



SPECIAL ANNOUNCEMENT REGARDING BOARD OF ADJUSTMENT MEETINGS

Section 610.015 of the Missouri Sunshine Law provides that members of the Board of Adjustment who are not physically in the Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S., and the World, is in a state of emergency due to the Coronavirus-- Covid-19. The Missouri Governor and the County Executive directed all citizens to limit meetings and gatherings to a few people to avoid the spread of the Coronavirus. Therefore, members of the Board of Adjustment have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

To follow along with the Board of Adjustment meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to "raise your hand". Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will "raise your hand" by dialing *9.

You are invited to a Zoom webinar

When: Sep 14, 2020 07:00 PM Central Time (US and Canada)

Please click the link below to join the webinar:

<https://zoom.us/j/94528686905>

Or iPhone one-tap :

US: +13126266799,,94528686905# or +16468769923,,94528686905#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968

Webinar ID: 945 2868 6905

International numbers available: <https://zoom.us/j/94528686905>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Board of Adjustment
Agenda
Monday, September 14, 2020, 7:00 p.m.
Zoom Virtual Meeting**

- I. Approval of Journal
- II. Continued Business - None
- III. New Business
 - a. Case No. 18-2020 Johnny Johnson, applicant for 1106 Grandview Drive (R-3 Zoning District), requests a variance from the Floor Area Ratio for an addition.
 - b. Case No. 19-2020 Richard and Mary James, applicants for 2 Churchill Lane (R-3 Zoning District), request a variance to construct 2 covered patios that will not conform to the rear yard encroachment regulation.
 - c. Case No. 20-2020 Archworks Capital, applicant for 10465 Manchester Road (B-3 Zoning District), appeals the parking determination of City staff and requests a reduced parking space requirement.

Such hearings may be adjourned from time to time until completed

By order of: Joe Roeser, Secretary – Board of Adjustment Kirkwood, Missouri
August 25, 2020

Staff Liaison: Amy Lowry; Phone: (314) 822-5815
Email: lowryag@kirkwoodmo.org

Board of Adjustment: Chairman Mark McLean, Members Cindy Coronado, Joe Roeser, Paul Schaefer, Paul Ward, Pat Jones and Dan Stauder.

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
July 13, 2020, 6:00 p.m.
Zoom Virtual Meeting

Present: Mark McLean, Chairman; Paul Ward, Joe Roeser, Cindy Coronado, and Paul Schaefer

City Attorney: Taylor Essner **Court Reporter:** Gwen Huffman **Staff Liaison:** Amy Lowry

Chair McLean stated for the record that under Section 610.015 of the Missouri Sunshine Law provides that members of the Board of Adjustment who are not physically in the City Hall can participate and vote on all matters when an emergency exists and the name of the emergency is stated in the minutes. So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus. The Missouri Governor and the County Executive directed all citizens to limit the number of attendees for meetings and gatherings to avoid the spread of the Coronavirus. Therefore, members of the Board of Adjustment have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

- I. Approval of Journal – Unanimously Approved
- II. Election of Officers – Mark McLean, Chairman; Paul Schaefer, Vice Chairman; Joe Roeser, Secretary. All elected by a vote of 4-0, with Paul Ward abstaining
- III. Continued Business – None
- IV. New Business
 - a. Case No. 17-2020 Michael Hope, applicant for 1043 Barry Court (R-4 Zoning District), requests a variance for a front yard parking space. – **Unanimously Denied**

APPROVED _____
Mark McLean, Chairman

C:	City Clerk	Deputy City Clerk
	Mayor	Council Liaison
	Public Services Director	Planning and Development Services Director
	Planner II	Building Commissioner
	City Engineer	Plan Reviewer

Case Summary

Case Number	18-2020				
Zoning District	R-3				
Project Address	1106 Grandview Dr				
Applicant Name	Johnny Johnson				
Property Owner	Katie Johnson				
Article	IV	Section	A-420	Sub-Section	420.9(1)
Variance Request	Floor Area Ratio				
Required	2864 sq. ft. (35% of 8183 sq. ft.)				
Proposed	3111 sq. ft. (including 26.4 sq. ft. addition)				
Variance Requested	247 sq. ft.				

History of address: N/A

Summary Approved by: AGL

Labels printed _____

Letter mailed on _____

300 ft. notice mailed on _____



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122 (314) 822-5823 Fax (314) 822-5898

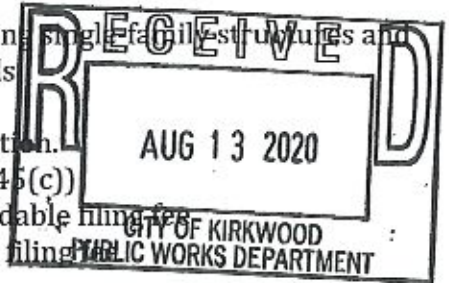
***An appointment with staff is required prior to the submittal of a variance application.** Your meeting with staff will assist you in preparing your submittal information. Please contact Amy Lowry, Assistant City Planner at 314-822-5815 to schedule an appointment.

City Use Only Meeting Date September 14, 2020 Case# 18-2020 Zoning District R-3

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 1106 Grandview Dr Kirkwood Mo 63122

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 Johnny Johnson Phone 334-850-6724

Address 1106 Grandview Dr

City/State/Zip Kirkwood Mo 63122 E-mail johnnyj0508@yahoo.com

Applicants Signature [Signature] Date 08-13-2020

Property Owner Information (if different from above):

Name Katie Johnson Phone 314-910-9400

Address 1106 Grandview Dr

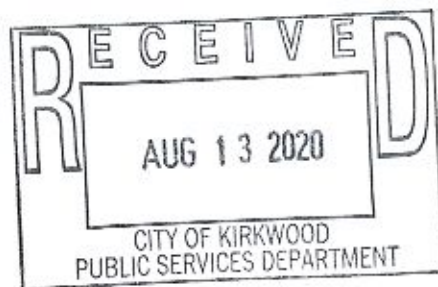
City/State/Zip Kirkwood Mo 63122 E-mail katiej0524@gmail.com

Owner's Signature [Signature] Date 8-13-2020

CITY'S EXHIBIT NO. 1

Received by: ABL

Johnny Johnson
1106 Grandview Dr
334-850-6724
Johnnyj0508@yahoo.com
08/12/2020



Board of Adjustment
City of Kirkwood
139 S Kirkwood Rd
Kirkwood, MO 63122

Dear Members of the Board of Adjustment :

We are requesting a variance for a small addition to our home, located on Grandview Dr. The addition will add roughly 27 square feet to our kitchen, causing us to be in violation of the Floor Area Ratio requirements.

We are making this request due to a significant safety concern which poses an unnecessary hardship if this variance request is not approved. The current dimensions and layout of our kitchen will not allow for safe placement of our oven. In it's current location, our open oven door is only 10 inches from our open refrigerator door (see photo below).



CITY'S EXHIBIT NO. _____

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While we always knew that our kitchen was narrow and not very accommodating to more than one chef at a time it wasn't until a serious accident was only narrowly missed a few months ago that we felt compelled to take action quickly. While preparing dinner as a couple, I was removing a pan of food from the oven while my wife was opening the refrigerator to retrieve items for a salad. The refrigerator door bumped my backside, sending me to fall hands down onto the hot oven door. Thankfully, I had oven mitts on both hands and was not seriously injured. This opened our eyes to the danger our current layout presents, both for our family and for any future owners of our home.

In addition, our oldest son was severely injured in an unrelated accident which left him dependent on mobility aids (first wheelchair and then walker) for several months. We learned during this time that getting even his walker to fit through the tight squeeze created by our kitchen layout was impossible. He couldn't get into the kitchen to get himself a drink of water or to grab a snack, making it impossible for him to be left alone for even short periods of time. This was a temporary issue for our family of only a few months, but what if a future home owner experiences something much more long term?

We have hired a kitchen designer to develop alternative locations for the oven, but all leave it with minimal clearance and across from other bulky items. This makes it impossible to solve the safety concern without changing the footprint of our kitchen. In the design we requested the oven is given a 51" clearance, allowing for a 30" clearance with the oven door open. In the proposed design, it can also be placed on the extended wall of our kitchen where no other appliances or bulky items have to be placed in close proximity. This creates ample space to ensure that no one is hurt in the future by something as simple as opening a refrigerator.

We appreciate your diligence in making decisions that keep Kirkwood residents both happy and safe. Thank you for your thoughtful consideration of this important matter.

Sincerely,

Johnny Johnson

3

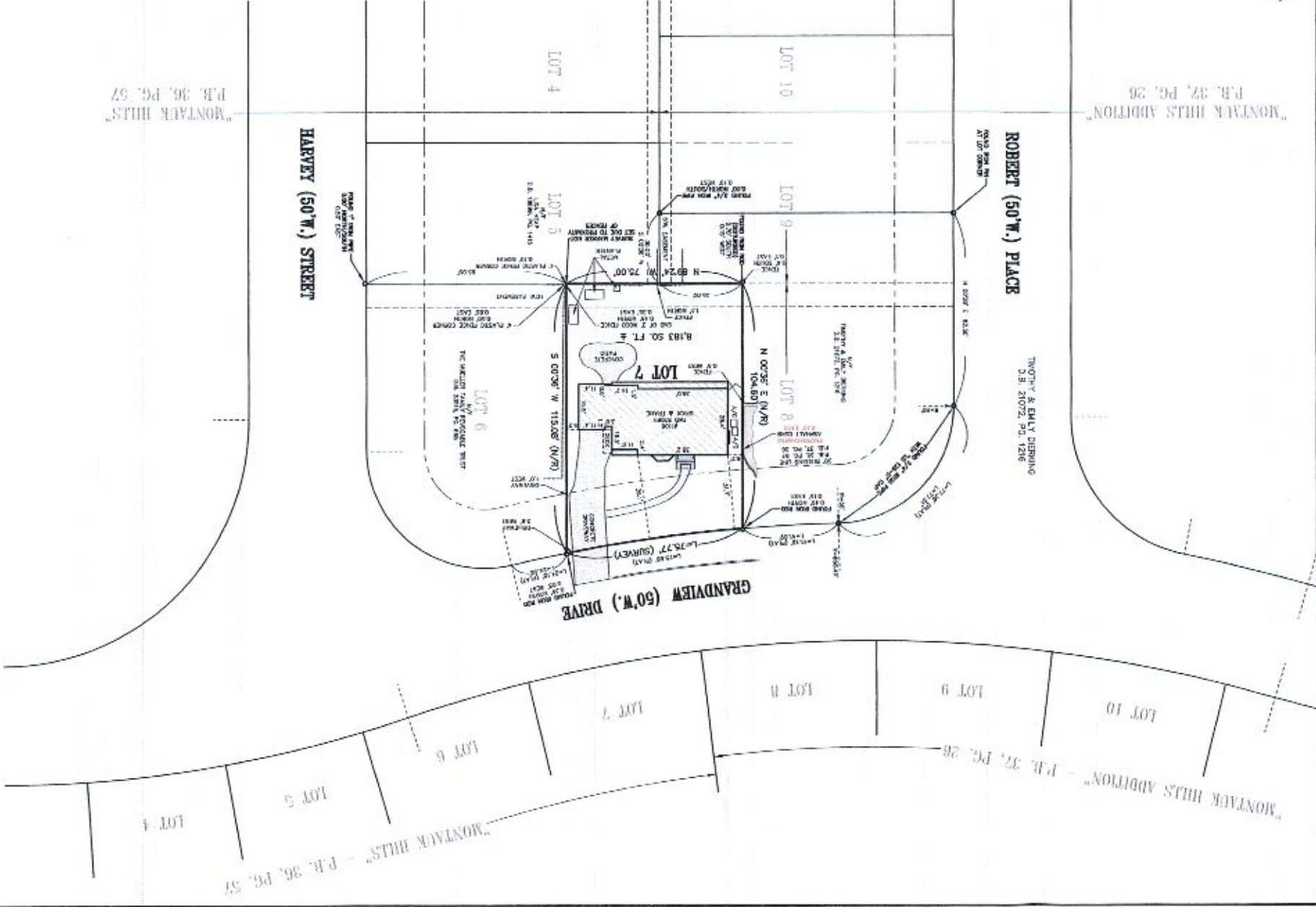
CITYS EXHIBIT NO.

"MONTAUK HILLS ADDITION" - P.R. 37, PG. 26

"MONTAUK HILLS ADDITION" - P.R. 37, PG. 26

"MONTAUK HILLS" - P.R. 36, PG. 57

"MONTAUK HILLS" - P.R. 36, PG. 57



JAMES SURVEYING
LAND SURVEYORS
10911 99 ROAD GAITHERSBURG, MD. 20878
PHONE: (301) 822-1005 FAX: (301) 822-0095

PROPERTY BOUNDARY SURVEY
Professional Land Surveyor in Responsible Charge
Leo J. Kutcho
Missouri Registration Number PLS-200501821
EXPIRES: DECEMBER 31, 2021

Project Address: 1100 Grandview Drive
Kirkwood, MO
63122

James Surveying Company
Professional Land Surveying Corporation
Original Certificate/License No. 000129

REV.	DATE	DESCRIPTION

DATE: 11/20/20
SHEET: 1 OF 1

DATE: 11/20/20
SCALE: 1" = 20'
JOB NO. 183
PROJECT NUMBER

PROPERTY BOUNDARY SURVEY

1" = 20' (1 INCH = 20 FEET)

GRAPHIC SCALE

N

This is a plat of a property boundary survey and shall not be used for any other purpose. The survey was made in accordance with the provisions of the Missouri Statutes, Chapter 456, R.S.Mo., and the rules and regulations of the Missouri Board of Land Surveyors. The survey was made by the Professional Land Surveyor in Responsible Charge, Leo J. Kutcho, and the results are shown on this plat. The survey was made on or about the date shown on this plat. The survey was made in accordance with the provisions of the Missouri Statutes, Chapter 456, R.S.Mo., and the rules and regulations of the Missouri Board of Land Surveyors. The survey was made by the Professional Land Surveyor in Responsible Charge, Leo J. Kutcho, and the results are shown on this plat. The survey was made on or about the date shown on this plat.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that 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 **August 25, 2020** edition and ending with the **August 25, 2020** edition, for a total of 1 publications:

08/25/2020

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 via Zoom webinar on September 14, 2020, at 7:00 P.M. to consider the following:

New Business

Case No. 18-2020 1106 Grandview - Floor Area Ratio variance.

Case No. 19-2020 2 Churchill - Rear setback variances.

Case No. 20-2020 10465 Manchester - Parking Rate variance.

Such hearing may be adjourned from time to time until completed.

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, August 26, 2020. Staff Contact: Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

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 314-822-5816. 11911646 County Aug 25, 2020

Kathy Travis

Kathy Travis

Subscribed & sworn before me this 25th day of Aug, 2020

(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

CITY'S EXHIBIT NO. 4



WHERE COMMUNITY AND SPIRIT MEET®

August 31, 2020

Johnny Johnson
1106 Grandview Drive
Kirkwood, MO 63122

RE: Variance Request
Case No. 18-2020
1106 Grandview Drive
Zoning District R-3

Dear Mr. Johnson:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing, **via Zoom webinar on September 14, 2020 at 7:00 p.m.** 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 an undue hardship. These powers are set forth in Article XI, Section A-1110.3 of Appendix A, the Zoning 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 IV, Section A-420, Sub-Section 420.9(1) of the Zoning Code requires the floor area ratio for a single-family detached residence on lots 10,000 square feet or less in area shall not exceed 0.35 or 2,250 square feet, whichever is greater. Your lot area is 8183 square feet and therefore you are allowed 2864 square feet for your single-family residence. The single family residence floor area ratio you are requesting is 3111 square feet, including a proposed addition of 26.4 square feet. This is 247 square feet more than the Zoning Code allows.

Article XI, Section A-1110.3 of Appendix A, allows the Board of Adjustment to grant variances from the requirements when the applicant can prove to the Board the following:

CITY'S EXHIBIT NO. 5

1. There are practical difficulties or an unnecessary hardship in the way of carrying out the strict application of the zoning code; and
2. Granting of the variance would observe the spirit of the code, secure public safety and welfare and do substantial justice; and
3. The deviation from the strict application of the zoning code that would be authorized by the area or non-use variance would not constitute a change in the district map, impair an adequate supply of light and air to adjacent property, increase congestion in public streets, increase the danger of fire, materially diminish or impair established property values within the surrounding area, and would not in any other respect impair the public health, safety, comfort, morals and welfare of the City of Kirkwood.

I've attached the agenda for the meeting with the Zoom webinar information. You will also be sent the link to the meeting via the email address you provided. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,



Amy Lowry
City Planner II

Encl. Meeting Agenda

City of Kirkwood Basemap



8/26/2020 7:54:43 AM

- Community**
 - Kirkwood Fire House 2
- Districts**
 - National Register
 - Local Register
- Parcels**
- Landmarks**
 - Landmarks

CITY'S EXHIBIT NO. 6

GARCIA TIMOTHY
11615 BIG BEND BLVD
SAINT LOUIS, MO 63122

CISCO DEVELOPMENT L L C
8 CLAYTON TER
SAINT LOUIS, MO 63131

SHREVES FAMILY LIMITED
PARTNERSHIP
PO BOX 31081
SAINT LOUIS, MO 63131

GOLDKUHLE ROBERT D & NANCY A
REVOCABLE
10655 ROANNA CT
SAINT LOUIS, MO 63128

GILLIARD CAROLE S
944 HARVEY ST
SAINT LOUIS, MO 63122

DIETZ RICHARD K & MICHELLE R H/W
TRS
945 HARVEY ST
SAINT LOUIS, MO 63122

OBERMEYER THOMAS S
3000 DARTMOUTH DR
ANCHORAGE, AK 99508

SHORT MONICA L
940 HARVEY ST
SAINT LOUIS, MO 63122

SCHARNHORST SUSAN L
945 ROBERT PL
SAINT LOUIS, MO 63122

HARVEY PROPERTY LLC
941 HARVEY ST
SAINT LOUIS, MO 63122

MAXWELL PHILLIP L & THERESA S H/W
3 MARJEAN CT
SAINT LOUIS, MO 63122

DAUGHADAY JAMIE
938 ROBERT PL
SAINT LOUIS, MO 63122

STUTTE GERARD F
937 COUCH AVE
SAINT LOUIS, MO 63122

EKL PROPERTIES LLC
1904 GRASSY RIDGE RD
SAINT LOUIS, MO 63122

MCNULTY DANIEL
1904 GRASSY RIDGE RD
SAINT LOUIS, MO 63122

THOMPSON JOHN K JR & VICTORIA V
7 MARJEAN CT
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WITHHELD
932 ROBERT PL
SAINT LOUIS, MO 63122

GRIGGS ALAN & WHITNEY T/E
933 COUCH AVE
SAINT LOUIS, MO 63122

SCHARF LAND DEVELOPMENT
COMPANY
16833 KINGSTOWNE ESTATES DR
BALLWIN, MO 63011

HEAP LISA M & ROBERT S T/E
931 HARVEY ST
SAINT LOUIS, MO 63122

HOERCHLER PHILLIP S & KATE R H/W
937 ROBERT PL
SAINT LOUIS, MO 63122

LEEMON ANITA ETAL J/T
907 NANA LN
SAINT LOUIS, MO 63131

BRONIEC MARY DIANE TRUSTEE
924 HARVEY ST
SAINT LOUIS, MO 63122

DIERKING TIMOTHY J & EMILY S H/W
924 ROBERT PL
SAINT LOUIS, MO 63122

JOHNSON HELENA & JOHNNY W/H
1106 GRANDVIEW DR
SAINT LOUIS, MO 63122

MUELLER ROY D JR & SUSAN J H/W
925 HARVEY ST
SAINT LOUIS, MO 63122

BAKER BRIAN G LIVING REVOCABLE
TRUST THE
929 ROBERT PL
SAINT LOUIS, MO 63122

HARRIS PAMELA P
1208 GRANDVIEW DR
SAINT LOUIS, MO 63122

MUENCH KURT CHARLOTTE
1212 GRANDVIEW DR
SAINT LOUIS, MO 63122

JAEGER JOHN A & BARBARA R REV
TRUST
106 LYRIA DR
KNOXVILLE, TN 37912

ATKINS JENNIFER KALLA & SETH D T/E
1014 GRANDVIEW DR
SAINT LOUIS, MO 63122

BADER CAROL K
1007 GRANDVIEW DR
SAINT LOUIS, MO 63122

MCDONALD JOHANNAH L
1011 GRANDVIEW DR
SAINT LOUIS, MO 63122

LOGUSH JAMES W ANNE M H/W
1015 GRANDVIEW DR
SAINT LOUIS, MO 63122

CRAWFORD PENNY K DANIEL T H/H
1025 GRANDVIEW DR
SAINT LOUIS, MO 63122

OSTERMEYER KEITH E & WATERS
JANINE L H/W
1101 GRANDVIEW DR
SAINT LOUIS, MO 63122

TOSTENSON TERINA
1105 GRANDVIEW DR
SAINT LOUIS, MO 63122

HOFFMAN JULIA & KURT T/E
1109 GRANDVIEW DR
SAINT LOUIS, MO 63122

CARLTON COLLEEN
1115 GRANDVIEW DR
SAINT LOUIS, MO 63122

JARBOE ANTHONY & CATHERINE T/E
1203 GRANDVIEW DR
SAINT LOUIS, MO 63122

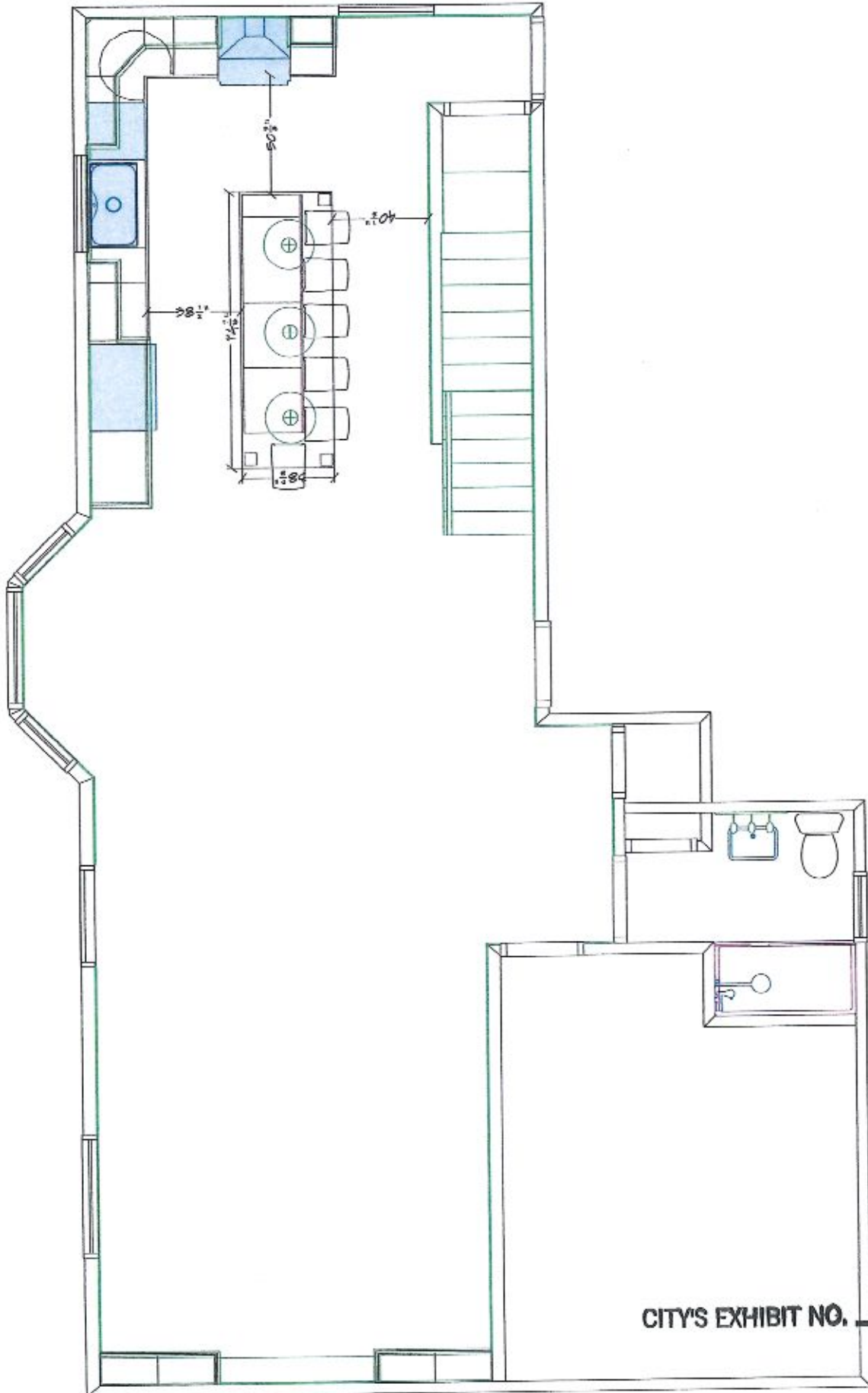
1207 GRANDVIEW DRIVE L L C
1109 GRANDVIEW DR
SAINT LOUIS, MO 63122

CORWIN CHERYL LYNN & STEVEN
SCOTT T/E
1209 GRANDVIEW DR
SAINT LOUIS, MO 63122

LEIBLE W ROBERT & ANN H/W
830 CRAIG FOREST LN
SAINT LOUIS, MO 63122

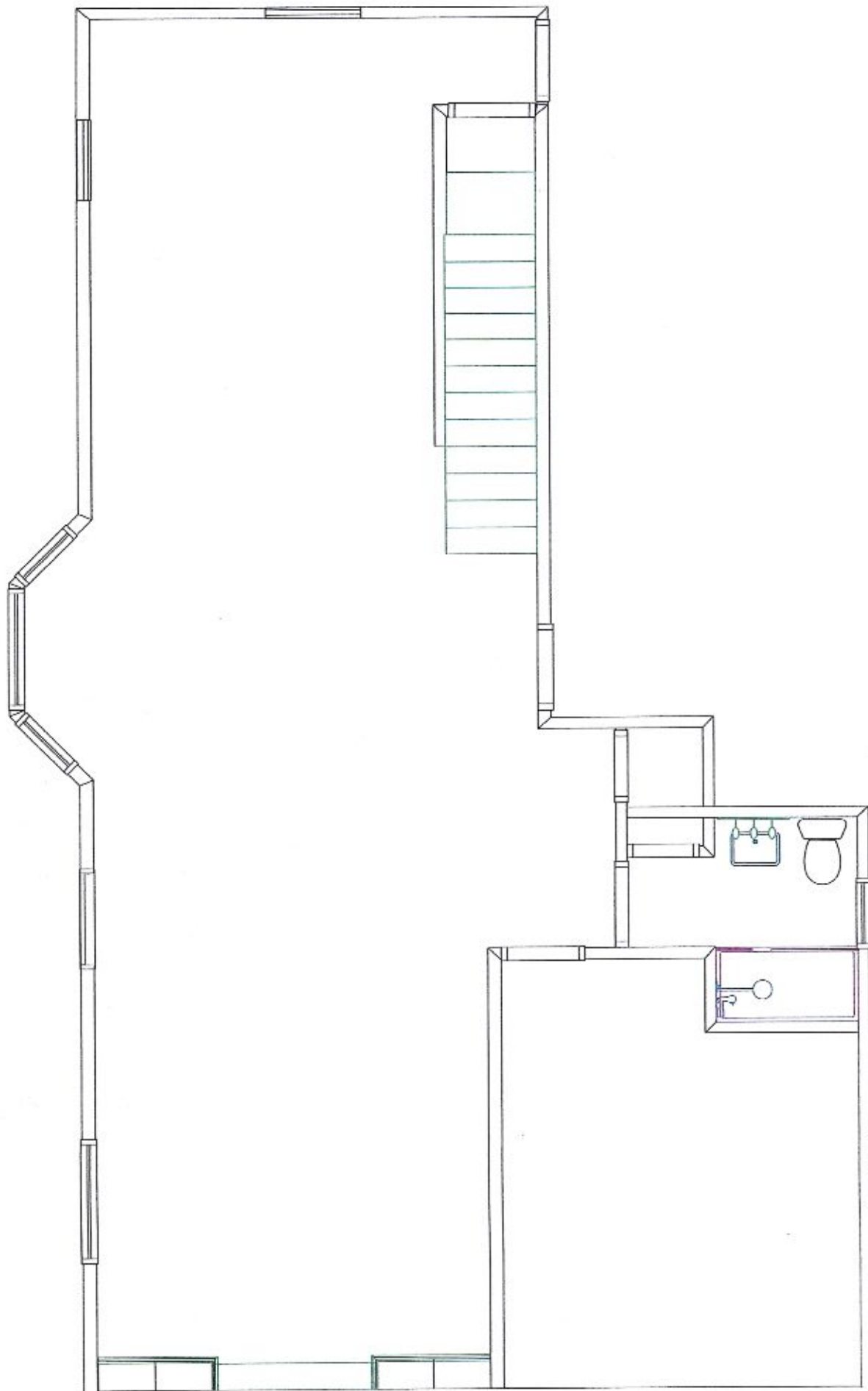
LANE DEANNE L REVOCABLE TRUST
824 CRAIG FOREST LN
SAINT LOUIS, MO 63122

R-7 KIRKWOOD SCHOOL DISTRICT
803 COUCH AVE
SAINT LOUIS, MO 63122



Designed: 3/24/2020 Printed: 3/24/2020	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	detailed designs by d 174 Clarkson Exec. Pk Ellisville, MO 63011 O. 636-220-6445 C. 314-616-8180	All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions. NEW PLAN - OPT #1 Johnson I.kit	Drawing #: 1 No Scale.
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CITY'S EXHIBIT NO. 7



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

NEW PLAN: SKELETON

Johnson 1.kit

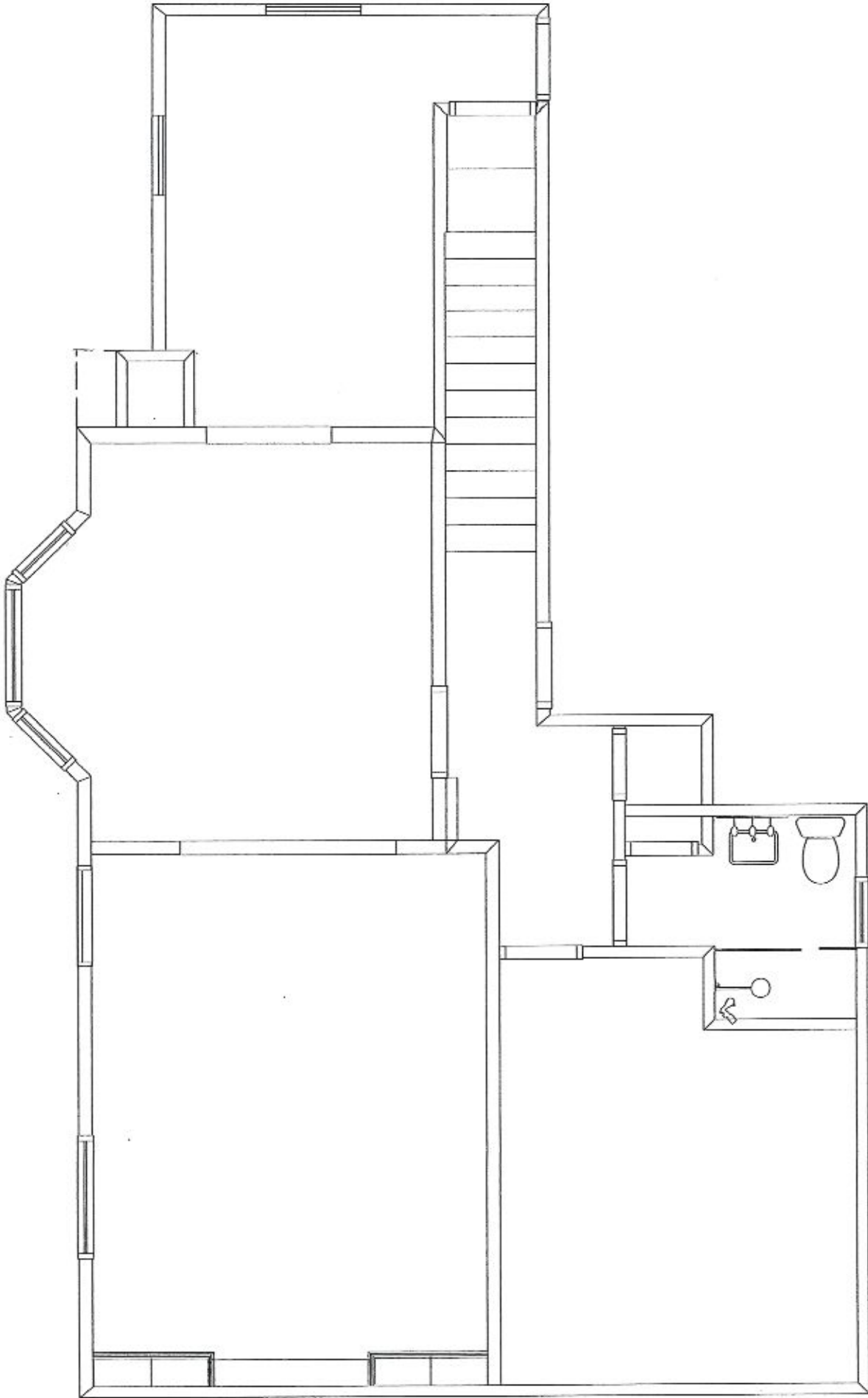
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174 Clarkson Exec. Pk
Ellisville, MO 63011
O. 636-220-6445
C. 314-616-8180

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

All

Drawing #: 1 | No Scale.

Designed: 3/24/2020
Printed: 3/24/2020



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

EXISTING FLOOR PLAN

Johnson.skeleton.kit

detailed designs by d
174 Clarkson Exec. Pk
Ellisville, MO 63011
O. 636-220-6445
C. 314-616-8180

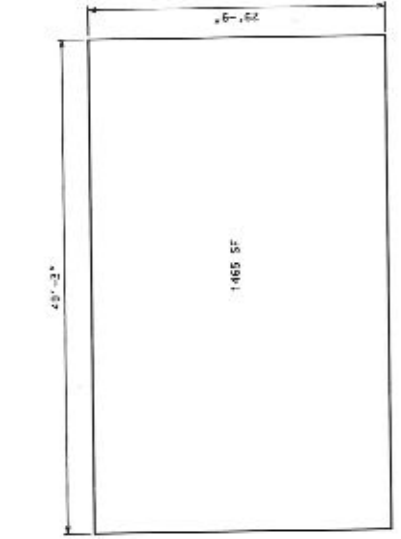
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

All

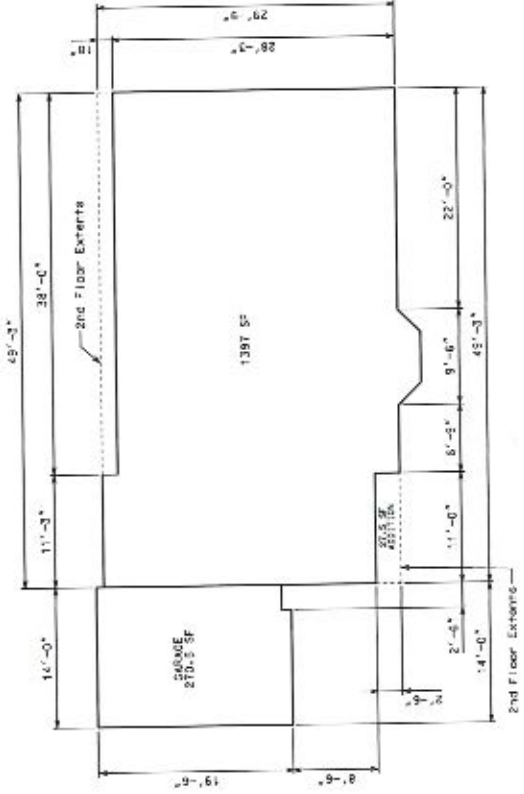
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Designed: 3/14/2020
Printed: 3/24/2020

REV	DATE	DESCRIPTION



SECOND FLOOR EXTERIOR MEASUREMENTS



FIRST FLOOR EXTERIOR MEASUREMENTS

FLOOR AREA
 FIRST FLOOR = 1,397 SF
 SECOND FLOOR = 1,465 SF
 GARAGE (50%) = 270.5 * (0.50) = 135.25 SF
 ADDITION = 11' * 2.5' = 27.5 SF

 TOTAL = 3,025 SF

FLOOR AREA RATIO
 LOT SIZE = 8,183 SF
 FLOOR AREA RATIO = 8,183 * 0.35 = 2,864 SF



JOHNNY & KATIE JOHNSON
 1106 GRANDVIEW DRIVE
 KIRKWOOD, MISSOURI 63122







FLOOR AREA RATIO OF HOUSE

(Excludes Detached Accessory Structures, Basement Areas, Unenclosed Porches & Half Story Living Areas)

	Existing House to Remain (sf)		Proposed New (sf)		Total (sf)
10. First floor Excludes all unenclosed porches	<u>1464.18</u>	+	<u>26.4</u>	=	<u>1490.58</u>
11. Second floor Includes space open to the first floor below	<u>1509.46</u>	+	<u> </u>	=	<u>1509.46</u>
12. Half story See Zoning definition and example sheet herein	<u> </u>	+	<u> </u>	=	<u> </u>
13. House total (items 10+11+12)					
	13a <u>2973.64</u>	+	13b <u>26.4</u>	=	13c <u>3000</u>
14. Attached garage Includes carport or porte cochere	14a <u>222</u>		14b <u> </u>		
15. 50% of attached garage	<u>111</u>	+	<u> </u>	=	<u>111</u>
16. Floor area per code (items 10 + 11 + 15)				=	<u>3111</u>
17. Floor area ratio: gross floor area (item 16) divided by lot area (item 1b) x100			<u>8183</u>	=	<u>38.02</u> %

ALLOWABLE FLOOR AREA RATIO (item 17)
 For lots of 10,000 SF or less, the maximum floor area ratio is 35%, or 2,250 SF whichever is greater. **max = 2864**
 For lots greater than 10,000 but less than 20,000 SF, maximum F.A.R. is 30%, or 3,500 SF, whichever is greater.
 For lots 20,000 SF or greater, the maximum floor area ratio is 25%, or 6,000 SF, whichever is greater.

BASEMENT CALCULATIONS

	Existing to Remain (sf)		Proposed New (sf)		Total (sf)
18. Finished area	18a <u> </u>	+	18b <u> </u>	=	<u> </u>
19. Unfinished area	19a <u> </u>	+	19b <u> </u>	=	<u> </u>
20. Total Basement area (items 18+19)				=	<u> </u>
21. a. Percentage of basement height below average level of adjoining ground				=	<u> </u> %
b. Vertical distance between basement ceiling and average grade of adjoining ground=				=	<u> </u> ft

A basement by zoning code definition must have a minimum of 1/2 of its height below the average grade of the adjoining ground. **If item 21a is less than 50%, then the floor area is included in FAR and it is considered a story for height. If item 21b is more than 5', then the basement is considered a story.**

HEIGHT OF HOUSE

	Existing to Remain	Proposed New
22. Height of house (ft)	<u> </u>	<u> </u>
23. Number of Stories	<u> </u>	<u> </u>

Height is measured from average grade in front of home to top of roof, and may not exceed 2 1/2 stories and 35 feet

Amy G. Lowry

From: Roy Mueller <royandsuemueller@gmail.com>
Sent: Monday, August 31, 2020 10:46 AM
To: Amy G. Lowry
Cc: Roy Mueller; sjmueller42@gmail.com
Subject: Virtual meeting Sept 14, 2020; Case No. 18-2020; 1106 Grandview Dr variance request

Ms Lowry:

We are writing in support of our next door neighbors' (Johnny & Katie Johnson) request for a variance for floor area ratio for their home at 1106 Grandview Dr.

We are not sure if we will be able to make the Zoom meeting scheduled for Sept 14, 2020 so please pass along this email to the Board of Adjustment letting them know of our position. We believe that their proposed construction will increase the value of their property as well as all of the neighborhood.

We ask that the Board of Adjustment approve their request as soon as possible.

Roy and Susan Mueller
925 Harvey St
Kirkwood No 63122
314-394-0597

Email secured by Check Point Threat Emulation.

CITY'S EXHIBIT NO. 9

Amy G. Lowry

From: Emily Dierking <emmyfren@hotmail.com>
Sent: Wednesday, September 2, 2020 9:36 AM
To: Amy G. Lowry
Subject: Case number 18-2020 for Johnsons

Hi Amy,

I am emailing on behalf of my neighbors at 1106 Grandview Dr, which is the house right next door to us. We received the small post card about the Far Variance hearing but cannot make the hearing in person. I wanted to email you to tell you that we talked to our neighbors to understand what they are proposing. We feel that a change this minimal to the outside of their property would have no negative impact on its appearance, or on our quality of life as their neighbor. We appreciate the opportunity to share our opinion since we can imagine that some proposed projects are definitely not a good idea. This is clearly not one of those projects, and our recommendation would be to approve this small request so our neighbors can improve their lovely home.

Thank you for your time.

Emily Dierking
924 Robert place

Email secured by Check Point Threat Emulation.

Case Summary

Case Number	19-2020				
Zoning District	R-3				
Project Address	2 Churchill				
Applicant Name	Richard and Mary James				
Property Owner	Same as above				
Article	IV	Section	A-420	Sub-Section	420.7
Variance Request	Rear yard encroachment for 2 covered patios				
Required	35' rear yard setback (would allow 10' encroachment to 25' from property line); existing nonconforming rear yard setback is 29.01'				
Proposed	14.29'				
Variance Requested	20.71' from 35' rear yard setback; 14.72' from 29.01' existing nonconforming rear yard setback				

History of address: N/A

Summary Approved by: AGL

Labels printed _____

Letter mailed on _____

300 ft. notice mailed on _____



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122 (314) 822-5823 Fax (314) 822-5898

***An appointment with staff is required prior to the submittal of a variance application.** Your meeting with staff will assist you in preparing your submittal information. Please contact Amy Lowry, Assistant City Planner at 314-822-5815 to schedule an appointment.

City Use Only Meeting Date September 14, 2020 Case# 19-2020 Zoning District R-3

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 # 2 Churchill Lane, Kirkwood, MO 63122

Type of Work: New Construction Addition Other roof structure over Patios

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 Richard H. & Mary A. James Phone 314-220-4835

Address # 2 Churchill Lane

City/State/Zip Kirkwood, MO 63122 E-mail d.james@kccleycompanies.com

Applicants Signature Richard H. James Date Aug. 12, 2020

Property Owner Information (if different from above):

Name R Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature Richard H. James Date _____

CITY'S EXHIBIT NO. 1

Received by: Jamara

August 10, 2020

TO: City of Kirkwood Board Of Adjustment
139 South Kirkwood Blvd.
Kirkwood, Missouri 63122

Dear Members of the Board,

We are Mary and Dick James, new residents of Kirkwood at 2 Churchill Lane. We moved to Kirkwood after living and raising 6 daughters at 1644 Dunmorr Drive in Des Peres for 42 years. Two of our daughters and their families currently live in Kirkwood; Mary Sly at 17 Silver Lane and Jenny & Doug Walbert at 2 Taylor Estates. Our move has placed us closer to both of those families and has placed us in a smaller one-level ranch home which will be much more manageable during our retirement years. Our previous home was perfect for accommodating our large family for our frequent gatherings, and it was aided by a beautiful covered porch and large back yard. Our new Kirkwood home has a nice sized back yard, however the inside space does not have the room to handle over 30 family members for holiday and special milestone events. We purchased our home at 2 Churchill Lane with the intended plan to add a covered patio at the back of the house off the kitchen to accommodate the overflow and to appreciate the beauty of the tasteful back yard.

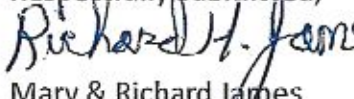
Our Kirkwood-based architect, Scott Volding, has designed a planned covered patio off of our kitchen into our east/southeast yard along with adding a covered roof over the existing brick patio off the kitchen door on the north side yard. The sun engulfs the brick patio throughout the day making it almost unusable without a covered roof. Scott has noted that our north property line has been determined by the City to be a rear yard along with our actual rear yard to the southeast of our 5-sided lot. That designation of our north side yard as a rear yard instead of a side yard has presented a problem with our plan because the newly proposed covered southeast exposure patio and the proposed roof covering the existing brick patio on the north exposure would both be out of compliance with the rear yard setback requirements from the existing easement. The existing house and the brick patio are already officially out of compliance with those setback requirements, but we assume the house and patio were 'grandfathered' in since they were built prior to the setback designations.

We are writing to appeal to the Board of Adjustment to approve a 'hardship' variance to the rear yard setback requirements at 2 Churchill Lane based on the unique shape of the lots involved on our 4-house cul-de-sac. We understand that our neighbors immediately to our south, Mr. & Mrs. Brent Fletcher at 3 Churchill Lane, were granted a 'hardship' variance so they could build their screened-in porch because of the unique dimensions and multi-sided shape of their lot. I have spoken with the only residents in the area whose back/side yards face the south border adjacent to our side yard facing north; Corrine Mueller at 621 Ericson and Marilyn Wilton at 620 Ericson. Both Ericson residents have indicated to us that they have no issue with our desire to add a roof over our existing brick patio or to adding a covered patio to our eastern rear yard. Our four new neighbors in the Churchill Lane cul-de-sac have affirmed they would welcome a covered patio addition at 2 Churchill Lane. None of their properties are impacted by our proposed covered patios, but we wanted to include their supporting comments anyway. The proposed new covered patio facing the east rear yard has plenty of back yard to accommodate the proposed patio, however the proposed patio coming off the kitchen facing the east would encroach on the setback line drawn from the northern extremity of the house heading east to the end of the lot.

We are then asking for a variance to the existing north rear yard setback of 29'-0", that has been established by city staff, to a 14.71' setback. Please see included drawings for conditions requested. We appreciate your consideration of our request, and we hope you will be favorably inclined.

We have loved spending past years enjoying the restaurants, retail businesses, and many events in Kirkwood especially when our daughter, Mary Sly, was the owner of Spencer's Grill. We hope you will seriously consider our request so we can continue to host family gatherings for many years to come with spacious outside accommodations to handle the growing clan.

Respectfully Submitted,


Mary & Richard James
2 Churchill Lane
Kirkwood, Missouri 63122

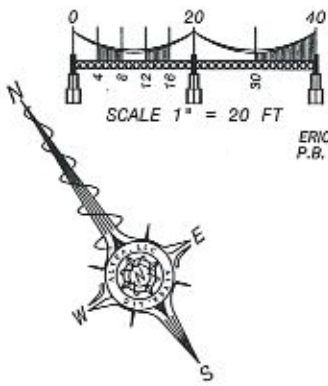


CITY'S EXHIBIT NO. 2

BOUNDARY AND IMPROVEMENT SURVEY

LOT 2 OF CHURCHILL LANE

PLAT BOOK: 89 PAGE: 28
ST. LOUIS COUNTY, MO



SCALE 1" = 20 FT

ERICSON PLACE
P.B. 79, PG. 47

LOT 2
N/F
LOCATOR: 23M510463
D.B. 22440, PG. 1110

HOMEWOOD
P.B. 48, PG. 40

LOT 17
N/F
LOCATOR: 23M510364
D.B. 22457, PG. 609

LOT 3
N/F
LOCATOR: 23M510485
D.B. 17783, PG. 3108

FOUND I.P.

BRICK PILLARS

CONC STEP

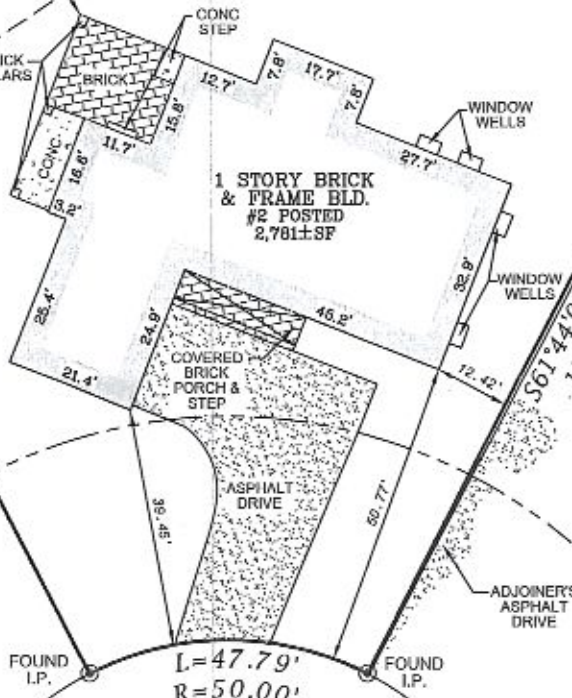
WINDOW WELLS

WINDOW WELLS

LOT 3
N/F
LOCATOR: 23M510342
D.B. 13287, PG. 2308

LOT 1
N/F
LOCATOR: 23M510386
D.B. 14938, PG. 1007

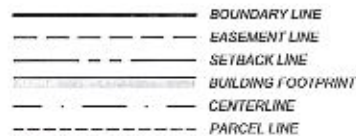
97' BUILDING LINE



L=47.79'
R=50.00'

CHURCHILL LANE (40' W)
(FORMERLY NORTH TAYLOR PLACE)

IMPERVIOUS TABLE EXISTING SITE COVERAGE		
	SQ. FT.	COVERAGE %
LOT SIZE	15,624	
TOTAL	4,494	28.8
HOUSE	2,781	17.8
DRIVEWAY	1,180	7.6
FRONT PORCH	120	0.8
CONC PATIO	111	0.7
BRICK PATIO	293	1.9



TITLE NOTES

FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY TITLE PARTNERS AGENCY, COMMITMENT NUMBER 20-263232-TW.

BASIS OF BEARINGS

HOMEWOOD
PLAT BOOK: 48 PAGE: 40

SURVEYOR'S STATEMENT

THIS IS TO DECLARE TO RICHARD H. JAMES, MARY A. JAMES AND TITLE PARTNERS AGENCY, THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING THE MONTH OF MAY, 2020, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 2 OF CHURCHILL LANE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 28 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.

7-16-20
DATE



- 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 63044
PHONE: (636) 477-9200
FAX: (636) 935-6000
WWW.ALTEA.LLC
© 2020 ALTEA, LLC

ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013073731

PROJECT NUMBER: **20-0867-A**

SHEET	FIELD CREW:	JDC
1 OF 1	DRAFTER:	ECR
	DRAFTED ON:	07/15/2020
	REVIEWER:	BLH
	REVIEWED ON:	07/15/2020

CITY'S EXHIBIT NO. 3

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that 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 **August 25, 2020** edition and ending with the **August 25, 2020** edition, for a total of 1 publications:

08/25/2020

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 via Zoom webinar on September 14, 2020, at 7:00 P.M. to consider the following:

New Business

Case No. 18-2020 1106 Grandview - Floor Area Ratio variance.

Case No. 19-2020 2 Churchill - Rear setback variances.

Case No. 20-2020 10465 Manchester - Parking Rate variance.

Such hearing may be adjourned from time to time until completed.

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, August 26, 2020. Staff Contact: Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

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 314-822-5816. 11911646 County Aug 25, 2020

Kathy Travis

Subscribed & sworn before me this 25th day of Aug, 2020
(SEAL)

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

CITY'S EXHIBIT NO. 4



WHERE COMMUNITY AND SPIRIT MEET®

August 31, 2020

Richard and Mary James
2 Churchill Lane
Kirkwood, MO 63122

RE: Variance Request
Case No. 19-2020
2 Churchill Lane
Zoning District R-3

Dear Mr. and Ms. James:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing, **via Zoom webinar on September 14, 2020 at 7:00 p.m.** 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 an undue hardship. These powers are set forth in Article XI, Section A-1110.3 of Appendix A, the Zoning 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 IV, Section A-420, Sub-Section 420.7(4)(a) of the Zoning Code requires a rear yard setback of 35 feet. The existing, nonconforming rear yard setback is 29.01 feet. Article IV, Section A-420, Sub-Section 420.7 of the Zoning Code states that when nonconforming setbacks are considered as the required setback, an unenclosed porch, deck or paved terrace is not allowed. The 2 covered, unenclosed patios you wish to construct will encroach 20.71 feet beyond the required rear yard of 35 feet and 14.72 feet beyond the nonconforming rear yard of 29.01 feet to a closest distance of 14.29 feet from the rear property line.

Article XI, Section A-1110.3 of Appendix A, allows the Board of Adjustment to grant variances from the requirements when the applicant can prove to the Board the following:

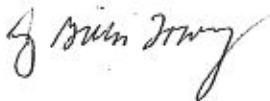
CITY'S EXHIBIT NO. _____

5

1. There are practical difficulties or an unnecessary hardship in the way of carrying out the strict application of the zoning code; and
2. Granting of the variance would observe the spirit of the code, secure public safety and welfare and do substantial justice; and
3. The deviation from the strict application of the zoning code that would be authorized by the area or non-use variance would not constitute a change in the district map, impair an adequate supply of light and air to adjacent property, increase congestion in public streets, increase the danger of fire, materially diminish or impair established property values within the surrounding area, and would not in any other respect impair the public health, safety, comfort, morals and welfare of the City of Kirkwood.

I've attached the agenda for the meeting with the Zoom webinar information. You will also be sent the link to the meeting via the email address you provided. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

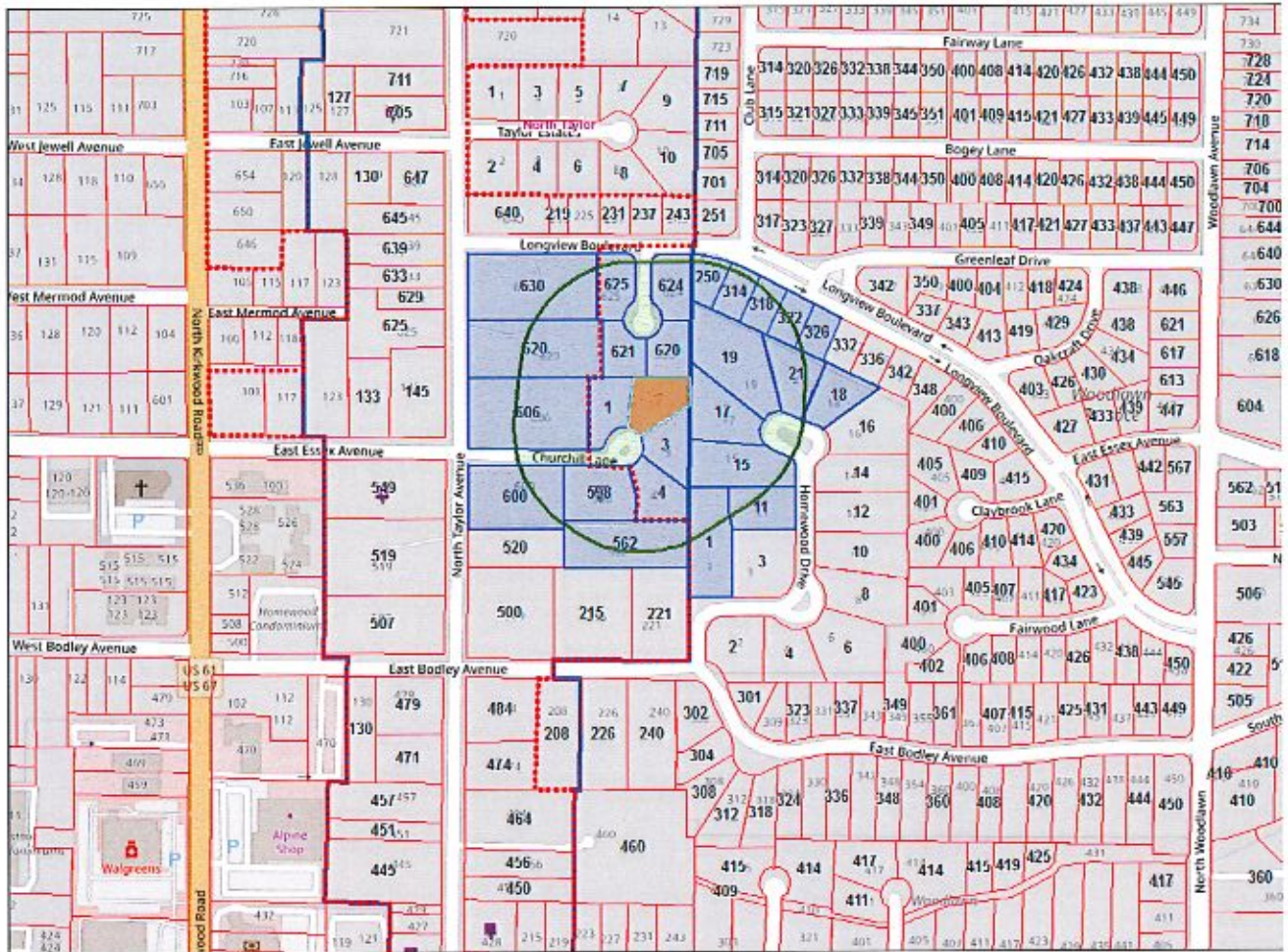


Amy Lowry
City Planner II

C: Scott Volding (via email to voldarch@aol.com)

Encl. Meeting Agenda

City of Kirkwood Basemap



8/26/2020 7:50:27 AM

- Parcels
- Local Register
- Landmarks**
- + Landmarks
- Districts**
- National Register

CITY'S EXHIBIT NO. 6

MALLINCKRODT LE & PATRICIA
562 N TAYLOR AVE
SAINT LOUIS, MO 63122

JASCHEK FREDERICK E & PEGGY J
11 HOMEWOOD LN
SAINT LOUIS, MO 63122

SPEIDEL CHRISTOPHER M &
CHRISTINE
1 HOMEWOOD LN
SAINT LOUIS, MO 63122

REVOCABLE LIVING TRUST OF
ARTHUR J MCDONNELL
598 N TAYLOR AVE
SAINT LOUIS, MO 63122

HOFFMAN KATHLEEN REVOCABLE
TRUST
600 N TAYLOR AVE
SAINT LOUIS, MO 63122

LEWIS MICHAEL W & JANET
4 CHURCHILL LN
SAINT LOUIS, MO 63122

MATHEIS RICHARD TODD & ANNE
DRURY
15 HOMEWOOD LN
SAINT LOUIS, MO 63122

FLETCHER BRENT & MARYANNE
3 CHURCHILL LN
SAINT LOUIS, MO 63122

WARD DUSTIN K & BLAIR C
606 N TAYLOR AVE
SAINT LOUIS, MO 63122

STAPLES JOHN A TRUSTEE
1 CHURCHILL LN
SAINT LOUIS, MO 63122

GLEASON ROBERT E & EILEEN A
JOINT
2 CHURCHILL LN
SAINT LOUIS, MO 63122

MCDOUGALL JOHN H
18 HOMEWOOD LN
SAINT LOUIS, MO 63122

RICHTER BARBARA ANN REVOCABLE
TRUST
17 HOMEWOOD DR
SAINT LOUIS, MO 63122

JONES JENNIFER T & FOX RICHARD J
21 HOMEWOOD LN
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WITHHELD
620 ERICSON PL
SAINT LOUIS, MO 63122

WILTON KENT R & MARILYN H
621 ERICSON PL
SAINT LOUIS, MO 63122

VILLHARD PETER S & JULIE E
REVOCABLE
620 N TAYLOR AVE
SAINT LOUIS, MO 63122

WLG REVOCABLE TRUST
326 LONGVIEW BLVD
SAINT LOUIS, MO 63122

JONES PATRICIA LENZ REVOCABLE
TRUST
19 HOMEWOOD DR
SAINT LOUIS, MO 63122

HENDRICKSON ADAM T & ELIZABETH
322 LONGVIEW BLVD
SAINT LOUIS, MO 63122

STANDAGE MARK & MICELI LISA
318 LONGVIEW BLVD
SAINT LOUIS, MO 63122

HARTMANN JOHN C & DEBORAH A
314 LONGVIEW BLVD
SAINT LOUIS, MO 63122

COOK ELIZABETH A TRUSTEE
250 LONGVIEW BLVD
SAINT LOUIS, MO 63122

COMPTON ROBERT P CATHERINE C
624 ERICSON PL
SAINT LOUIS, MO 63122

CRAWFORD STEVEN & KIMBERLY
625 ERICSON PL
SAINT LOUIS, MO 63122

RYAN MICHAEL & ELIZABETH
630 N TAYLOR AVE
SAINT LOUIS, MO 63122

**VARIANCE REQUEST
KIRKWOOD
BOARD OF ADJUSTMENT**



Front of existing residence

**#2 CHURCHILL LANE
KIRKWOOD, MO 63122**

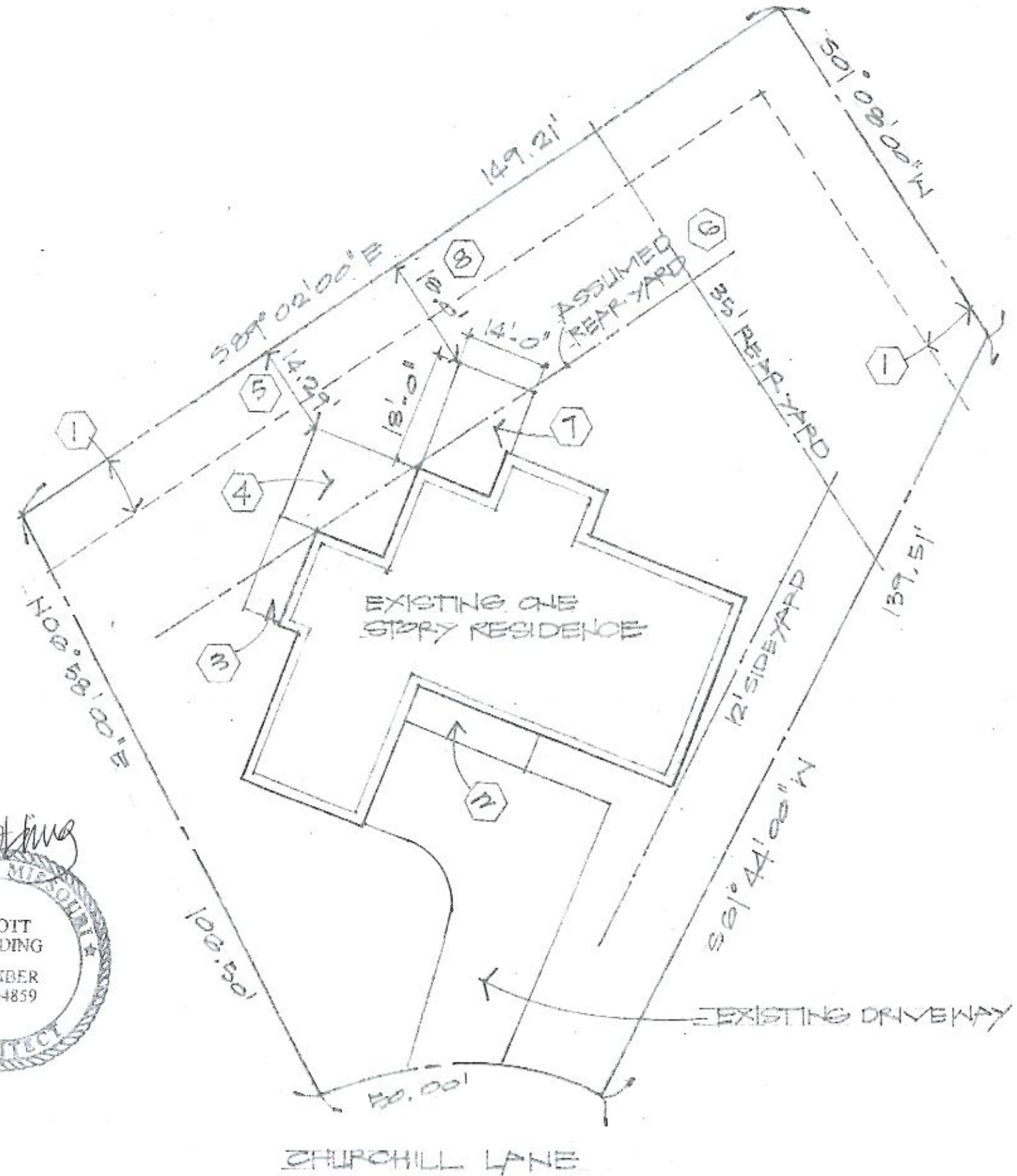
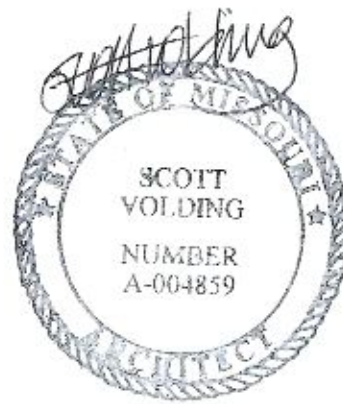
SITE PLAN KEYED NOTES

- ① Existing utility easement
- ② Existing front porch
- ③ Existing concrete porch to remain
- ④ Existing Patio to remain
New roof structure over Patio proposed
- ⑤ Dimension of existing Patio off North property line.
Existing Patio has a 14.71' encroachment into assumed 29.0' Rear Yard setback
- ⑥ Assumed Rear Yard setback along North property line as established, with input from Ms. Amy Lowry, set at 29'-0". Refer to Existing Conditions Site Plan.
- ⑦ Proposed new Patio with roof structure
- ⑧ Dimension of new Patio corner off North property line. Proposed new Patio would have a 11.0' encroachment into assumed 29.0' Rear Yard setback



**Proposed Conditions
Site Plan**

1" = 20'-0"



#2 Churchill Lane

HOMWOOD
P.B. 48, PG. 40

LOT 17
N/F
LOCATOR: 23M510364
D.B. 22457, PG. 609

LOT 2
N/F
LOCATOR: 23M510463
D.B. 22440, PG. 1110

LOT 3
N/F
LOCATOR: 23M510485
D.B. 17783, PG. 3108

LOT 1
N/F
LOCATOR: 23M510386
D.B. 14938, PG. 1007

LOT 2
15,624±s.f.

1 STORY BRICK
& FRAME BLD.
#2 POSTED
2,781±SF

COVERED
BRICK
PORCH &
STEP

ASPHALT
DRIVE

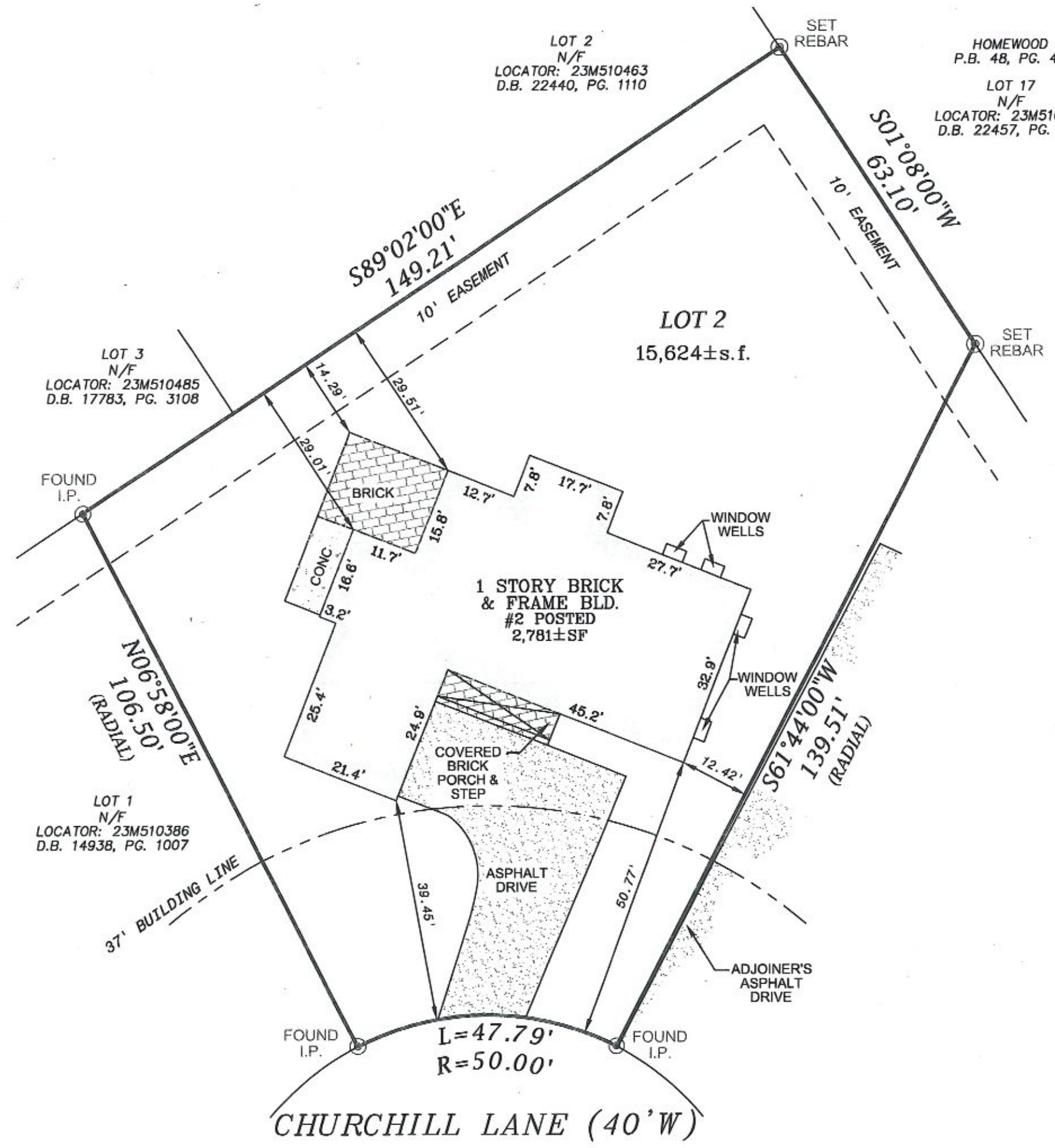
ADJOINER'S
ASPHALT
DRIVE

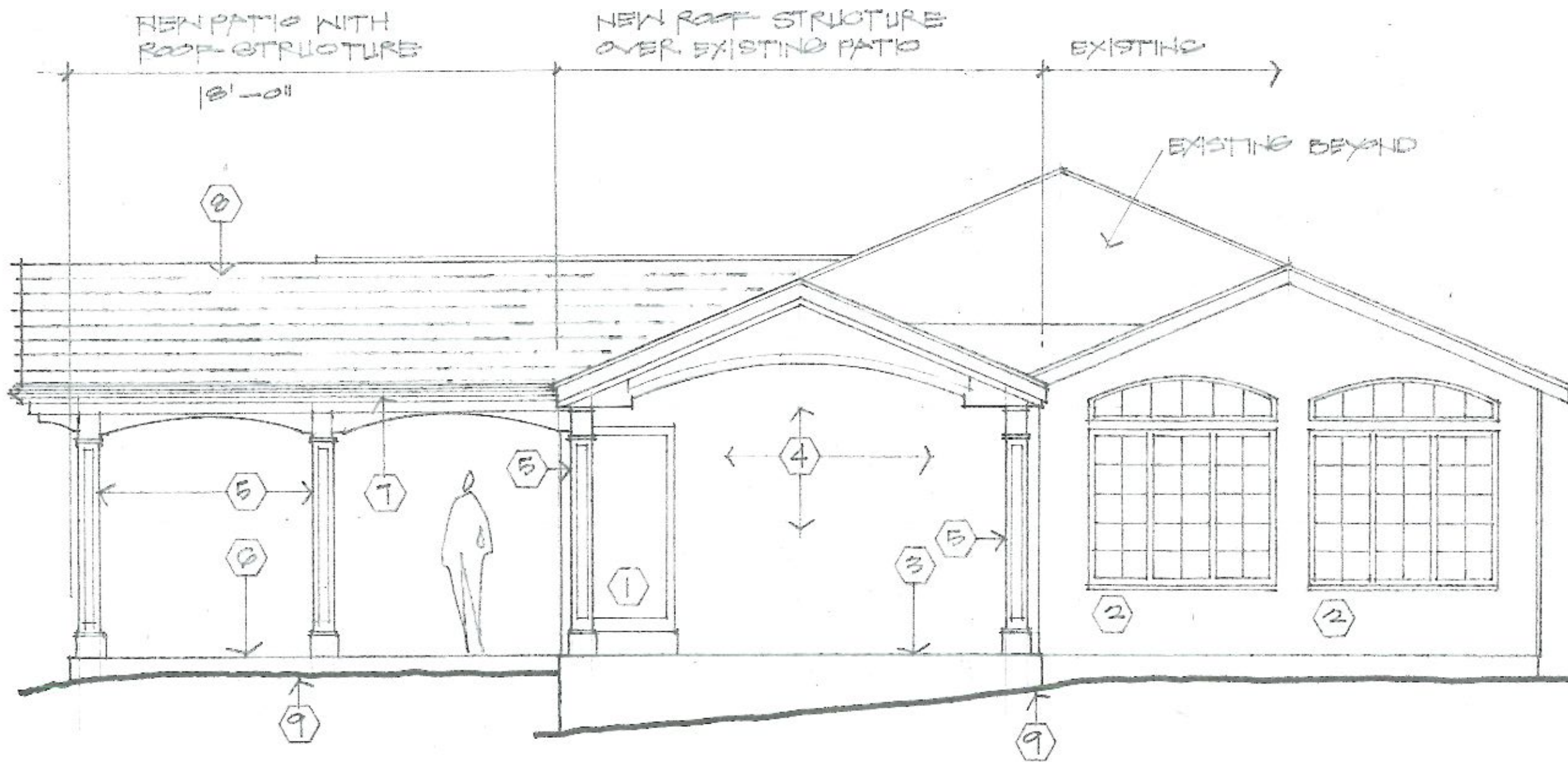


Existing Conditions Site Plan

1" = 20'-0"

#2 Churchill Lane





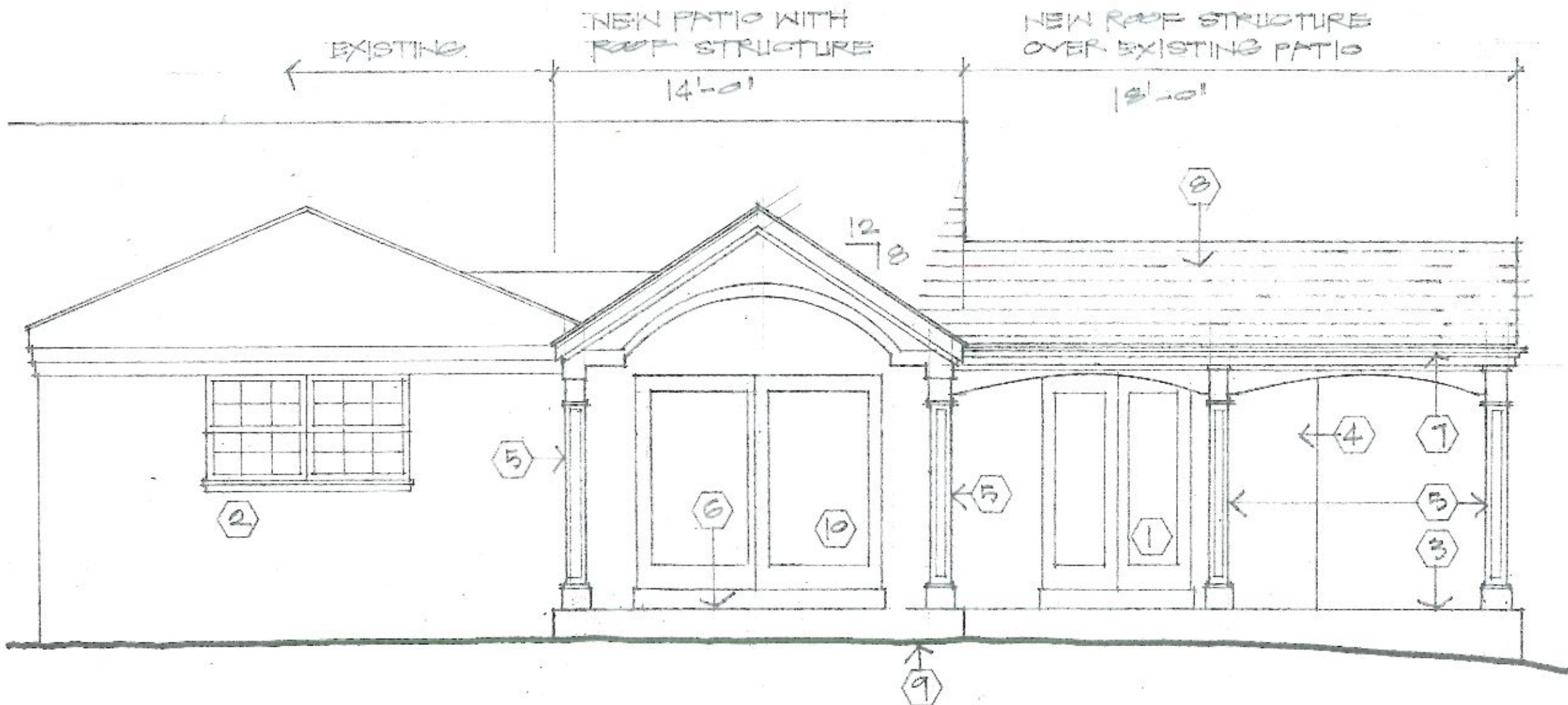
NORTH ELEVATION KEYED NOTES

- ① Existing door to remain
- ② Existing window
- ③ Existing Patio with new concrete overlay
- ④ Existing wall beyond
- ⑤ New columns to match existing at Front Porch
- ⑥ New concrete Patio
- ⑦ Prefinished aluminum gutter
- ⑧ Asphalt roofing shingles to match existing
- ⑨ Existing grade

NORTH ELEVATION

1/4" = 1'-0"

#2 Churchill Lane



EAST ELEVATION KEYED NOTES

- ① Existing door to remain
- ② Existing window
- ③ Existing Patio with new concrete overlay
- ④ Existing wall beyond
- ⑤ New columns to match existing at Front Porch
- ⑥ New concrete Patio
- ⑦ Prefinished aluminum gutter
- ⑧ Asphalt roofing shingles to match existing
- ⑨ Existing grade
- ⑩ New 8'-0" wide sliding door

EAST ELEVATION

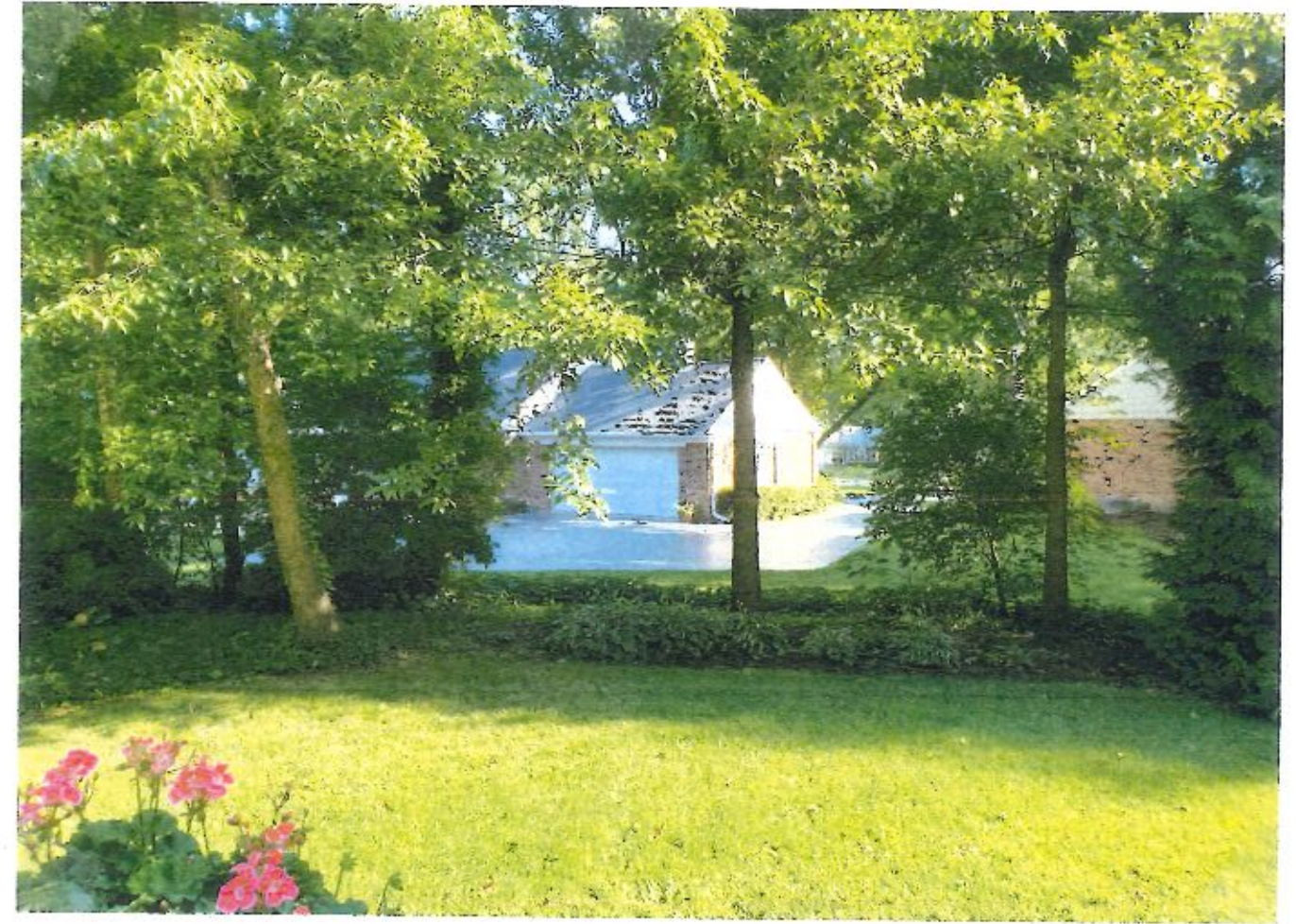
1/4" = 1'-0"

#2 Churchill Lane



**Looking towards existing Patio with
proposed new roof structure**

#2 Churchill Lane



Looking North from existing Patio to adjacent neighbor

#2 Churchill Lane



Looking towards location of new Patio
with proposed roof structure

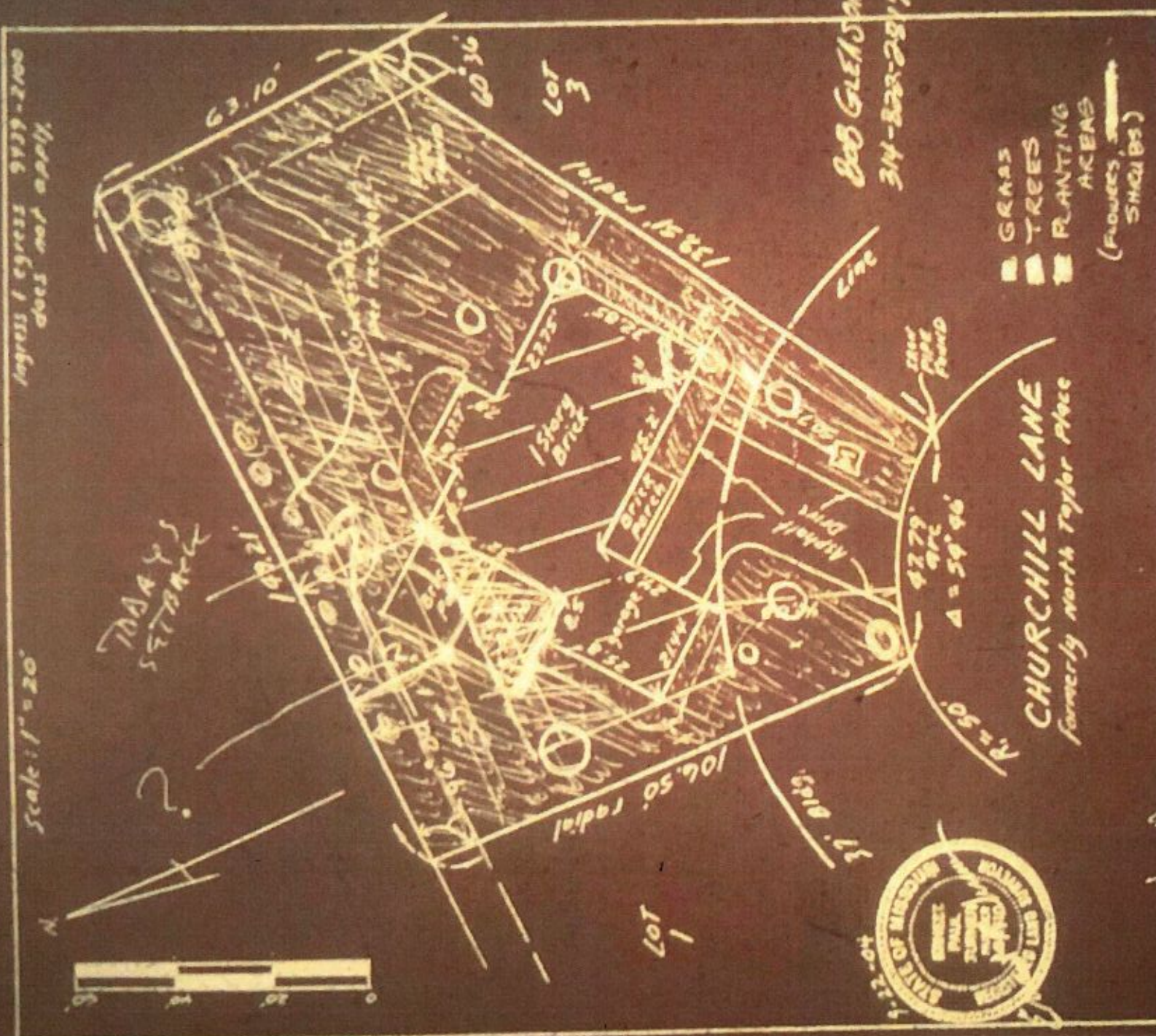
#2 Churchill Lane



Looking East to adjacent neighbor

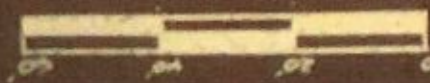
#2 Churchill Lane

2 CHURCHILL LN 2004 SURVEY



Ingress Egress 9439-2100 does not apply.

Scale: 1"=20'



CHURCHILL LANE
Formerly North Taylor Place

BOB GLEASON
314-828-2817

10/20/04
10/1/04

SURVEYORS REAL PROPERTY REPORT (This does not constitute a boundary survey)

GATEWAY SURVEYORS, INC.
(636) 391-7080
PO Box 184 BALLWIN, MISSOURI 63001

This is to certify that we have, on September 21, 2004 by order of Robert E. Gleason and Eileen A. Gleason, M/D
made a Surveyors Real Property Report in accordance with 10 CSR 10-501 on CHURCHILL LANE & subdivision recorded in Plat Book 87
Page 41 of 41 of St. Louis County Records.

and that said report was conducted under the immediate personal supervision of the undersigned Lead Surveyor. The accompanying drawing represents conditions found at the inspection including a verify check for encroachments onto or from the subject property. Fences or hedge rows, if any, are not located or shown herein. This does not constitute a boundary survey and is subject to any improvements that a subsequent boundary survey may disclose. No property corners have been set. This drawing should not be relied upon for the establishment or construction of any fence, structure or other improvement. Anyone interested in a positive determination concerning the existence or magnitude of possible encroachments, as well as anyone interested in constructing new improvements on the inspected property, is strongly advised to obtain a boundary survey. Unless otherwise noted herein, all linear and angular property dimensions have been shown per available record dimensions and have not been verified. No warranty of any kind is extended to the present or future owners or occupants.

Order No. 01-28308
By: E. Robert E. Gleason
Missouri Registered Lead Surveyor, L.S. 3510
Address 12 Churchill Lane
Kirkwood, Missouri
Date Sept. 22, 2004

Handwritten initials 'RB' inside a circle.

Case Summary

Case Number	20-2020				
Zoning District	B-3				
Project Address	10465 Manchester Road				
Applicant Name	Archworks Capital, LLC				
Property Owner	EEB Kirk, LLC				
Appeal Request	Determination of City staff on previous parking variance				
Article	X	Section	A-1000	Sub-Section	1000.4, Table 1000-1
Variance Request	Parking variance				
Required	5 parking spaces per 1000 sq. ft. of usable area; for a total of 70 parking spaces on 14,000 sq. ft. building				
Proposed	28 parking spaces for an office use				

History of address: A variance of 50 spaces on the required 80 spaces was granted for a furniture store in 1997 – requiring the building to have 30 parking spaces

Summary Approved by: AGL

Labels printed _____

Letter mailed on _____

300 ft. notice mailed on _____



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122 (314) 822-5823 Fax (314) 822-5898

***An appointment with staff is required prior to the submittal of a variance application. Your meeting with staff will assist you in preparing your submittal information. Please contact Amy Lowry, Assistant City Planner at 314-822-5815 to schedule an appointment.**

City Use Only Meeting Date September 17, 2020 Case# 20-2020 Zoning District B-3

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 10465 Manchester Road, Kirkwood, MO 63122

Type of Work: New Construction Addition Other Change of use of building

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 Purchaser

Name Archworks Capital, LLC. Phone 314-328-0328

Address 600 West Woodbine Ave

City/State/Zip Kirkwood, MO 63122 E-mail wellis@archworkscapital.com

Applicants Signature [Signature] Date 8/17/2020

Property Owner Information (if different from above):

Name EEB Kirk, LLC. Phone _____

Address 92 Lake Forest Drive

City/State/Zip St. Louis, MO 63117 E-mail _____

Owner's Signature [Signature] Date 8/17/2020

Received by: AGL

CITY'S EXHIBIT NO. 1



600 West Woodbine Avenue, Saint Louis, Missouri 63122
p. 314-266-4600 f. 888-556-0502 www.ExpressChem.com

August 11, 2020

To Whom It May Concern:

Our Company is Archworks Capital LLC, the potential purchaser of 10465 Manchester Rd. This property is currently owned by EEB Kirk LLC, and its former uses were Ethan Allen and Thomasville furniture stores. We understand the property has been listed for sale since May of 2018, when Thomasville's parent company declared bankruptcy. We understand the space has been "dark" (empty) since January of 2019.

The building was constructed in 1997 as a two-story office style building. Prior to its construction, the developer applied to the Kirkwood Board of Adjustment ("BOA") for a variance related to the fact that the lot configuration would not allow for the required number of parking spaces for a retail use, mentioning that the anticipated use of the future occupant (Ethan Allen as a furniture store) did not require as much parking as a traditional retailer. The variance was granted in August of 1997 and the building was subsequently constructed.

Fast forward until today, two furniture stores have failed in the location and the building has been sitting empty for almost the last two years. We understand from the seller that the building has been shown to potential purchasers countless times since it was listed, but has gone unpurchased primarily because of the parking issue.

Our company applied for an occupancy permit to use the building, but were denied because the Kirkwood City Manager declined to recognize the property's existing variance as applicable. We were told that the reason we were denied was because our proposed use constitutes a new use, for which the current variance does not apply.

Our proposed use for the property is as office space for our company, Archworks Capital LLC, and our subsidiaries including Express Chem LLC and Fusion Business Services LLC but the zoning for the parcel appears to require more parking spaces for general office use than what we would require for our day to day operations. We understand it is the City's position that the proposed use constitutes a "new" use for purposes of the variance already granted. We respectfully disagree with this position and believe that the City Manager's decision not to recognize the current variance is in error. We believe that the existing variance runs with the land and should be applicable to the proposed office use. We also want to highlight that the



zoning for retail use requires more parking than the zoning for an office use; the amount of parking spaces we'd like a variance on is less than what a traditional retailer would need. As such, with this letter we are appealing the City Manager's decision not to recognize the existing variance. Additionally, if the Kirkwood Board of Adjustment agrees with the City Manager's decision and rejects our appeal, then we intend this letter to function as our request for a new parking variance for general office use.

Should we be required to apply for a new variance, the below analysis demonstrates the hardship that we would face were we to acquire the building and be unable to use it as office space.

1. The applicant will be deprived of all beneficial use of the property under any of the permitted uses in that zoning district. All beneficial use is lost only where the property is not suitable for any use permitted in the Zoning Code for that zoning district;

a. If the only use allowed under the current variance is as a furniture store, then virtually all viable economic use of the property is lost. Brick and Mortar furniture stores are fast becoming a relic of the past, as evidenced by the recent loss of Rothman and Art Van Furniture stores in the St. Louis Market. Countless other brick and mortar furniture stores have experienced declines in revenue due to the rise of online furniture stores. And the current restrictions on the economy and shopping activity due to the COVID-19 pandemic make it economically unwise to require furniture store use for this particular property. A hard and fast stance that this building be used as a furniture store, and nothing else, is simply financially not feasible.

2. The applicant has sufficiently demonstrated unnecessary hardship through actual proof and not mere conclusory or lay opinion that the property in question cannot yield a reasonable return if used only for a purpose or purposes permitted in the zoning district in which that property is located

a. The fact that this property has been listed for sale for over eighteen months and has not transferred because of the parking situation is evidence that the building would not yield a reasonable return if only allowed to be used as a furniture store pursuant to the 1997 variance.



3. The plight of the owner is due to exceptional or unique circumstances and not due to general conditions in the neighborhood which may reflect the unreasonableness of the Zoning Code itself.

a. The circumstances under which this building was constructed and the original variance granted is unique to this particular piece of property and not due to general conditions of the surrounding neighborhood. The original variance was granted because the proposed furniture store use did not require all of the parking required by the zoning code and the configuration of the lot made it unfeasible to construct as much parking as required. Therefore, an office-like building was constructed in Kirkwood with the anticipation that it would be used with less parking than what was required. We don't believe the BOA anticipated that it would be used exclusively as a furniture store ad infinitum.

4. The use to be authorized by the use variance would not alter the essential character of the locality

a. Nothing will change about the essential character of the locality. We do not plan on changing any of the façade or the exterior appearance of the property. We do not plan on reconfiguring the lot or using the property in any way contrary to the current configuration. Our office use will not require as much parking as is required under the City's zoning code. The only traffic will be our small staff and any clients who come in and out on a daily basis. But given the current COVID-19 pandemic and the capacity restrictions placed on businesses, we do not anticipate that parking will ever be at capacity.

5. The proposed use to be authorized by the use variance would not constitute a change in the district map, impair an adequate supply of light and air to adjacent property, increase congestion in public streets, increase the danger of fire, materially diminish or impair established property values within the surrounding area, and would not in any other respect impair the public health, safety, comfort, morals and welfare of the City

a. Please see our answers 1-4 above. We think office use of the property would not impair the public health, safety, comfort, morals and welfare of the City. The building is constructed in a way that office use is a natural fit.

6. To grant variances from parking and loading and unloading regulations of the Zoning Code, in the manner prescribed above, where the character or



600 West Woodbine Avenue, Saint Louis, Missouri 63122
p. 314-266-4600 f. 888-556-0502 www.ExpressChem.com

use of the building or premises make unnecessary the full provision of parking or loading or unloading facilities or when such regulations would impose an unreasonable hardship upon the use of the lot or tract of land, as contrasted with merely granting an advantage or convenience.

a. Please see our answers to 1-5 above. We simply will not require the amount of parking necessary under the code, but would like to put this property to viable use. We do not want this building sitting empty for another two years while the seller attempts to find another furniture store. It is reasonable to allow for office use given the construction of the building and current character of the property.

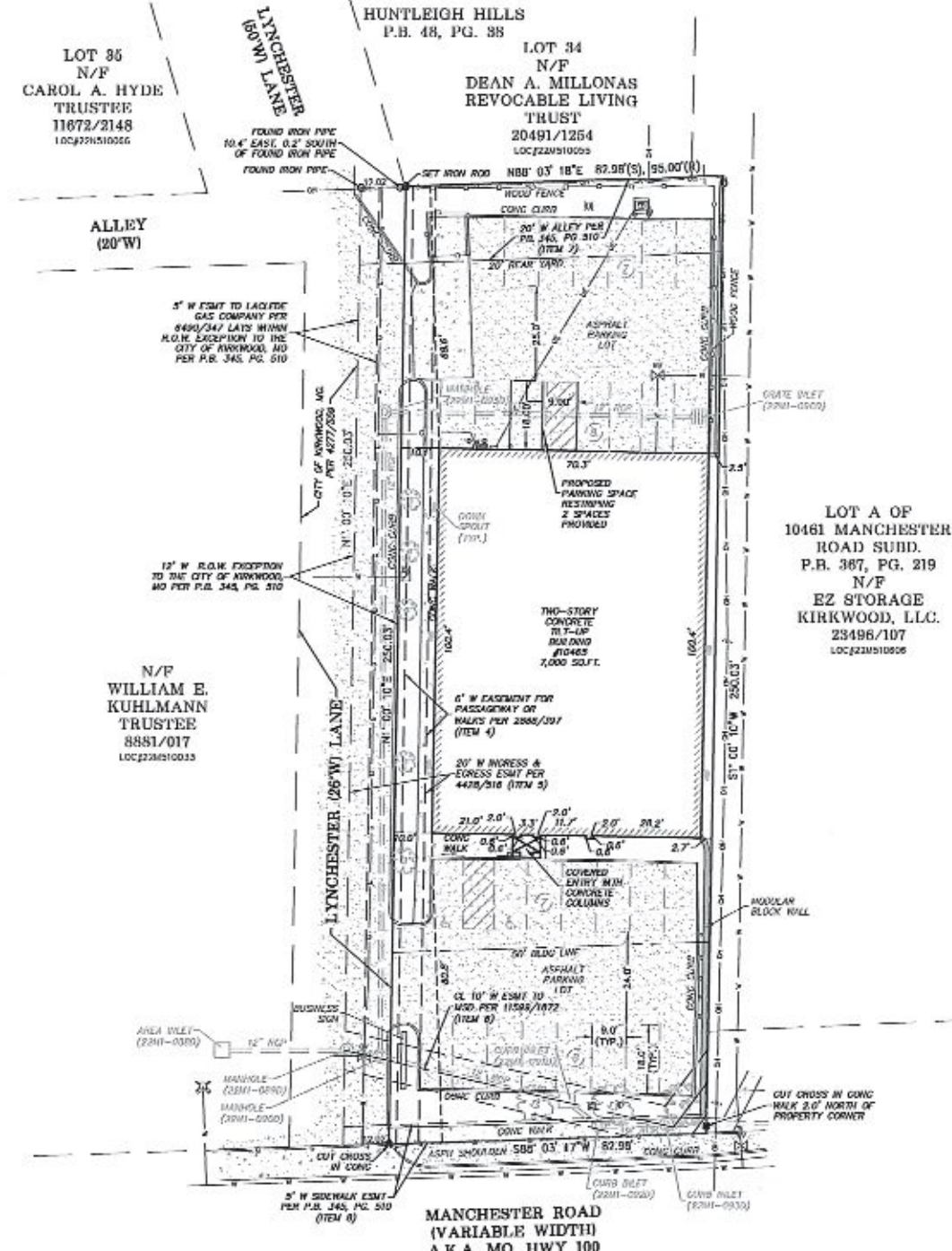
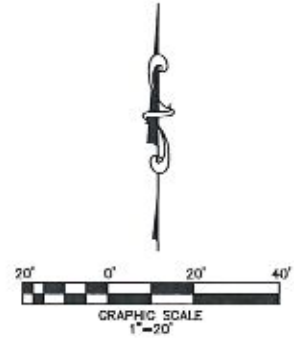
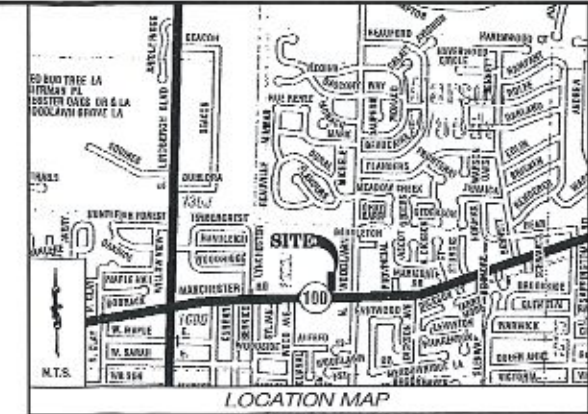
For the foregoing reasons, we are requesting the City of Kirkwood grant a variance based on office use and issue an occupancy permit. If we are unable to remedy this issue with the City, we will not be able to close on the purchase of the building and it will continue to sit vacant until another purchaser is found.

Regards,

A handwritten signature in black ink, appearing to read "Andrew M. Foley", with a long, sweeping horizontal line extending to the right.

Andrew M. Foley
President
Archworks Capital LLC

**A VARIANCE EXHIBIT FOR
10465 MANCHESTER ROAD**
A TRACT OF LAND BEING NEW ADJUSTED PARCEL 1 OF
THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5
OF HOUSER ESTATE PARTITION, P.B. 345, PG. 510
SEC. 36, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI



LAND DESCRIPTION (Per Title Commitment)
New Adjusted Parcel #1 of BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5 OF THE HOUSER ESTATE PARTITION IN SECTION 36, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, according to the plat thereof recorded in Plot Book 345, page 510 of the St. Louis County Records. EXCEPTING THEREFROM the West 12 feet dedicated to the City of Kirkwood by the aforementioned plat.

- DEVELOPMENT NOTES:**
1. Site Address: 10465 Manchester Road, Kirkwood, MO 63122, Loc.#234910583
 2. Owner Information: EZ Storage, LLC, 32 Lake Forest, St. Louis, MO 63114, Deed Book 18140, Page 1449
 3. Area of Tract: 20,721 Square Feet or 0.48 acres, more or less.
 4. Present Zoning: "B-3" Highway Business District (Kirkwood)
"B-3" Highway Business District Dimensional Requirements:
Front Yard Setback: 50 Feet
Side Yard Setback: 0 Feet
Rear Yard Setback: 20 Feet
Minimum Lot Area: 10,000 Sq.Ft.
*A buffer area of 20 feet wide shall be provided for the length of the lot adjoining the "M" Dwelling District. See Article 5, Section A-520B.
 5. Parking Requirements:
General Office Use (5 spaces per 1,000 square feet of usable area)
Usable Area: First Floor - 7,000 Square Feet
Second Floor - 7,000 Square Feet
Total - 14,000 Square Feet
Parking Required: 14,070 sq.ft. / 5 spaces per 1,000 sq.ft. = 70 spaces
 6. Parking Calculation:
Tenant Specific Needs (1 space per employee on a maximum shift)
Number of Employees: 25 Employees
Parking Needed: 25 Spaces
Existing Spaces: 28 Spaces, 2 of which are handicap accessible
Proposed Spaces: 2 Spaces
Parking Provided: 30 spaces provided, 2 of which are handicap accessible
 7. Utility Provider Districts:
Water: City of Kirkwood
Sewer: M-30
Telephone: AT&T Distribution
Gas: Spike Missouri East
Electric: Ameren Missouri Electric
Fire District: Kirkwood
School District: Kirkwood
Slugs Served: Yes, Yes, Yes, Yes, Yes
 8. According to the FEMA Flood Insurance Rate Map 22189C0307 K Dated February 4, 2015, this development is located in Zone X unshaded, Area determined to be outside the 0.2% chance annual floodplain.
 9. The Design Group has used exclusively the title commitment policy supplied by St. Louis Title, L.L.C. agents for Old Republic Holland Title Insurance Company, File No. 1493051L, having an effective date of June 23, 2020. The results of the Schedule B, Section 8 are listed below:
File No. 1493051L
Item 1-3: Are not of a survey nature.
Item 4: Easement for passage or walk according to instrument recorded in Book 3688 page 302. (see shown hereon)
Item 5: Easement for ingress and egress according to instrument recorded in Book 4428 page 216. (see shown hereon)
Item 6: Easement granted The Metropolitan St. Louis Sewer District by instrument recorded in Book 11588 page 1872. (see shown hereon)
Item 7: Right of Way of an alley as shown on the plat recorded in Plot Book 345 page 510. (see shown hereon)
Item 8: Easement as shown on the plat recorded in Plot Book 345 page 510. (see shown hereon)
Item 9-11: Are not of a survey nature.
 10. The results of this survey represent the conditions found at the time of the survey performed by THD Design Group on August 14, 2020.

SYMBOL LEGEND

X	FOUND CROSS	⊞	ELECTRIC BOX	⊞	CABLE TV BOX
●	FOUND IRON PIPE	⊞	ELECTRIC METER	⊞	LIGHT STANDARD
○	SET IRON ROD	⊞	POWER POLE	⊞	CLEAN OUT
⊕	BENCHMARK	⊞	GUY WIRE	⊞	SANITARY MANHOLE (EXISTING)
⊞	TRAFFIC SIGNAL BOX	⊞	GAS METER	⊞	STORM SEWER MANHOLE (EXISTING)
⊞	PHONE BOX	⊞	GAS VALVE	⊞	STORM SEWER DRAIN (EXISTING)
⊞	UTILITY MANHOLE	⊞	WATER METER	⊞	CHUTE INLET (EXISTING)
⊞	BOLLARD	⊞	WATER VALVE	⊞	AREA INLET (EXISTING)
⊞	MAN BOX	⊞	HYDRANT	⊞	GENERAL SURFACE DRAINAGE
⊞	SIGN	⊞	WATER SHUT OFF	⊞	SIF - EXISTING CONTOUR
⊞	POST	⊞	SPRINKLER HEAD	⊞	TREE LINE
⊞	EXISTING SHRUB	⊞	IRRIGATION VALVE BOX	⊞	SAN. SEWER (EXISTING)
⊞	EXISTING DECIDUOUS TREE	⊞	WELL	⊞	STORM DRAIN (EXISTING)
⊞	EXISTING EVERGREEN TREE	⊞	TEST HOLE		

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

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.

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"
140 CHESTERFIELD INDUSTRIAL BLVD. SUITE E, CHESTERFIELD, MO 63015
TEL: 636-394-3337
FAX: 636-394-3337
WEB: THDDESIGNGROUP.COM
Corporate Certificate of Authority #001004416

10465 MANCHESTER ROAD
VARIANCE EXHIBIT
EXISTING CONDITION SURVEY

PROJECT NUMBER: 20-5065
DATE: 08/02/2020
DRAWN BY: MFP

1 OF 1

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Kathy Travis** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that 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 **August 25, 2020** edition and ending with the **August 25, 2020** edition, for a total of 1 publications:

08/25/2020

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 via Zoom webinar on September 14, 2020, at 7:00 P.M. to consider the following:

New Business

Case No. 18-2020 1106 Grandview - Floor Area Ratio variance.

Case No. 19-2020 2 Churchill - Rear setback variances.

Case No. 20-2020 10465 Manchester - Parking Rate variance.

Such hearing may be adjourned from time to time until completed.

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, August 26, 2020. Staff Contact: Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

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 314-822-5816. 11911646 County Aug 25, 2020

Kathy Travis

Kathy Travis

Subscribed & sworn before me this 25th day of Aug, 2020
(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721



WHERE COMMUNITY AND SPIRIT MEET[®]

September 2, 2020

Andrew M. Foley
President
Archworks Capital, LLC
600 W. Woodbine Avenue
Kirkwood, MO 63122

RE: Appeal of Zoning Decision and Variance Request
Case No. 20-2020
10465 Manchester Rd
Zoning District B-3

Dear Mr. Foley:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing. **via Zoom webinar on September 14, 2020 at 7:00 p.m.** 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 an undue hardship. These powers are set forth in Article XI, Section A-1110.3 of Appendix A, the Zoning 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.

In 1997, the above-referenced property was granted a variance by the Board of Adjustment to require only 30 parking spaces. You are appealing City staff's determination that the variance only applies to a furniture store use. Should the Board uphold City staff's determination, you are requesting a variance from the parking rate contained in Article X, Section A-1000, Sub-Section 1000.4 and Table 1000-1 of the Zoning Code that requires 5 spaces per 1000 square feet of usable area for office use. This would require 70 parking space for the 2-story 14,000 square foot building. You propose to provide 30 parking spaces for an office use.

CITY'S EXHIBIT NO. 5

Article XI, Section A-1110.3 of Appendix A, allows the Board of Adjustment to grant variances from the requirements when the applicant can prove to the Board the following:

1. There are practical difficulties or an unnecessary hardship in the way of carrying out the strict application of the zoning code; and
2. Granting of the variance would observe the spirit of the code, secure public safety and welfare and do substantial justice; and
3. The deviation from the strict application of the zoning code that would be authorized by the area or non-use variance would not constitute a change in the district map, impair an adequate supply of light and air to adjacent property, increase congestion in public streets, increase the danger of fire, materially diminish or impair established property values within the surrounding area, and would not in any other respect impair the public health, safety, comfort, morals and welfare of the City of Kirkwood.

I've attached the agenda for the meeting with the Zoom webinar information. You will also be sent the link to the meeting via the email address you provided. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,



Amy Lowry
City Planner II

Encl. Meeting Agenda

City of Kirkwood Basemap



- 8/26/2020 7:29:13 AM
- Parcels
 - Local Register
 - Landmarks
 - Districts

EXHIBIT NO. 6

WAYLAND LAND CO INC
349 MARSHALL AVE 3 FL
SAINT LOUIS, MO 63119

KUHLMANN WILLIAM E TRUSTEE
PO BOX 31453
SAINT LOUIS, MO 63131

LONG PATRICK & CHERI T/E
220 WOODRIDGE RD
SAINT LOUIS, MO 63122

SOFFNER JULIE SCOTT
224 WOODRIDGE RD
SAINT LOUIS, MO 63122

SMITH DANIEL W & BONNARENS APRIL
K T/E
230 WOODRIDGE RD
SAINT LOUIS, MO 63122

HEYDE CAROL A TRUSTEE
1201 LYNCHES TER LN
SAINT LOUIS, MO 63122

WHITE CHRISTOPHER G
223 WOODRIDGE RD
SAINT LOUIS, MO 63122

HAN ZACH & MOLLY H/W
229 WOODRIDGE RD
SAINT LOUIS, MO 63122

MESSNER ANTHONY R JR & AMY M
H/W
1215 LYNCHES TER LN
SAINT LOUIS, MO 63122

RAGLAND FAMILY TRUST
1221 LYNCHES TER LN
SAINT LOUIS, MO 63122

FRICHEL JACOB J & KATHERINE E H/W
1039 BERNICE AVE
SAINT LOUIS, MO 63122

BECKER W DAVID CHRISTINE M H/W
1034 BERNICE AVE
SAINT LOUIS, MO 63122

WALLINGSFORD MAUREEN
1037 SYLVAN PL
SAINT LOUIS, MO 63122

1045 BERNICE LLC
843 N WOODLAWN AVE
SAINT LOUIS, MO 63122

SCOTT JENNIFER E
1036 BERNICE AVE
SAINT LOUIS, MO 63122

TOMLIN ROBERT L JANICE T
1040 SYLVAN PL
SAINT LOUIS, MO 63122

MURRIE COLLIN & CREWS ANNA C T/E
1041 SYLVAN PL
SAINT LOUIS, MO 63122

SHERIDAN MICHAEL J & MARY H LIVING
TR
1040 BERNICE AVE
SAINT LOUIS, MO 63122

GREIG JUNE M
1047 SYLVAN PL
SAINT LOUIS, MO 63122

BOPP LOUIS H INC A MO
CORPORATION
10610 MANCHESTER RD
SAINT LOUIS, MO 63122

PENNINGTON/COGGAN HOLDING LLC
10510 MANCHESTER RD
SAINT LOUIS, MO 63122

WESTERN CONTINENTAL INVESTMENTS
LLC
8000 BONHOMME AVE
SAINT LOUIS, MO 63105

LOUIS H BOPP INC
10610 MANCHESTER RD
SAINT LOUIS, MO 63122

ST LOUIS DENT COMPANY LLC
1311 LARKIN WILLIAMS ST
FENTON, MO 63026

C & B PROPERTIES L L C
606 NORTH & SOUTH RD STE 218
SAINT LOUIS, MO 63130

S N S LIMITED A
MISSOURI CORPORATION
10406 MANCHESTER RD SUITE 200
SAINT LOUIS, MO 63122

1044 CURRAN LLC
843 N WOODLAWN AVE
SAINT LOUIS, MO 63122

EEB KIRK LLC
92 LAKE FOREST
SAINT LOUIS, MO 63117

MILLONAS DEAN A REVOCABLE LIVING
TRUST
303 GREENBRIAR ESTATES DR
SAINT LOUIS, MO 63122

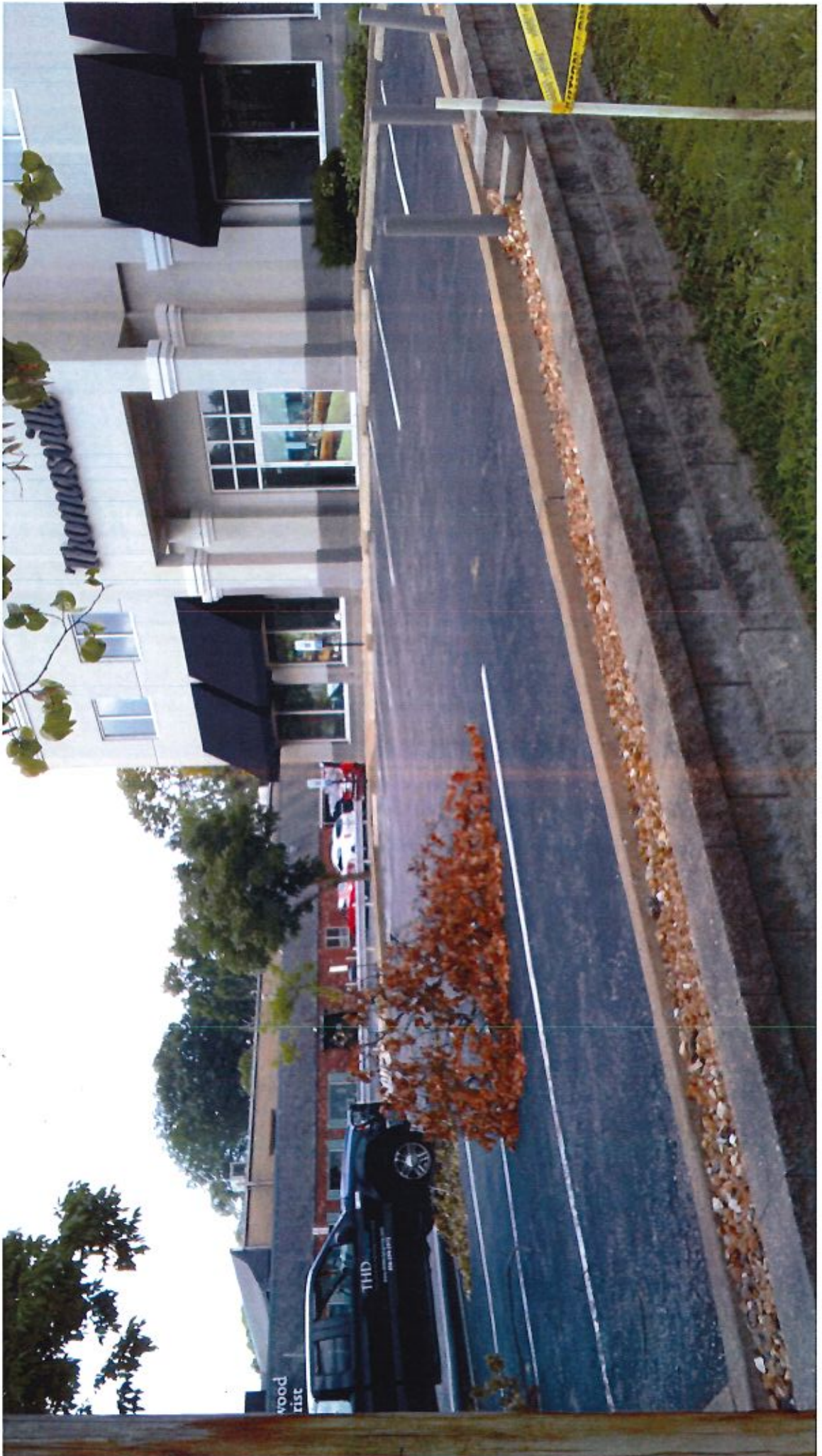
SWIECA JAMES PATRICK & JOANN
KIRSTEN
1206 LYNCHES TER LN
SAINT LOUIS, MO 63122

NOONAN PATRICIA ANN
1214 LYNCHES-TER LN
SAINT LOUIS, MO 63122

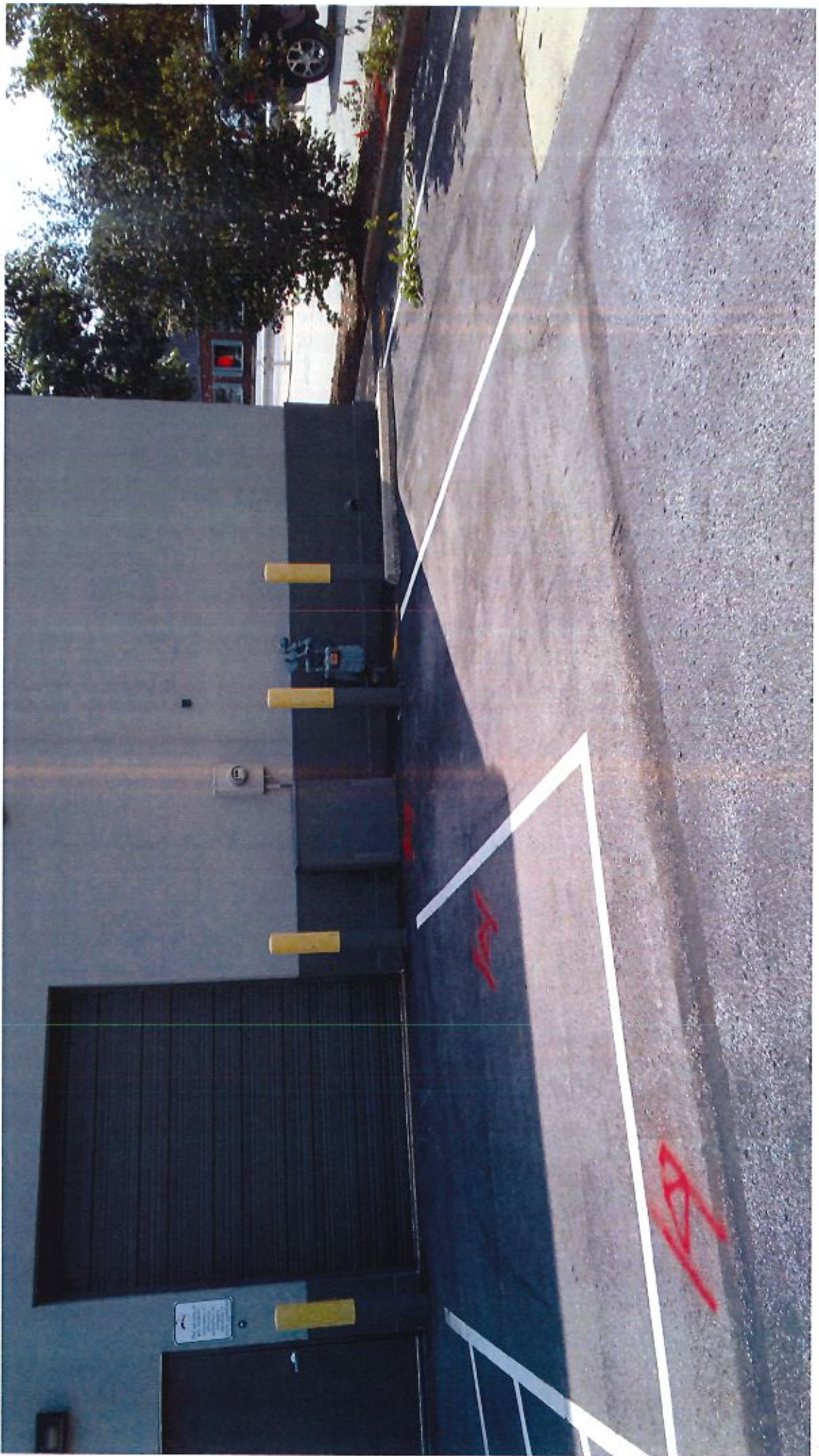
WEINHOLD KEITH E DONNA L H/W
1220 LYNCHES-TER LN
SAINT LOUIS, MO 63122

SUPERVALU HOLDINGS INC
11840 VALLEY VIEW RD
EDEN PRAIRIE, MN 55344







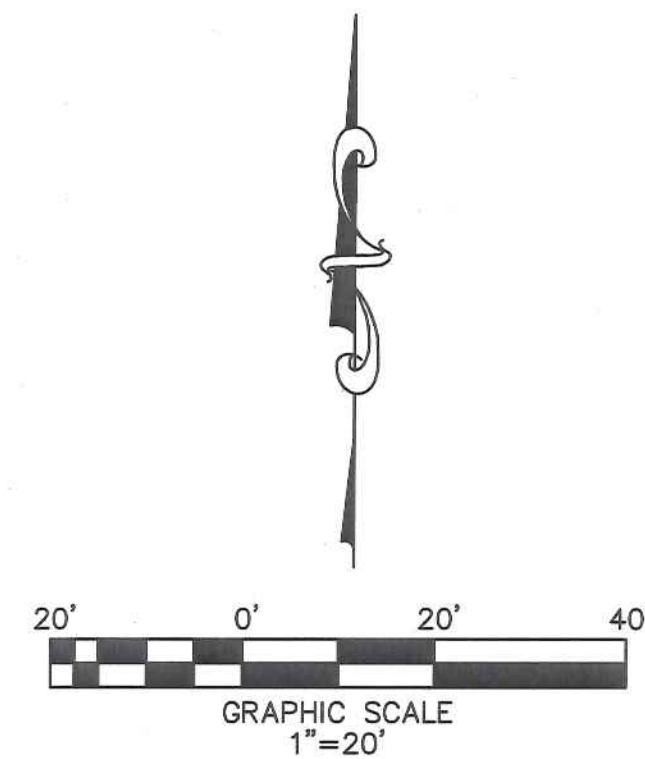
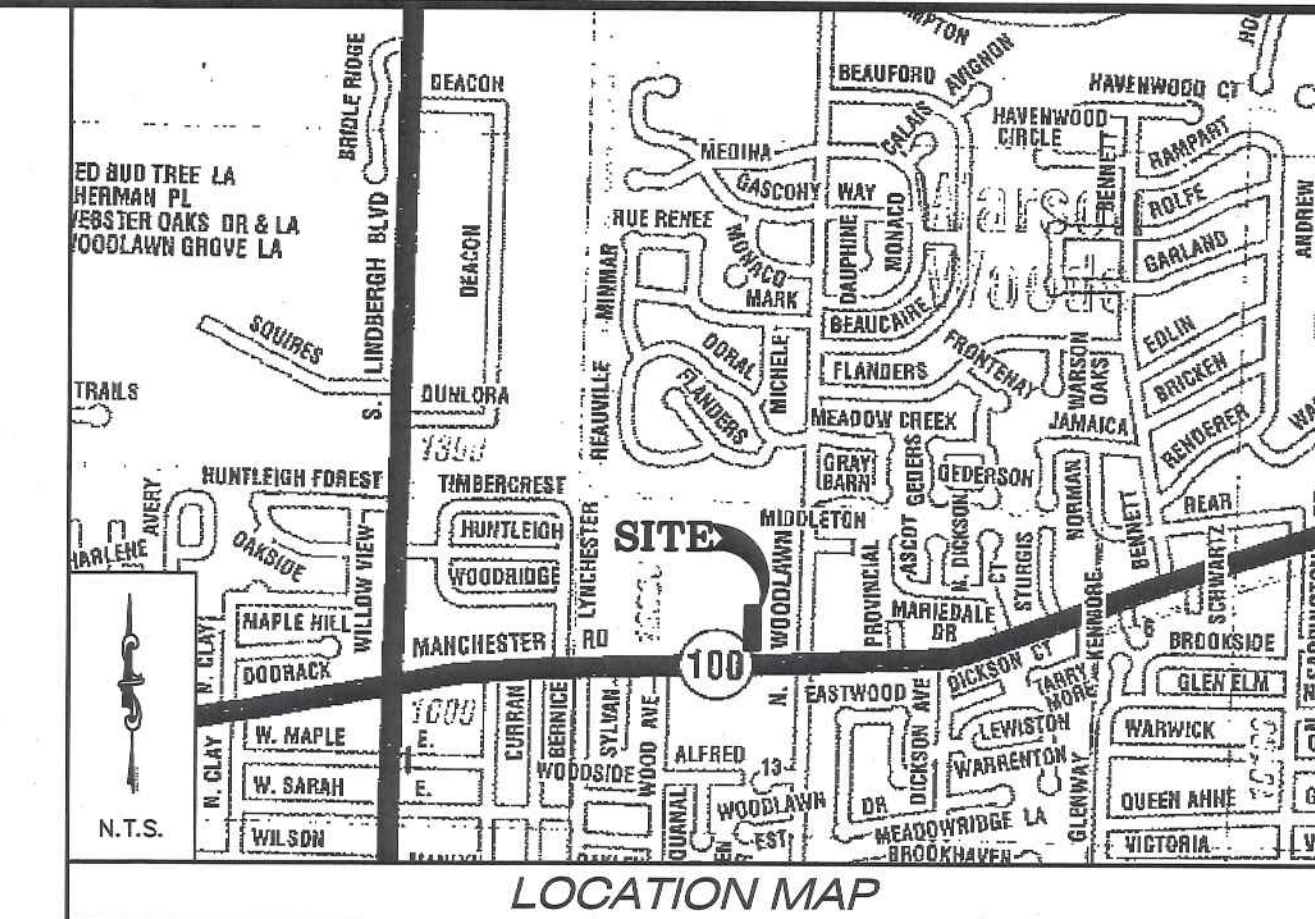






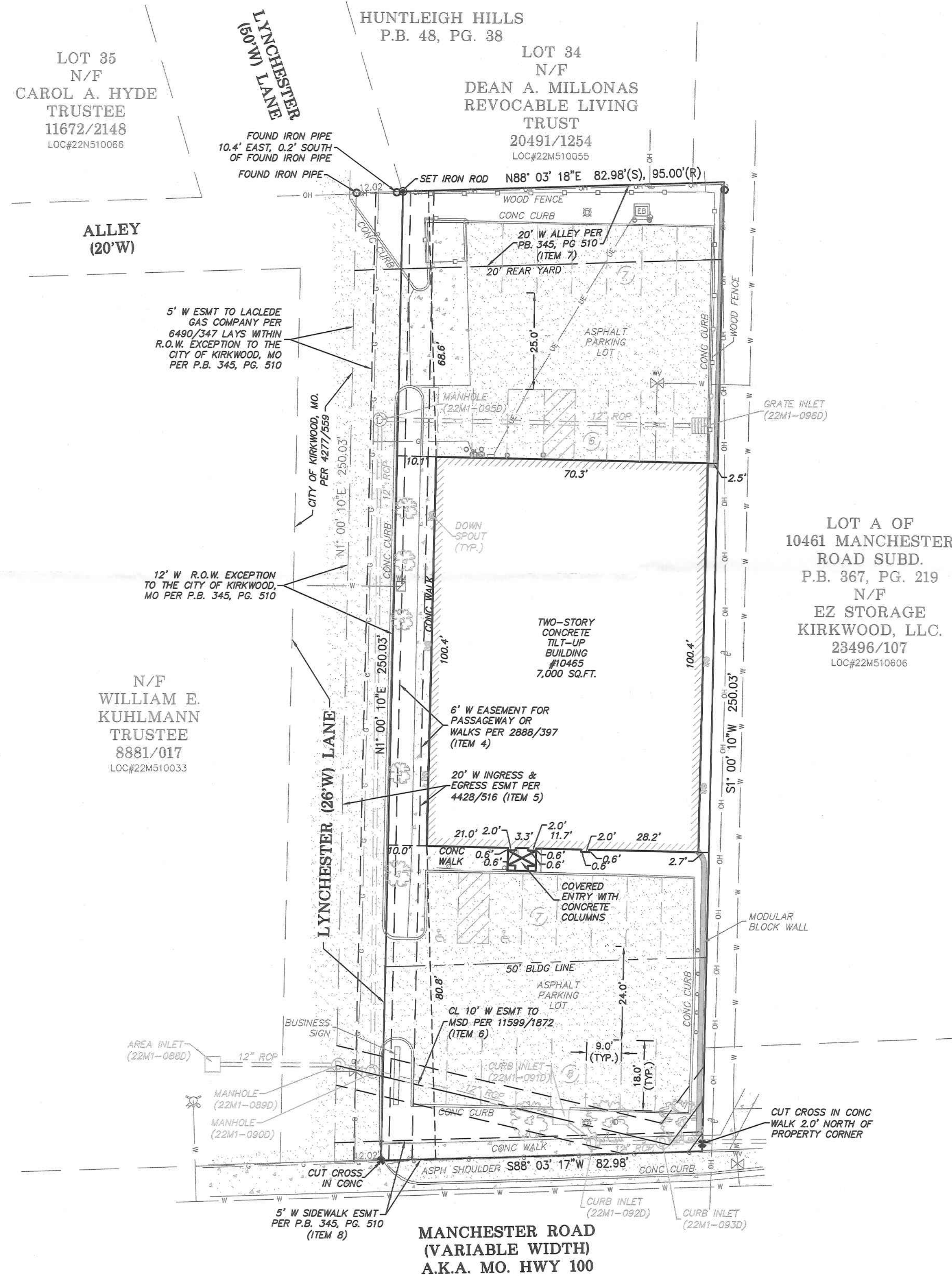


A VARIANCE EXHIBIT FOR
10465 MANCHESTER ROAD
 A TRACT OF LAND BEING NEW ADJUSTED PARCEL 1 OF
 THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5
 OF HOUSER ESTATE PARTITION, P.B. 345, PG. 510
 SEC. 36, TOWNSHIP 45 NORTH, RANGE 5 EAST,
 ST. LOUIS COUNTY, MISSOURI



LAND DESCRIPTION: (Per Title Commitment)

New Adjusted Parcel #1 of BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 5 OF THE HOUSER ESTATE PARTITION IN SECTION 36, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, according to the plat thereof recorded in Plat Book 345 page 510 of the St. Louis County Records. EXCEPTING THEREFROM the West 12 feet dedicated to the City of Kirkwood by the aforementioned plat.



DEVELOPMENT NOTES:

- Site Address: 10465 Manchester Road, Kirkwood, MO 63122, Loc.#22M510583
- Owner Information: EEB Kirk, LLC, 92 Lake Forest, St. Louis, MO 63114, Deed Book 18140, Page 1449
- Area of Tract: 20,721 Square Feet or 0.48 acres, more or less.
- Present Zoning: "B-3" Highway Business District (Kirkwood)
 - "B-3" Highway Business District Dimensional Requirements:
 - Front Yard Setback: 50 Feet
 - Side Yard Setback: 0 Feet
 - Rear Yard Setback: 20 Feet
 - Minimum Lot Area: 10,000 Sq.Ft.
 - *A buffer area of 20 feet wide shall be provided for the length of the lot adjoining the "R" Dwelling District. See Article 5, Section A-520.8.
- Parking Requirements:
 - "General Office Use" (5 spaces per 1,000 square feet of usable area)
 - Usable Area: First Floor - 7,000 Square Feet
 - Second Floor - 7,000 Square Feet
 - Total - 14,000 Square Feet
 - Parking Required: 14,070 sq.ft. / 5 spaces per 1,000 sq.ft. = 70 spaces
 - "Tenant Specific Needs" (1 spaces per employee on a maximum shift)
 - Number of Employees: 25 Employees
 - Parking Needed: 25 employees x 1 space/employee = 25 spaces
 - Parking Provided: 28 spaces provided, 2 of which are handicap accessible
- Utility Provider Districts:

Utility	City of Kirkwood	Situs Served
Water:	MSD	Yes
Sewer:	AT&T Distribution	Yes
Telephone:	Spire Missouri East	Yes
Gas:	Ameren Missouri Electric	Yes
Electric:	Kirkwood	Yes
Fire District:	Kirkwood	
School District:	Kirkwood	
- According to the FIRI Flood Insurance Rate Map 29189C0307 K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
- Thd Design Group has used exclusively the title commitment policy supplied by St. Louis Title, LLC, agents for Old Republic National Title Insurance Company, File No. 14930STL, Having an effective date of June 23, 2020. The results of the Schedule B, Section II are listed below.
 - File No. 14930STL
 - Item 1-3: Are not of a survey nature.
 - Item 4: Easement for passage or walk according to instrument recorded in Book 2888 page 397. (as shown hereon)
 - Item 5: Easement for ingress and egress according to instrument recorded in Book 4428 page 516. (as shown hereon)
 - Item 6: Easement granted The Metropolitan St. Louis Sewer District by instrument recorded in Book 11599 page 1872. (as shown hereon)
 - Item 7: Right of Way of an alley as shown on the plat recorded in Plat Book 345 page 510. (as shown hereon)
 - Item 8: Sidewalk Easement as shown on the plat recorded in Plat Book 345 page 510. (as shown hereon)
 - Item 9-11: Are not of a survey nature.
- The results of this survey represent the conditions found at the time of the survey performed by THD Design Group on August 14, 2020.

SYMBOL LEGEND

×	FOUND CROSS	⊠	ELECTRIC BOX	Ⓜ	CABLE TV BOX
○	FOUND IRON PIPE	⊠	ELECTRIC METER	⊗	LIGHT STANDARD
●	SET IRON ROD	⊠	POWER POLE	⊗	CLEAN OUT
⊕	BENCHMARK	⊠	GUY WIRE	⊗	SANITARY MANHOLE (EXISTING)
Ⓜ	TRAFFIC SIGNAL BOX	⊠	GAS METER	⊗	STORM SEWER MANHOLE (EXISTING)
Ⓜ	PHONE BOX	⊠	GAS VALVE	⊗	STORM SEWER DRAIN (EXISTING)
⊕	UTILITY MANHOLE	⊠	WATER METER	⊗	GRATE INLET (EXISTING)
○	BOLLARD	⊠	WATER VALVE	⊗	AREA INLET (EXISTING)
Ⓜ	MAILBOX	⊠	HYDRANT	⊗	GENERAL SURFACE DRAINAGE
⊕	SIGN	⊠	WATER SHUT OFF	⊗	EXISTING CONTOUR
○	POST	⊠	SPRINKLER HEAD	⊗	TREE LINE
⊕	EXISTING SHRUB	⊠	IRRIGATION VALVE BOX	⊗	8" PVC SAN. SEWER (EXISTING)
⊕	EXISTING DECIDUOUS TREE	⊠	WELL	⊗	12" QCP STORM DRAIN (EXISTING)
⊕	EXISTING EVERGREEN TREE	⊠	TEST HOLE		

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 148 CHESTERFIELD INDUSTRIAL BLVD. STE E. CHESTERFIELD, MO 63005
 TEL: 636-294-3972
 FAX: 636-294-3072
 WEB: THDDESIGNGROUP.COM
 Corporate Certificate of Authority #20100415

10465 MANCHESTER ROAD
 VARIANCE EXHIBIT
 EXISTING CONDITION SURVEY

PROJECT NUMBER: 20-5065
 DATE: 08/17/2020
 DRAWN BY: MLP

1 OF 1

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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.

DECISION OF THE
BOARD OF ADJUSTMENT
CITY OF KIRKWOOD, MISSOURI

Case No. 23(1)-1997

Hearing Date: August 11, 1997

Address of Affected Property: 10465 Manchester Rd

Applicant: Milton Goldenberg

RESOLUTION

WHEREAS, the Board does find and determine that the property in question is in Zoning District B-3 and, pursuant to the provisions of Ordinance No. 5085, requires a minimum of 80 parking spaces, and

WHEREAS, the applicant desires to construct a two story, 14,000 square feet building which would not comply with said parking requirement, and

WHEREAS, the Board does further find and determine that to grant a variance of 50 spaces on said parking requirement would not constitute a change in the district map, would not impair an adequate supply of light and air to the adjacent property, would not increase the danger of fire, would not diminish nor impair the established property values within the surrounding area, and would not impair the public health, safety, comfort and morals of the City of Kirkwood

WHEREAS, the Board does further find and determine that because of the configuration of the lot, a variation from such strict application of the parking requirement is to be in order so as to relieve such difficulty or hardship

NOW, THEREFORE BE IT RESOLVED, that the appeal of Milton Goldenberg is hereby granted for the construction of a two story, 14,000 square feet building to have 30 parking

spaces, and the Building Commissioner is hereby directed to issue a permit for such construction.

Upon the vote duly taken for the foregoing resolution, the following are the ayes and nays:

	Motion	Reaction
Joseph Platt	In Favor	In Favor
Jack Reis		
James Loomis	In Favor	In Favor
Kenneth Green	In Favor	In Favor
Jason Weissenburger	In Favor	In Favor
Arthur Dorfli		
Bob Langa		
Archie Walker		

Approved:



Joseph Platt, Chairman

el

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