposes by the instrument recorded in Book 1532 page 341. (DOES NOT BURDEN BURDEN, EASEMENT LIES WITHIN ELLIOTT AVENUE RIGHT-OF-WAY, NOT SHOWN)

9 Covenants and restrictions, contained in the Indenture recorded in Book 2917 page 12. (DOES NOT BURDEN SUBJECT PROPERTY)

But omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent said covenant or restriction is permitted by applicable law.

10 Terms and provisions of Road Dedication Plat recorded in Plat Book 95 page 41. (DOES NOT BURDEN SUBJECT PROPERTY, ELLIOTT AVENUE IS AS SHOWN HEREON)

11 Terms and provisions of Ordinance # 4571 as evidenced by Book 4261, page 436. (DOES NOT BURDEN SUBJECT PROPERTY, THIS DOCUMENT DEDICATES ELLIOTT AVENUE)

12 Easement granted to Laclede Gas Company by the instrument recorded in Book 4555 page 339. (BURDENS SUBJECT PROPERTY AS SHOWN HEREON)

13 Terms and provisions of Report of Commissioners by instrument recorded in Book 6291 page 1754. (DOES NOT BURDEN SUBJECT PROPERTY)

14 Terms and provisions of Indenture recorded in Book 6309 page 1019. (DOES NOT BURDEN SUBJECT PROPERTY)

15 Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 6615 page 1126. (DOES NOT BURDEN SUBJECT PROPERTY)

16 Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 7368 page 704 and Book 7368 page 718. (BURDENS SUBJECT PROPERTY AS SHOWN HEREON)

17 Terms, provisions and easements by the instrument recorded in Book 7568 page 707. (BURDENS SUBJECT PROPERTY, DOCUMENT PERTAINS TO SEWAGE FACILITIES BEING INSTALLED FOR CITY USE ON RAILROAD PROPERTY, APPROX. LOCATION SHOWN HEREON)

18 Easement granted for Sidewalk by the instrument recorded in Book 11768 page 156. (BURDENS PROPERTY AS SHOWN HEREON)

19 Terms, provisions and reservations by instrument recorded in Book 13212 page 1794. (BURDENS VACATED RAILROAD AS SHOWN HEREON)

20 Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 24096 page 1063. (BURDENS SUBJECT PROPERTY AS SHOWN HEREON)

Partial Vacation of above easement recorded in Book 24888 page 507. (BURDENS SUBJECT PROPERTY AS SHOWN HEREON)

21 Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 2488 page 277, Book 25392 page 3185, Book 25392 page 3217 and Book 25394 page 757. (BURDENS SUBJECT PROPERTY AS SHOWN HEREON)

22 Temporary Slope & Construction License by the instrument recorded in Book 18630 page 2266, Book 18630 page 2270 and Book 18630 page 2274. (DOES NOT BURDEN SUBJECT PROPERTY, DOCUMENT EXPIRED UPON COMPLETION OF 2009 PROJECT)

ITEMS 23-25 NOT OF A SURVEY NATURE

ZONING INFORMATION:

ZONING LETTER OF PROPERTY AS PROVIDED BY CLIENT
PREPARED BY ZONING INFO, INC.
DATE: AUGUST 28, 2023
PROPERTY JURISDICTION: KIRKWOOD, MISSOURI
PROPERTY ZONING: "I-1" LIGHT INDUSTRIAL AND
"R-S" MULTIPLE FAMILY DISTRICT

ITEM	REQUIRED	OBSERVED
PERMITTED USE	"I-1" & "R-S"	SINGLE FAMILY DETACHED DWELLINGS / STORAGE / VACANT
MIN. LOT AREA	7,500 SQ. FT.	7,800 SQ. FT.
MIN. FRONTAGE	60.0 FEET (509 S HOLMES)	65.0 FEET
	66.0 FEET (503 & 507 S HOLMES)	95.04 FEET
MAX. BLDG. COVERAGE	40%	18%
MIN. SETBACKS FRONT	35.0 FEET (R-S)	34.65 FEET
MIN. SETBACKS SIDE	8.0 FEET (R-S)	8.85 FEET
	15.0 FEET (I-1)	62.0 FEET
MIN. SETBACKS STREET	0.96 FEET (I-1)	ENCROACHES 0.94-1.27 FEET
MIN. SETBACKS REAR	20.0 FEET (I-1)	105.22 FEET
MAX. BUILDING HEIGHT	35.0 FEET	18.39 FEET
PARKING REGULAR	*	NONE
PARKING HANDICAP	NONE REQUIRED	NONE
PARKING TOTAL	*	NONE

* = Minimum Parking Required: Indeterminate (507 and 509 South Holmes Avenue) Single-Family: 2 Parking Spaces per Dwelling Unit except for Lots with a Width of 50 Feet or less, then 1 Parking Space per Dwelling Unit (2 Dwellings x 2 Parking Spaces = 4 Parking Spaces) (Section 25-65, Table 65-1) - Conforming (658-660 East Elliott Avenue) Storage - Office Area: 1 Parking Space per 300 Square Feet of Floor Area - Indeterminate (658-660 East Elliott Avenue) Storage - Indoor Storage: 1 Parking Space per 300 Square Feet of Floor Area for the 1st 3,000 Square Feet of Floor Area (3,000 / 300 = 10 Parking Spaces) (658-660 East Elliott Avenue) Storage - Indoor Storage: 1 Parking Space per 500 Square Feet of Floor Area for 3,001 - 5,000 Square Feet of Floor Area (5,000 - 3,001 = 1,999 Square Feet / 500 = 3.998 or 4 Parking Spaces) (658-660 East Elliott Avenue) Storage - Indoor Storage: 1 Parking Space per 750 Square Feet of Floor Area for 5,001 - 10,000 Square Feet of Floor Area (10,000 - 5,001 = 4,999 / 750 = 6.66 or 7 Parking Spaces) (658-660 East Elliott Avenue) Storage - Indoor Storage: 1 Parking Space per 1,250 Square Feet of Floor Area for 10,001 or more Square Feet of Floor Area (24,643 - 10,000 = 14,643 / 1,250 = 11.7 or 12 Parking Spaces) (Section 25-65, Table 65-2) Total Parking Spaces Existing: 658-660 East Elliott Avenue - Zero (0) Paved, Striped Parking Spaces; 507 and 509 South Holmes Avenue - 5 Parking Spaces There are Zero (0) Paved Parking Areas, nor Striped Parking Spaces located on Lot B (658-660 East Elliott Avenue) There is a shared paved Drive Aisle located between Lots C and D (507 and 509 South Holmes Avenue) that provides at least 2 Driveway Parking Spaces, and an Accessory Garage Structure that provides 1 enclosed Parking Space for Lot D (507 South Holmes Avenue) for a total of 5 Residential Parking Spaces provided

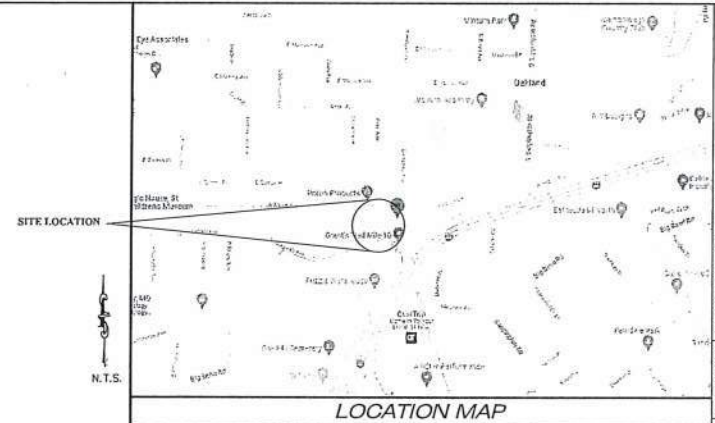
SURVEY NOTES:

1. Site Address: 660 E ELLIOTT AVENUE, 503, 507, & 509 S HOLMES AVENUE ST. LOUIS, MO 63122 LOCATOR NO.: 24M610823 (LOT B); 24M610832 (LOT C); 24M610814 (LOT D) PER ST. LOUIS COUNTY, MO ASSESSOR RECORDS.
2. Owner Information: ROTON PRODUCTS 660 EAST ELLIOTT AVENUE KIRKWOOD, MO 63122 DOCUMENTS AS FOLLOWS: (D.B. 10574, PGS. 1435-1436) (BK. 13202, PGS. 1408-1410) (BK. 13212, PG. 1794-1797) (BK. 23866, PGS. 4377-4379) PER ST. LOUIS COUNTY, MISSOURI RECORDER'S OFFICE.
3. Area of Tract: 131,709 SQ. FT. OR 3.024 ACRES, MORE OR LESS.
4. AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY AND ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP 29189C0309K DATED FEBRUARY 4, 2015 FOR THE CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI, THIS DEVELOPMENT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN.
5. THERE ARE NO STRIPED PARKING STALLS FOUND ON THIS PROPERTY.
6. THIS SURVEY HAS BEEN CONDUCTED FOR A REAL ESTATE TRANSACTION ONLY, AND SHALL BE USED FOR THAT PURPOSE.
7. BASIS OF BEARINGS: SURVEYED BEARINGS BASED UPON GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, NAD83, EAST ZONE, AS DETERMINED BY GPS OBSERVATION USING THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
8. PROPERTY HAS ACCESS TO E ELLIOTT AVENUE & S HOLMES AVENUE, PUBLICLY DEDICATED STREETS. THE PROPERTY HAS ACCESS ON THE FRONTAGE OF SAID STREETS TO ENTER AND EXIT BY VEHICLE WHERE NOTED.
9. (S) - DENOTES MEASURED DIMENSION, (R) - DENOTES RECORD DIMENSION.
10. PROPERTY'S NORTHEAST CORNER LIES AT THE INTERSECTION OF E ELLIOTT AVENUE AND S HOLMES AVENUE, THE NEAREST INTERSECTING STREETS.
11. UNDER GROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND A MISSOURI ONE CALL UTILITY LOCATE (TICKET # 232080243 & 232080244), THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO AN GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.
12. PER SURVEY, THERE DOES NOT APPEAR TO BE RECENT CHANGES IN STREET RIGHT-OF-WAY LINES, ROAD OR SIDEWALK CONSTRUCTION EITHER CURRENTLY OR RECENTLY COMPLETED, AS OF THE DATE OF SURVEY.
13. PER SURVEY, THERE DOES NOT APPEAR TO BE RECENT BUILDING ALTERATIONS, CONSTRUCTION OR ADDITIONS TO THE SUBJECT PROPERTY, EITHER CURRENTLY OR RECENTLY COMPLETED, AS OF THE DATE OF SURVEY.
14. THERE DOES NOT APPEAR TO BE BURIAL GROUNDS OR CEMETERIES LOCATED ON THE SUBJECT TRACT, BY SURVEY INSPECTION.
15. THERE DOES NOT APPEAR TO BE USE OF THE PROPERTY FOR REFUSE STORAGE OR DUMP.
16. THERE APPEARS TO BE NO WATERCOURSES, STREAMS, PONDS OR CREEKS LOCATED ON THE SUBJECT PREMISES.
17. THERE DOES NOT APPEAR TO BE PARTY WALLS OR A PARTY WALL AGREEMENT PER FIELD OBSERVATION.

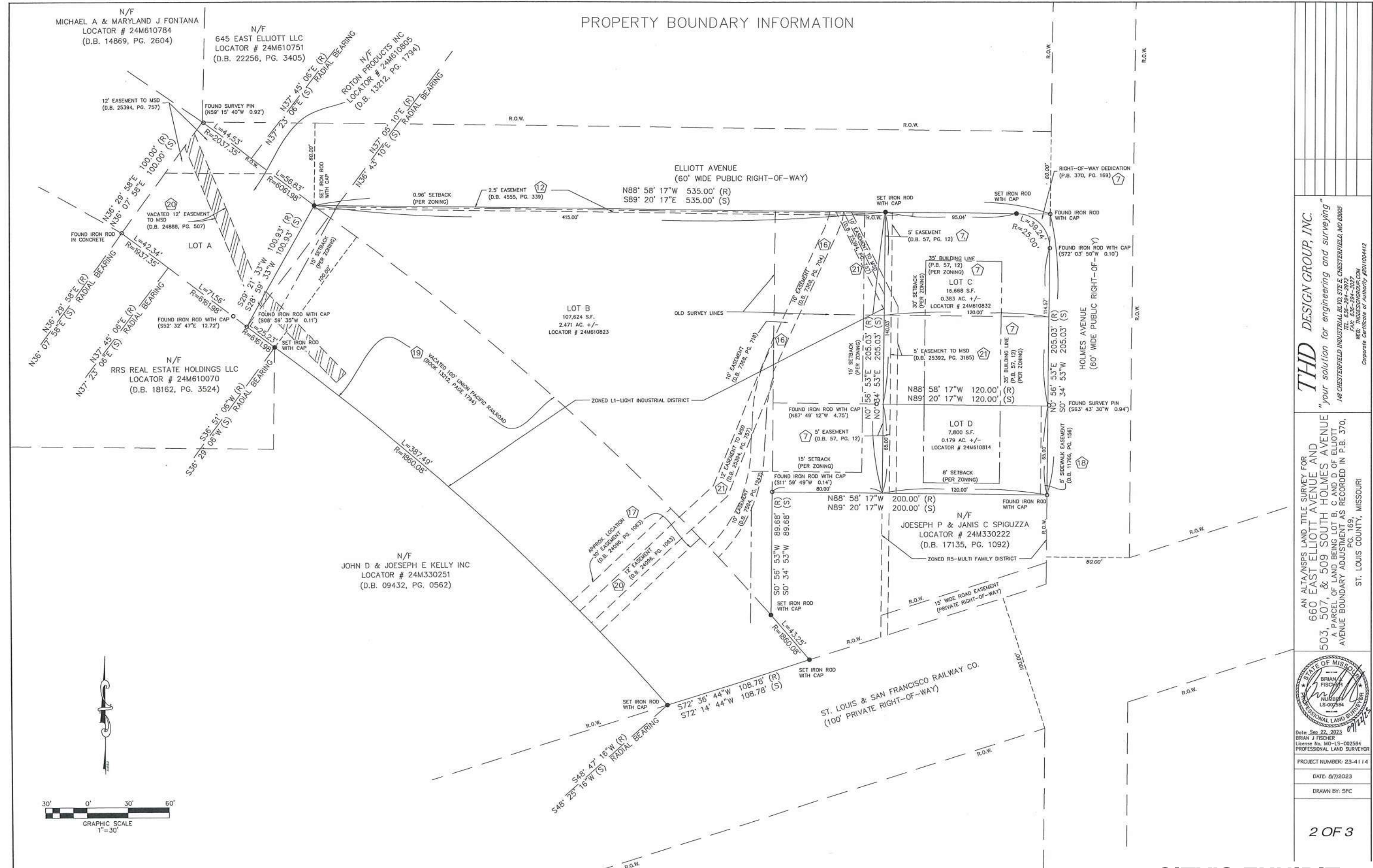
SIGNIFICANT OBSERVATION STATEMENT:

- 1-STORY WAREHOUSE LIES IN PUBLIC RIGHT-OF-WAY AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 1.27 FEET. (SEE TIES)
- 1-STORY WAREHOUSE LINE IN EASEMENT AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 2.50 FEET. (SEE TIES).
- CHAIN-LINK FENCE CROSSES PROPERTY LINE AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 5.45 FEET. (SEE TIES)
- 1-STORY STUCCO AND FRAME WITH VINYL SIDING RESIDENCE FOOTPRINT LIES IN SETBACK AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 0.24 FEET. (SEE TIES)
- 1-STORY STUCCO RESIDENCE FOOTPRINT LIES IN SETBACK AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 0.35 FEET. (SEE TIES)
- 6' WOOD FENCE BURDENS PROPERTY LINE AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 138.10 FEET. (SEE TIES)
- 1-STORY WAREHOUSE LINE IN SETBACK AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 0.96 FEET. (SEE TIES).
- 1-STORY STUCCO GARAGE LIES IN SETBACK AS SHOWN HEREON FOR A MAXIMUM DISTANCE OF 6.87 FEET. (SEE TIES)

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.



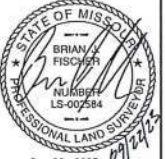
PROPERTY BOUNDARY INFORMATION



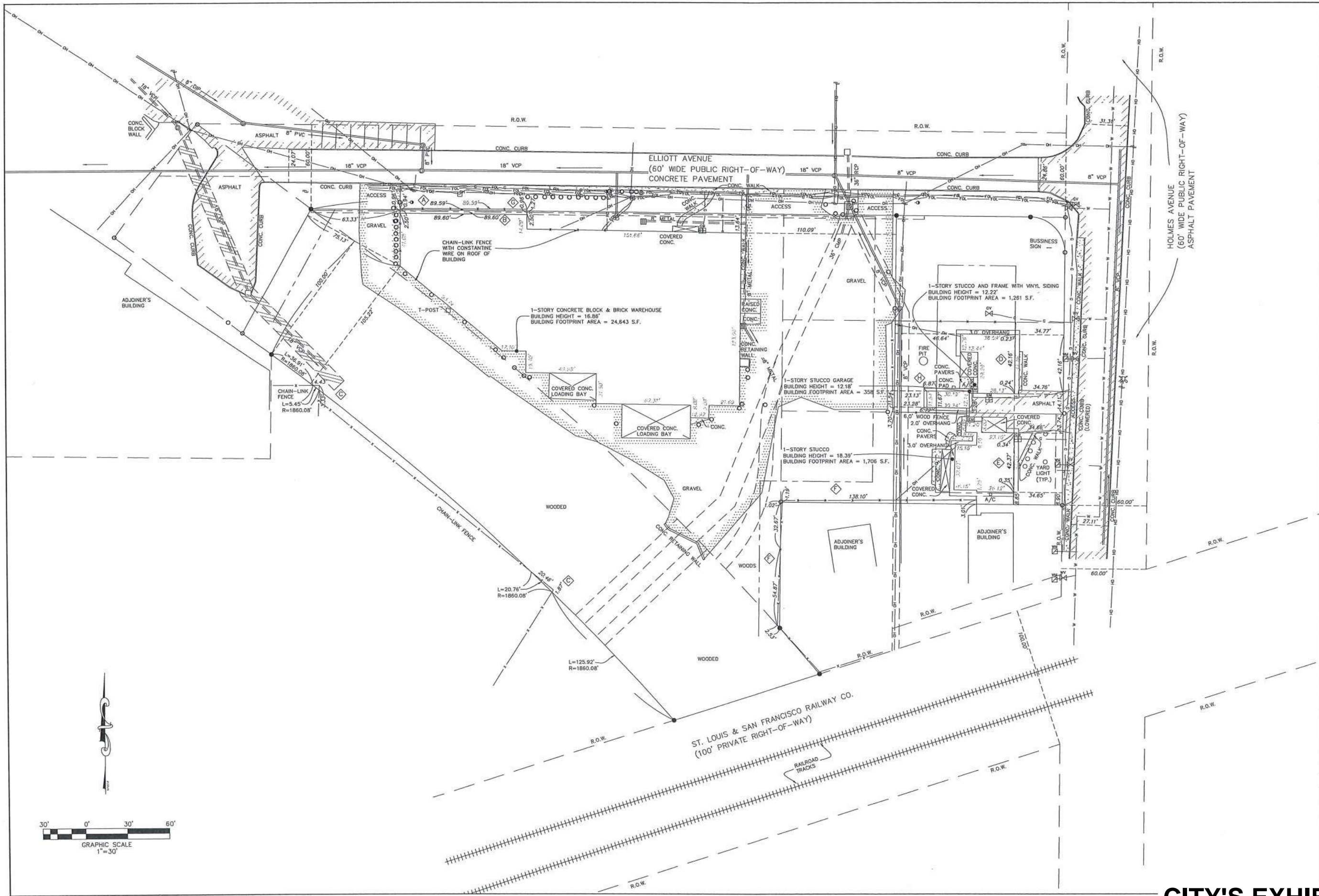
THD DESIGN GROUP, INC.

"your solution for engineering and surveying"

AN ALTA/NSPS LAND TITLE SURVEY FOR
660 EAST ELLIOTT AVENUE AND
503, 507, & 509 SOUTH HOLMES AVENUE
A PARCEL OF LAND BEING LOT B, C AND D OF ELLIOTT
AVENUE BOUNDARY ADJUSTMENT AS RECORDED IN P.B. 370,
PG. 169,
ST. LOUIS COUNTY, MISSOURI



Date: Sep 22, 2023
BRIAN J FISCHER
License No. MO-LS-002584
PROFESSIONAL LAND SURVEYOR
PROJECT NUMBER: 23-4114
DATE: 07/2023
DRAWN BY: SPC



THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD. STE. E, CHESTERFIELD, MO 63005
 TEL. 636-294-2922
 FAX 636-294-2927
 WEB: www.thdgroup.com
 Corporate Certificate of Authority #20100412

AN ALTA/NSPS LAND TITLE SURVEY FOR
 660 EAST ELLIOTT AVENUE AND
 503, 507, & 509 SOUTH HOLMES AVENUE
 A PARCEL OF LAND BEING LOT B, C AND D OF ELLIOTT
 AVENUE BOUNDARY ADJUSTMENT AS RECORDED IN P.B. 370,
 PG. 169,
 ST. LOUIS COUNTY, MISSOURI



Date: Sep 22, 2023
 BRIAN J FISCHER
 License No. MO-LS-002584
 PROFESSIONAL LAND SURVEYOR
 PROJECT NUMBER: 23-4114
 DATE: 6/7/2023
 DRAWN BY: SPC

NEW MULTI-FAMILY RESIDENTIAL TOWNHOME DEVELOPMENT ∴ THE MAJE RESIDENCES

PROJECT TEAM

OWNER

HOLMES LIVING, LLC
1125 DUNWOODY DR
SAINT LOUIS, MO 63122
PHONE: 619-723-2147
EMAIL: steve@houseofhoard.com
CONTACT: STEVE HOARD AIA

ARCHITECT

HOUSE OF HOARD ARCHITECTURE &
DEVELOPMENT, LLC
SAINT LOUIS, MO 63122
PHONE: 619-723-2147
EMAIL: steve@houseofhoard.com
CONTACT: STEVE HOARD AIA

SEPARATE PERMITS

- 1. SITE DEMOLITION PERMIT
- 2. SITE GRADING
- 3. UNDERGROUND UTILITIES
- 4. NEW SITE ELECTRICAL SERVICE
- 5. NEW SITE WATER SERVICE
- 6. NEW SITE TELEPHONE, FIBER OR INTERNET SERVICE
- 7. ROOF TRUSSES

PROJECT NARRATIVE

THIS PROJECT IS A GROUND-UP TOWNHOME DEVELOPMENT OF 7 BUILDINGS CONSISTING OF 7 TOWNHOUSES, INCLUDING ALL SITE INFRASTRUCTURE AND LANDSCAPE. THE PROJECT WILL BE SOLD AS INDIVIDUAL CONDOMINIUMS WITH A HOMEOWNER'S ASSOCIATION.

SITE DEMOLITION SCOPE OF WORK

THE DEMOLITION OF TWO EXISTING SINGLE-FAMILY RESIDENCES AND MISC CONCRETE SLABS WILL BE PERMITTED SEPARATELY. CITY OF KIRKWOOD PERMIT NO. (TBD)

SCOPE OF WORK

- 1. LOTS 509 S. HOLMES & 507 S. HOLMES MERGED INTO ONE LOT
- 2. SITE PREPARATION, GRADING PER SITE DESIGN - SITE AND CIVIL DRAWINGS PER SEPARATE PERMIT, MINIMAL RETAINING WALLS PER PLAN, RUNOFF MEASURES PER CITY OF KIRKWOOD AND MSD.
- 3. THE CONSTRUCTION OF 7 NEW DETACHED TWO-STORY TOWNHOME BUILDINGS WITH ONE UNIT EACH, WITH SUB-GRADE ATTACHED TWO-CAR GARAGES.
- 4. ALL NEW LANDSCAPING IN AREA OF LAND DISTURBANCE IN AND AROUND TOWNHOUSES AND IN RIGHT OF WAY PER CITY OF KIRKWOOD STANDARDS.
- 5. EXISTING OLD-GROWTH TREES TO REMAIN PENDING HEALTH & VITALITY ASSESSMENT. SEE G1.5 LANDSCAPE PLAN FOR NEW PLANTING SCOPE.
- 6. CONSTRUCTION OF SITEWORK; RETAINING WALLS, STREETS WITH FIRE APPARATUS ACCESS, NATURAL ROLLED CURB AND GUTTER PER PLAN, BRICK, CONC OR ROCK WALLS AND SITE FEATURES PER CIVIL AND ARCHITECTURAL DRAWINGS
- 7. NEW AUTOMATIC DRIP IRRIGATION SYSTEM FOR NEW PLANTERS AND TREES WITH RAIN SENSOR

PROPERTY INFORMATION

PROPERTY ADDRESS	507 + 509 S. HOLMES AVE. KIRKWOOD, MO 63122
PARCEL LOCATOR NUMBERS	24M610814 24M610832
BUILDING CODE	2015 IBC, 2015 IRC
FIRE SPRINKLERS	NOT PROVIDED
CENTRAL FIRE ALARM	NO

LEGAL DESCRIPTION

LOT C & B STROUP'S SUBDIVISION P.B. 57, PG.12

PARKING PROPOSED

PARKING PROVIDED INSIDE GARAGE WITH SOME DIRECT & SOME INDIRECT UNIT ACCESS: 14 FULL-SIZE SPACES

EACH PROPOSED UNIT HAS TWO DEDICATED PARKING SPACES IN CLOSED GARAGES

BUILDING AND CODE DATA

CONSTRUCTION TYPE: WOOD-FRAMED TYPE V

OCCUPANCY: R3

NON SPRINKLERED

2 STORY BUILDINGS WITH HIP GABLE ROOFS. NO OCCUPIED SPACE ON ROOF. REAR, BELOW-GRADE, BASEMENT LEVEL GARAGES.
NON-COMBUSTIBLE BRICK EXTERIOR WALLS

2HR WALL CONSTRUCTION TO BE PROVIDED ONLY WHEN BUILDING SEPARATIONS DO NO MEET NON-SPINKLERED CONSTRUCTION CODE REQUIREMENTS OR BETWEEN UNITS IN SAME BUILDING IF OCCURS

ZONING OVERLY

R-5 KIRKWOOD MULTIFAMILY

BUILDING HEIGHT FOR R-5

OVERALL HEIGHT REQUIRED: 35'-0" / 3 STORIES
PROPOSED HEIGHT: 30'-0"

EXTERIOR MATERIALS

BUFF BEIGE BRICK , PAINTED WOOD OR FIBERGLASS WINDOWS AND FACTORY FINISHED STANDING SEAM STEEL ROOFS.

BUILDING SETBACKS

S. HOLMES AVE. FRONT SETBACK REQUIRED -	35'-0"
S. HOLMES AVE. FRONT SETBACK PROPOSED -	35'-0"
E. ELLIOT AVE. FRONT SETBACK REQUIRED -	35'-0"
E. ELLIOT AVE. FRONT SETBACK PROPOSED -	13'-8"***

SOUTH INTERIOR PROPERTY LINE REAR SETBACK REQUIRED - 30'-0"
SOUTH INTERIOR PROPERTY LINE REAR SETBACK PROPOSED - 12'-0"

WEST INTERIOR SIDE SETBACK REQUIRED - 15'-0" [HALF BLDG HT]
WEST INTERIOR SIDE SETBACK PROPOSED - 30'-0"***

**ALIGNS w/ ADJACENT EXISTING BUILDING ON E. ELLIOT AVE TO THE WEST

***PROPOSING TO INCREASE THIS SETBACK AS AN OFFSET FOR REDUCTION REQUESTS PER VARIANCES #1 & #2

SQUARE FOOTAGE SUMMARY

TOTAL LOT SQUARE FOOTAGE:	24,467 SF.
LOT COVERAGE REQUIRED R-5:	40%
BUILDABLE AREA:	9,785 SF.
TOTAL BUILDING FOOTPRINTS W/O PROJECTIONS:	6,126 SF.
LOT COVERAGE PERCENTAGE	25% TOTAL

DRAWING INDEX

GENERAL

- G-1.1 COVER SHEET
- G-1.2 SITE PLAN IMAGE COMPOSITE
- G-1.3 SITE CONTEXT IMAGES
- G-1.4 SITE PLAN ZONING STANDARDS, PROPOSED ADJUSTMENTS
- G-1.5 PROPOSED ADJUSTMENTS TABLE & AUTO TURN DIAGRAM
- G-1.6 LANDSCAPE / PLANTING PLAN + SITE IMPROVEMENT PLAN
- G-1.7 PROPOSED LANDSCAPE CHARACTER, DESIGN INSPIRATION

ARCHITECTURAL

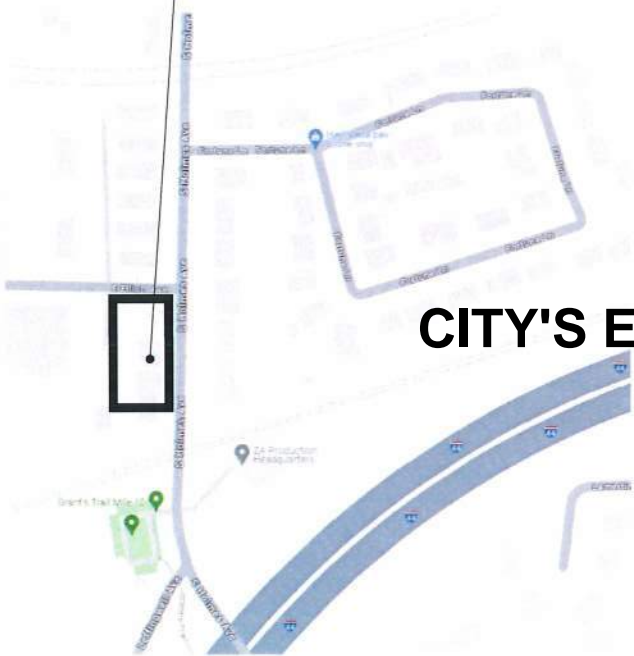
- A-1.0 SITE WITH GARAGE PLAN
- A-1.1 SITE WITH MAIN LEVEL PLANS
- A-1.2 SITE WITH SECOND LEVEL
- A-1.3 MASSING IMAGES

SITE SURVEY

- 1 OF 3 SITE SURVEY COVER SHEET
- 2 OF 3 PROPERTY BOUNDARY INFORMATION
- 3 OF 3 EXISTING IMPROVEMENTS SITE SURVEY



PROJECT LOCATION:
507 S. HOLMES
509 S. HOLMES



VICINITY MAP



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

PROJECT INFORMATION

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

G-1.1



1 SITE OVERLAY WITH PROPOSED BUILDING AREA SETBACK ADJUSTMENTS

NOTES:

THIS PLAN IMAGE ILLUSTRATES THE PROPOSED BUILDING AREA ADJUSTMENT AND THE ADJACENT BUILDING MASSING

KEY - LEGEND

- 1 2-3 STORY EXISTING BRICK WAREHOUSE
- 2 2 STORY BRICK APARTMENTS
- 3 2 STORY SHED
- 4 1 STORY EXISTING, NON-CONFORMING SINGLE-FAMILY HOUSE
- 5 FUTURE 10' WIDE GRANT'S TRAIL EXTENSION TO DOWNTOWN
- 6 60' PIN OAK
- 7 60' TULIP POPLAR



A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

THE MAJE RESIDENCES
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

SITE PLAN IMAGE COMPOSITE

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

CITY'S EXHIBIT 7.2

G-1.2

COPYRIGHT 2024 HOUSE OF HOARD, LLC



KEY - LEGEND

- ① CORNER OF 507 S. HOLMES AVE.; VIEW FROM INTERSECTION OF S. HOLMES AVE. & E. ELLIOT AVE.
- ② CORNER OF 507 S. HOLMES AVE. VIEW FROM E. ELLIOT AVE.
- ③ CORNER OF 507 S. HOLMES AVE. VIEW FROM S. HOLMES AVE.
- ④ 509 S. HOLMES AVE.
- ⑤ 2 MATURE TREES IN REAR OF 507 S. HOLMES AVE. PROPERTY



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

SITE CONTEXT IMAGES

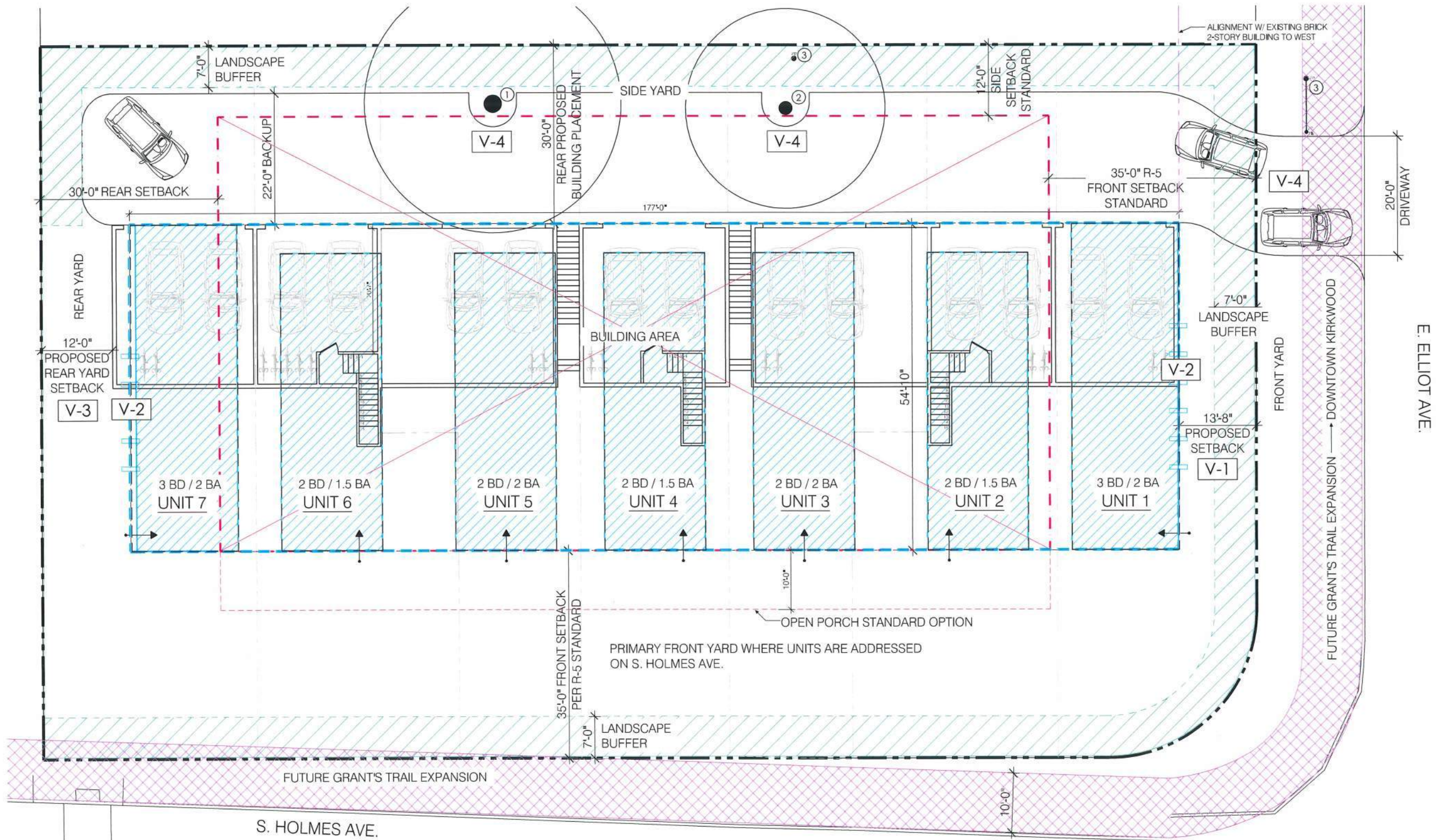
PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

G-1.3

COPYRIGHT 2024 HOUSE OF HOARD, LLC

CITY'S EXHIBIT 7.3



SITE PLAN

LEGEND		KEY FEATURES	
	PROPERTY LINE	①	3 1/2" CALIPER EXISTING OLD GROWTH PIN OAK
	BY RIGHT BUILDING AREA	②	2 1/8" CALIPER EXISTING OLD GROWTH TULIP POPLAR
	PROPOSED BUILDING AREA	③	EXISTING POWER POLE
	PROPOSED UNIT ENTRY	V-1	VARIANCE REQUEST 1*
	7'0" LANDSCAPE BUFFER	V-2	VARIANCE REQUEST 2*
	10'0" EASEMENT FOR FUTURE GRANT'S TRAIL EXTENSION	V-3	VARIANCE REQUEST 3*
	PROPOSED UNITS	V-4	VARIANCE REQUEST 4*
		*REFER TO SHEET G-1.5 FOR VARIANCE TABLE	

1/8" = 1'0" **
*WHEN PLOTTED ON 24"x36" PAPER



CITY'S EXHIBIT 7.4



PROJECT NAME:

THE MAJE RESIDENCES
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

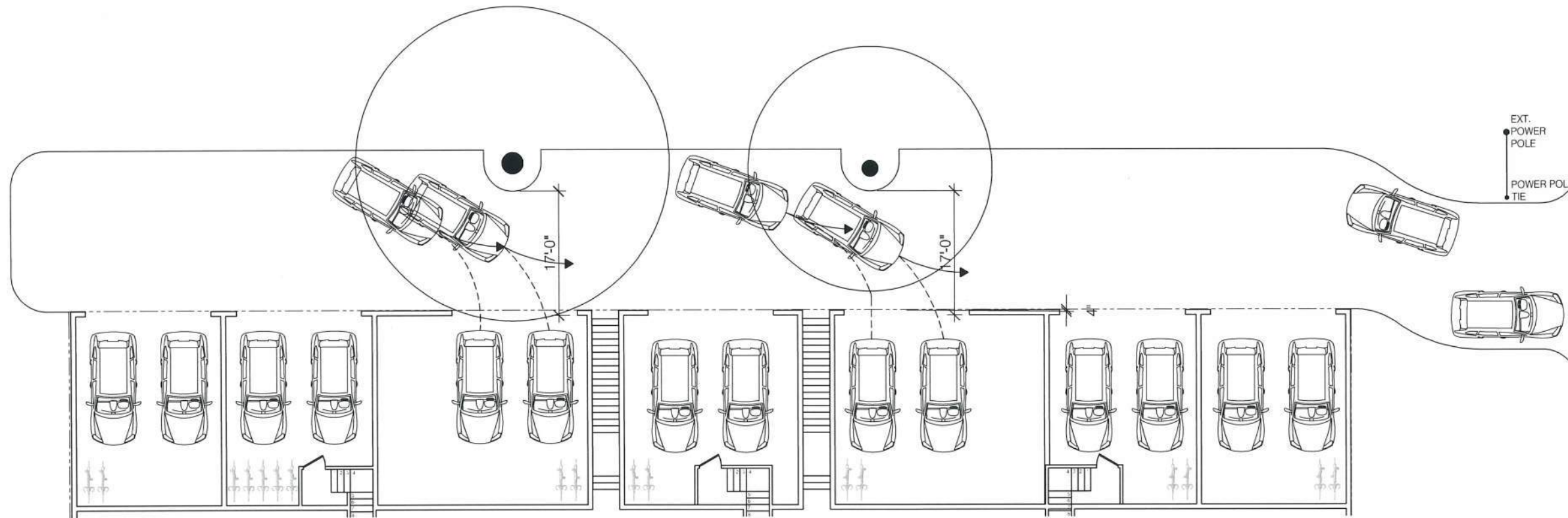
SITE PLAN ZONING STANDARDS

PROPOSED ADJUSTMENTS

PROJECT ARCHITECT: STEVE HOARD

DATE
07/15/2024

G-1.4



2 BACK-UP AUTO-TURN DIAGRAM
SCALE: 1/8" = 1'-0" *WHEN PLOTTED ON 24"x36" PAPER

VARIANCE TABLE								
ITEM	PROPOSED ADJUSTMENT	LOCATION ON SITE	CATEGORY	R-5 STANDARD	PROPOSED	REASON	FINDINGS	RATIONAL
V1	REDUCTION OF NORTH/ELLIOT STREET SETBACK	ELLIOT STREET FRONTAGE	ZONING STANDARDS	35' FRONT SETBACK	13'-8" FRONT SETBACK- ACTS LIKE SIDE SETBACK	PROPOSED TOWNHOMES WILL HAVE ADDRESSES & FRONT DOORS ALONG S. HOLMES AVE WHICH IS THE LONG END OF THE LOT. ALTHOUGH THE PROPOSED DEVELOPMENT FACES OUT LIVING USES TO ELLIOT, THE NORTH FRONTAGE FUNCTIONS AS A SIDE YARD	CURRENT ZONING CODE GUIDELINES THAT DEEM FRONT YARDS AS THE SHORT LENGTH OF THE LOT FACING THE STREET PROHIBIT A MORE SOPHISTICATED AND APPROPRIATE SOLUTION FOR BUILDING OUT THIS LOT TO A COMPATIBLE NEIGHBORHOOD SCALE AND DENSITY. THE GENEROUS RIGHT OF WAY AT ELLIOT STREET AND THE SMALL COMPATIBLE SCALE OF THE PROPOSED TOWNHOMES MAKE SENSE FOR THE NEIGHBORHOOD TO ALLOW THIS REDUCTION.	507 S HOLMES AVE RESIDENTIAL LOT IS A SINGULAR CONDITION ON ELLIOT STREET THAT DOES NOT HAVE ANY OTHER RESIDENTIAL LOT DESIGNATIONS ALL THE WAY TO A DEAD END ON ELLIOT TO THE WEST. PURPOSED BUILDING ON ELLIOT ALIGNS WITH THE ADJACENT BUILDING TO THE WEST.
V2	ALLOWANCE OF STANDARD R-5 YARD PROJECTION OF ARCHITECTURAL FEATURE UP TO 30" PER	ELLIOT STREET FRONTAGE AND SOUTH INTERIOR PL	ZONING STANDARD	30" INTO YARD	30" INTO ADJUSTED FRONT YARD	PROPOSED TOWNHOMES WILL HAVE LARGE PATIOS FACING ELLIOT - NORTH FRONTAGE FUNCTION AS A SIDE YARD	ALLOWING UP TO A 30" ENCROACHMENT IN THE ADJUSTED FRONT YARD ENABLES THE BUILDING TO HAVE AN ARCHITECTURAL SHADE FEATURE, PROVIDING DEEPER GLAZING AND MORE BEAUTIFUL BUILDING ARTICULATION FROM ELLIOT	NORTH FRONTAGE FUNCTION AS A SIDE YARD BUILDING 1 WILL HAVE MORE FACADE ARTICULATION
V3	REDUCTION OF SOUTH/INTERIOR PROPERTY LINE SETBACK - FUNCTIONS LIKE A SIDE YARD	INTERIOR SOUTH PROPERTY LINE	ZONING STANDARD	30' REAR SETBACK	12'-0" REAR SETBACK- ACTS LIKE SIDE SETBACK	PROPOSED TOWNHOMES WILL HAVE ADDRESSES & FRONT DOORS ALONG S. HOLMES AVE WHICH IS THE LONG END OF THE LOT. THE SOUTH FRONTAGE FUNCTIONS AS A SIDE YARD.	THE PROPOSED TOWNHOMES ARE A LOW TWO-STORIES AND ARE COMPATIBLE IN SCALE AS A TRANSITION FROM THE EXISTING NON-CONFORMING SINGLE FAMILY ADJACENT HOME AT 511 S HOLMES. ALLOWING A 12' SETBACK WOULD BE 3'-3" WIDER THAN THE CURRENT CONDITION OF 8'-7" AND WILL CREATE MORE SPACE THAT EXISTS TODAY BETWEEN NEIGHBORS	CURRENT ADJACENT USES ARE NON-CONFORMING SINGLE-FAMILY HOME IN R-5 ZONING AND CONFIRMING TWO-STORY SHED IN ADJACENT INDUSTRIAL ZONE THIS FRONTAGE ACTS LIKE A SIDE YARD, AS THE 511 S HOLMES NORTH DOES AND WOULD BE MORE COMPATIBLE FOR FUTURE GROWTH AND PLANNED DENSITY GOALS FOR KIRKWOOD
V4	ENCROACHMENT INTO REQUIRED DRIVE ISLE TO PRESERVE TWO MATURE SITE TREES AND DRIVEWAY WIDTH REDUCTION FOR EXISTING UTILITIES	INTERIOR WEST PROPERTY LINE ADJACENT TO INDUSTRIAL ZONING	ZONING STANDARD	22' MINIMUM DRIVE WIDTH	17' TO CURB FOR AN APPROXIMATELY 8' WIDE ZONE	BOTH MATURE OLD-GROWTH TREES SHOULD BE PRESERVED PER THE CITY GUIDELINES THE POSITION OF EACH ENCROACHMENT INTO THE DRIVE DOES NOT LIMIT THE ABILITY OF ANY RESIDENTS TO BACK OUT TO THE SIDE OF EACH TREE BULB OUT	THERE IS MORE THAN AMPLE WIDTH FOR ALL ABILITIES OF DRIVERS TO DRIVE PAST, BACK AROUND AND PASS BY OPPOSITE TRAFFIC ON THE DRIVEWAY WITH TWO TREE BULB OUTS IN DRIVE	THE 22 DRIVE ISLE WIDTH IS BEING ABIDED BY AS A DESIGN. IT MAKES MORE SENSE TO ALLOW THE BULB OUTS IN LIEU OF REMOVING TWO MATURE OLD-GROWTH TREES.

1 ADJUSTMENTS TABLE
NTS

CITY'S EXHIBIT 7.5



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

THE MAJE RESIDENCES
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE
RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

PROPOSED
ADJUSTMENTS
TABLE +
AUTO TURN
DIAGRAM

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH




DATE
07/15/2024

G-1.5



LANDSCAPE PLAN







TREE SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME	SIZE
TREES			
	QUERCUS PHELLOS	WILLOW OAK	2" MIN. CALIPER
	CERCIS CANADENSIS	REDBUD	1-1/2" MIN. CALIPER
	CORNUS FLORIDA	DOGWOOD	1-1/2" MIN. CALIPER

PLANT SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME
SHRUBS		
	ILEX GLABRA 'COMPACTA'	INKBERRY
	BUXUS SINICA VAR. INSULARIS	KOREAN BOXWOOD
	BUXUS MICROPHYLLA VAR. JAPONICA	JAPANESE BOXWOOD
VINES		
	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA
	CLEMATIS LANUGINOSA	NELLY MOSER

PLANT SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME
GROUNDCOVERS		
	UNIPERIOS HORIZONTALIS	CREeping JUNIPER
	LATIN NAME	LILY TURF
	LATIN NAME	MONDO GRASS
	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
	SEDUM PULCHELLUM	ROSETTE STONECROP
	..	CRUSHED STONE / GRAVEL

KEY NOTES

1. FOOT LIGHTING
2. POLE LIGHTING
3. GENERAL PATH OR FLOOD
4. CONCRETE PAVING
5. 3" HIGH PLASTERED CONCRETE SITE WALL
6. 4" HIGH PLASTERED CONCRETE SITE WALL
7. 6" HIGH PRIVACY FENCE
8. BRICK PERGOLA COLUMNS
9. PAINTED STEEL ARBOR
10. ARBOR ABOVE ROOF
11. PLUNGE POOL
12. SHALLOW POND, 2" DEEP MAX.
13. CONCRETE SITE STAIR, 7" RISE / 11" RUN TYP.
14. CONCRETE PATIO SLOPE 1/8" PER FOOT AWAY FROM STRUCTURES TYP.
15. MASONRY OR STONE BENCH 18" ABOVE GRADE



CITY'S EXHIBIT 7.6



PROJECT NAME:

THE MAJE RESIDENCES
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE
RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

LANDSCAPE /
PLANTING + SITE
IMPROVEMENT
PLAN

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH

DATE
07/15/2024

G-1.6



① DESIGN INSPIRATION



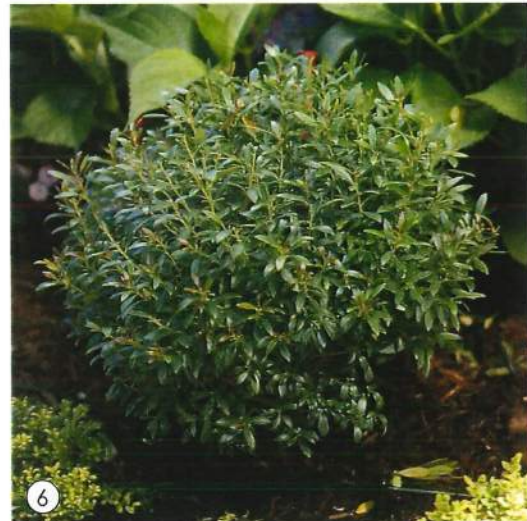
②



③



④



⑥



⑦



⑦



⑧



⑤



⑪



⑫



⑩



⑨



⑬

LANDSCAPE SCHEMATIC DESIGN CONCEPT PALETTE

- ① DESIGN INSPIRATION: FRONT AND SIDE YARDS TO INCLUDE PLANTINGS OF CREEPING JUNIPER AND CLIPPED MOUNDS INKBERRY AND BOXWOODS

TREES:

- ② WILLOW OAK CANOPY TREE
③ EXISTING OLD GROWTH PIN OAK & TULIP POPLAR TREES TO REMAIN
④ REDBUD UNDERSTORY TREE
⑤ DOGWOOD UNDERSTORY TREE

SHRUBS:

- ⑥ INKBERRY BUSH
⑦ KOREAN BOXWOOD
⑧ CLIMBING HYDRANGEA
⑨ NELLY MOSER

VINES:

GROUND COVERS:

- ⑩ CREEPING JUNIPER
⑪ LILY TURF
⑫ MONDO GRASS
⑬ PRAIRIE DROPSEED



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE CHARACTER

DESIGN INSPIRATION

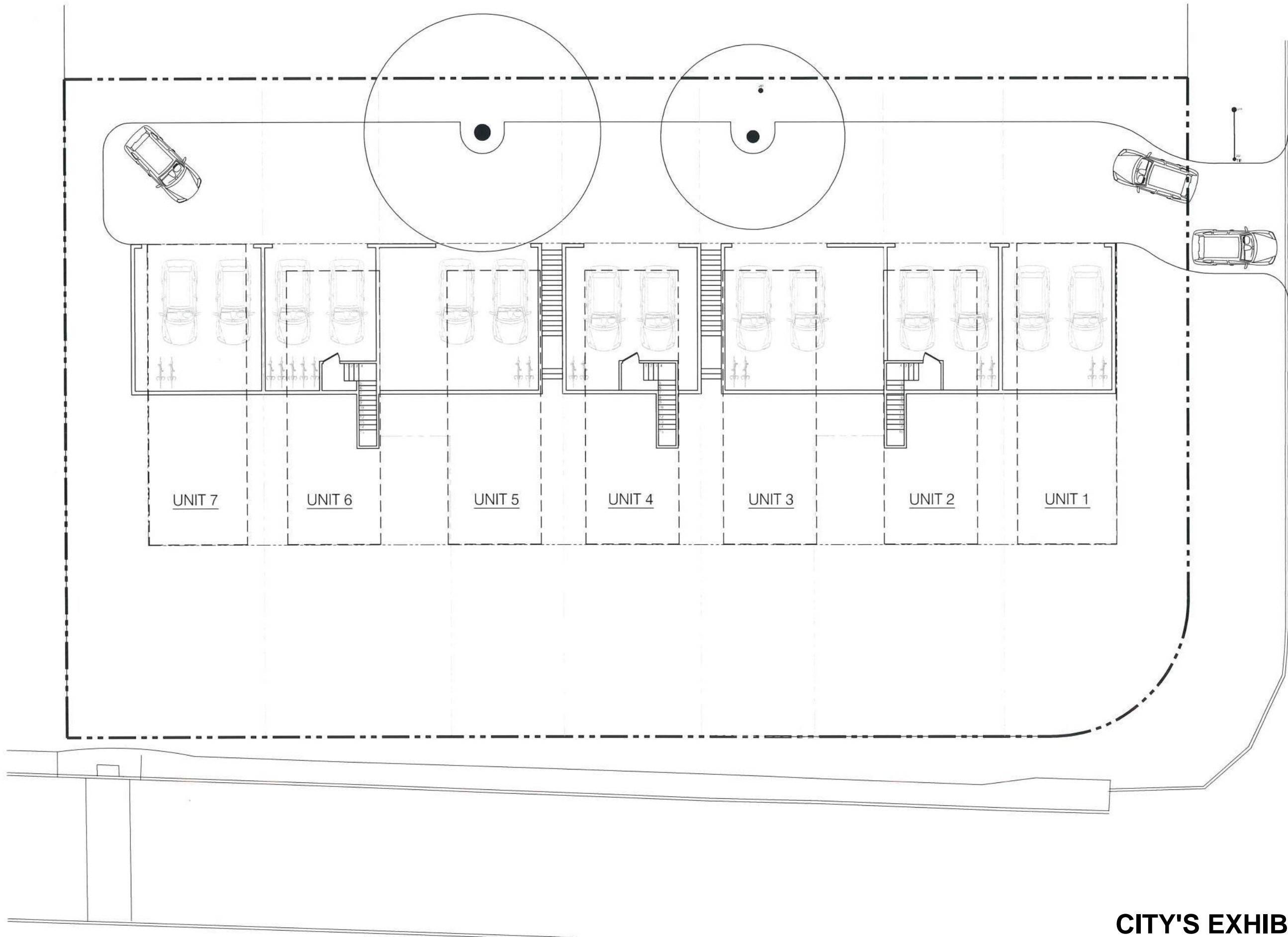
PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

G-1.7

COPYRIGHT 2024 HOUSE OF HOARD, LLC

CITY'S EXHIBIT 7.7



GARAGE BASEMENT LEVEL PLAN

CITY'S EXHIBIT 7.8



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE
RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

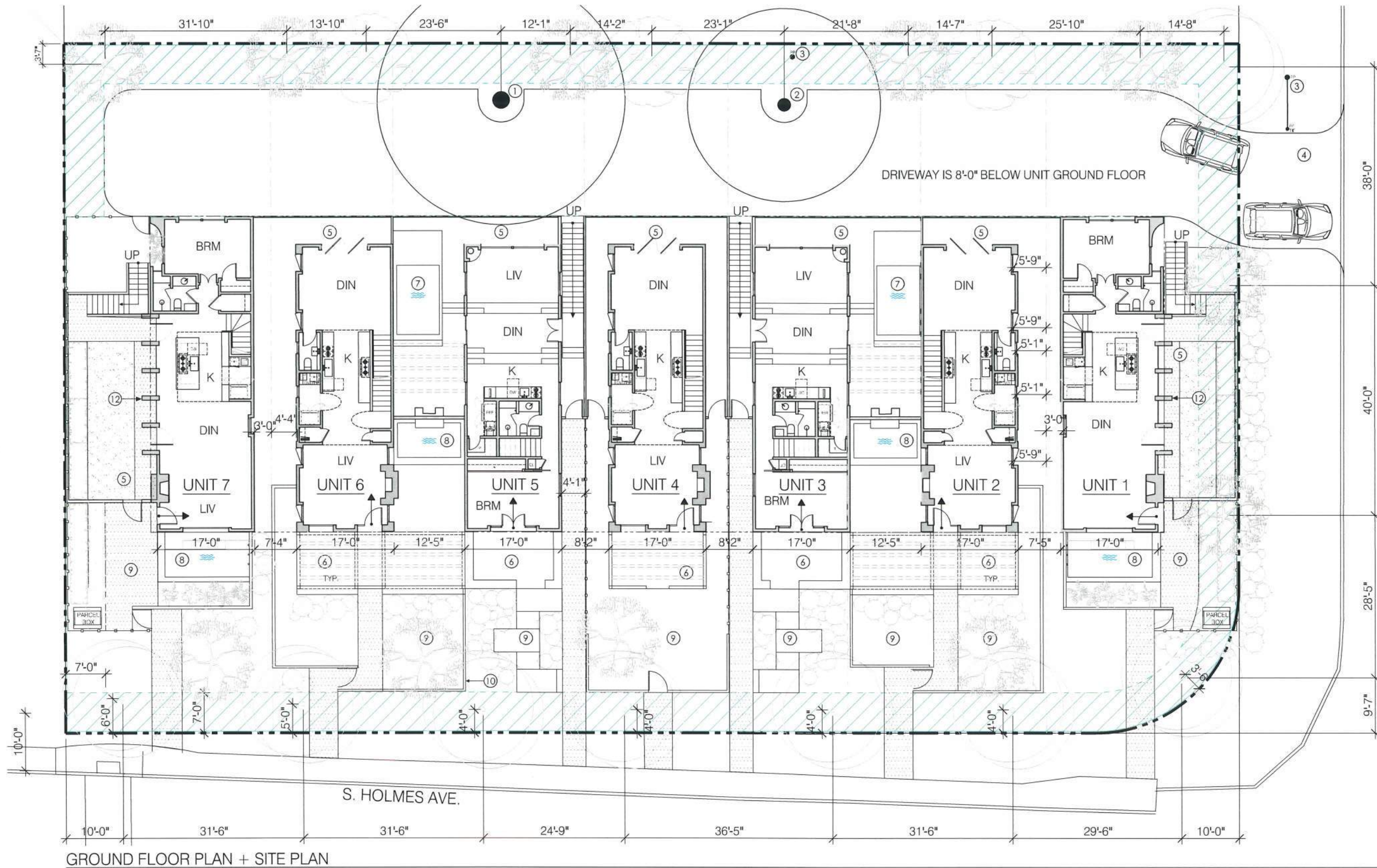
GARAGE
BASEMENT LEVEL
FLOOR PLAN

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

A-1.0

COPYRIGHT 2024 HOUSE OF HOARD, LLC



GROUND FLOOR PLAN + SITE PLAN

LEGEND	KEY FEATURES
PROPERTY LINE	① 3'-0" CALIPER EXISTING OLD GROWTH PIN OAK TO REMAIN
UNIT ENTRY	② 2'-6" CALIPER EXISTING OLD GROWTH TULIP POPLAR TO REMAIN
7'-0" LANDSCAPE BUFFER	③ EXISTING POWER POLE
NEW UNIT ENTRY SIDEWALK	④ NEW CURB-CUT & DRIVE AISLE FOR REAR GARAGE ENTRY
	⑤ PATIO
	⑥ PORCH
	⑦ SWIMMING POOL
	⑧ SHALLOW WATER FEATURE
	⑨ LANDSCAPE DOOR YARD
	⑩ TYPICAL LOW DOOR YARD WALLS
	⑪ TYPICAL UPGRADED PAVING FRONT WALK
	⑫ ARCHITECTURAL SHADE FEATURE

1/8" = 1'-0"
*WHEN PLOTTED
ON 24"x36" PAPER

CITY'S EXHIBIT 7.9



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

FIRST FLOOR PLAN + SITE COMPOSITE PLAN

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

A-1.1

COPYRIGHT 2024 HOUSE OF HOARD, LLC



SECOND FLOOR PLAN

1/8"=1'-0"



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:
'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:	
DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

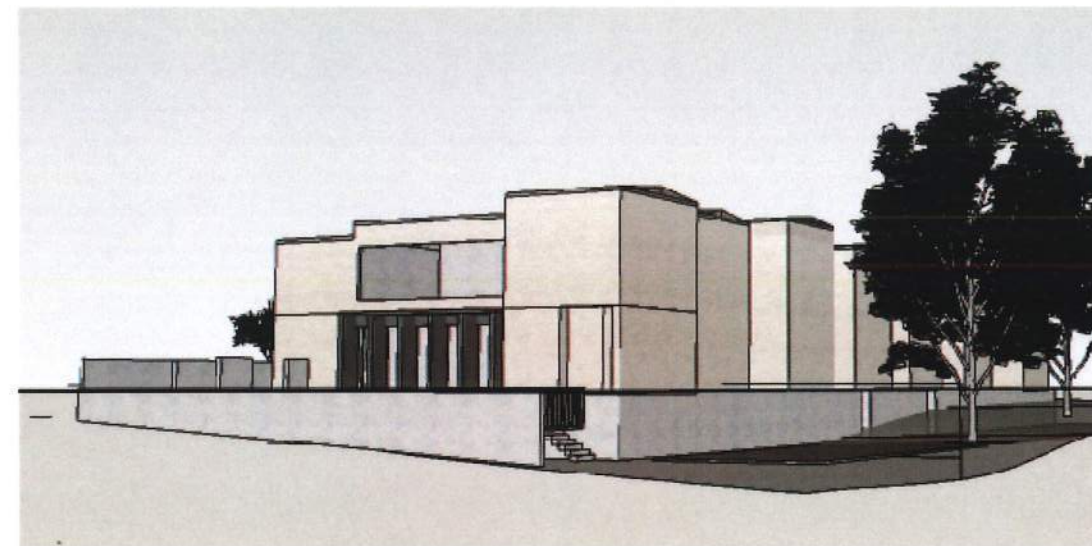
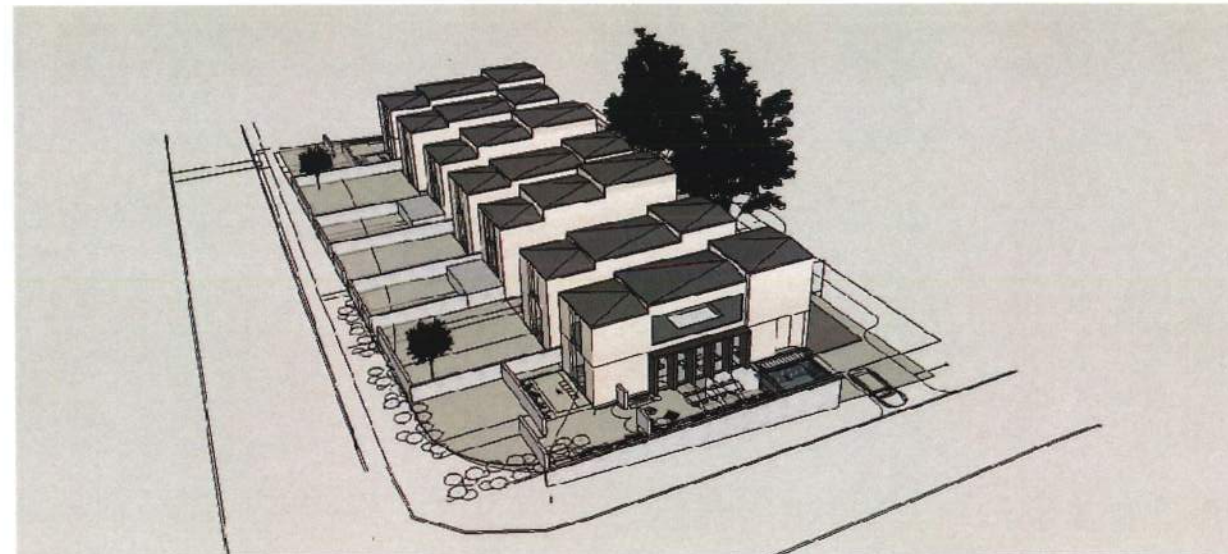
SECOND FLOOR FLOOR PLAN

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

A-1.2
COPYRIGHT 2024 HOUSE OF HOARD, LLC

CITY'S EXHIBIT 7.10



HOUSE OF HOARD
Architecture and Development, LLC

A SAINT LOUIS MISSOURI COMPANY
P: 619-723-2147



PROJECT NAME:

'THE MAJE RESIDENCES'
507 S. HOLMES AVE.
KIRKWOOD, MO 63122

THE MAJE RESIDENCES

PROJECT OWNER:

HOLMES LIVING, LLC
1125 DUNWOODY DRIVE
ST. LOUIS, MO 63122

BOARD OF ADJUSTMENT
SUBMITTAL

ISSUANCE:

DATE	ISSUE
06/13/2024	PRE-PLANNING REVIEW
07/15/2024	BOARD OF ADJUSTMENT SUBMITTAL

SHEET TITLE:

MASSING IMAGES

PROJECT ARCHITECT: STEVE HOARD
DRAWN BY: AH
CHECKED BY: SH

DATE
07/15/2024

A-1.3

COPYRIGHT 2024 HOUSE OF HOARD, LLC

CITY'S EXHIBIT 7.11

Lauren A. Hoerr

From: Laurie Asche
Sent: Monday, August 5, 2024 7:35 AM
To: Lauren A. Hoerr
Cc: Jonathan D. Raiche
Subject: FW: Board of Adjustment

Follow Up Flag: Follow up
Flag Status: Completed

Lauren,
Please see below.

Thank you,
Laurie

From: Ellen Wentz <gotakeahike2@gmail.com>
Sent: Thursday, August 1, 2024 9:06 PM
To: Laurie Asche <Aschelb@kirkwoodmo.org>
Subject: Board of Adjustment

Caution! This message was sent from outside your organization.

Laurie,

Please pass this on to the Board of Adjustments!

Please allow the four variances to construct 7 townhomes at 507 S. Holmes Ave. Kirkwood is in need of housing in this price range.

Thank you,
Ellen Wentz
544 Pamela Ln
Kirkwood, MO 63122-1138

CITY'S EXHIBIT NO. 8.1

Lauren A. Hoerr

From: Lauren A. Hoerr
Sent: Friday, August 9, 2024 3:55 PM
To: 'Beth Heuermann'
Subject: RE: support the variances for proposed construction at 507 S. Holmes

Hi Beth,

Thank you for your comment. It will be presented to the Board of Adjustment at the hearing as an exhibit and be part of the public record.

Best,
Lauren

From: Beth Heuermann <beth.heuermann@yahoo.com>
Sent: Friday, August 9, 2024 3:14 PM
To: Lauren A. Hoerr <hoerrla@kirkwoodmo.org>
Subject: support the variances for proposed construction at 507 S. Holmes

Caution! This message was sent from outside your organization.

Dear Board of Adjustment Members:

I support the minor variances for the proposed construction of a 7 unit multi-family townhome project located at 507 S. Holmes. The proposed frontline setbacks would fit the character of the neighborhood and would preserve the two large oak trees on the site. I have seen the plans for this proposed project, and it would be a great multi-family addition for the area nearby and for Kirkwood.

Thank you for your time.

Beth Heuermann
752 Dougherty Place
Kirkwood, MO 63122

Lauren A. Hoerr

From: Lauren A. Hoerr
Sent: Monday, August 12, 2024 5:00 PM
To: 'egough1111@gmail.com'
Cc: Amy G. Lowry; Laurie Asche
Subject: RE: Maje Residence - please grant the variance

Hi Ellen,

Thank you for your comment. It will be presented to the Board of Adjustment at the hearing as an exhibit and be part of the public record.

Best,
Lauren

From: Laurie Asche <Aschelb@kirkwoodmo.org>
Sent: Monday, August 12, 2024 4:54 PM
To: Lauren A. Hoerr <hoerrla@kirkwoodmo.org>; Amy G. Lowry <lowryag@kirkwoodmo.org>
Subject: Fw: Maje Residence - please grant the variance

Please see below.

Laurie

From: Ellen Gough <egough1111@gmail.com>
Sent: Monday, August 12, 2024 3:54:56 PM
To: Laurie Asche
Subject: Maje Residence - please grant the variance

Caution! This message was sent from outside your organization.

Hello Ms. Asche,

Just writing to say that I support granting the variance for the Maje Residences. I think these kinds of homes will be greatly appreciated by those wanting to have a walkable community. If possible, please save the trees and let folks enjoy Grant's Trail.

Many thanks,

Ellen Gough

Lauren A. Hoerr

From: Lauren A. Hoerr
Sent: Monday, August 19, 2024 5:00 PM
To: 'Geraldine'
Subject: RE: Housing project at 507 S. Holmes

Hi Geraldine,

Thank you for your comment. It will be presented to the Board of Adjustment at the hearing as an exhibit and be part of the public record.

Please feel free to let me know if you have any questions.

Best,
Lauren

Lauren Hoerr, MUP, MPA (she/her)
Planner I – Planning and Zoning Division
City of Kirkwood
139 S. Kirkwood Rd
Kirkwood, MO 63122
hoerrla@kirkwoodmo.org
314-822-5899



WHERE COMMUNITY AND SPIRIT MEET®

[Click here to search for Permits/Inspection Status](#)

From: Geraldine <2quiltingrev@gmail.com>
Sent: Saturday, August 17, 2024 5:22 PM
To: Lauren A. Hoerr <hoerrla@kirkwoodmo.org>
Subject: Housing project at 507 S. Holmes

Caution! This message was sent from outside your organization.

I want to support the request for variances for this housing project. It is important to Kirkwood and environmental health, in general, to preserve trees. They provide shade, a green city, and take up carbon dioxide while producing oxygen. The variances will fit in with the surrounding housing and it is to everyone's advantage to make it possible for builders to preserve trees.

Thank you,
Geraldine Proctor
930 Quanal Ct., Kirkwood 63122



Orange = R-5 Multi-family Residential District
Gray = I-1 Light Industrial District

Case Summary

Case Number		12-2024			
Zoning District		R-4			
Project Address		1215 Lynchester Ln			
Applicant Name		Anthony Messner			
Property Owner		Anthony Messner			
Article	VI	Section	25-48	Sub-Section	(b)(1)
Variance Request		Side yard setback for a deck			
Required		8.00'			
Proposed		6.48'			
Variance Requested		1.52'			

Summary approved by: LAH



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122

*An appointment with staff is required prior to the submittal of a variance application to assist in preparing your submittal information. Please contact Lauren Hoerr, Planner I at 314-822-5899 to schedule an appointment.

Action Requested:

☒ Variance of Zoning Code

- ☒ \$240 non-refundable filing fee for additions/alterations to existing single-family structures and for accessory structures such as shed, garages, and swimming pools
- ☐ \$500 non-refundable filing fee for all others not listed above,
- ☐ \$50 fee for each additional variance request on the same application.
- ☐ Variance of Fence Code- \$200 non-refundable filing fee (per Code §5-45(c))
- ☐ Appeal the decision of the Building Commissioner - \$240 non-refundable filing fee
- ☐ Appeal the interpretation of the Zoning Code - \$500 non-refundable filing fee

Project Address 1215 LYNCHES TER LANE KIRKWOOD, MO

Type of Work: ☐ New Construction ☐ Addition ☒ Other DECK

Type of Structure: ☒ Single-family ☐ Multi-family ☐ Commercial ☐ Accessory
☐ Other _____

Has a previous variance application been filed on these premises within the last three (3) years?
☐ Yes ☒ No *If yes, provide available information that may affect this application.

I hereby certify that all the information provided, including that contained in any supporting documents submitted, is true and accurate to the best of my knowledge and belief.

Applicant Information: ☒ Property Owner ☐ Occupant ☐ Contractor ☐ Architect ☐ Other _____

Name ANTHONY MESSNER Phone 314-713-0679

Address 1215 LYNCHES TER LANE

City/State/Zip KIRKWOOD, MO 63122 E-mail trmessner27@gmail.com

Applicants Signature Anthony Messner Date 8/4/24

Property Owner Information (if different from above):

Name N/A Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

City Use Only

Date Stamp

Meeting Date: 9/9/24

Case #: 12-2024

Zoning District: R-4

Received by: JH

CITY'S EXHIBIT NO. 1.1

Board of Adjustment Variance Application

VARIANCE(S) REQUESTED:

Setback (front, side, rear)	Required	Requested	Variance Needed	Code Section
SIDE	8 ft	6.48	1.52	

Other:	Code Section:
Describe:	
Other:	Code Section:

BOARD OF ADJUSTMENT - SUBMITTAL SCHEDULE 2024

Schedule is subject to change

LAST DATE FOR SUBMITTAL *	BOARD OF ADJUSTMENT MEETING DATE**
December 11, 2023	January 8, 2024
January 16, 2024	February 12, 2024
February 12	March 11
March 11	April 8
April 15	May 13
May 13	June 10
June 10	July 8
July 15	August 12
August 12	September 9
September 16	October 14
October 14	November 11
November 11	December 9
December 16, 2024	January 13, 2025

CITY'S EXHIBIT NO. 1.2

Anthony and Amy Messner

1215 Lynchester Lane
Kirkwood, MO 63122
314-713-0679
trmessner27@gmail.com

August 9, 2024

City of Kirkwood Planning and Development Services
Board of Adjustment- Variance Request
139 S Kirkwood Rd
Kirkwood, MO 63122

City of Kirkwood Board of Adjustment,

Hope this letter finds you well! I am writing in regards to a proposed various request for property located at 1215 Lynchester Lane, Kirkwood, MO. Stated below you will find the reasons for the proposed request:

- The property is a corner lot which makes the side yard less than 25 feet wide.
- The house is not parallel with property line. Southwest corner of proposed deck meets the 8 foot property set back however northwest corner is short 1.52 feet needed for proposed deck to be square with the house. The house is angled between the building lines.
- The placement of the spa as currently placed, 4 feet between spa and house would allow for wheel chair accessibility and a handicap access lift in the future due to homeowner's health condition. The opposed side of spa where variance is requested would allow for the three feet additional access into spa for other people(s). It would allow for access to remove locked cover for spa as required. That being said, it is our clear understanding that the Board of Adjustment must make their decision based on practical difficulties associated with the land of property, and not "people" problems. We are asking that you please consider this hardship as well.

Thank you for your consideration in this matter. We look forward to the meeting on September 9th, 2024.

Sincerely,

Anthony and Amy Messner

CITY'S EXHIBIT NO. _____

2



WHERE COMMUNITY AND SPIRIT MEET®

August 21, 2024

Anthony Messner
1215 Lynchester Ln
Kirkwood, MO 63122

Sent via email to: trmessner27@gmail.com

RE: Variance Request
Case No. 12-2024
1215 Lynchester Ln
Zoning District R-4

Hi Anthony:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing on September 9, 2024, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person at Kirkwood City Hall.** The Board of Adjustment is a duly constituted body with certain powers to grant a variance, which will permit a deviation from fixed standards, when the applicant can demonstrate to the Board that the standards set forth below will result in a practical difficulty. These powers are set forth in Article II, Section 25-24 of the Zoning and Subdivision Code of the City of Kirkwood; please refer to that section for any further information as to the powers of the Board as they apply to your variance.

You or your representative shall, at the time and place above, present all evidence that may have a bearing upon this case and that you believe to be relevant. This may include oral testimony under oath as well as the introduction of any documents or other records that you believe to be related to the proceedings. The burden of proof lies with the applicant. All proceedings before the Board are formal in that all testimony is under oath and a court reporter will make a verbatim transcript of all matters that are presented before the Board.

Article VI, Section 25-48, Sub-Section 25-48(b)(1) of the Zoning Code requires a side yard setback of 8.00 feet in this particular instance. You are proposing a new deck with a side yard setback of 6.48 feet. This is 1.52 feet closer to the side property line than the Zoning Code allows.

Article II, Section 25-24(c)(1) of the Zoning and Subdivision Code allows the Board of Adjustment to consider the following factors to determine whether a practical difficulty exists that would justify approval of an area or dimensional variance:

- (i) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands

or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions;

- (ii) Whether the variance is not substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- (iii) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- (iv) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- (v) Whether the property owner's request can be obviated through some method other than a variance;
- (vi) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- (vii) Whether a strict interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code.

I have attached the agenda for the meeting. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

CITY OF KIRKWOOD



Lauren Hoerr
Planner I

Encl. Meeting Agenda



**Board of Adjustment
Agenda
Monday, September 9, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. Approval of Journal – August 12, 2024

II. New Business

- a. **Case No. 10-2024** Holmes Living LLC — applicant for 507 and 509 S. Holmes Ave (R-5 Zoning District) — requests 4 variances from the Zoning Code to construct a new 7-unit multi-family townhome project.
- b. **Case No. 12-2024** Anthony Messner, homeowner — applicant for 1215 Lynchester Ln (R-4 Zoning District) — requests a variance from the Zoning Code to construct a deck that will not conform to side yard setback requirements.
- c. **Case No. 13-2024** Sydney Kuensting, homeowner — applicant for 1316 W Essex Ave (R-1 Zoning District) — requests 2 variances from the Zoning Code to construct a driveway that will not conform to driveway requirements.

Such hearings may be adjourned from time to time until completed. By order of: Kirk Hutchinson, Secretary – Board of Adjustment. Kirkwood, Missouri, August 23, 2024.

Staff Liaison: Lauren Hoerr; Phone: (314) 822-5899
Email: hoerrla@kirkwoodmo.org

Board of Adjustment: Chair Cindy Coronado, Vice Chair Pat Jones, Secretary Kirk Hutchison, Gerry Biedenstein, Sandy Behrens, Gil Kleinknecht and Paul Ward.

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. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.

The Countian - St. Louis County
100 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE ST. LOUIS COUNTIAN

Affidavit of Publication

To: City of Kirkwood - Lauren Hoerr
139 S. Kirkwood Road
Kirkwood, MO, 63122

Re: Legal Notice 2643056, CITY OF KIRKWOOD
State of MO }
} SS:
County of St. Louis County }

Before the undersigned Notary Public personally appeared Lisa Fowler on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 08/23/2024 edition and ending with the 08/23/2024 edition for a total of 1 publications, and that the date of publications were as follows: 08/23/2024.

Publishers fee: \$63.07

By:



Lisa Fowler

Sworn to me on this 26th day of
August 2024

By:



Karie C Clark

Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

CITY OF KIRKWOOD, MISSOURI

The Board of Adjustment of the City of Kirkwood will hold a Public Hearing in the City Hall Council Chambers, 139 S. Kirkwood Road, on September 9, 2024 at 7:00 P.M. to consider the following:
Case No. 10-2024 -- 507 and 509 S. Holmes Ave (R-5 Zoning District) -- 4 variance requests from the Zoning Code to construct a new 7-unit multi-family townhome project.

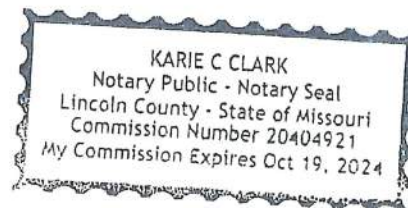
Case No. 12-2024 -- 1215 Lynchester (R-4 Zoning District) -- 1 variance request from the Zoning Code to construct a deck that will not conform to side yard setback requirements.

Case No. 13-2024 -- 1316 W Essex Ave (R-1 Zoning District) -- 2 variance requests from the Zoning Code to construct a driveway that will not conform to driveway requirements.

Such hearing may be adjourned from time to time until completed. Questions may be directed to Lauren Hoerr at 314-822-5899 or hoerrla@kirkwoodmo.org.

BY ORDER OF: Kirk Hutchinson,
Secretary -- Board of Adjustment
Kirkwood, Missouri, August 23, 2024.
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. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

2643056 County Aug. 23, 2024



CITY'S EXHIBIT 4

1215 LYNCHESHTER LN – 300 FT RADIUS MAILING MAP



RESIDENT
1201 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
230 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
218 HUNTLEIGH DR
SAINT LOUIS, MO 63122

RESIDENT
217 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
1124 SURREY HILLS DR
SAINT LOUIS, MO 63117

RESIDENT
205 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
212 HUNTLEIGH DR
SAINT LOUIS, MO 63122

RESIDENT
220 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
222 TIMBERCREST RD
SAINT LOUIS, MO 63122

RESIDENT
6467 MAIN ST
WILLIAMSVILLE, NY 14221

RESIDENT
214 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
1221 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
1215 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
208 HUNTLEIGH DR
SAINT LOUIS, MO 63122

RESIDENT
223 HUNTLEIGH DR
SAINT LOUIS, MO 63122

RESIDENT
229 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
8000 FORSYTH BLVD 8TH FL
SAINT LOUIS, MO 63105

RESIDENT
PO BOX 220121
SAINT LOUIS, MO 63122

RESIDENT
1248 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
1234 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
223 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
229 HUNTLEIGH DR
SAINT LOUIS, MO 63122

RESIDENT
213 WOODRIDGE RD
SAINT LOUIS, MO 63122

RESIDENT
224 HUNTLEIGH DR
SAINT LOUIS, MO 63122

RESIDENT
228 TIMBERCREST RD
SAINT LOUIS, MO 63122

RESIDENT
880 NORTHWOOD BLVD SUITE 3T
INCLINE VILLAGE, NV 89451

RESIDENT
1249 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
1237 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
303 W MADISON AVE
SAINT LOUIS, MO 63122

RESIDENT
1206 LYNCHES-TER LN
SAINT LOUIS, MO 63122

RESIDENT
303 GREENBRIAR ESTATES DR
SAINT LOUIS, MO 63122

RESIDENT
20490 SKOKIE VALLEU RDG
HIGHLAND PARK, IL 60035

RESIDENT
1214 LYNCHESTER LN
SAINT LOUIS, MO 63122

RESIDENT
600 W WOODBINE AVE
SAINT LOUIS, MO 63122

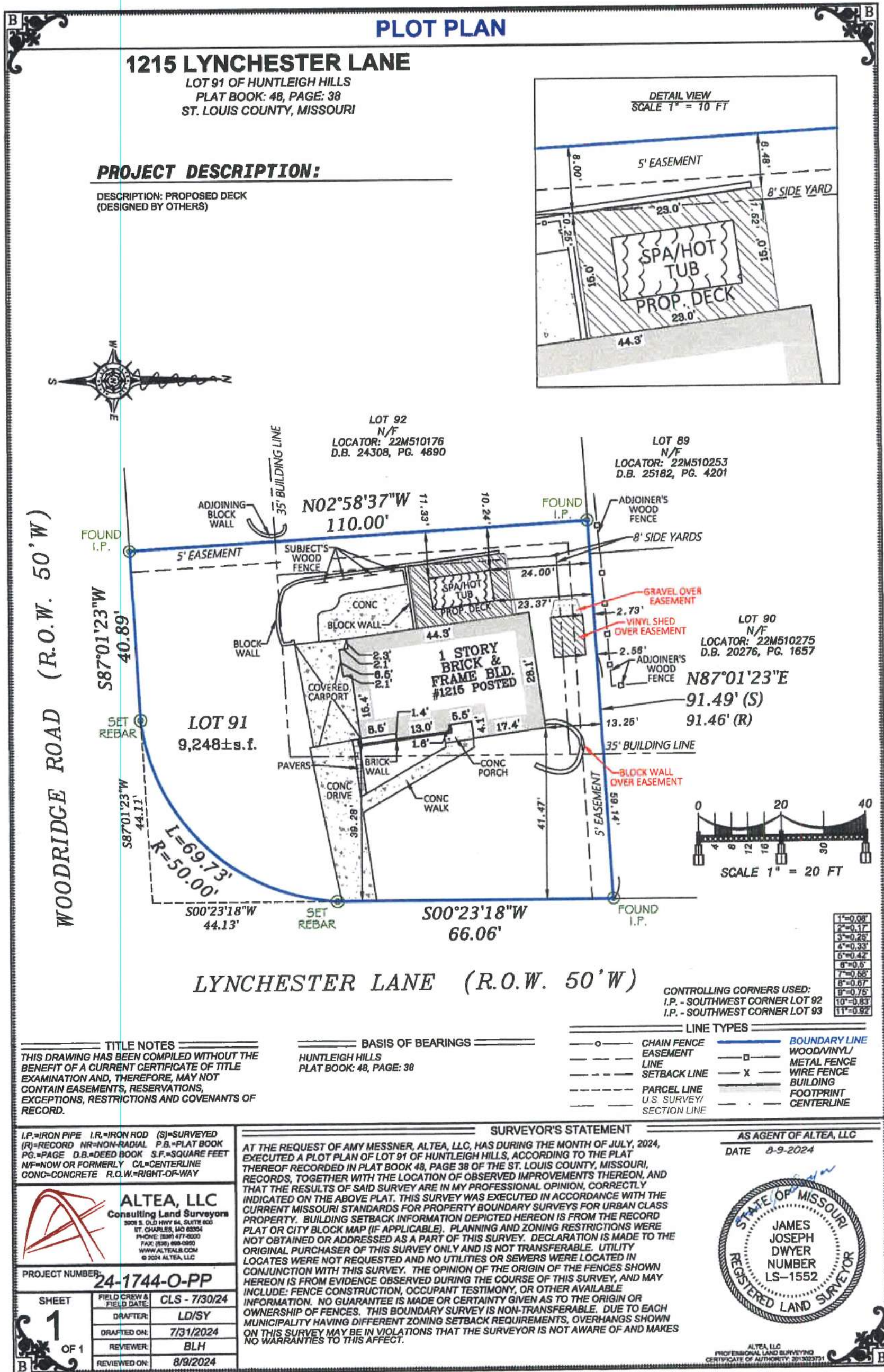
RESIDENT
925 N LINDBERGH BLVD
SAINT LOUIS, MO 63141

RESIDENT
6467 MAIN ST
WILLIAMSVILLE, NY 14221

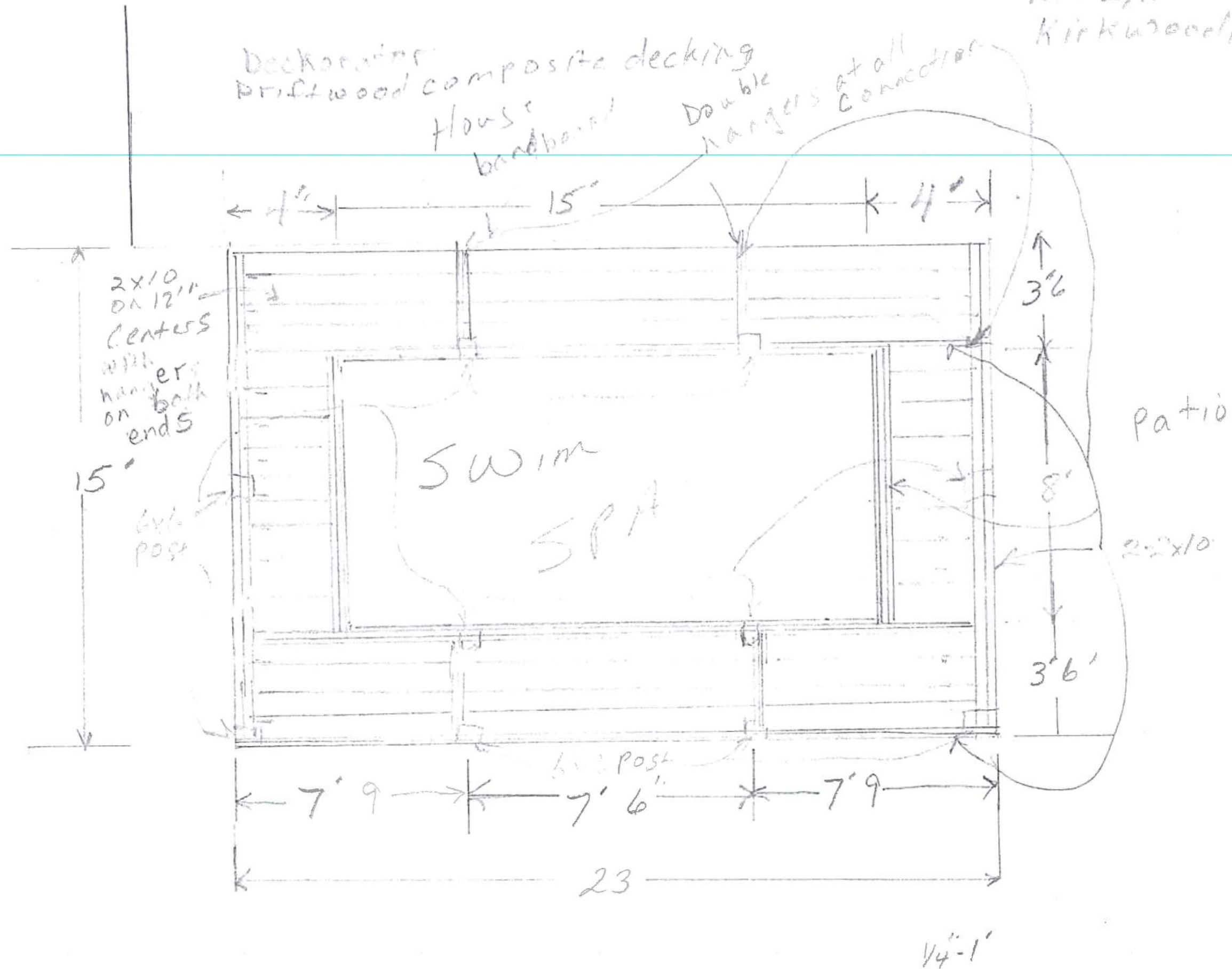
RESIDENT
10515 MANCHESTER RD
SAINT LOUIS, MO 63122

RESIDENT
1228 LYNCHESTER LN
SAINT LOUIS, MO 63122

RESIDENT
1220 LYNCHESTER LN
SAINT LOUIS, MO 63122



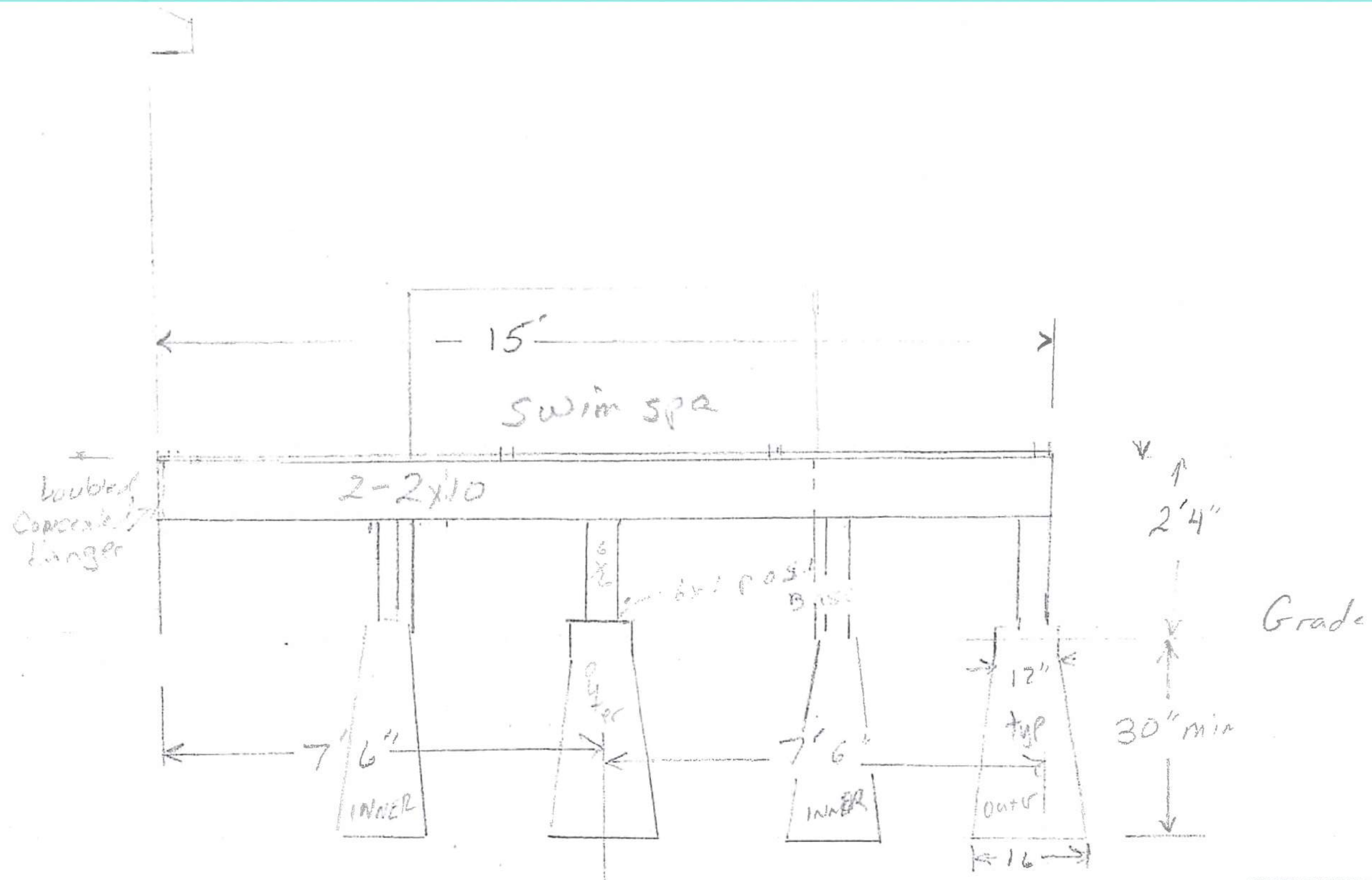
TONY & JIM MESSER
1215 Lynchester Ln
Kirkwood, MO 63122



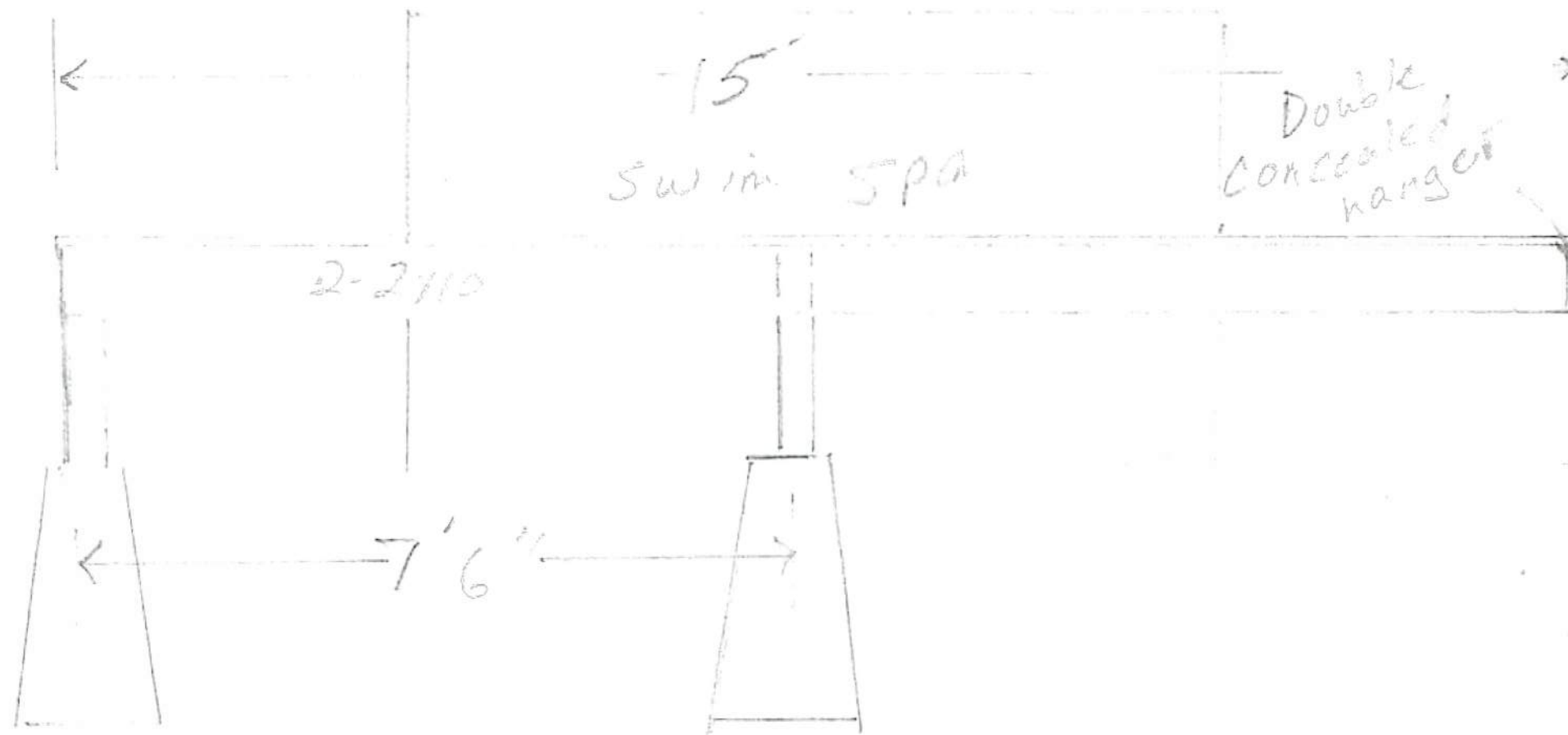
CITY'S EXHIBIT NO.

7.1

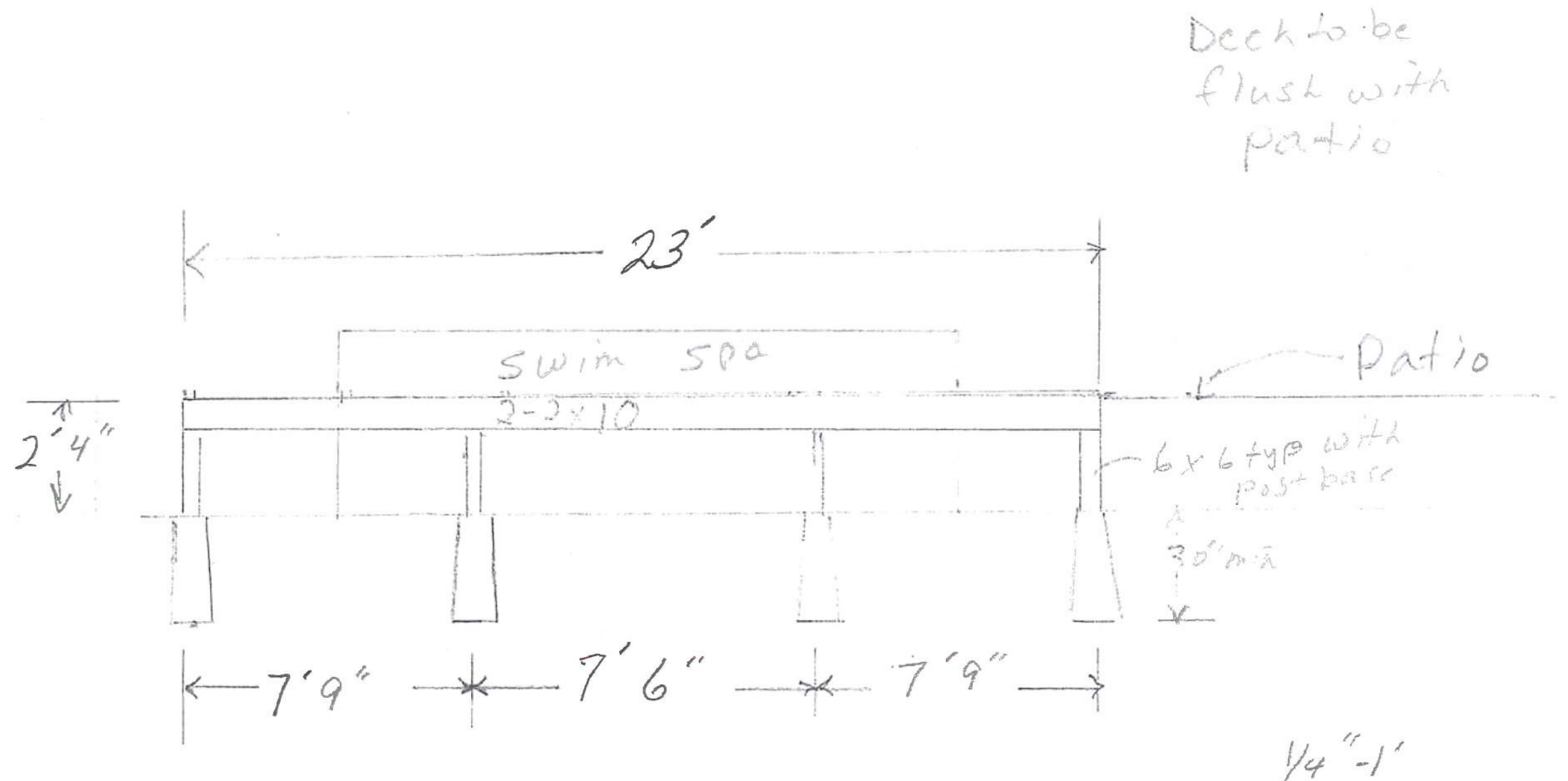
TONY & Amy MESSNER
1215 Lynchester Ln
Kirkwood, Mo. 63122

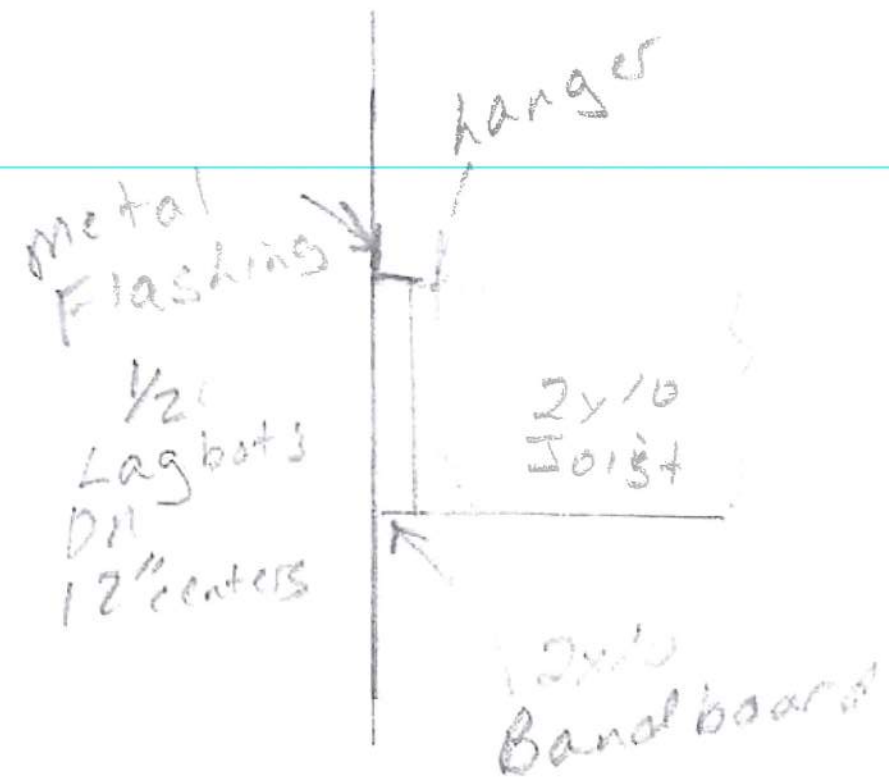


7004 & 7007 MESSNER
1215 Lyndale Ln.
Kirkwood, Mo. 63122

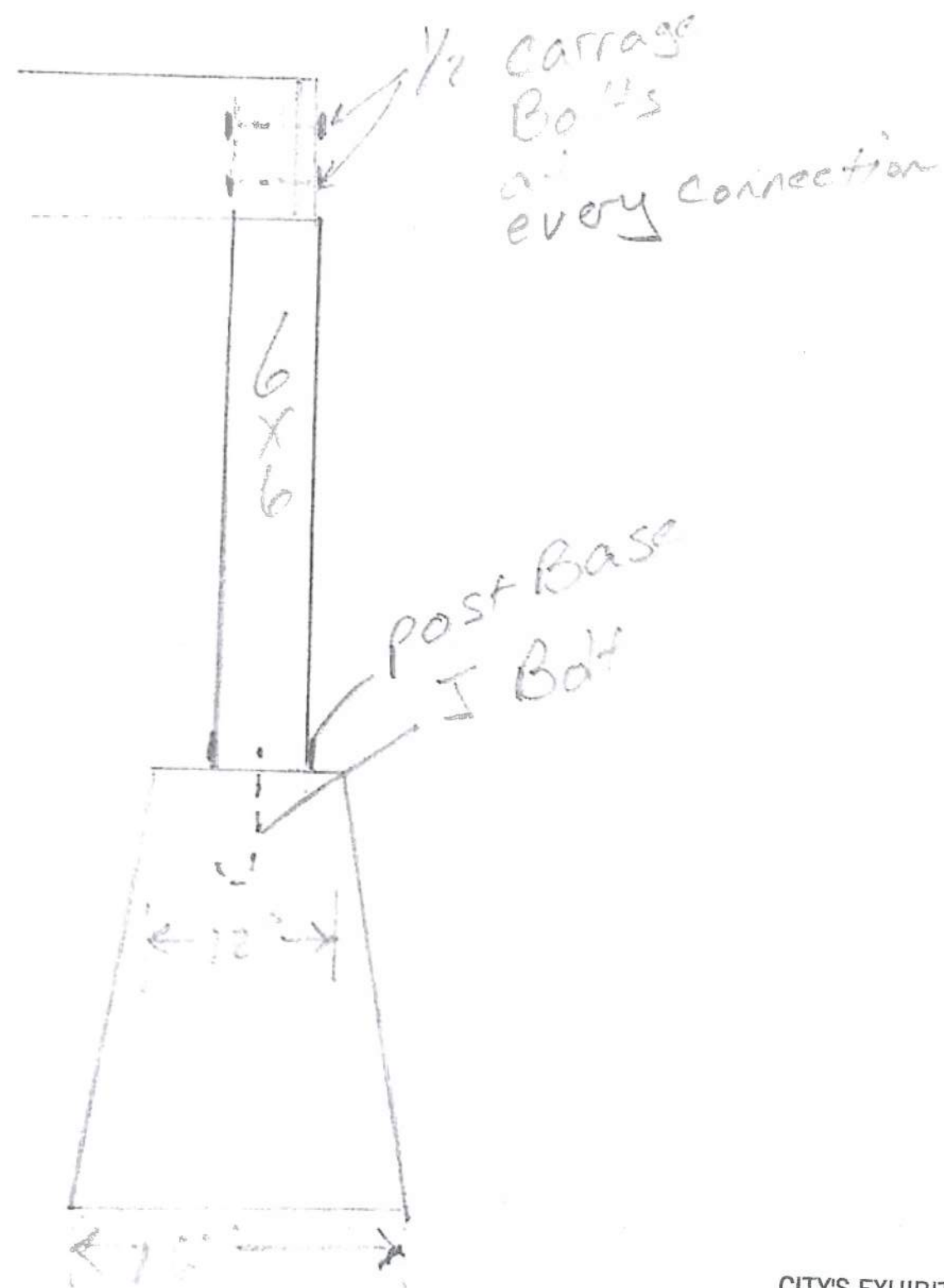


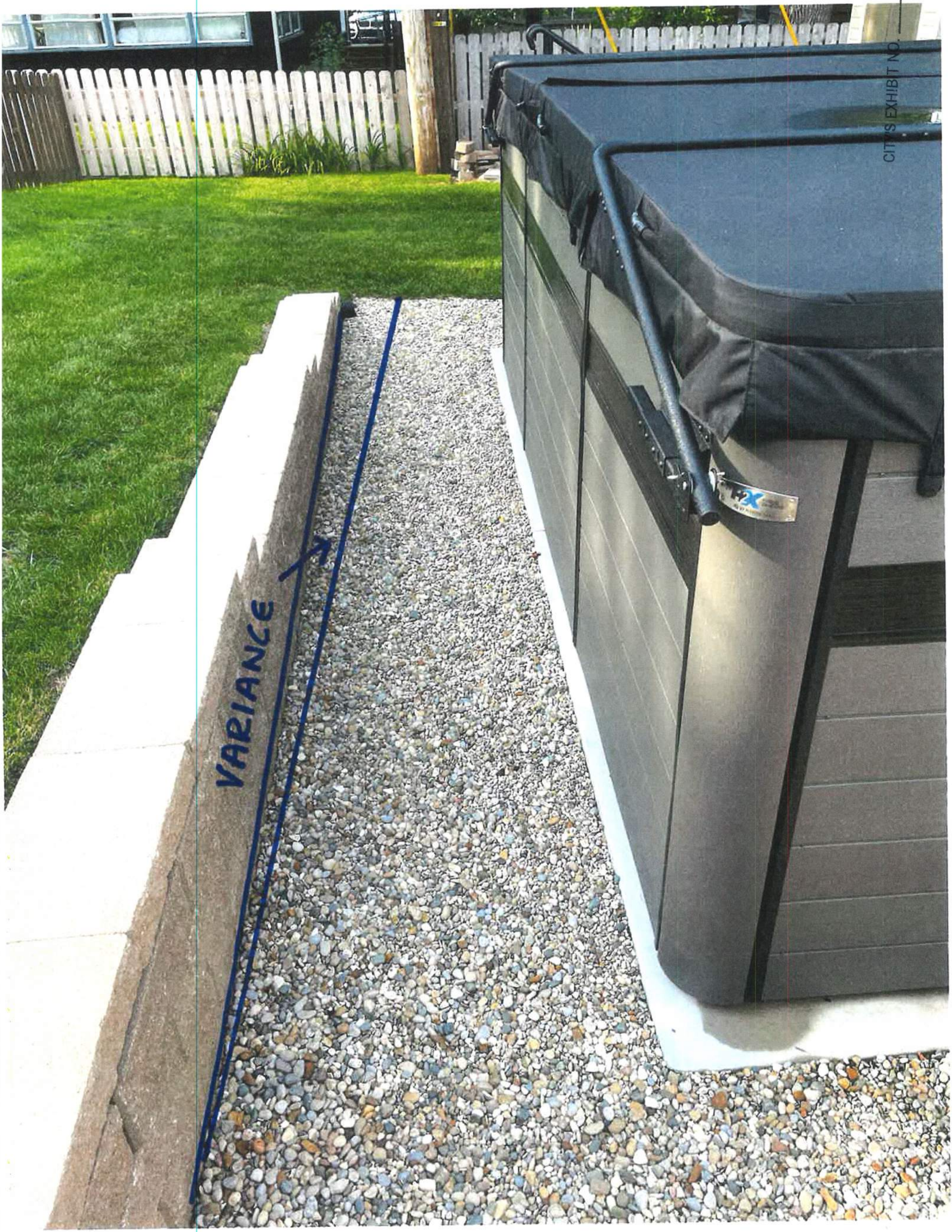
TONY & AMY MESSNER
1215 Lynchester Ln
Kirkwood, MO. 63122





TONY & AMY MESSNER
 1215 Lynchester Ln
 Kirkwood, Mo. 63122





VARIANCE









CASE 12-2024 – 1215 LYNCHES TER LN – AERIAL PHOTO



Case Summary

Case Number		13-2024			
Zoning District		R-1			
Project Address		1316 W Essex Ave			
Applicant Name		Sydney Kuensting			
Property Owner		Sydney Kuensting			
Article	IX	Section	25-64	Sub-Section	(b)(3)(ii)(e)
Variance Request		Curb cuts for a driveway			
Required		A single-family residential lot with less than 100 feet of frontage is permitted a maximum of one curb cut per street frontage.			
Proposed		2 curb cuts for a driveway			
Variance Requested		1 curb cut for a driveway			

Summary approved by: LAH



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122

***An appointment with staff is required** prior to the submittal of a variance application to assist in preparing your submittal information. Please contact Lauren Hoerr, Planner I at 314-822-5899 to schedule an appointment.

Action Requested:

☒ Variance of Zoning Code

☒ **\$240** non-refundable filing fee for additions/alterations to existing single-family structures and for accessory structures such as shed, garages, and swimming pools

☐ **\$500** non-refundable filing fee for all others not listed above,

☒ **\$50** fee for each additional variance request on the same application.

☐ **Variance of Fence Code- \$200** non-refundable filing fee (per Code §5-45(c))

☐ **Appeal the decision of the Building Commissioner - \$240** non-refundable filing fee

☐ **Appeal the interpretation of the Zoning Code - \$500** non-refundable filing fee

Project Address 1316 W Essex Ave. Kirkwood, MO 63122

Type of Work: ☐ New Construction ☐ Addition ☒ Other concrete driveway (add)

Type of Structure: ☒ Single-family ☐ Multi-family ☐ Commercial ☐ Accessory
☐ Other _____

Has a previous variance application been filed on these premises within the last three (3) years?

☐ Yes ☒ No *If yes, provide available information that may affect this application.

I hereby certify that all the information provided, including that contained in any supporting documents submitted, is true and accurate to the best of my knowledge and belief.

Applicant Information: ☒ Property Owner ☐ Occupant ☐ Contractor ☐ Architect ☐ Other _____

Name Sydney Kvensting Phone (217) 621-7086

Address 1316 W Essex Ave

City/State/Zip Kirkwood, MO 63122 E-mail hvey.sydney@gmail.com

Applicants Signature Sydney Kvensting Date 08/08/2024

Property Owner Information (if different from above):

Name N/A Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

City Use Only

Meeting Date: 9/9/24

Case #: 13-2024

Zoning District: _____

Received by: SH



CITY'S EXHIBIT NO. 1.1

Board of Adjustment Variance Application

VARIANCE(S) REQUESTED:

Setback (front, side, rear)	Required	Requested	Variance Needed	Code Section

Other: Addition of circle driveway	Code Section: 25-64(b)(3)(i)
Describe: Homeowners wish to add a circle driveway and repair/replace existing asphalt driveway to address safety, accessibility, and parking	
Other: Additional curb cut	Code Section: 25-64(b)(3)(ii)(e)
needed for circle driveway installation.	

BOARD OF ADJUSTMENT - SUBMITTAL SCHEDULE 2024

Schedule is subject to change

LAST DATE FOR SUBMITTAL*	BOARD OF ADJUSTMENT MEETING DATE**
December 11, 2023	January 8, 2024
January 16, 2024	February 12, 2024
February 12	March 11
March 11	April 8
April 15	May 13
May 13	June 10
June 10	July 8
July 15	August 12
August 12	September 9
September 16	October 14
October 14	November 11
November 11	December 9
December 16, 2024	January 13, 2025

Sydney Kuensting
1316 W Essex Ave
Kirkwood, MO 63122
(217) 621-7086

August 12, 2024

Board of Adjustments
139 S. Kirkwood Road
Kirkwood, MO 63122



Subject: Request for Variance to Install Concrete Driveway at 1316 W Essex Ave.

Dear Members of the Board of Adjustments,

I am writing, on behalf of our family, to respectfully request variances to code section 25-64(b)(3)(i), allowing the installation of a concrete circle driveway at the front of our property located at 1316 W Essex Ave., and (25-64(b)(3)(ii)(e), allowing for an additional curb cut at one end of the requested circle driveway. This request is motivated by crucial safety concerns and our commitment to enhancing our home for our growing family, as well as contributing positively to the aesthetic standards of our community.

1. Safety Concerns Due to Traffic Conditions:

Our property is situated at a busy three-way intersection where traffic speeds are consistently high, and drivers frequently fail to slow down when turning onto our W Essex Ave from Dougherty Ferry. We also battle a significant amount of traffic due to our proximity to the Kirkwood High School campus. A concrete circle driveway would provide a new entry/exit point, further from the main intersection, which enhances safety by improving vehicle visibility and reducing the risk of accidents, especially given the challenging traffic conditions at the intersection. On a regular basis, there is a potential accident between a vehicle leaving our existing driveway and a motorist speeding down W Essex Ave or turning onto W Essex Ave from Dougherty Ferry.

2. Safety Concerns due to Parking Constraints:

Currently, we do not have any ability to park on the street, and any limited, additional parking must occur at the nearby Kirkwood Fire Department, as they allow. This poses significant safety concerns. Parking in this area is problematic due to its proximity to emergency vehicles and potential obstructions to their operations. The lack of sufficient parking on our property further exacerbates the risks associated with street parking, requiring any guests of our home to navigate a busy intersection on foot, in an area where high traffic volume and safety concerns are already prevalent.

3. Accessibility:

A concrete circle driveway would greatly improve accessibility for all members of our household, particularly those with mobility challenges. The back of our home is accessible only via stairs, and we have aging family members (parents) who struggle when visiting. A circle driveway would offer a stable and even surface for walking, reducing the risk of falls and improving overall ease of access.

CITY'S EXHIBIT NO. 2.1

4. Property Value and Aesthetic Appeal:

We feel it is important to highlight that we are a young family committed to maintaining and beautifying our home, we are dedicated to improving its appearance and functionality. The addition of a concrete circle driveway would not only enhance the aesthetic appeal of our property but also better align with community standards. This effort is particularly noteworthy as several neighboring properties are being torn down or rebuilt. Our goal is to preserve and uplift the charm of our existing home amidst these changes. We have utilized the back terraced area of our yard for a vegetable garden, and in the same manner, are working to update the landscaping surrounding our home. This would include adding plants to soften the appearance of a concrete circle driveway, when installed.

5. Environmental Considerations:

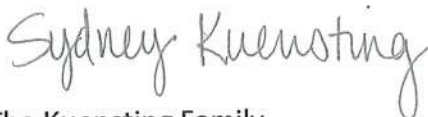
We are committed to ensuring that the installation aligns with best environmental practices. We will incorporate appropriate drainage solutions to prevent runoff issues and mitigate any potential impact on local water systems. We are unable to widen our current driveway due to the 100+ year old oak tree that sits on our driveway. Our goal is to ensure this tree remains healthy, and we have no plans or wishes to cut it down, aligned with our commitment to the environment.

Conclusion:

Given these factors, we believe that allowing the installation of a concrete driveway is both a reasonable and beneficial adjustment. It will address significant safety concerns related to traffic conditions at the three-way intersection, resolve parking constraints, improve accessibility, and contribute to the overall beautification of our property and neighborhood. On a personal note, we desperately want to grow our family and turn this home into a safe, welcoming space for future birthday parties, Thanksgivings, and Christmases. The current state of our home prevents this.

We are more than willing to discuss this request further and provide any additional information that might assist in your decision-making process. Thank you for your attention to this matter, and we look forward to your favorable response.

Sincerely,



The Kuensting Family
Joe, Sydney, & William



WHERE COMMUNITY AND SPIRIT MEET®

August 21, 2024

Sydney Kuensting
1316 W Essex Ave
Kirkwood, MO 63122

Sent via email to: huey.sydney@gmail.com

RE: Variance Request
Case No. 13-2024
1316 W Essex Ave
Zoning District R-1

Hi Sydney:

Your variance requests from the Kirkwood Board of Adjustment have been set for Public Hearing on September 9, 2024, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person at Kirkwood City Hall.** The Board of Adjustment is a duly constituted body with certain powers to grant a variance, which will permit a deviation from fixed standards, when the applicant can demonstrate to the Board that the standards set forth below will result in a practical difficulty. These powers are set forth in Article II, Section 25-24 of the Zoning and Subdivision Code of the City of Kirkwood; please refer to that section for any further information as to the powers of the Board as they apply to your variance.

You or your representative shall, at the time and place above, present all evidence that may have a bearing upon this case and that you believe to be relevant. This may include oral testimony under oath as well as the introduction of any documents or other records that you believe to be related to the proceedings. The burden of proof lies with the applicant. All proceedings before the Board are formal in that all testimony is under oath and a court reporter will make a verbatim transcript of all matters that are presented before the Board.

Article IX, Section 25-64, Sub-Section (b)(3)(i) of the Zoning Code establishes that for lots that contain a single-family dwelling, no parking space or portion thereof shall be located within the required front yard. You are proposing a circle driveway that will provide additional parking within the required front yard. This proposal requires a variance from the Zoning Code.

Article IX, Section 25-64, Sub-Section (b)(3)(ii)(e) of the Zoning Code establishes that A single-family residential lot with less than 100 feet of frontage is permitted a maximum of one curb cut per street frontage. Your lot has less than 100 feet of frontage and you are proposing a circle driveway that will create a second curb cut. This proposal requires a variance from the Zoning Code.

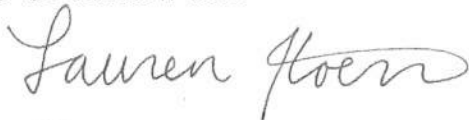
Article II, Section 25-24(c)(1) of the Zoning and Subdivision Code allows the Board of Adjustment to consider the following factors to determine whether a practical difficulty exists that would justify approval of an area or dimensional variance:

- (i) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district. Examples of such special conditions or circumstances are exceptional irregularity; narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions;
- (ii) Whether the variance is not substantial and is the minimum necessary to make possible the reasonable use of the land or structures;
- (iii) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- (iv) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;
- (v) Whether the property owner's request can be obviated through some method other than a variance;
- (vi) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and
- (vii) Whether a strict interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code.

I have attached the agenda for the meeting. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

CITY OF KIRKWOOD



Lauren Hoerr
Planner I

Encl. Meeting Agenda



**Board of Adjustment
Agenda
Monday, September 9, 2024, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

I. Approval of Journal – August 12, 2024

II. New Business

- a. **Case No. 10-2024** Holmes Living LLC — applicant for 507 and 509 S. Holmes Ave (R-5 Zoning District) — requests 4 variances from the Zoning Code to construct a new 7-unit multi-family townhome project.
- b. **Case No. 12-2024** Anthony Messner, homeowner — applicant for 1215 Lynchester Ln (R-4 Zoning District) — requests a variance from the Zoning Code to construct a deck that will not conform to side yard setback requirements.
- c. **Case No. 13-2024** Sydney Kuensting, homeowner — applicant for 1316 W Essex Ave (R-1 Zoning District) — requests 2 variances from the Zoning Code to construct a driveway that will not conform to driveway requirements.

Such hearings may be adjourned from time to time until completed. By order of: Kirk Hutchinson, Secretary – Board of Adjustment. Kirkwood, Missouri, August 23, 2024.

Staff Liaison: Lauren Hoerr; Phone: (314) 822-5899
Email: hoerrla@kirkwoodmo.org

Board of Adjustment: Chair Cindy Coronado, Vice Chair Pat Jones, Secretary Kirk Hutchison, Gerry Biedenstein, Sandy Behrens, Gil Kleinknecht and Paul Ward.

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. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.

The Countian - St. Louis County
100 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE ST. LOUIS COUNTIAN

Affidavit of Publication

To: City of Kirkwood - Lauren Hoerr
139 S. Kirkwood Road
Kirkwood, MO, 63122

Re: Legal Notice 2643056, CITY OF KIRKWOOD

State of MO }
} SS:
County of St. Louis County }

Before the undersigned Notary Public personally appeared Lisa Fowler on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 08/23/2024 edition and ending with the 08/23/2024 edition for a total of 1 publications, and that the date of publications were as follows: 08/23/2024.

Publishers fee: \$63.07

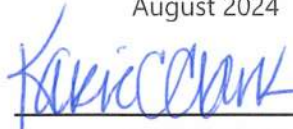
By:



Lisa Fowler

Sworn to me on this 26th day of
August 2024

By:



Karie C Clark
Notary Public, State of MO
No. 20404921
Qualified in Lincoln County
My commission expires on
October 19, 2024

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

CITY OF KIRKWOOD, MISSOURI

The Board of Adjustment of the City of Kirkwood will hold a Public Hearing in the City Hall Council Chambers, 139 S. Kirkwood Road, on September 9, 2024 at 7:00 P.M. to consider the following:
Case No. 10-2024 -- 507 and 509 S. Holmes Ave (R-5 Zoning District) -- 4 variance requests from the Zoning Code to construct a new 7-unit multi-family townhome project.

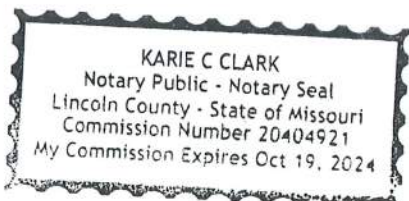
Case No. 12-2024 -- 1215 Lynchester (R-4 Zoning District) -- 1 variance request from the Zoning Code to construct a deck that will not conform to side yard setback requirements.

Case No. 13-2024 -- 1316 W Essex Ave (R-1 Zoning District) -- 2 variance requests from the Zoning Code to construct a driveway that will not conform to driveway requirements.

Such hearing may be adjourned from time to time until completed. Questions may be directed to Lauren Hoerr at 314-822-5899 or hoerrla@kirkwoodmo.org.

BY ORDER OF: Kirk Hutchison,
Secretary -- Board of Adjustment
Kirkwood, Missouri, August 23, 2024.
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. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

2643056 County Aug. 23, 2024



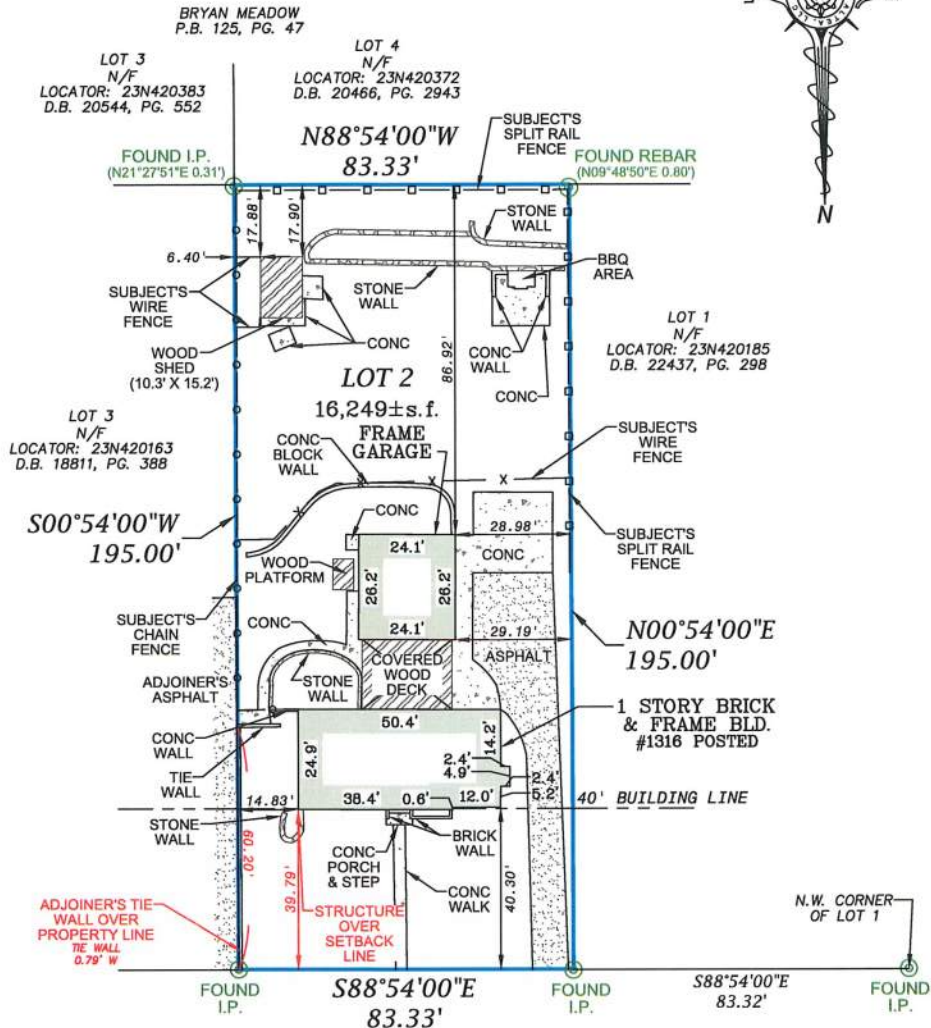
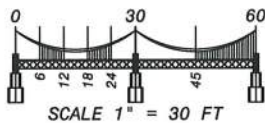
BOUNDARY AND IMPROVEMENT SURVEY

1316 WEST ESSEX AVENUE

LOT 2 OF DARLENE SUBDIVISION

PLAT BOOK: 56 PAGE: 4

ST. LOUIS COUNTY, MO



ITY'S EXHIBIT NO. 5 WEST ESSEX AVENUE (50'W)
(FORMERLY ESSEX AVENUE)

TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, FILE NUMBER 21-288097-SCS.

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED
D.B. = DEED BOOK PG. = PAGE
N/F = NOW OR FORMERLY NR = NON-RADIAL

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 698-0950
WWW.ALTEALS.COM
© 2021 ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

PROJECT NUMBER: **21-0984**

SHEET 1 OF 1	FIELD CREW:	DJD
	DRAFTER:	DSL
	DRAFTED ON:	05/06/2021
	REVIEWER:	BLH
REVIEWED ON:		05/06/2021

BASIS OF BEARINGS
DARLENE SUBDIVISION
PLAT BOOK: 56 PAGE: 4

SURVEYOR'S STATEMENT
THIS IS TO DECLARE TO FRANCIS KUENSTING AND TITLE PARTNERS AGENCY, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF MAY, 2021, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 2 OF DARLENE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
BUILDING FOOTPRINT
CENTERLINE
PARCEL LINE

5-12-21

DATE

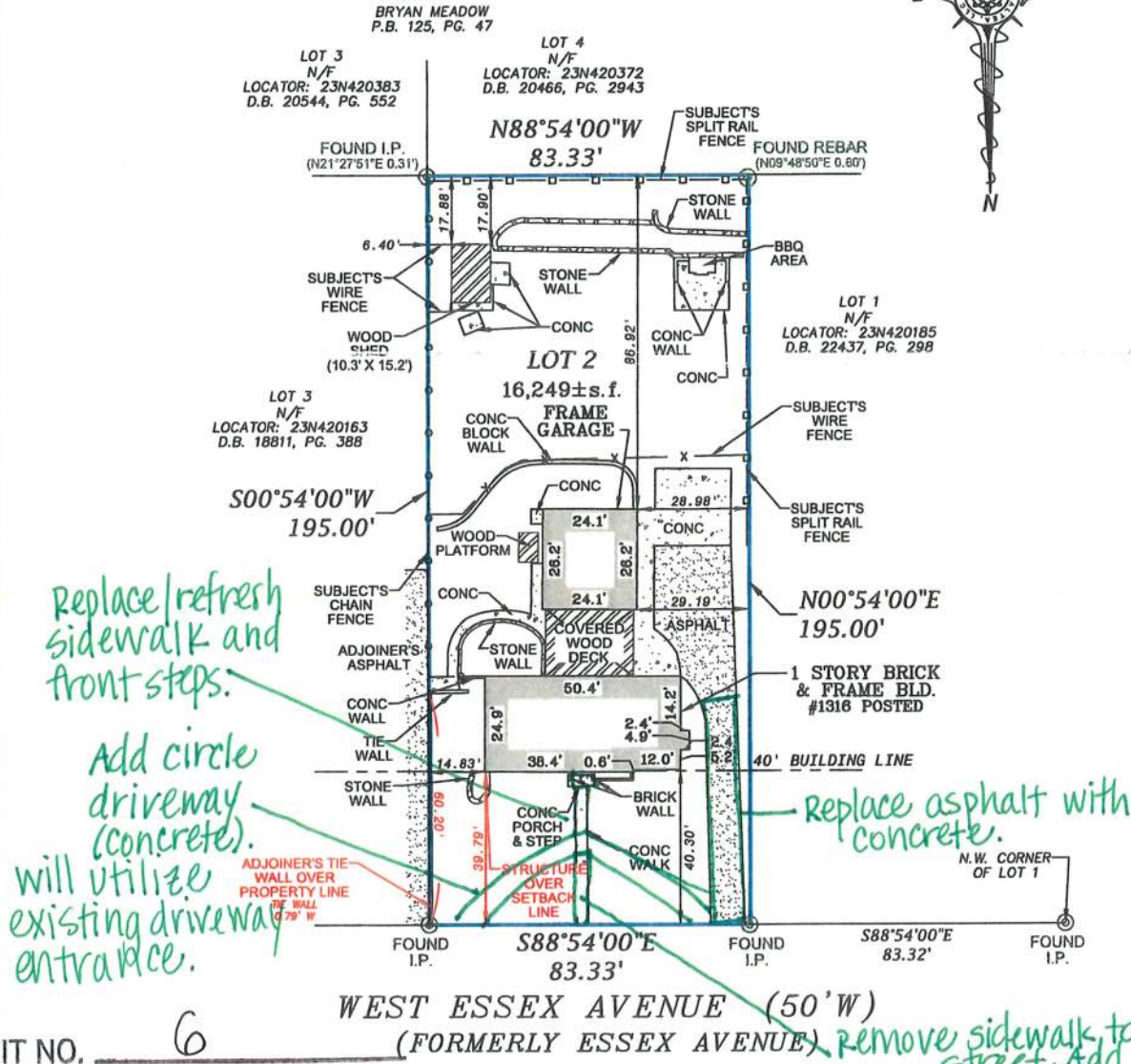
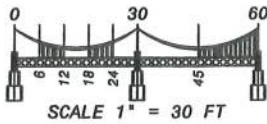


AS AGENT OF ALTEA, LLC

BOUNDARY AND IMPROVEMENT SURVEY

1316 WEST ESSEX AVENUE

LOT 2 OF DARLENE SUBDIVISION
PLAT BOOK: 56 PAGE: 4
ST. LOUIS COUNTY, MO



TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, FILE NUMBER 21-288097-SCS.

BASIS OF BEARINGS
DARLENE SUBDIVISION
PLAT BOOK: 56 PAGE: 4

--- BOUNDARY LINE
--- EASEMENT LINE
--- SETBACK LINE
--- BUILDING FOOTPRINT
--- CENTERLINE
--- PARCEL LINE

I.P. = IRON PIPE I.R. = IRON ROD
(R) = RECORD (S) = SURVEYED
D.B. = DEED BOOK PG. = PAGE
N/F = NOW OR FORMERLY NR = NON-RADIAL

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-8000
FAX: (636) 688-0650
WWW.ALTEA.LLC.COM
© 2021 ALTEA, LLC

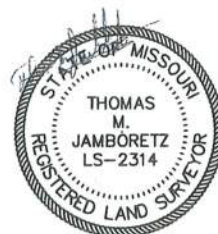
PROJECT NUMBER: **21-0984**

SHEET	FIELD CREW:	DJD
1 OF 1	DRAFTER:	DSL
	DRAFTED ON:	05/06/2021
	REVIEWER:	BLH
	REVIEWED ON:	05/06/2021

SURVEYOR'S STATEMENT
THIS IS TO DECLARE TO FRANCIS KUENSTING AND TITLE PARTNERS AGENCY, THAT AT THEIR REQUEST, ALTEA, LLC., HAS DURING THE MONTH OF MAY, 2021, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 2 OF DARLENE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 4 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

5-12-21

DATE



AS AGENT OF ALTEA, LLC

Photo 1: Purchase photos / condition of 1316 W. Essex Ave prior to current owner improvements.



Photo 2: Current photo of 1316 W Essex Ave.



CITY'S EXHIBIT NO.

7.1

Photo 3: Photo of 1316 W Essex Ave from intersection of W. Essex Ave. and Dougherty Ferry.



Photo 4: Entrance / driveway opening at 1316 W Essex Ave. No curb cutting required. Red arrow indicates where the circle drive would start from the current entrance.



Photo 5: Proposed circle driveway exit/second entrance (proposed), which is further away from the main intersection between W. Essex Ave. and Dougherty Ferry. This location avoids any utilities in the yard.



Photo 6: Drive that homeowners will update, replacing with matching concrete (confirmed with Kirkwood City officials no permit is required, but including for transparency of project plan).



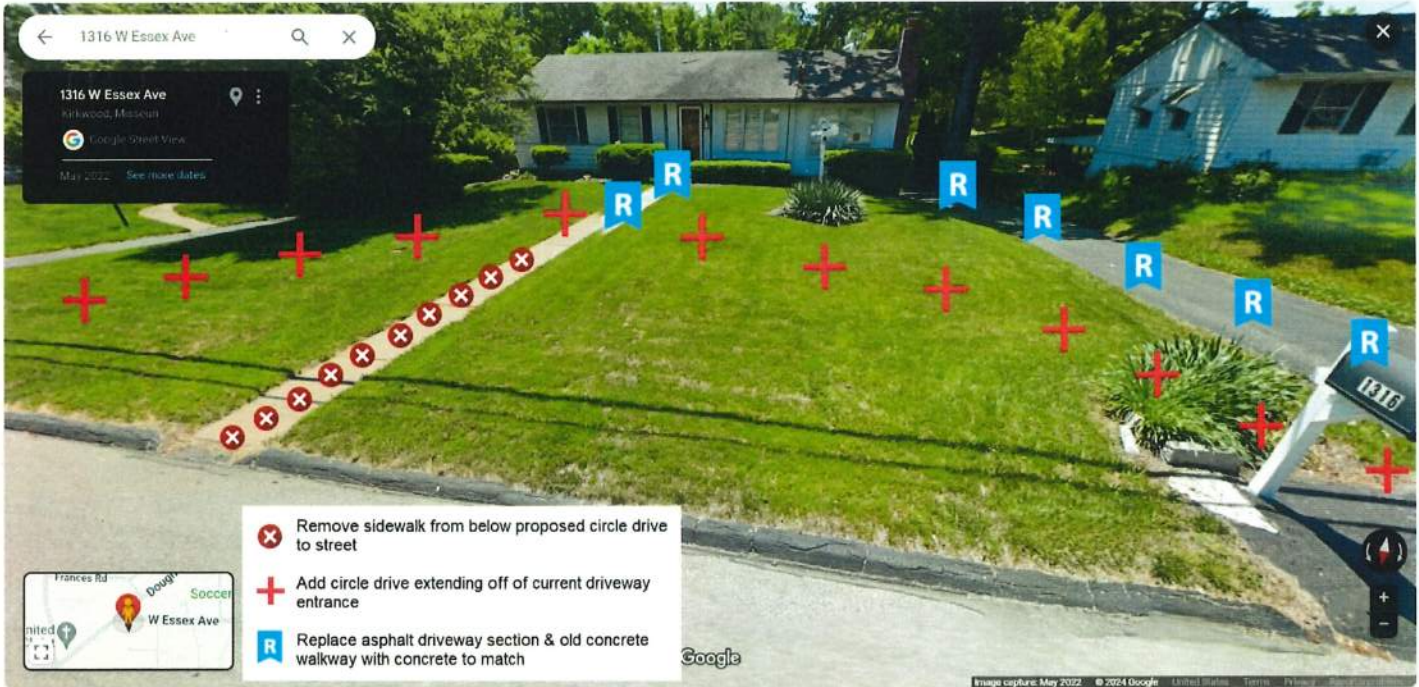
Photo 7: Driveway view that shows the limitations to widening the current driveway to align with property line.



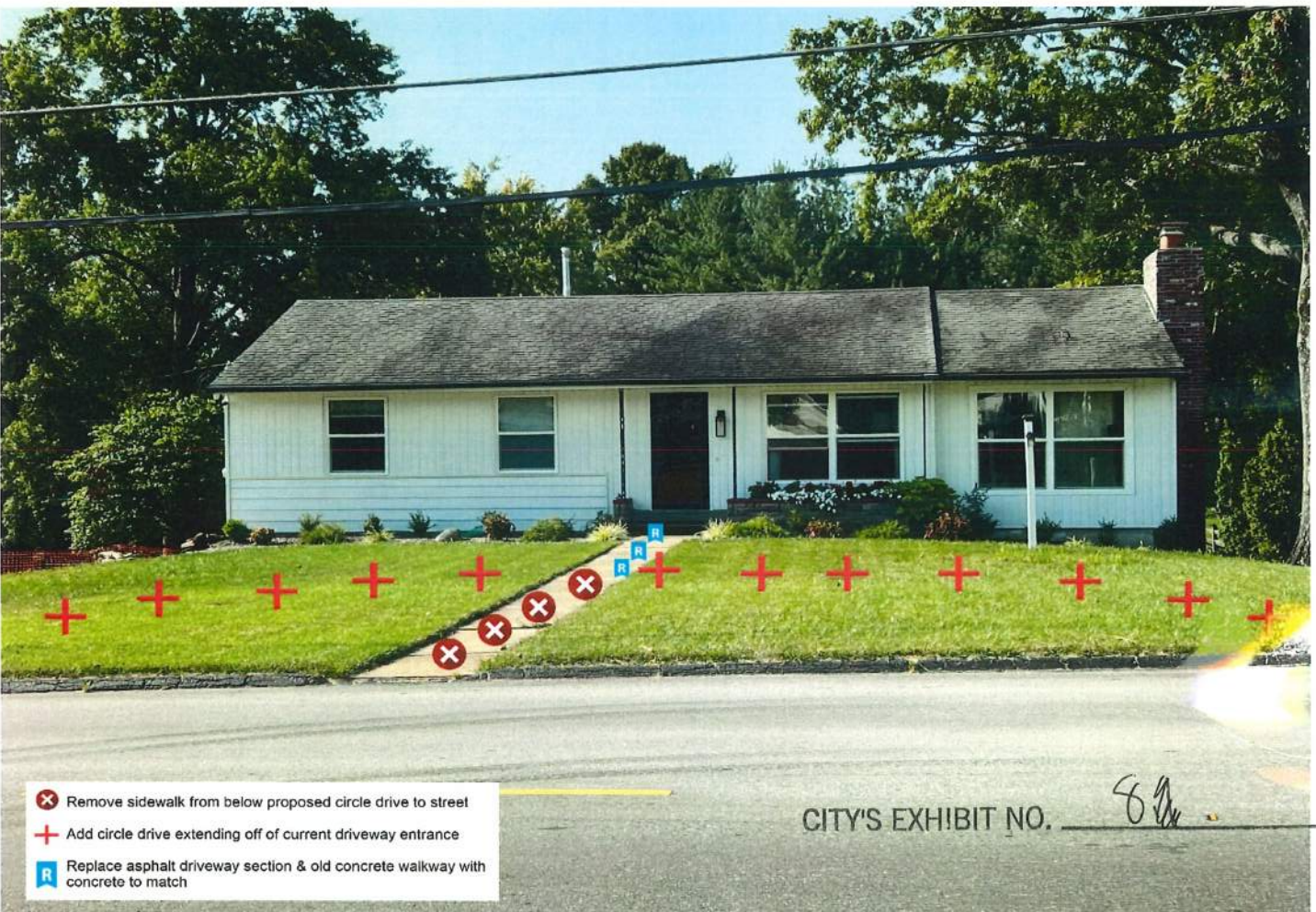
Photo 8: Driveway view, spotlighting the status of the driveway, as further evidence supporting statement that a 100+ year old oak tree impedes the ability to widen of the current asphalt driveway.



Proposed changes, as detailed on a photo of the property taken prior to August 2024.



Proposed changes, as detailed on a photo of the property taken August 2024.





Sydney Kuensting
217-621-7086
1316 W. Essex Ave
Kirkwood, MO 63122
Huey.sydney@gmail.com

4536 S. St. Peters Pkwy
St. Peters, MO 63304
Office (636) 255-0500
Fax (636) 255-0518
James's cell (314) 326-8009

Kleeschulteinc@kconcrete.com

6/29/2024-Revised 7/29/2024

Type of machine: Bobcat/Dingo

Permits: Homeowner needs to get permits

Driveway/Sidewalk:

Tear out asphalt, concrete, soil & haul away
Compaction of base rock
Re-bar throughout
6 sack mix with fiber mesh
Rubber expansion & grooved out control joints throughout
4" thick pour throughout
6" thick 10 to 12 feet away from the street
Circle Driveway: (89'5 x 12 = 1,074) (19'2 x 6' = 115.2)
Existing Driveway Replacement: (76' x 9' = 648)
Sidewalk Replacement: 14'5 x 3' = 43'5
Total SQ FT. = 1,964.7
Broom finish/ Picture frame

Driveway/Sidewalk Sealer:

Porch/Step:

Tear out concrete & haul away
Compaction of base rock
Re-bar throughout & tied into the home
6 sacks mix with fiber mesh
Rubber expansion & saw cut around steps
Porch/Step: 7' x 1' x 2'
Step: 7' x 7" x 12"
Broom finish/ Picture frame

***We will contract dig rite**

Clean-up crew, fresh topsoil, and seed in areas worked in. Sod is available upon request for an additional fee.

Coupon of \$500 applied throughout

Balance due upon the day of pour and finish
Make checks payable to Kleeschulte Concrete

CITY'S EXHIBIT NO. 9

Case 13-2024 300 ft Mailing Addresses

RESIDENT	1448 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	1340 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1336 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1330 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	342 W MADISON AVE	SAINT LOUIS, MO 63122
RESIDENT	1512 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	1506 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	1316 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1434 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	1329 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1323 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1321 W ESSEX AVE	SAINT LOUIS, MO 63122
RESIDENT	1324 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1335 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	3910 TELEGRAPH RD SUITE 200	BLOOMFIELD HILLS, MI 48302
RESIDENT	1312 W ESSEX AVE	SAINT LOUIS, MO 63122
RESIDENT	1441 DOUGHERTY FERRY	SAINT LOUIS, MO 63122
RESIDENT	1316 W ESSEX AVE	SAINT LOUIS, MO 63122
RESIDENT	1425 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	342 W MADISON AVE	SAINT LOUIS, MO 63122
RESIDENT	1500 CORNHILL LN	SAINT LOUIS, MO 63122
RESIDENT	1405 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	1315 BRYAN MEADOWS CT	SAINT LOUIS, MO 63122
RESIDENT	1306 W ESSEX AVE	SAINT LOUIS, MO 63122
RESIDENT	1417 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63125
RESIDENT	1411 DOUGHERTY FERRY RD	SAINT LOUIS, MO 63122
RESIDENT	3014 TRAFALGAR DR	SAINT LOUIS, MO 63131
RESIDENT	19 INDUSTRIAL DR	PACIFIC, MO 63069

CASE 13-2024 – 1316 W ESSEX AVE – AERIAL PHOTO

