



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.

Zoom webinar

When: Oct 12, 2020 7:00 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/u/adhrQ6WRCR>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Board of Adjustment
Agenda
Monday, October 12, 2020, 7:00 p.m.
Zoom Virtual Meeting**

- I. Approval of Journal
- II. Continued Business - None
- III. New Business
 - a. Case No. 21-2020 Mark Hicks, applicant for 1026 Station Bend Lane (R-3 Zoning District), requests a variance to construct an uncovered deck that will not conform to the rear yard encroachment regulation.
 - b. Case No. 22-2020 Bill and Melinda O'Dowd, applicants for 618 E. Adams Avenue (R-3 Zoning District), request a variance to the fence code requirements on height and openness in front of the front building line

Such hearings may be adjourned from time to time until completed

By order of: Joe Roeser, Secretary – Board of Adjustment Kirkwood, Missouri
September 21, 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
September 14, 2020, 7:00 p.m.
Zoom Virtual Meeting**

Present: Joe Roeser, Acting Chair; Cindy Coronado, Paul Ward, Pat Jones and Daniel Stauder

City Attorney: Taylor Essner **Court Reporter:** Gwen Huffman **Staff Liaisons:** Amy Lowry and Jonathan Raiche

Acting Chair Roeser stated for the record that 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 nature 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. 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 – **Unanimously Approved.**
- 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 – **Approved by a vote of 4 to 1.**
- c. Case No. 20-2020 Archworks Capital, applicant for 10465 Manchester Road (B-3 Zoning District)
 - i. Appeals the determination of City staff that the previous parking variance only applies to a furniture store use – **Denied by a vote of 4-1.**
 - ii. Requests a reduced parking space requirement of 30 spaces for an office use – **Unanimously Approved.**

APPROVED

Mark McLean, Chair

Case Summary

Case Number	21-2020				
Zoning District	R-3				
Project Address	1026 Station Bend Ln.				
Applicant Name	Mark Hicks, LLC				
Property Owner	Michael & Bianca Guadagnoli				
Article	IV	Section	A-420	Sub-Section	420.7
Variance Request	Rear yard encroachment for a deck				
Required	35' required rear yard setback – 25' nonconforming rear yard setback allowed by variance				
Proposed	14'				
Variance Requested	11' from 25' nonconforming rear yard setback				

History of address: Four lots on Station Bend (including this one) were given variances for new homes to be within 25' of the rear property line in November 1993.

Summary Approved by: AGL

Labels printed 9-21-20

Letter mailed on 9-30-20

300 ft. notice mailed on 9-23-20



Board of Adjustment Variance Application

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

*An appointment with staff is suggested 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 October 12, 2020 Case# 21-2020 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 1026 Station Bend Lane

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 Mark Hicks, LLC Phone 636-337-7733

Address 500 N Main St.

City/State/Zip De Soto, MO 63020 E-mail Mark@MarkHicksLLC.com

Applicants Signature _____ Date September 4, 2020

Property Owner Information (if different from above):

Name Michael & Bianca Guadagnoli Phone 314-304-8107

Address 1026 Station Bend Lane

City/State/Zip Kirkwood, MO 63122 E-mail mbguad524@gmail.com

Owner's Signature Bianca Guadagnoli Date September 4, 2020

Received by: AGL CITY'S EXHIBIT NO. 1



Date: September 9, 2020

To: City of Kirkwood
Board of Adjustment
139 S. Kirkwood Rd.
Kirkwood, MO 63122



By: Michael and Bianca Guadagnoli, Home Owners
1026 Station Bend Lane
Kirkwood, MO 63122

RE: **VARIANCE APPLICATION HARDSHIP LETTER**

1. Description of intended addition or improvement including location and distance from property lines:

a. CONSTRUCT DECK: Construct 14d x 24w deck with adjacent eight (8) run staircase from deck to grade terminating on a concrete pad.

b. The proposed deck will be constructed adjacent to the rear of the residence and will terminate no more than 10 feet from the rear property line, 40'7" from the north property line and 89'5" from the south property line.

c. See attached "Exhibit 1c" depicting the proposed deck on the site plan.

2. Written description of setbacks which will be violated, variance requested, and the section from the Zoning Fence or Building Code.

a. Description of Building Code and Setbacks which will be violated: 420.7:

420.7: (4) Rear Yard (a) setbacks of the primary structure which are not in conformity shall be considered as the setbacks for the subject property for the purpose of additions, alterations, and expansions, except that in no case shall the minimum front, rear or side yard setback be less than five feet. However, construction in front of the existing front yard building line shall be permitted if it satisfies § A-420.7(2)d below. When nonconforming setbacks are considered as the required setbacks, the only encroachments

permitted are roof overhangs, sill, belt courses, cornices and other architectural features not to exceed 30 inches into the yard.

[Ord. No. 10437, 11-2-2017]

Specific Section of Variance Request: 420.7: (4) Rear Yard (a)

There shall be a rear yard having a depth of not less than 35 feet. In computing the depth of a rear yard, where such yard opens onto an alley, 1/2 of the alley width may be included as a portion of the rear yard.

b. It was discovered there was a variance issued around 2009 when the home was constructed establishing a 25 foot rear setback.

c. Variance Requested: 15 foot additional variance requested allowing proposed accessory sundeck structure to be constructed up to 10 from the rear property line.

3. Written description of the practical difficulties or unnecessary hardships which will occur if the strict letter of the Zoning Fence or Building Code is applied.

a. The strict letter of the building code prevents applicant from enjoying the same benefits as their neighbors pursuant to a deck extending into the rear yard.

b. The strict letter of the building code will deny like privilege that exists with other neighborhood homeowners pursuant to the enjoyment of accessory structures.

c. The strict letter of the building code would prevent applicant from having a nearly identical structure as their immediate neighbor to the north at 1018 Station Bend. See attached "Exhibit 3c".

d. Applicant would be deprived of beneficial use of the property under the permitted uses of R-3 zoning.

e. 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.

4. Benefits to granting the variance request:

a. This variance will 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.

b. The variance approval will not alter the essential character of the locality.

c. There are unique or peculiar circumstances, which apply to this property, which do not apply to the majority of other properties in the same zoning district as the rear property line abuts Firemen's Memorial Park and thus creates no undue burden on any neighboring residence nor the City of Kirkwood. The requested variance will have absolutely no adverse impact.

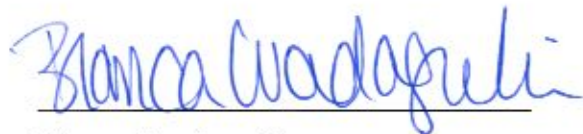
d. Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood.

e. The proposed project would be an improvement to the neighborhood and result in an overall increase in property value and commensurately, property tax.

Respectfully Submitted,



Michael Guadagnoli



Bianca Guadagnoli

1026 Station Bend Lane



Front (East Side)



Northeast Corner



Southeast Corner



Rear (West Side) – View from Firemen's Memorial Park



Rear View From Firemen's Memorial Park Parking Lot



Back Yard view into Firemen's Memorial Park

1026 Station Bend Lane



Back Yard Looking South



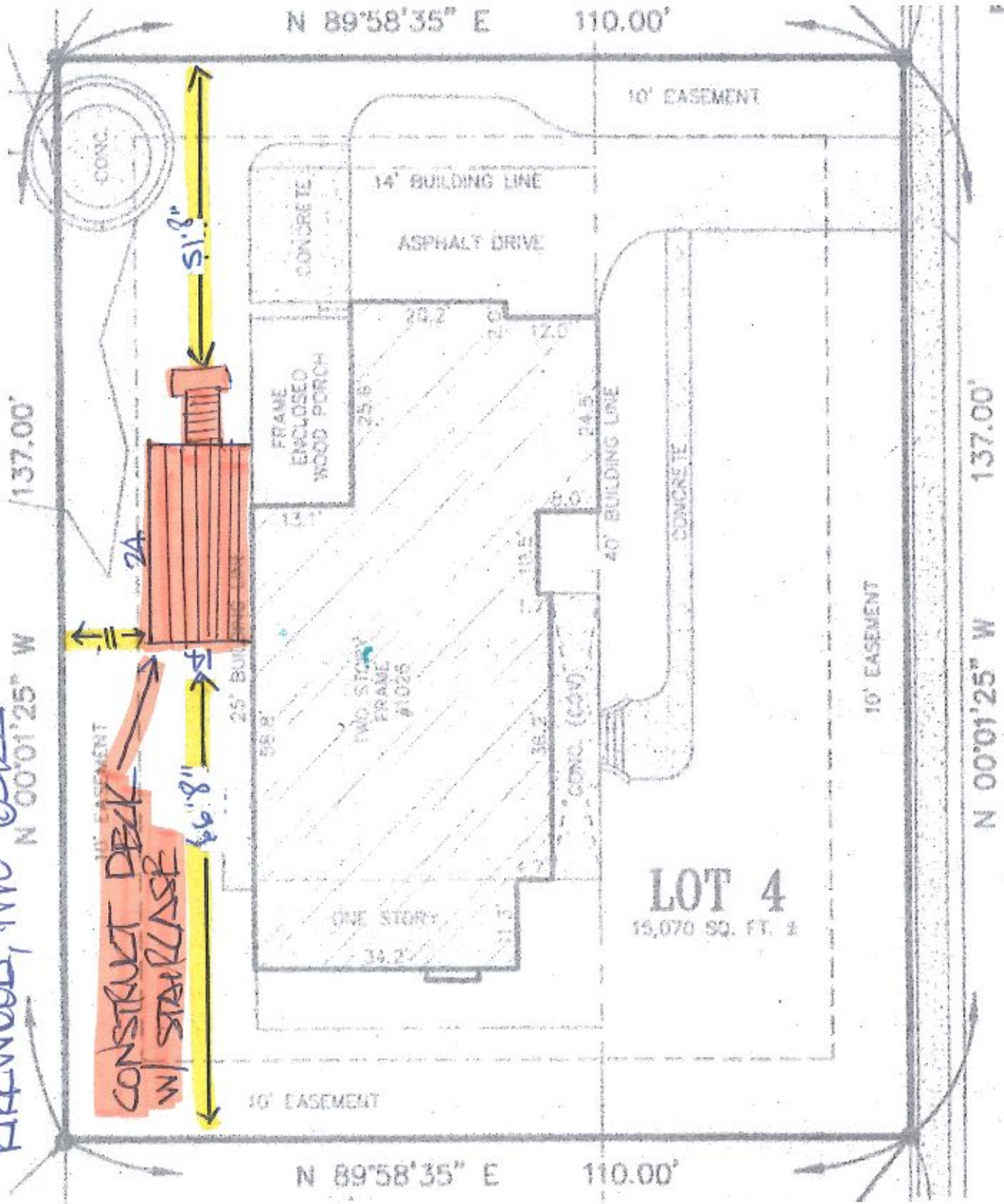
Back Yard Looking North



Back Yard Looking North Into Neighboring 1018 Station Bend that has a larger deck than that proposed by applicant with very similar setback issues

EXHIBIT 1C

1026 STATION BEND LN
 KIRKWOOD, MO 63122



N 89°58'35" E 110.00'

137.00'

N 00°01'25" W

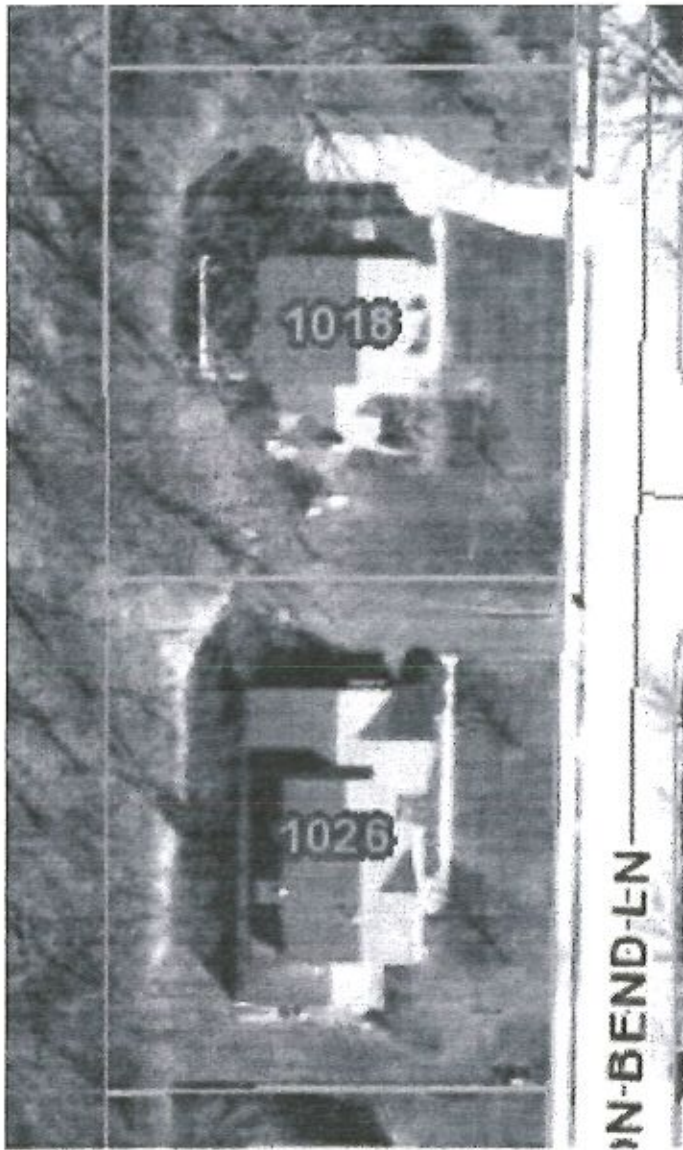
137.00'

N 00°01'25" W

N 89°58'35" E 110.00'

LOT 4
 15,070 SQ. FT. ±

EXHIBIT 3C



← NEIGHBOR ON
NORTH SIDE HAS
14x32 DECK ATTACHED
TO REAR OF RESIDENCE

← PROPOSED 14x24 DECK
TO REAR OF RESIDENCE



THE EAST SIDE OF THE ABOVE PROPERTIES
BORDER FIREMEN'S MEMORIAL PARK,
11804 BIG BEND

Home Owner
 Michael & Bianca Guadagnoli
 1026 Station Bend Ln
 St. Louis, MO 63122
 (314) 304-8107

Contractor
Mark Hicks INC.
 500 N. Main St. • De Soto • MO • 63020
 (636) 337-7733

FLOOR PLAN

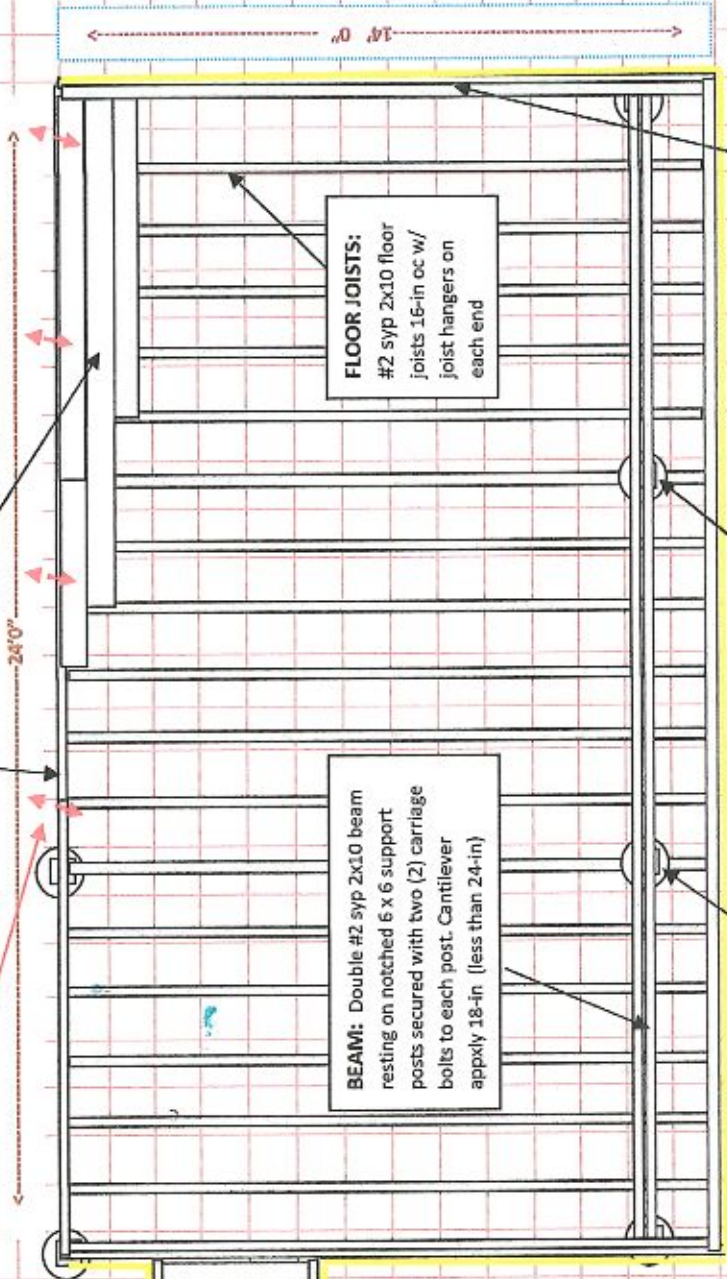
Legend
 1/4-in = 1.0-ft

LATERAL LOAD RESISTANCE

FASTENERS: → R507.2.3
 Install Simpson DTT1Z-kt to four points from deck joist to house rim with 3-inch minimum penetration of house rim. Fasteners spaced evenly with end fasteners no more than 24-inches from ledger end

LEDGER: #1 syp 2x10 ledger secured by 1/2-in x 5-in leaderLOK 16-in oc and staggered

FLOORING and direction: 1-in x 5.25-in TimberTech Terrain collection composite flooring, hidden fastener system



BEAM: Double #2 syp 2x10 beam resting on notched 6 x 6 support posts secured with two (2) carriage bolts to each post. Cantilever apply 18-in (less than 24-in)

FLOOR JOISTS: #2 syp 2x10 floor joists 16-in oc w/ joist hangers on each end

STAIRCASE: Construct staircase of pressure treated lumber framing 40-in wide tread path consisting of an upper 4 x 4 landing adjacent to deck with appxly 8 runs to grade. Stair stringers will be constructed of (4) 2 x 12 #1 SYP, stair treads 1-in x 5.25-in TimberTech Terrain composite doubled.

CONCRETE LANDING PAD: 36-in x 60-in

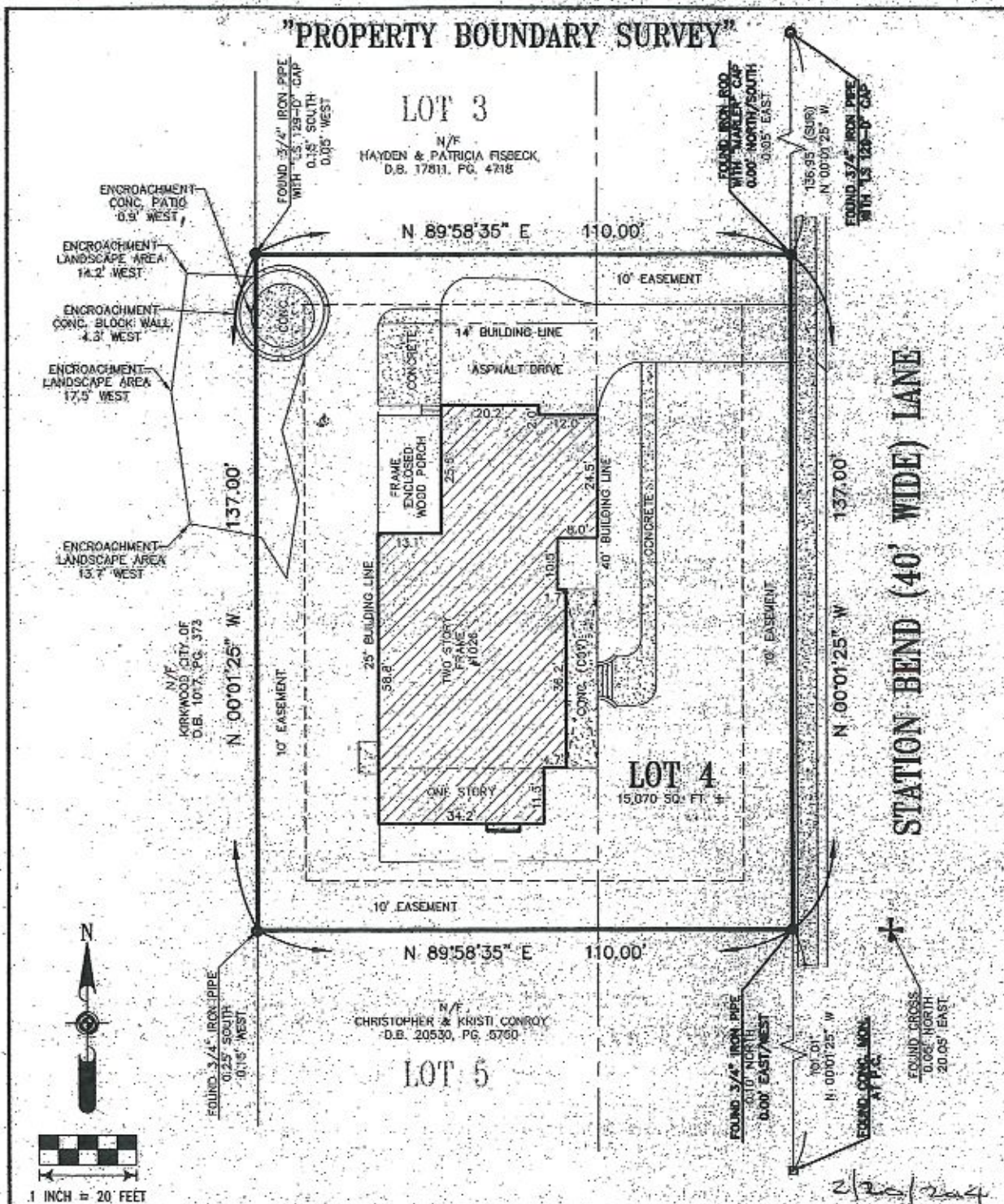
PIERS: ○ Concrete piers 12-in diameter, 30-in deep belled at bottom each with concrete anchor to secure post plate. Qty 6

SUPPORT POSTS: □ #2 syp 6x6 posts w/ post plates anchored to piers. Qty 6 Spaced 8-ft apart

FRAME / RIM JOIST: #2 syp double 2x10 rim joist

VINYL HAND RAIL (Missouri Vinyl Products / Contempra Aluminum Baluster Style): Install apply linear ft hand rail consisting of pressure treated lumber 4 x 4 rail posts covered by 4 x 4 vinyl post sleeves, with vinyl post skirt and cap, vinyl top rail, bottom vinyl rail shoe, round black powder coated aluminum balusters. Color: white

"PROPERTY BOUNDARY SURVEY"



NOTES:

(1) SOURCE OF TITLE: Old Republic Title Company of St. Louis, Inc.; File No.: 1400387; Effective Date: January 27, 2014 at 8:00 A.M.

This is to certify that we, James Surveying Company, at the request of Michael Guadagnoli and Bianca Guadagnoli we have, on the 19th day of February, 2014, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Minimum Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on Lot 4 of Station Bend, according to the plat thereof recorded in Plat Book 326, Page 39 of the St. Louis County Records in St. Louis County, Missouri, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat; current zoning setbacks may not be shown.



LEO J. KLUTHO, AGENT
MISSOURI REGISTRATION NO. PLS-2005019212

JAMES SURVEYING COMPANY
10811 BIG BEND BOULEVARD
KIRKWOOD, MO 63122
PHONE (314) 822-1006; FAX: (314) 822-0006

PROJECT NAME: PROPERTY BOUNDARY SURVEY	
PROJECT ADDRESS: 1026 STATION BEND LANE KIRKWOOD, MO 63122	
REVISED:	DATE: 02/20/2014
ORIGINAL CERTIFICATE LICENSE NUMBER 000129	FIELD WORK: R.S. DRAWN BY: E.S.
ORDER NUMBER: 203514	

CITY'S EXHIBIT NO. 3

SHEET 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 **Karie Clark** 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 **September 22, 2020** edition and ending with the **September 22, 2020** edition, for a total of 1 publications:

09/22/2020

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 October 12, 2020, at 7:00 P.M. to consider the following:

New Business

Case No. 21-2020 1026 Station Bend - Rear setback encroachment variance.

Case No. 22-2020 618 East Adams - Fence height and openness variances.

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

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, September 22, 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. 11920318 County Sept 22, 2020

Karie Clark

Karie Clark

Subscribed & sworn before me this 22nd day of Sept, 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®

September 25, 2020

Mark Hicks, LLC
500 N. Main Street
De Soto, MO 63020

RE: Variance Request
Case No. 21-2020
1026 Station Bend Ln.
Zoning District R-3

Dear Sir or Madam:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing, **via Zoom webinar on October 12, 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 set by variance in 1993 is 25 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 uncovered deck you wish to construct will encroach 14 feet beyond the nonconforming rear yard of 25 feet to a distance of 11 feet from the rear property line.

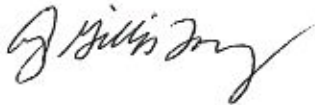
Article XI, Section A-1110.3 of Appendix A, allows the Board of Adjustment to grant variances from the requirements when the applicant can prove to the Board the following:

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,

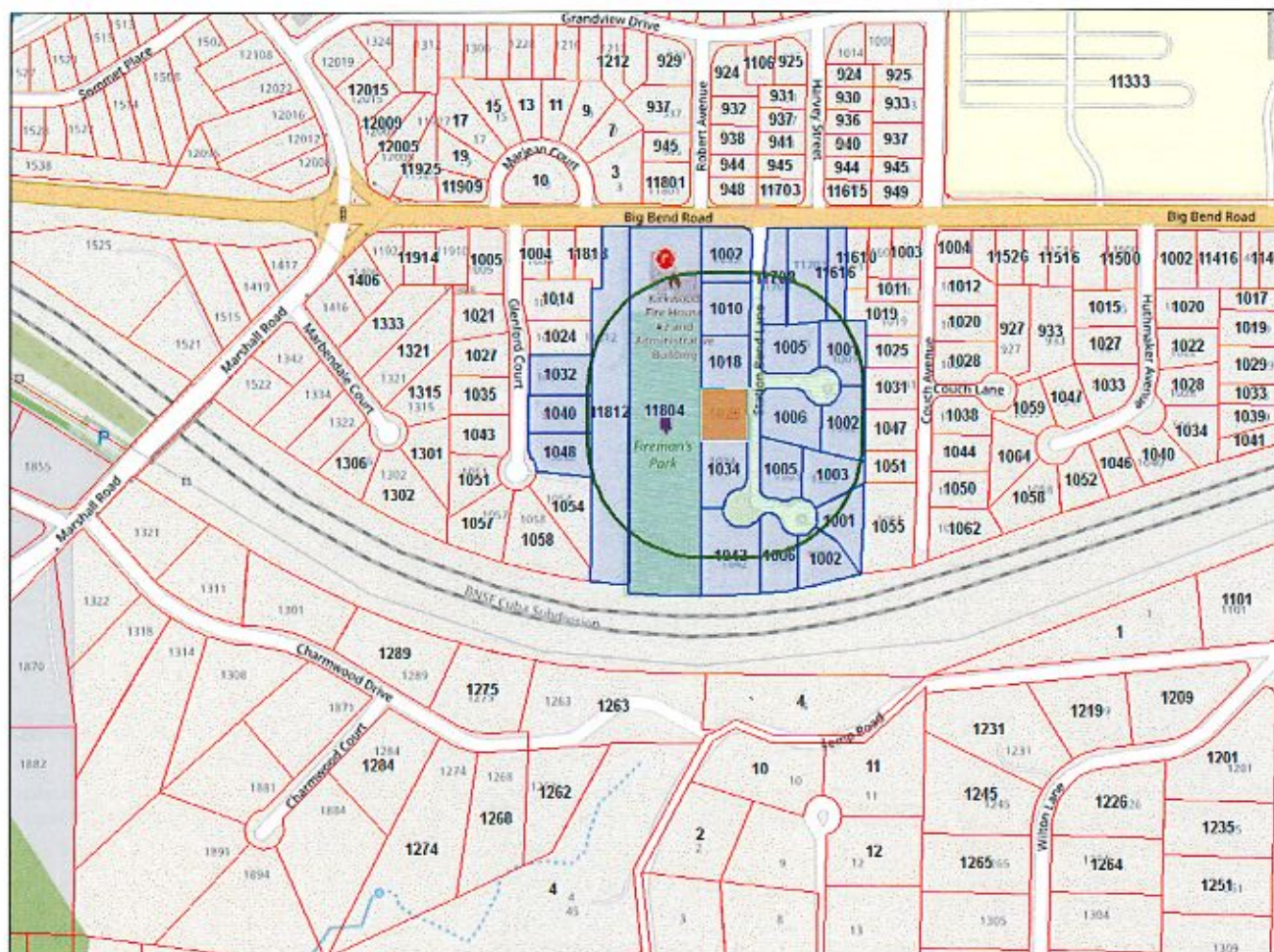


Amy Lowry
City Planner II

Encl. Meeting Agenda

C: Michael & Bianca Guadagnoli
1026 Station Bend Ln.
Kirkwood, MO 63122

City of Kirkwood Basemap



9/21/2020 3:45:17 PM

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

CITY'S EXHIBIT NO. 6

OTT JAMES E & JENNIFER
1002 SCARLET BEND CT
SAINT LOUIS, MO 63122

ROBINS ANDREW B MARY
1042 STATION BEND LN
SAINT LOUIS, MO 63122

ROBINS ANDREW B MARY
1042 STATION BEND LN
SAINT LOUIS, MO 63122

NEWLAND JASON G & HELEN
1001 SCARLET BEND CT
SAINT LOUIS, MO 63122

OBLENNIS ROBERT JENE
1003 SCARLET BEND CT
SAINT LOUIS, MO 63122

HARDMAN JAMES & NANCY GRIGGH
1034 STATION BEND LN
SAINT LOUIS, MO 63122

OLEARY TIMOTHY R & KELLY
1005 SCARLET BEND CT
SAINT LOUIS, MO 63122

ROCHE STEVEN L & CATHERINE
3725 HUMPHREY ST
SAINT LOUIS, MO 63116

GALBRAITH DONALD S
1040 GLENFORD CT
SAINT LOUIS, MO 63122

GUADAGNOLI MICHAEL & BIANCA
1026 STATION BEND LN
SAINT LOUIS, MO 63122

ORTBALS MARY BETH
1006 LAUREL BEND CT
SAINT LOUIS, MO 63122

ADAMS GWEN E LIVING TRUST
1002 LAUREL BEND CT
SAINT LOUIS, MO 63122

MATHIEU ROBERT & ELIZABETH
1032 GLENFORD CT
SAINT LOUIS, MO 63122

CONROY CHRISTOPHE & KRISTI
1018 STATION BEND LN
SAINT LOUIS, MO 63122

KAMP DONALD J NANCY
1005 LAUREL BEND CT
SAINT LOUIS, MO 63122

MCKEE LIVING TRUST
1001 LAUREL BEND CT
SAINT LOUIS, MO 63122

FISBECK HAYDEN C & PATRICIA A
1010 STATION BEND LN
SAINT LOUIS, MO 63122

VENKER DEANNA L
11616 BIG BEND BLVD
SAINT LOUIS, MO 63122

RITZERT TERRY & LOIS FRANCES
11702 BIG BEND BLVD
SAINT LOUIS, MO 63122

HALUSKA KEVIN R & THERESE
11708 BIG BEND BLVD
SAINT LOUIS, MO 63122

HOENINGER JASON H
1002 STATION BEND LN
SAINT LOUIS, MO 63122

SCHAPER ROBERT L ROBERTA M
11812 BIG BEND BLVD
SAINT LOUIS, MO 63122

CITY OF KIRKWOOD
BOARD OF ADJUSTMENT
JOURNAL OF PROCEEDINGS

NOVEMBER 8, 1993

Kirkwood City Hall Council Chambers, 139 S. Kirkwood Rd., November 8, 1993 - 7:30 P.M.

Present: Joseph Soraghan- Chairman, Archie Walker, Bill Sippel, Joseph Platt, Arthur Dorffi

City Attorney: Elizabeth Lane

Court Reporter: Susan Hammack

Council Liaison: Absent

Building Commissioner's Office: Julie Short

Case No. 57-1993 The appeal of Sebastian Rucci of Mount Olympus Properties, Inc., regarding property at 11716 Big Bend (Lots 2,3,4,5) in the R-3 Zoning District, was granted for the construction of four (4) new houses to be within twenty-five (25) feet of the rear property lines. Members voting four (4) in favor, one (1) opposed. Resolution attached.

Case No. 60-1993 The appeal of Mark and Mary Ann Tamasi, regarding property 237 W. Jefferson in the R-5 Zoning District, was granted for the construction of a fence to be four (4) feet greater in height than Ordinance allows. Members voting unanimously. Resolution attached.

Case No. 61-1993 The appeal of Donald Howell of Tire America, regarding property at 10855 Manchester in the B-3 Zoning District, was continued until the December 13, 1993 Board of Adjustment meeting.

Case No. 62-1993 The appeal of T. F. Grossheim, regarding property at 1408 Wilton Lane in the R-1 Zoning District, was granted for the construction of a room addition to be within eighteen (18) feet of the south side property line. Members voting unanimously. Resolution attached.

Case No. 63-1993 The appeal of Kevin and Linda Weber, regarding property at 541 N. Clay in the R-3 Zoning District, was continued until the December 13, 1993 Board of Adjustment meeting.

APPROVED Joseph Soraghan
Joseph Soraghan, Chairman

jrnpro1.boa .

CITY'S EXHIBIT NO. 7

DECISION OF
BOARD OF ADJUSTMENT
CITY OF KIRKWOOD, MISSOURI

Case No.: 57-1993 Hearing Date: 11-08-93
Address of Affected Property: 11716 Big Bend - Lot # 4
Appellant: Mount Olympus Properties, Inc.
Building Use: Residence

R E S O L U T I O N

WHEREAS, the Board does find and determine that the property in question is in Zoning District R-3 and, pursuant to the provisions of Ordinance No. 5085, "The Zoning Ordinance of the City of Kirkwood," requires a thirty-five (35) foot rear yard setback, and

WHEREAS, the applicant desires to construct a new residence on Lot # 4 as shown on Exhibit No. 1, Preliminary Plan dated 7-23-93, revised 7-30-93 which would not comply with said rear yard setback requirement, and

WHEREAS, the Board does further find and determine that to grant a variance of ten (10) feet on said rear yard setback 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 in any way impair the public health, safety, comfort and morals of the City of Kirkwood.

WHEREAS, the Board does further find and determine that because the Planning and Zoning Commission has approved the proposed project, because the lot is extremely narrow, and because the purchase of sufficient property to eliminate the need for this variance has proven impractical, a variation from such strict application of setback line is deemed to be in order so as to relieve the difficulty or hardship.

NOW, THEREFORE BE IT RESOLVED, that the appeal of Mount Olympus Properties, Inc. is hereby granted for the construction of a new residence on such lot # 4 to be within twenty-five (25) feet of the rear property line, and the Building Commissioner is hereby directed to issue a permit for such construction, all in accordance with the decision of this Board, and provided that all other Ordinance and regulations of the City of Kirkwood met.

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

Joseph Soraghan	Aye
Bill Sippel	Aye
Arthur Dorffi	Aye
Joseph Platt	Aye
Archie Walker	Aye

APPROVED: _____

Joseph R. Soraghan
Joseph R. Soraghan, Chairman

resol.01a

DECISION OF THE
BOARD OF ADJUSTMENT
CITY OF KIRKWOOD, MISSOURI

Case No.: 26-1998

Hearing Date: July 13, 1998

Address of Affected Property: 1018 Station Bend

Applicant: Tim Liebman

RESOLUTION

WHEREAS, the Board does find and determine that the property in question is in Zoning District R-3 and, pursuant to the provisions of Ordinance No. 5085, requires a maximum 10 foot projection of a unenclosed porch into the rear yard, and

WHEREAS, the applicant desires to construct a unenclosed porch which would not comply with said 10 foot projection requirement, and

WHEREAS, the Board does further find and determine that to grant a variance of 4 feet on said 10 foot projection 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 placement of the house on the lot and little effect on adjacent property a variation from such strict application of the projection limitation is to be in order so as to relieve such difficulty or hardship.

NOW, THEREFORE BE IT RESOLVED, that the appeal of Tim Liebman is hereby granted for the construction of an unenclosed porch to project 4 feet beyond the 10 foot

CITY'S EXHIBIT NO. 8

established maximum projection requirement, 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	Resolution
Joseph Platt	In Favor	In Favor
Jack Reis		
James Loomis		
Kenneth Green	In Favor	In Favor
Jason Weisseburger	In Favor	In Favor
Arthur Dorffi		
Bob Langa		
Archie Walker	In Favor	In Favor

Approved: _____
Joseph Platt, Chairman

Case Summary

Case Number		22-2020			
Zoning District		R-3			
Project Address		618 E. Adams Ave			
Applicant Name		Bill & Melinda O'Dowd			
Property Owner		Same as above			
Article	IV Fences	Section	5-39	Sub-Section	5-39(c)
Variance Request		Height of Fence in Front of Front Building Line			
Required		48"			
Proposed		6'			
Article	IV Fences	Section	5-40	Sub-Section	5-40(a)
Variance Request		Openness of Fence in Front of Front Building Line			
Required		1/3 open			
Proposed		Full privacy			

History of address: Requested fence is about the same place as previous fence installed by property owner at 218 Dickson, a corner lot.

Summary Approved by: AGL

Labels printed 9-21-2020

Letter mailed on 9-28-2020

300 ft. notice mailed on 9-23-2020



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 October 12, 2020 Case# 22-2020 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 618 East Adams Ave, Kirkwood MO 63122

Type of Work: New Construction Addition Other Fence Replacement

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 Bill & Melinda O'Dowd Phone 636-675-1403

Address 618 East Adams Ave

City/State/Zip Kirkwood, MO 63122 E-mail odowd5150@gmail.com

Applicants Signature Bill O'Dowd Date 9/14/20

Property Owner Information (if different from above):

Name Same as Above Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

CITY'S EXHIBIT NO. 1

Dear Board of Adjustment Members,



We are submitting this request in reference to the fence on our residence at 618 East Adams Ave as it pertains to Section 5-39(c) for height requirements and Section 5-40(a) for openness requirement in the front of a building. Our perimeter fence was recently replaced by Chesterfield Fence and we had received a Kirkwood permit prior to construction. We had provided a copy of our boundary survey from when we completed a house renovation in 2012. We mis-read the permit modification on the boundary survey to be only for a specified distance from the street as we were not proposing any fence specification changes from the old fence to the new fence. The new 6 foot cedar fence replaced a 28 year old 6 foot wooden fence that was deteriorating. The fence on our property also connects parallel to our Dickson neighbors' 6 foot wooden fence that runs along the south side of Adams Ave.

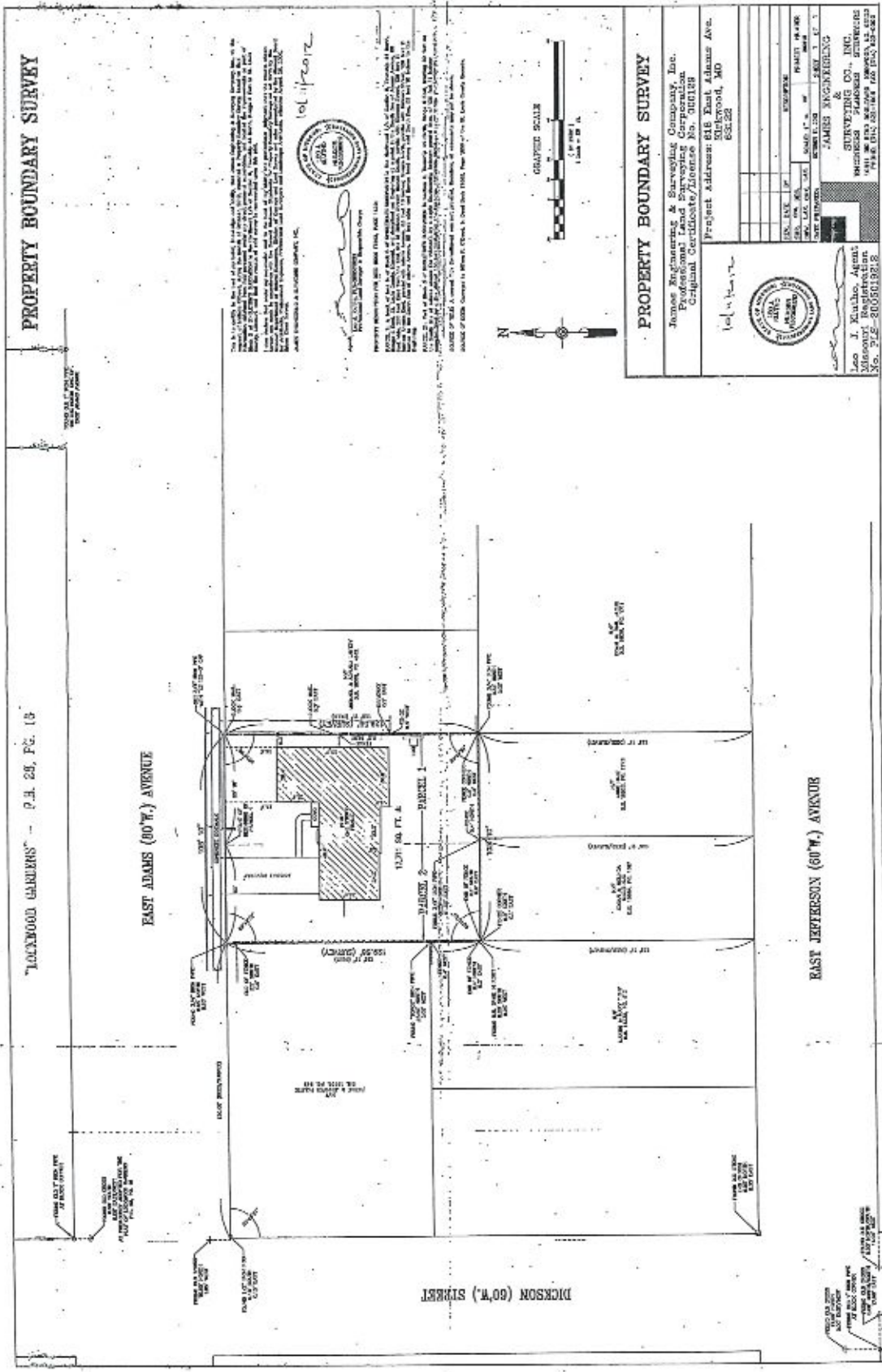
The fence is visible from the street and the new fence is much more visually pleasing. We do not live on a corner or intersection that would impact visibility for oncoming traffic. The fence provides privacy for our neighbors on 218 Dickson because it encloses their backyard, which is our side yard.

After the new fence was installed and it did not pass inspection due to the 2 requirements above, we were notified that the residents at 218 Dickson had submitted the previous permit and been approved to build the prior 6 foot fence within our boundary line in 1992. It is our understanding that a 6 foot perimeter fence was approved because it was for the back of their yard. If a reconfiguration to our 6 foot fence was mandated, a 4 foot 1/3 open fence would allow drivers and pedestrians along Adams Ave to look directly into our 218 Dickson neighbor's backyard. If we opened the fence and lowered it to 4 feet, it is likely that our neighbors would construct a 6 foot privacy fence behind ours on their property line. Additionally, a 6 foot fence with 1/2" openings (which is what the new fence is) that transitioned into a 4 foot open fence partially down our property line would look disjointed.

We hope to prevent rework for us and potential costs to our neighbors that would result in a less aesthetically pleasing appearance as there would be two fences located one in front of the other and both would be visible from Adams Ave. Thank you for your consideration for our proposed exceptions to maintain our new 6 foot fence as is. Please also see an email from our 218 Dickson neighbors that outlines their request to keep the existing 6 foot fence to ensure privacy and security of their animals.

Thank you,

Bill and Melinda O'Dowd



PROPERTY BOUNDARY SURVEY

James Engineering & Surveying Company, Inc.
 13305 East Adams Avenue
 Captain Certificate/License No. 000119

Project Address: 616 East Adams Ave.
 Beltsville, MD
 851.22

NO.	DATE	TYPE	BY	REVISION

James Engineering & Surveying Company, Inc.
 13305 East Adams Avenue
 Beltsville, MD 20814
 Phone: (301) 246-4200
 Fax: (301) 246-4201
 Website: www.james-surveying.com

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** 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 **September 22, 2020** edition and ending with the **September 22, 2020** edition, for a total of 1 publications:

09/22/2020

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 October 12, 2020, at 7:00 P.M. to consider the following:

New Business

Case No. 21-2020 1026 Station Bend - Rear setback encroachment variance.

Case No. 22-2020 618 East Adams - Fence height and openness variances.

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

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, September 22, 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. 11920318 County Sept 22, 2020

Karie Clark

Karie Clark

Subscribed & sworn before me this 22nd day of Sept, 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™

September 28, 2020

Bill and Melinda O'Dowd
618 E. Adams Avenue
Kirkwood, MO 63122

RE: Variance Request
Case No. 22-2020
618 E. Adams Avenue
Zoning District R-3

Dear Mr. and Ms. O'Dowd:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing via Zoom webinar on October 12, 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 Chapter 5, Article IV, Section 5-45 of the Code of Ordinances 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.

Chapter 5, Article IV, Section 5-39(c) of the Code of Ordinances requires that fences located in front of the front building line of any residentially zoned or residentially occupied lot shall not exceed 48 inches in height, except as provided otherwise within this article. On corner, through, or on any other multiple-frontage lots, this height restriction shall apply only to the frontage upon which the house is addressed. The fence you have installed is 6' in height. Your lot is not a multiple-frontage lot.

Chapter 5, Article IV, Section 5-40(a) of the Code of Ordinances requires that fences located in front of the front building line of any residentially zoned or residentially occupied lot shall be 1/3 open, except as provided otherwise within this article. On corner, through, or on any other multiple-frontage lots, this openness restriction shall

CITY'S EXHIBIT NO. 5

apply only to the street frontage upon which the house is addressed. The fence you have installed is a full privacy fence. Your lot is not a multiple-frontage lot.

Chapter 5, Article IV, Section 5-45(b) of the Code of Ordinances, allows the Board of Adjustment to grant variances from the fence requirements when the applicant can prove to the Board that the applicant would be subject to an undue hardship because of:

- A. The limitations on character, size, or dimensions of a fence; or
- B. The regulations controlling the erection or installation of a fence, or
- C. The fence is a historic restoration of the property; or
- D. Due to the nature, shape, size or area of the lot such as through lots or three frontage lots, no unreasonable area is available for the use and privacy of the resident, the permittee would be subject to undue hardship. Undue hardship is not a mere loss of a possible advantage of convenience to the applicant.

If it is determined that the applicant for a variance is subject to an undue hardship, then the Board of Adjustment shall also determine that the proposed fence:

- 1. Will not be inappropriate to the scale of the building to which it relates or to the aesthetic environment of the surrounding structures and land use;
- 2. Will not impair an adequate supply of light and air to the adjacent property;
- 3. Will not adversely affect the character of the neighborhood; and
- 4. Will not adversely affect the general health, safety and welfare of the community.

The board's decision on an appeal shall be incorporated on the fence permit by reference to the decision number and date of decision.

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

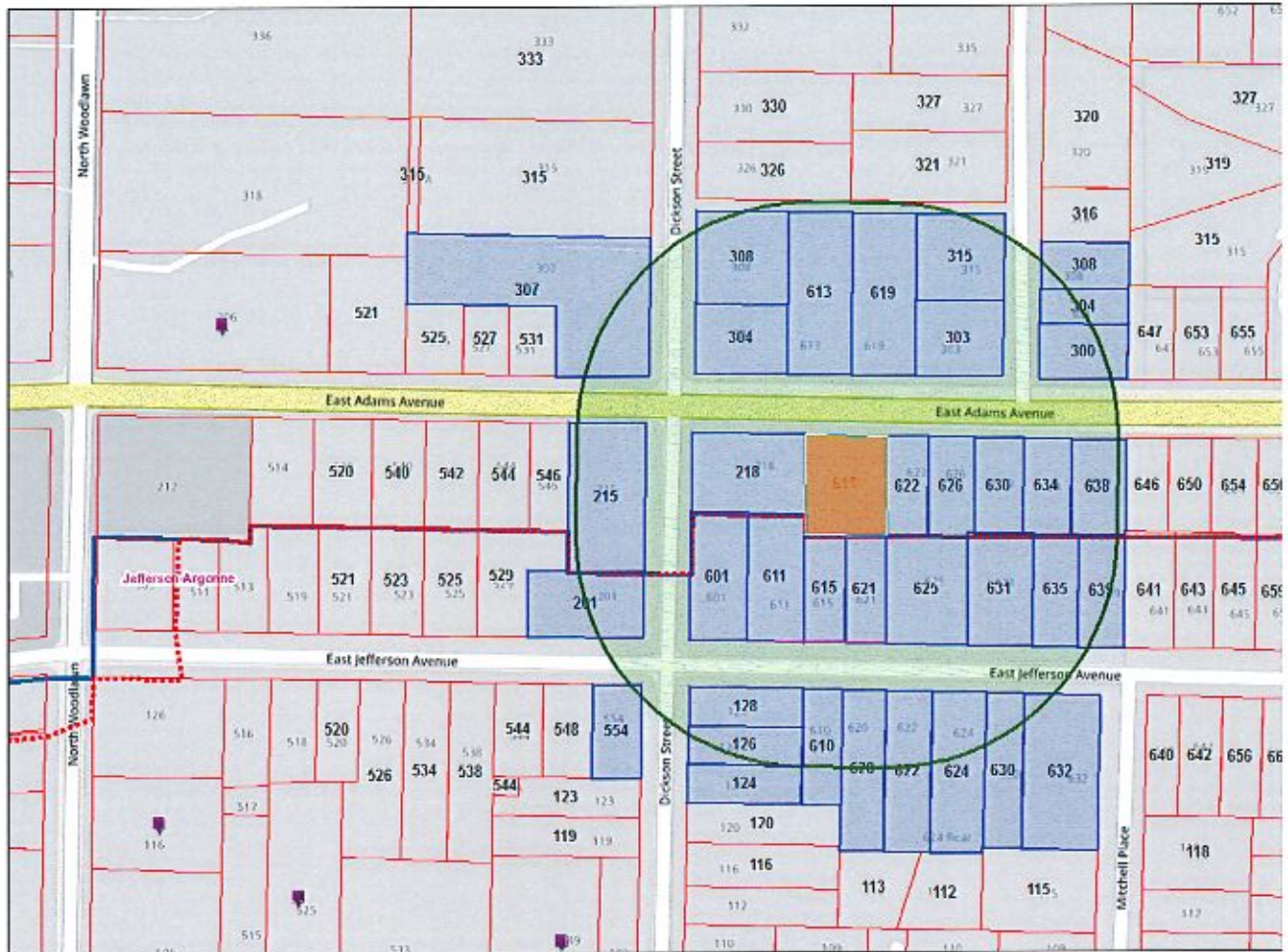
Sincerely,



Amy Lowry
City Planner II

Encl. Meeting Agenda

City of Kirkwood Basemap



9/21/2020 9:16:27 AM

- Parcels
- Local Register
- Landmarks
- National Register
- Districts

CITY'S EXHIBIT NO. 6

BURNSIDE DAVID & JENNIFER
120 DICKSON ST
SAINT LOUIS, MO 63122

SCHROCK CHARLES R & LISA D
624 E JEFFERSON AVE
SAINT LOUIS, MO 63122

GENNAOUI FAMILY TRUST
620 E JEFFERSON AVE
SAINT LOUIS, MO 63122

LUTTERMAN JEANETTE & MICHAEL
554 E JEFFERSON AVE
SAINT LOUIS, MO 63122

WILDES TROY S & TANYA
639 E JEFFERSON AVE
SAINT LOUIS, MO 63122

GILDEHAUS EDGAR & MELINDA
615 E JEFFERSON AVE
SAINT LOUIS, MO 63122

WARD JUDITH M
601 E JEFFERSON AVE
SAINT LOUIS, MO 63122

SHREVES FAMILY LTD PTSHIP
PO BOX 31081
SAINT LOUIS, MO 63131

ODOWD WILLIAM P & MELINDA R
618 E ADAMS AVE
SAINT LOUIS, MO 63122

GRUNIK LESLIE H
300 PARKWOODS AVE
SAINT LOUIS, MO 63122

BROWN MICHAEL L & TRUDY
126 DICKSON ST
SAINT LOUIS, MO 63122

SCHROCK CHARLES LISA
624 E JEFFERSON AVE
SAINT LOUIS, MO 63122

MCGOVERN BRIAN & SCHRADER
DANIELLE
610 E JEFFERSON AVE
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WITHHELD
201 DICKSON ST
SAINT LOUIS, MO 63122

HALE ANNE E ETAL
621 E JEFFERSON AVE
SAINT LOUIS, MO 63122

BARRY LISA A & JENKINS ROBERT
631 E JEFFERSON AVE
SAINT LOUIS, MO 63122

HARLEMAN ELISABETH
638 E ADAMS AVE
SAINT LOUIS, MO 63122

PARK JOAN E
626 E ADAMS AVE
SAINT LOUIS, MO 63122

POLITTE PIERRE J & JENNIFER L
218 DICKSON ST
SAINT LOUIS, MO 63122

YUREK NICHOLAS W & JESSICA
304 DICKSON ST
SAINT LOUIS, MO 63122

KELLER HELEN CAREY REV TRUST
2607 BRIAR VALLEY CT
SAINT LOUIS, MO 63122

MCGRAW JAMES B & AMIE
622 E JEFFERSON AVE
SAINT LOUIS, MO 63122

STREETT LEE S
128 DICKSON ST
SAINT LOUIS, MO 63122

JACUS ERWIN C & GAIL C
625 E JEFFERSON AVE
SAINT LOUIS, MO 63122

WILDES TROY & TANYA M
635 E JEFFERSON AVE
SAINT LOUIS, MO 63122

TICHY MARTIN W JR MARY E
611 E JEFFERSON AVE
SAINT LOUIS, MO 63122

WIESNER BARBARA
634 E ADAMS AVE
SAINT LOUIS, MO 63122

LANTZY MICHAEL J & ADRIANA
1024 MISSION DR
SOUTH LAKE, TX 76092

MILLER RONALD & PATRICIA
215 DICKSON ST
SAINT LOUIS, MO 63122

HAYES APRIL M & WILLIAM R
303 PARKWOODS AVE
SAINT LOUIS, MO 63122

PATRITTI DAVID J CHRISTINE
304 PARKWOODS AVE
SAINT LOUIS, MO 63122

WOLK GREGORY H DEBRA J
308 PARKWOODS AVE
SAINT LOUIS, MO 63122

KELLER ANNE E
307 DICKSON ST
SAINT LOUIS, MO 63122

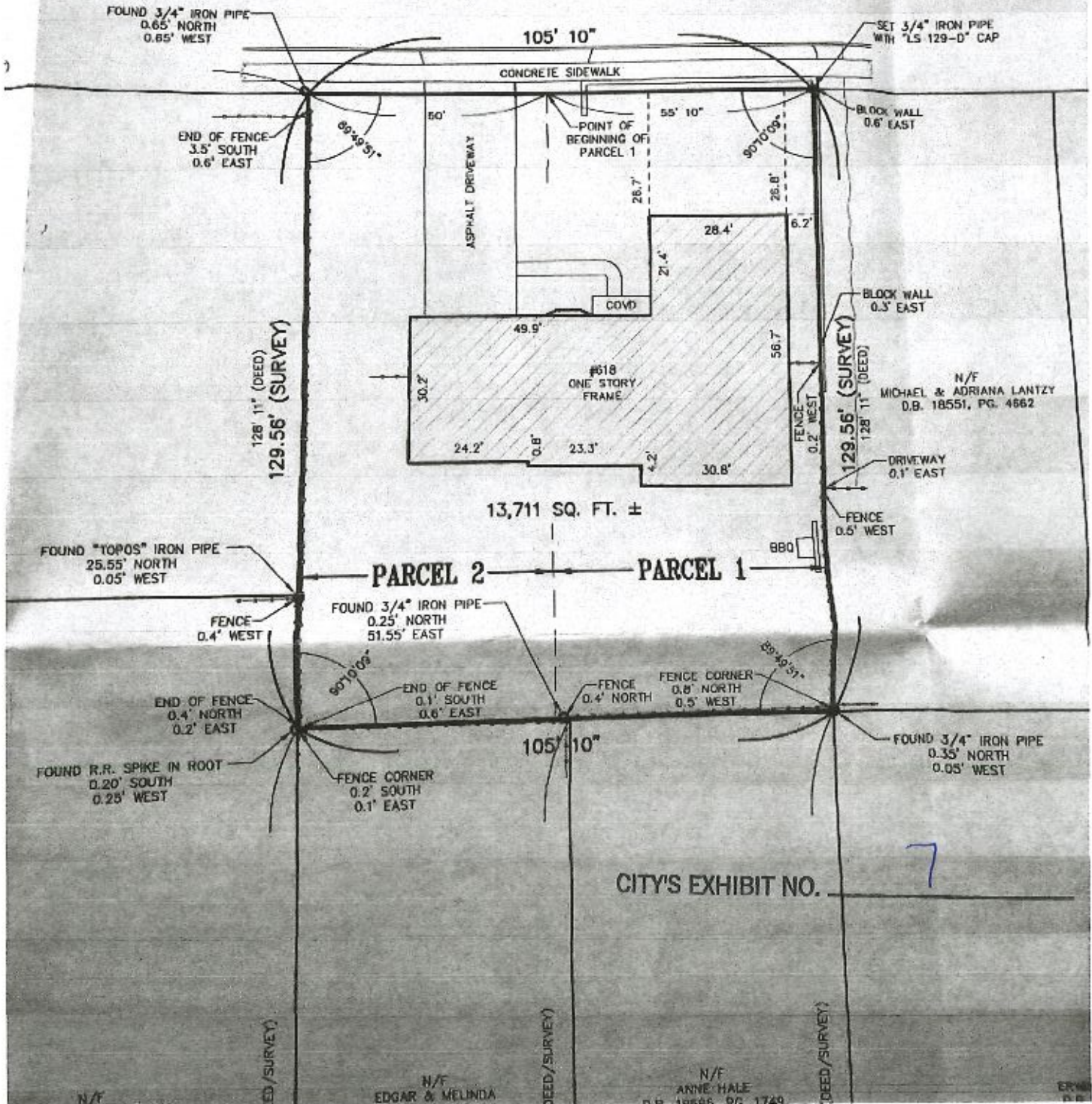
PHILIPP NATHAN
315 PARKWOODS AVE
SAINT LOUIS, MO 63122

FRAIN JUDITH A ETAL
619 E ADAMS AVE
SAINT LOUIS, MO 63122

NIEMANN ANN M RICHARD D
613 E ADAMS AVE
SAINT LOUIS, MO 63122

HENQUINET TIMOTHY & SONDR
308 DICKSON ST
SAINT LOUIS, MO 63122

EAST ADAMS (80'W.) AVENUE



CITY'S EXHIBIT NO. 7



CITY'S EXHIBIT NO. 8



Fwd: Fence at 618 E Adams

melindabohnert@.../Inbox



Bill O'Dowd <odowd5150@gmail.com>
To: Melinda <melindabohnert@yahoo.com>

Sep 13 at 9:03 AM

Sent from my iPhone

Begin forwarded message:

From: Pierre Politte <ppolitte@gmail.com>
Date: September 10, 2020 at 6:34:27 PM CDT
To: ODOWD5150@gmail.com, Jennifer Politte <jenniferpolitte@hotmail.com>
Subject: Fence at 618 E Adams

Regarding the fence between 218 Dickson and 618 East Adams, I am the resident of 218 Dickson and I fully support the replacement of the 6 ft tall fence (same style/height) that was there prior.

The height of the fence is required to keep our chickens in our yard.

My understanding is that if we were to request the permit, we would have been allowed to replace it with a 6 foot fence as the current fence is in our backyard. The residents of 618 require a variance as the fence represents their side yard. Please know that we fully support the issuance of this variance.

Pierre and Jennifer Politte
218 Dickson St.
Kirkwood, Mo. 63122
314-620-0231

CITY'S EXHIBIT NO. 9



APPLICATION FOR PERMIT

PERMIT NO.

329-1992

City of Kirkwood 139 South Kirkwood Road • Kirkwood, Mo. 63122
314-822-5823

X DATE 4/17/92

PROJECT ADDRESS 218 Dickson

Subdivision _____ Block No. _____ Lot No. _____ Zoning District _____

Size of Lot _____ Off Street Parking is available for _____ cars
TYPE WORK: New Construction Interior Finish Addition Alteration Replace Repair Other Demolition
TYPE OF STRUCTURE: Single Family Multi-Family Units _____ Commercial Industrial Other

Owner A. Rheinacker 218 Dickson
Address _____
City _____ State _____ Zip _____

BUILDING	PLUMBING	ELECTRICAL
Arch. Eng. _____	W. Closets _____	Service _____
Phone _____	Bathrooms _____	Temp./Perm. <input type="checkbox"/>
Use Group _____	Showers _____	Amp _____
Area _____	Drain _____	Wire _____
Stones _____	Low _____	Total New Circuits _____
Rooms _____	Floor Drain _____	Disposal _____
Basement _____	Urinals _____	Washers _____
Garage <input type="checkbox"/>	Service Sinks _____	Ranges _____
Carport <input type="checkbox"/>	Storage Boiler _____	Dryers _____
Plans <input type="checkbox"/>	Roof Drain _____	Sub Panel _____
Spread <input type="checkbox"/>	Laundry Drain _____	Range/Sinks/Fixtures _____
Compact <input type="checkbox"/>	Other _____	Communication Units _____
Drain Tile <input type="checkbox"/>	Minimum Heating <input type="checkbox"/>	Elec. Heat _____
Driveway Entrance Included <input type="checkbox"/>	Steam Main <input type="checkbox"/>	Top KW _____
Total Cost of Construction <u>\$ 2000</u>	San Lateral <input type="checkbox"/>	Air Cond _____
Description of work <u>6' Storage Fence</u>	Inspections Required _____	Gas Furnace _____
		Ceiling Fans _____
		Minimum Heating <input type="checkbox"/>

MEDICAL	EXCAVATION	SIGN
HEAT	Location _____	Floor Area main building _____ SF
Type _____	Purpose _____	Floor Area occupied _____ SF
Fuel _____	Estimated Dimensions _____	Lot size _____ SF
Fuel Line _____	Rightway Length _____	Existing Signs to Remain _____
Qty. (Of This Description) _____	Width _____	Type _____
AIR CONDITIONING	Depth _____	Type _____
Type _____	Revelment Length _____	Type _____
Fuel _____	Revelment Type _____	Type _____
Fuel Line _____	Estimated Starting Date _____	Signs to be erected _____
Refrig. Code _____	Estimated Completion Date _____	Type _____
Qty. (Of This Description) _____		Ground <input type="checkbox"/> Pole <input type="checkbox"/> Hanging <input type="checkbox"/>
WATER HEATER	All backfill in paved areas of the public right of way and pavement replacement to be completed by city forces. Applicant will be billed after completion. Applicant shall place and maintain all public safety devices. Ordinance No. 5197 and 5198.	Roof <input type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/>
Flue Size _____		Sign Material _____
Gal. _____		Existing Signs to be Removed _____
Qty. (Of This Description) _____		Type _____
		Type _____

I hereby affirm the above statements are true and correct and also agree to comply with the provisions of the ordinances of Kirkwood.
NOTE: Permit is not effective until signed by Electrical, Mechanical, or Plumbing Contractor and then returned to Building Commissioner.
I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application on as his agent.

BUILDER A. Rheinacker 821 78th DATE 4/17/92 SIGNATURE [Signature]

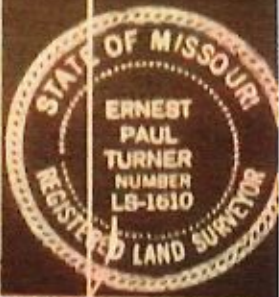
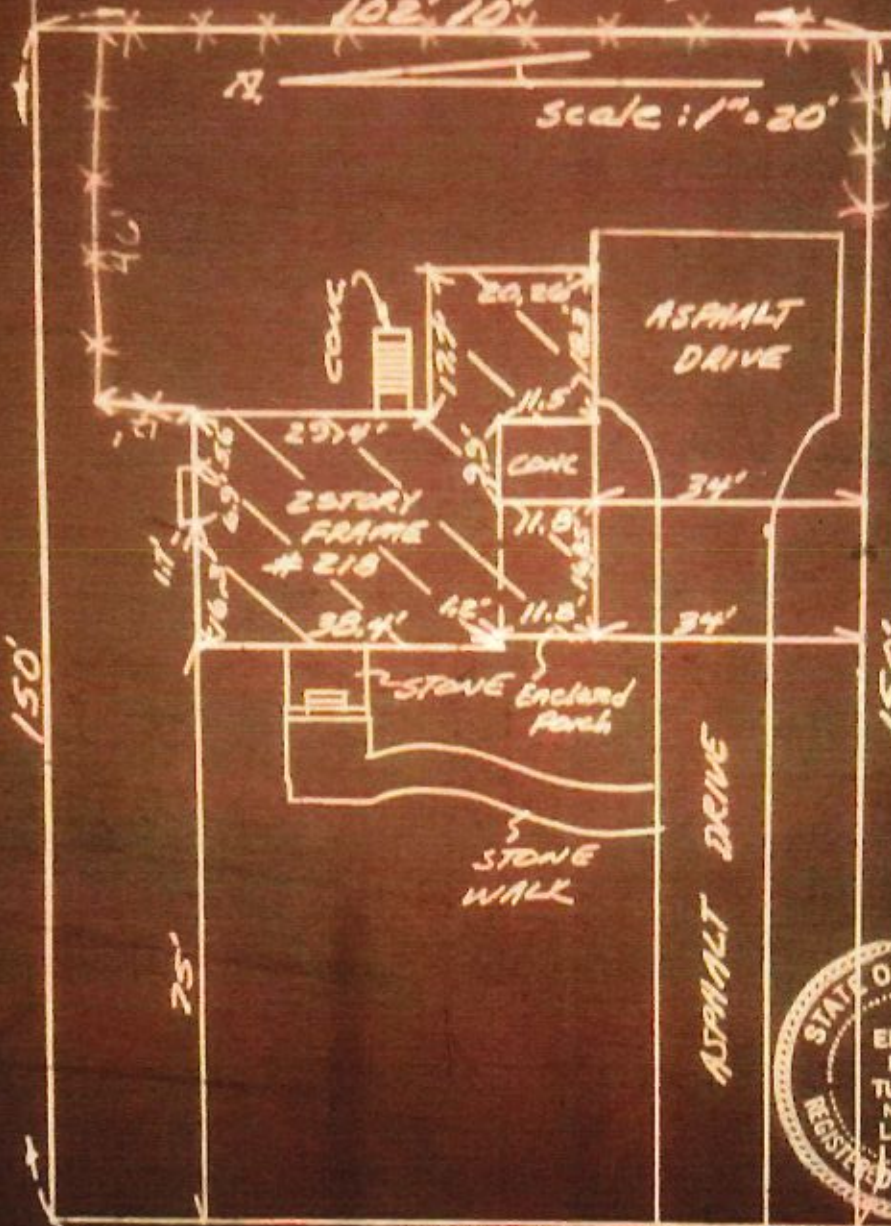
SIGNER/CTOR	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p>PAID</p> <p>APR 17 1992</p> <p>CL 6736</p> <p>CITY OF KIRKWOOD</p> </div>		
ELECTRICAL CONTRACTOR			
PLUMBER OR DRAIN LAYER			
MECHANICAL CONTRACTOR			

APPROVALS	INSPECTION APPROVALS	Building
Planning and Zoning _____	Sanitary Systems _____	Mechanical _____
Board of Adjustment _____	Fire _____	Electrical _____
Other _____	Plumbing Ground Rough _____	Sign _____
Permit Issued By _____	Plumbing Rough _____	Plumbing Service _____
	Plumbing Rough _____	Water Test _____
	Building Rough _____	Construction _____
	Mechanical Rough _____	Building Commission _____
	Plumbing _____	

CITY'S EXHIBIT NO. 10

PART OF BLOCK 5 OF SINGLETON'S
 SUBD. IN SECTION 6, T. 44 N. - R. 6 E.,
 ST. LOUIS COUNTY, MO.

E. ADAMS AVENUE 70' W



N. DICKSON STREET 60' W.

GATEWAY SURVEYORS, INC.
 (314) 391-7920

I Ernest P. Turner do HEREBY CERTIFY that this Mortgage Survey has been surveyed at and under my direction and supervision. An agreement dated _____ has been made by Ernest P. Turner, and the Client ALFRED O. & MARSHA J. RHEINHECKER to exclude the survey work from the following requirements of the current Missouri Standards for Property Boundary Surveys:

1. No corner monuments have been set.
2. Property lines are not to be established from location of above improvements.

Ernest P. Turner

Missouri Registered Land Surveyor No. 1610

Drawn by E.P. Checked by A.P. Date 7/17/2008 Sheet 1 of 1