



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: **March 8, 2021**, 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, March 8, 2021, 7:00 p.m.
Zoom Virtual Meeting**

I. Approval of Journal – February 8, 2021

II. New Business

- a. **Case No. 6-2021** Ryan Roe, applicant for 444 Alice Avenue (R-3 Zoning District), requests a variance to retain a new single-family residence that does not conform to the side yard setback.
- b. **Case No. 7-2021** Wei Liu, applicant for 420 New York Street (R-4 Zoning District), requests a variance to retain a new single-family residence that does not conform to Finished First Floor Height requirement.
- c. **Case No. 8-2021** Daniel Stauder, applicant's agent for 404 Frieda Avenue (R-3 Zoning District), requests a variance to construct an attached garage that will not conform to the side yard setback.
- d. **Case No. 9-2021** Adam Edelbrock, applicant for 15 Thorncliff Lane (R-3 Zoning District), requests a variance to construct an addition that will not conform to the front yard setback.

Such hearings may be adjourned from time to time until completed

By order of: Joe Roeser, Secretary – Board of Adjustment Kirkwood, Missouri,
February 16, 2021

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, Pat Jones, Paul Ward 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
February 8, 2021, 7:00 p.m.
Zoom Virtual Meeting**

Present: Mark McLean, Chair; Joe Roeser; Paul Schaefer; Pat Jones, and Cindy Coronado.

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

Chair McLean 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 January 11, 2021 Journal – Unanimously Approved

II. New Business

- a. **Case No. 4-2021** Nathan Rauh, Naismith-Allen, Inc., applicant for 418 N. Taylor Ave (R-3 Zoning District), requests variances to construct an attached garage that will not conform to the secondary front yard setback and the rear yard setback. **Front and rear setback variances unanimously denied.**
- b. **Case No. 5-2021** Mike Manlin, applicant's agent for 1319 Simmons Ave (R-4 Zoning District), requests a variance to construct a new single-family residence that will not conform to the front yard setback. **Variance unanimously approved.**

APPROVED

Mark McLean, Chair

Case Summary

Case Number	06-2021				
Zoning District	R-3				
Project Address	444 Alice Ave.				
Applicant Name	Ryan Roe				
Property Owner	Ryan Roe				
Article	IV	Section	A-420.7	Sub-Section	430.7(3)(c)
Variance Request	North side yard setback for new single family residence				
Required	11.20' in this particular instance (8.17' previous variance)				
Proposed	7.84'				
Variance Requested	3.36' (.33' from previous variance)				

History of address: Side yard setbacks of 8.17' (3.03' variance) were granted at March 9, 2020 Board of Adjustment meeting; Previous requests for side yard setbacks of 8' (3.2' variance) were denied at February 13, 2017 Board meeting; Finished first floor height variance approved at June 8, 2020 Board meeting.

Summary Approved by: AGL

Labels printed 2-10-2021

Letter mailed on 2-24-2021

300 ft. notice mailed on 2-17-2021



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122

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

Action Requested:

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

Project Address 444 Alice Ave

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 Ryan Roe Phone 314-680-3797

Address 1115 Woodgate Dr.

City/State/Zip Kirkwood/MO/63122 E-mail ryan.w.roe@gmail.com

Applicants Signature [Signature] Date 05 Feb 2021

Property Owner Information (if different from above):

Name _____ Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

City Use Only

Meeting Date: March 8, 2020

Case#: 06-2021

Zoning District: R-3

Received by: AGL



CITY'S EXHIBIT NO. 1

Ryan and Rachel Roe

1115 Woodgate Dr.
Kirkwood, MO 63122
314-680-3797
ryan.w.roe@gmail.com

03 February 2021

Board of Adjustment

City of Kirkwood
139 S Kirkwood Rd
Kirkwood, MO 63122



Dear Members of the Kirkwood Board of Adjustment,

The homeowners at 444 Alice Ave respectfully request a variance to complete a new primary residence. The completion of our new home requires a violation of § IV-A-420.7(3)c: "When a lot of record having a width less than 100 feet is to be used for a single-family dwelling, the side yard requirement on each side of the building shall be 12 feet, except that the buildable width of the lot need not be reduced below 60% of the actual width of the lot." Kirkwood's R-3 Zoning code requires an 11.2' side yard setback for the 56' wide lot at 444 Alice. The homeowners request a side yard setback variance of 3.36' on the North side of the property (11.2 required - 3.36' = 7.84' new side yard setback).

The homeowners were previously granted two equal side setback variances of 3.03' each, resulting in an intended sideyard setback of 8.17'. The homeowners hired a professional surveyor to place stakes for the layout of the new foundation based on the BOA-approved sideyard setbacks. The surveyor provided a layout of the stake placement (see enclosed stake diagram) and this layout was provided to the contractor hired to install the foundation. When the surveyor returned to survey the foundation as it was poured, the Northwest corner of the foundation was measured to be 7.84' from the property line, 0.33' from where it was intended to be located.

Strict adherence to Kirkwood's R-3 zoning code and the previously granted sideyard setback variance would force the homeowners to remove at least 4" of the North side of the foundation wall. Kirkwood's building commissioner suggested cutting off 4" of the 10" foundation wall and repouring those 4" on the inside of the wall. The project's engineer strongly advised against this solution. The next solution for strict compliance would be to remove and re-pour the entire foundation wall. This would require additional costs associated with: demolition, reengineering, foundation installation, and re-ordering of materials including a significant amount of roof trusses. These costs represent an unnecessary expenditure that would put the budget for completing the remainder of the home significantly at risk. Removing and reinstalling the foundation wall would be practically difficult and pose an unnecessary hardship that places the entire project at risk of not being completed.

CITY'S EXHIBIT NO. 2

Granting a variance for a side setback for a non-conforming R-3 lot is consistent with previous actions taken by the BOA (see 1735 Janet Pl, where the BOA granted side setback variances that resulted in sideyard setbacks of 5' for a 50' wide lot) and would not 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.

As fellow members of the Kirkwood community, we would like to thank the Board Members for their attention in this matter and for their service to the community.

Sincerely,

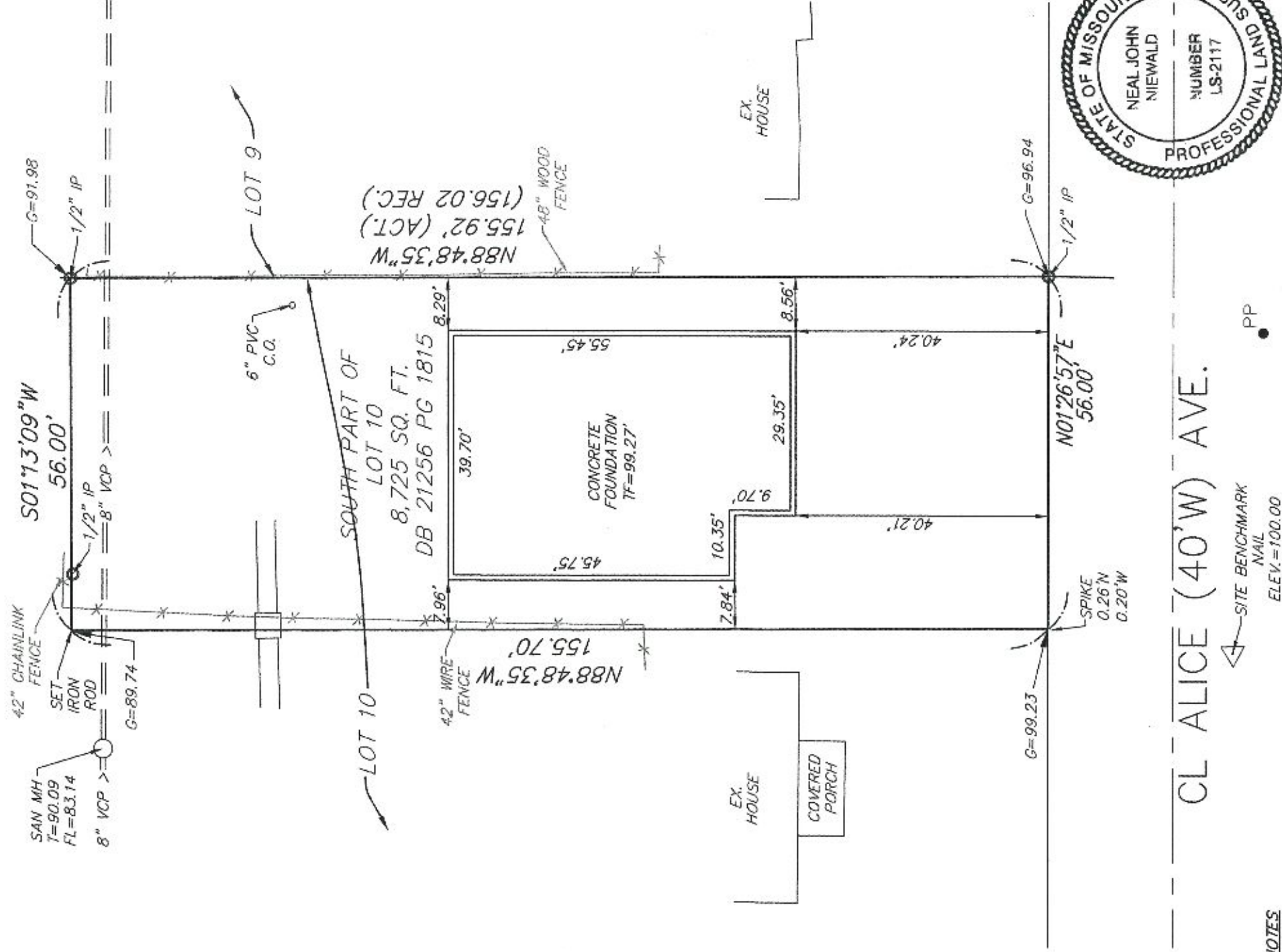


Ryan and Rachel Roe

SOUTH PART OF LOT 10

OF WOODLAWN PLACE, P.B. 4, PG. 86
CITY OF KIRKWOOD, MISSOURI

444 ALICE
KIRKWOOD, MISSOURI



NOTES

NO TITLE POLICY WAS SUPPLIED FOR THIS WORK.

BASIS OF BEARINGS ASSUMED.

BENCHMARK ASSUMED.

SURVEYOR'S CERTIFICATE

WE, DOERING ENGINEERING, INC. HAVE DURING JANUARY, 2021 AT THE REQUEST OF RYAN ROE, LOCATED A CONCRETE FOUNDATION ON THE SOUTH PART OF LOT 10 OF WOODLAWN PLACE AS PER PLAT RECORDED IN PLAT BOOK 4 PAGE 86 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, CITY OF KIRKWOOD, MISSOURI AND THE RESULTS ARE SHOWN HEREON. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS EFFECTIVE DATE JUNE 30, 2017 AND MEETS THE ACCURACY STANDARDS SET FORTH FOR AN URBAN PROPERTY.

NEAL JOHN NIEWALD
MISSOURI PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 2117
DATE
1-27-2021

CITY'S EXHIBIT NO. 3



FEB 05 2021
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT

Comment	Revised
Added additional ties	1/20/2021
REV. NES AFTER CHECKING LOCATION	1/27/2021

Engineered By: **DOERING ENGINEERING Inc.**
CIVIL ENGINEERING • PLANNING • SURVEYING

Missouri Office
228 Bayview Boulevard
Suite B
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718

Illinois Office
228 Bayview Boulevard
Suite B
St. Louis, Missouri 63128
Telephone: (314) 487-6913
Fax: (314) 843-1718

MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003035

Seal

SOUTH PART OF LOT 10
WOODLAWN PLACE

Date: 1/14/2021
Order Number: 100332
File Name: 100332SPOT SURVEY
Drawn By: JAB
Check By: NUN
Base Map:
MSD PF

Sheet
1/1

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 **February 16, 2021** edition and ending with the **February 16, 2021** edition, for a total of 1 publications:

02/16/2021

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 March 8, 2021, at 7:00 P.M. to consider the following:

New Business

Case No. 6-2021 - 444 Alice Ave. - Side yard setback variance.

Case No. 7-2021 - 420 New York St. - Finished First Floor Height variance.

Case No. 8-2021 - 404 Frieda Ave. - Side yard setback variance.

Case No. 9-2021 - 15 Thorncliff Ln. - Front yard setback variance.

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

Questions may be directed to Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

BY ORDER OF: Joe Roesser, Secretary - Board of Adjustment Kirkwood, Missouri, February 16, 2021. The City of Kirkwood is interested in effective communication for all persons.

Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

11967575 County Feb 16, 2021

Karie Clark

Karie Clark

Subscribed & sworn before me this 16th day of Feb., 2021
(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[®]

February 24, 2021

Ryan Roe
1115 Woodgate Drive
Kirkwood, MO 63122

RE: Variance Request
Case No. 06-2021
444 Alice Avenue
Zoning District R-3

Dear Sir:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing via Zoom webinar on March 8, 2021 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(3)(c) of the Zoning Code requires a side yard setback of 11.2 feet in this particular instance. The new single family residence you wish to construct will provide a north side yard setback of 7.84 feet. This is 3.36 feet closer to the north side yard property line than the Zoning Code allows. At the March 9, 2020 Board of Adjustment meeting, this property was granted variances to allow side yard setbacks of 8.17 feet. The new request is .33 feet closer to the north property line than the variance previously granted.

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

CITY'S EXHIBIT NO. 5

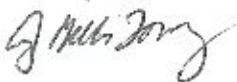
out the strict application of the zoning code; and

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 email closer to the meeting date. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lowry".

Amy Lowry, AICP
Planner II

Encl. Meeting Agenda

6-2021

Public Notification

Apply a search distance

300 Feet

Address Layer

Addresses

Format

Comma separated values

36 addresses found; do you want to continue?

Download

Legend

Parking

- Parking, Public
- Parking, Business

Community

- Kirkwood - Des Peres Area Chamber of Commerce
- Kirkwood City Hall
- Kirkwood Fire House 1
- Kirkwood Fire House 2
- Kirkwood Fire House 3
- Kirkwood Police
- Kirkwood Public Library
- Kirkwood Recycling
- Train Depot

Map data © OpenStreetMap contributors, CC-BY-SA

MAILED 35 POSTCARDS
2-17-2021

CITY'S EXHIBIT NO. 6

HOLMES20 LLC
11220 MANCHESTER RD
SAINT LOUIS, MO 63122

AUTTIN HOLT CHARLOTTE LAVERNE
455 S HOLMES AVE
SAINT LOUIS, MO 63122

KLOS STEVEN M
1051 JOHANNA DR
BALLWIN, MO 63021

RUSH CAROL L
456 ALICE AVE
SAINT LOUIS, MO 63122

HUBERT ANTHONY D MELANIE R H/W
449 ALICE AVE
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WITHHELD
454 MIRIAM AVE
SAINT LOUIS, MO 63122

CARR CAROL
453 S HOLMES AVE
SAINT LOUIS, MO 63122

HARES DAVID IVOR
447 ALICE AVE
SAINT LOUIS, MO 63122

WANCEL ALBERTO L JANET S H/W
449 S HOLMES AVE
SAINT LOUIS, MO 63122

MOLEN RYAN C
450 ALICE AVE
SAINT LOUIS, MO 63122

RETTET JASON S & KRISTEN A H/W
445 ALICE AVE
SAINT LOUIS, MO 63122

BENDEL MARY E REVOCABLE TRUST
446 MIRIAM AVE
SAINT LOUIS, MO 63122

PATTON RYAN
9500 S GEYER RD
SAINT LOUIS, MO 63127

ROE RYAN & RACHEL E H/W
444 ALICE AVE
SAINT LOUIS, MO 63122

MCPHEETERS JAMES K ETAL
443 ALICE AVE
SAINT LOUIS, MO 63122

BRIGGS GLEN A REVOCABLE TRUST
1108 NEW BALLWIN OAKS DR
BALLWIN, MO 63021

REBORE RONALD W ETAL
438 MIRIAM AVE
SAINT LOUIS, MO 63122

POSTON JACQUELINE GAY
440 ALICE AVE
SAINT LOUIS, MO 63122

QUINDRY PAUL & ELIZABETH H/W
441 ALICE AVE
SAINT LOUIS, MO 63122

WARREN ANDREW & MEGAN H/W
437 S HOLMES AVE
SAINT LOUIS, MO 63122

GRUNINGER TIMOTHY E & EMILY S
H/W
436 ALICE AVE
SAINT LOUIS, MO 63122

KEISER THOMAS H SUZANNE L H/W
435 ALICE AVE
SAINT LOUIS, MO 63122

CALLAHAN TIMOTHY & CHERYL D H/W
431 ALICE AVE
SAINT LOUIS, MO 63122

BARCROFT MICHAEL & SHANNA T/E
435 S HOLMES AVE
SAINT LOUIS, MO 63122

LONG RICHARD & KELLY H/W
430 MIRIAM AVE
SAINT LOUIS, MO 63122

KOLLITZ LIVING TRUST
434 ALICE AVE
SAINT LOUIS, MO 63122

BLANKENSHIP BRADLEY ETAL JT
431 ALICE AVE
SAINT LOUIS, MO 63122

BAUER PAUL W & BRADY PATRICIA A
H/W
419 S HOLMES AVE
SAINT LOUIS, MO 63122

PUGH CAROL J LIVING TRUST C/O
CAROL J &
426 MIRIAM AVE
SAINT LOUIS, MO 63122

REDMOND ELIZABETH J S REVOCABLE
LIVING
426 ALICE AVE
SAINT LOUIS, MO 63122

VITT DENNIS & JANE E H/W
425 ALICE AVE
SAINT LOUIS, MO 63122

KERCKHOFF ARTHUR F IV & MARY K T/E
421 ALICE AVE
SAINT LOUIS, MO 63122

GOLDNER JESSE A & CROMWELL
JUDITH A
415 S HOLMES AVE
SAINT LOUIS, MO 63122

GUESS TRUST
414 ALICE AVE
SAINT LOUIS, MO 63122

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

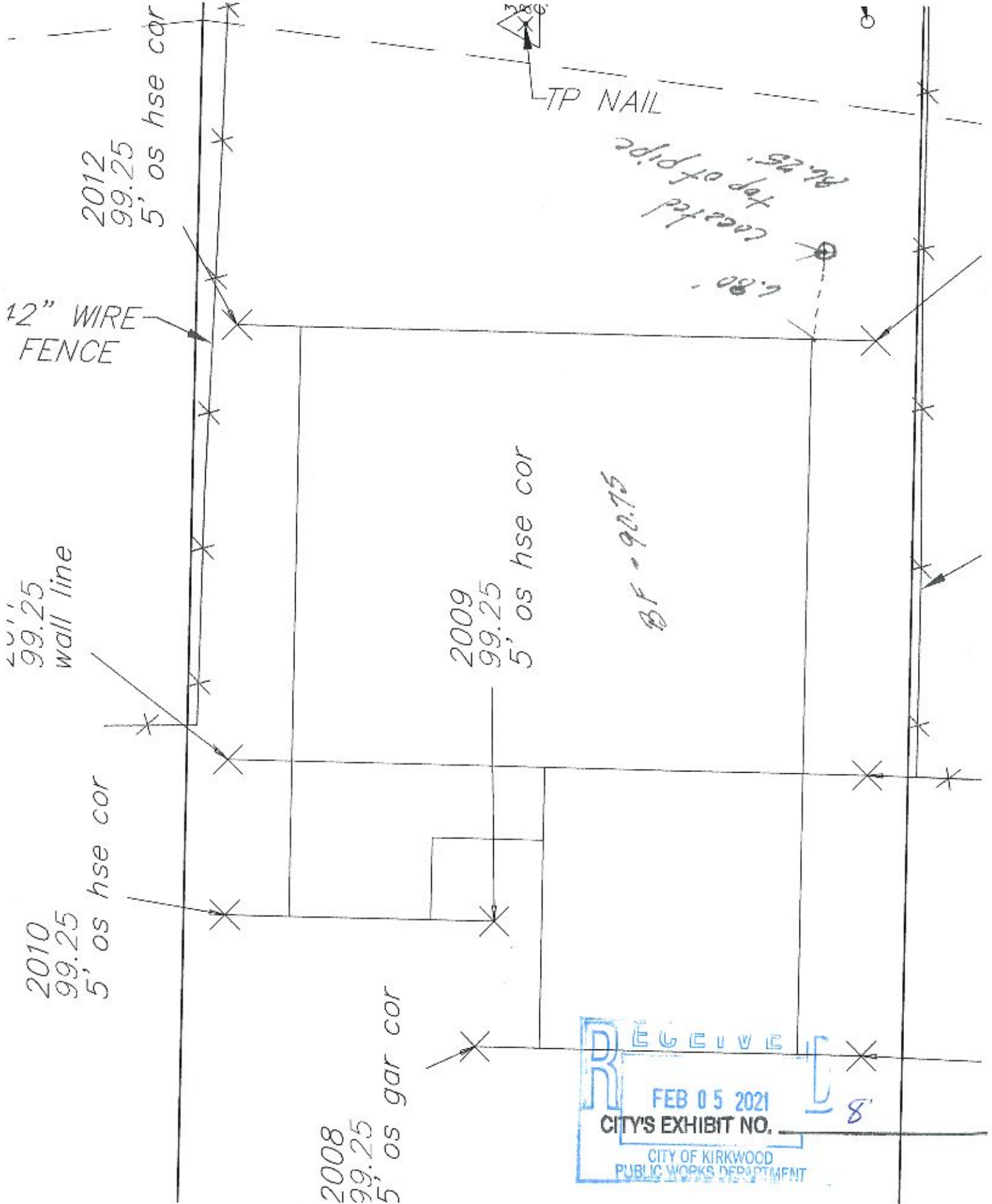
OWNERSHIP INDETERMINABLE
,

RECEIVED
FEB 05 2021
CITY OF KNOXVILLE
PLANNING DEPARTMENT



CITY'S EXHIBIT NO. 7





2012
99.25
5' os hse cor

12" WIRE
FENCE

49.25
99.25
wall line

2010
99.25
5' os hse cor

2008
99.25
5' os gar cor

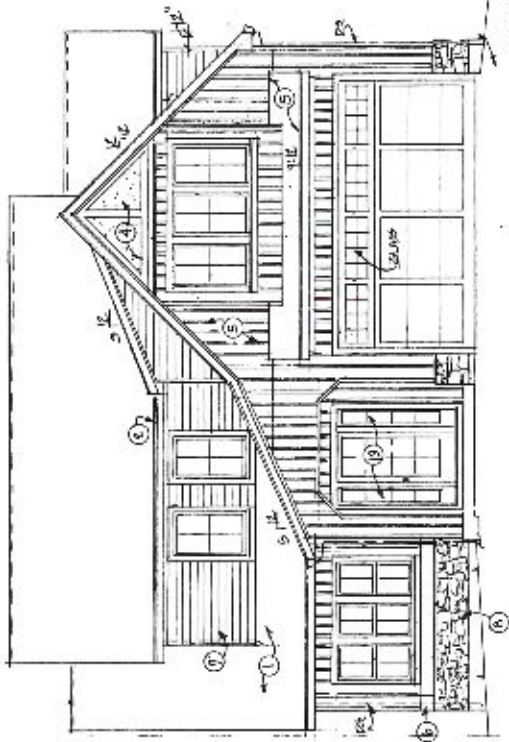
2009
99.25
5' os hse cor

BF - 90.75

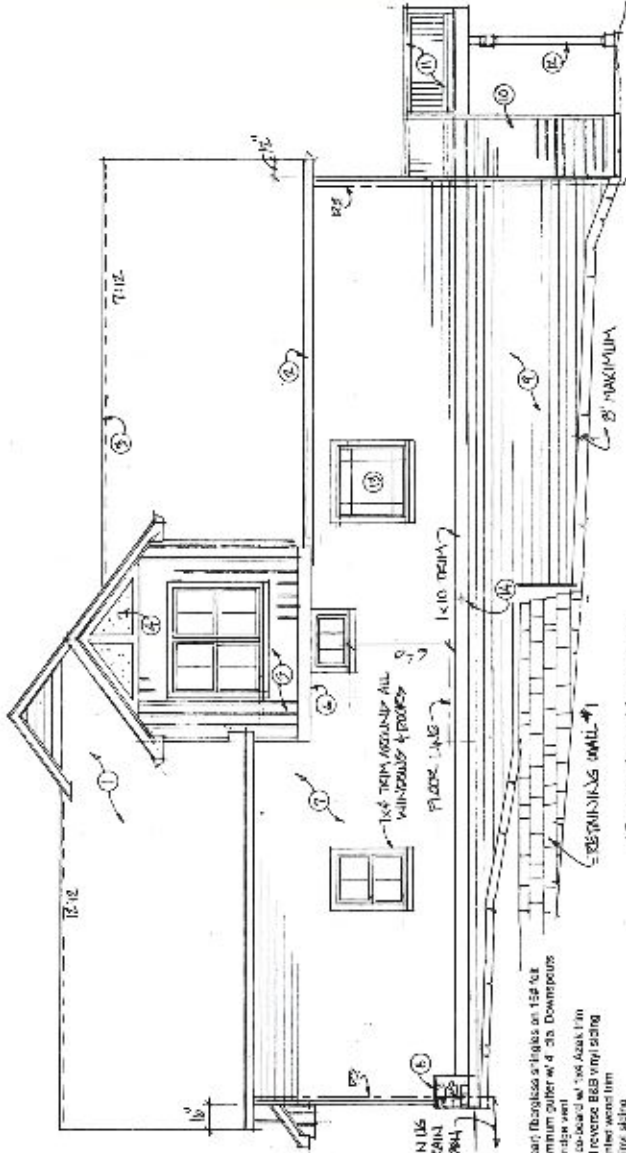
TP NAIL

6.80'
caveat
top of pipe
66.75'

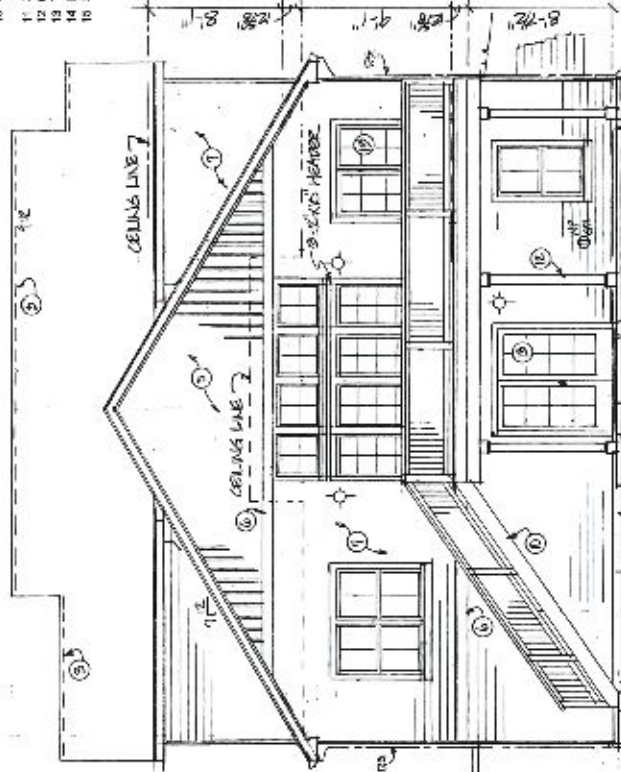
RECEIVED
FEB 05 2021
CITY'S EXHIBIT NO. 8
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT



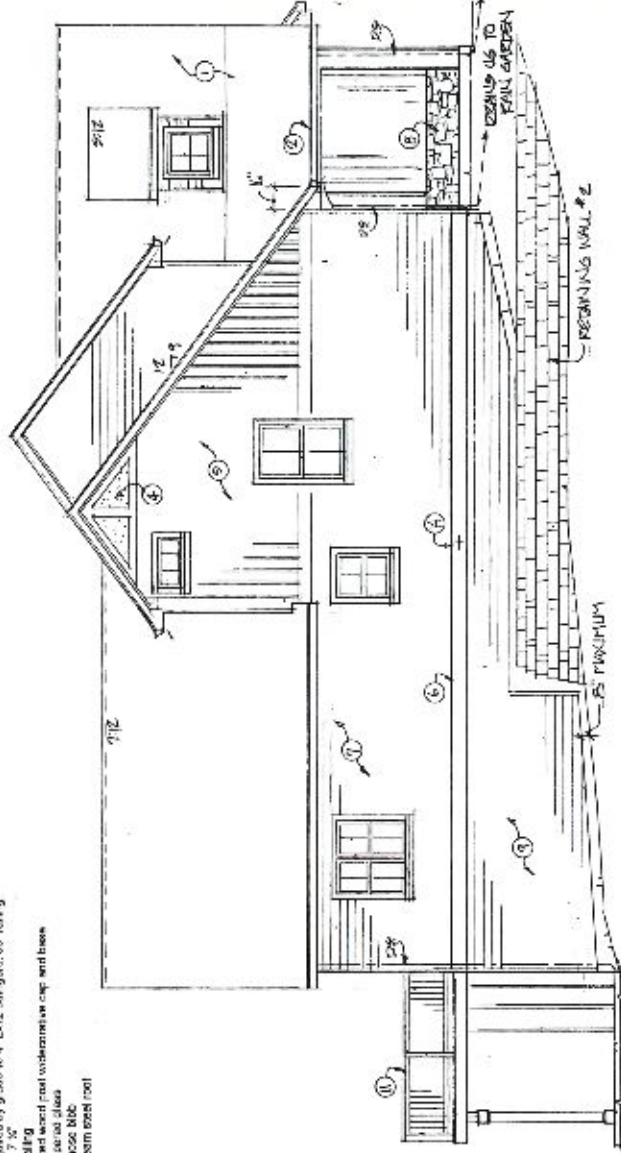
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

- LEGEND:
1. 2550 30 year fibreglass shingles on 15# felt
 2. 6" gage aluminum gutter w/ 4" dia. Downspouts
 3. Gut-vent ridge vent
 4. Hardie sub-board w/ 1/2" Ask 1/4"
 5. Cemented reverse BBB vinyl siding
 6. 1" x 10" painted wood trim
 7. Door: 1 1/2" x 6" 6/8"
 8. Colored door, veneer
 9. 2x4 studs over 1" x 2" sleepers on 10" concrete wall
 10. 2x4 studs over 1" x 2" sleepers on 4" x 8" 2x12 Sill plate, 30" rafter
 11. 1" x 6" 6/8"
 12. 1" x 6" 6/8"
 13. Type II laminated glass
 14. Frost-free hose bibb
 15. Spacing steam seal roof

- NOTE:
1. Windows taken from Andersen 100-series unless otherwise noted. See floor plan for window sizes.
 2. Install aluminum flashing at all roof-to-roof and all roof-to-wall intersections.
 3. Finish grade to be a minimum of 8" below the top of the foundation and must slope away from the building a minimum of 1/4" for a minimum of 8 ft. Verify site conditions before establishing footing level.
 4. Footings and concrete piers shall be poured on undisturbed soil and shall be a minimum of 30" below finished grade.
 5. Install span blocks on all downspouts. Do NOT connect to the sanitary sewer.
 6. Install aluminum drip edge at all eave and rake edges.

Martin Harris Designs 314-786-7810
 Designer: jmharris@bhdesigns.net
 APPROVED BY: [Signature] DATE: 1/11/2021
 REVIEWED BY: [Signature] DATE: 1/11/2021
 New Home Plans for: Mr. & Mrs. Ryan Roe
 446 Alice Ave. Kirkwood
 Engineer: Michael E. Davis, PE 573-468-6088
 400 Timberlane Dr., Sullivan, MO. 64680
 DRAWING NUMBER: 4-24-6

B E U W
 FEB 05 2021
 CITY OF KIRKWOOD

Case Summary

Case Number	07-2021				
Zoning District	R-4				
Project Address	420 New York Street				
Applicant Name	Wei Liu				
Property Owner	Wei Liu				
Article	IV	Section	A-430.6	Sub-Section	430.6
Variance Request	Finished first floor height for new single family residence				
Required	627.3' (2' above spot grade elevation)				
Proposed	627.8'				
Variance Requested	.5'				

History of address:

Summary Approved by: AGL

Labels printed 2-10-2021

Letter mailed on 2-24-2021

300 ft. notice mailed on 2-17-2021



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122

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

Action Requested:

Variance of Zoning Code

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

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

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

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

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

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

Project Address 420 New York Street

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 Wei Liu Phone 314 662-1698

Address 23 Salem Estates Drive

City/State/Zip St. Louis, Mo. 63124 E-mail wtrealty@hotmail.com

Applicants Signature  Date 2/2/2021

Property Owner Information (if different from above):

Name _____ Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

City Use Only

Meeting Date: March 8, 2021

Case#: 07-2021

Zoning District: R-4

Received by: AG



Wei Liu
420 New York St
Kirkwood, MO 63122

02/08/2021

Board of Adjustment

Dear Board of Adjustment members:

I am seeking a variance for the FFFH on this proposed residence. It seems there was a misunderstanding between the demolition and the foundation contractors. The foundation elevation top was proposed to be 626.0. It is now 626.8. With 1.0 foot of flooring construction our FFFH will need to be 627.8. We were granted a FFFH of 627.3. Our Variance request is for a FFFH difference of 627.8 instead of 627.3 or 6 inches. With the change in FFFH this residence will still be lower than the residence to our west by more than 1 foot. If the residence to our East is demolished their FFFH could be as high as 626.21.

It is impossible for us to lower the foundation wall at present time. If the wall is lower, stormwater may come over since the house in the west is much higher. In the past, the basement of the house always had water issues. The \$10000 first floor lumber is delivered and not returnable, by using beams less than 10 inches will not be strong enough to support the house.

So my only option to continue building this house is begging the Board of Adjustment to approve my application.

Thank you so much for your time and consideration.

Respectfully Yours,

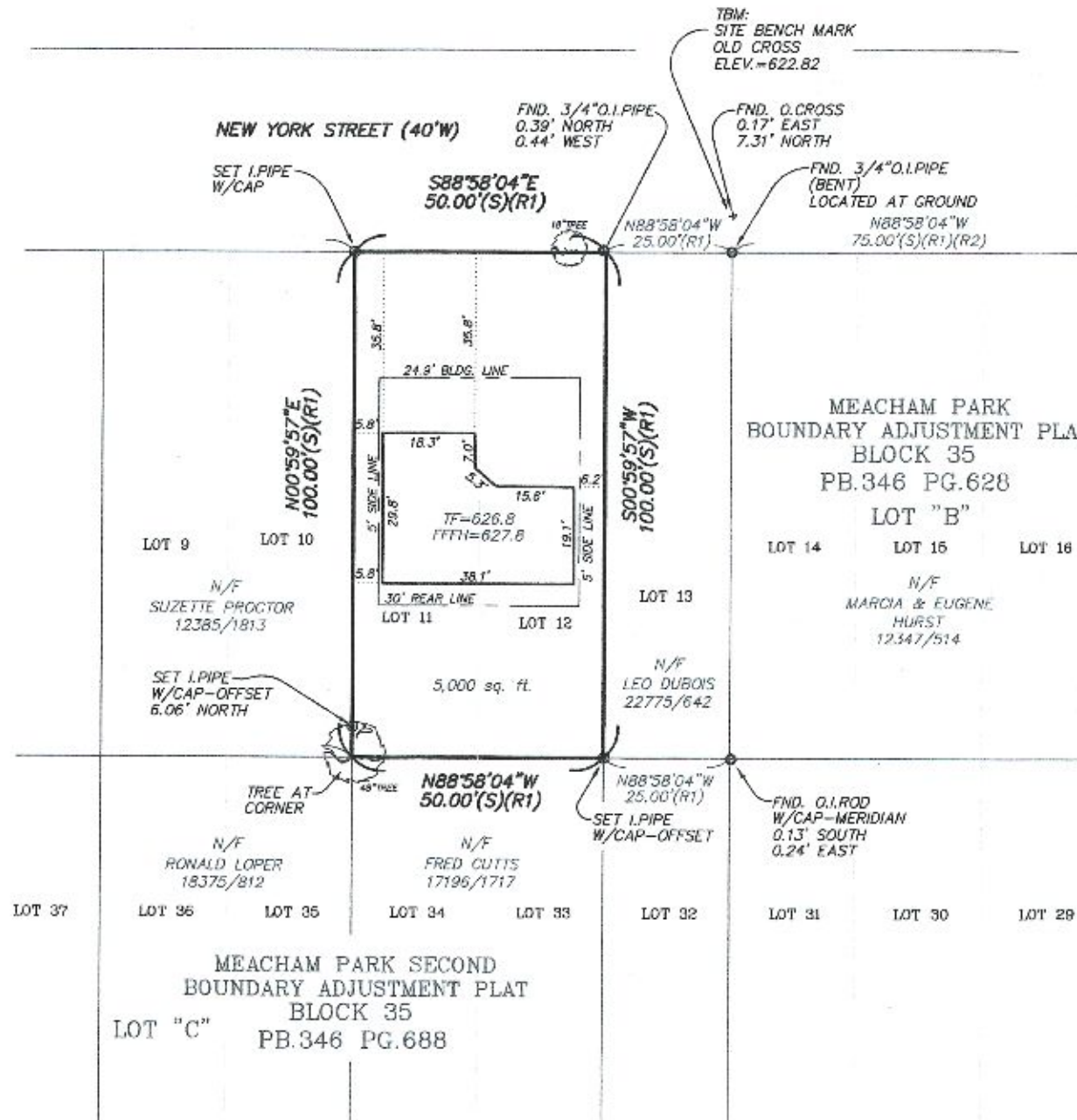
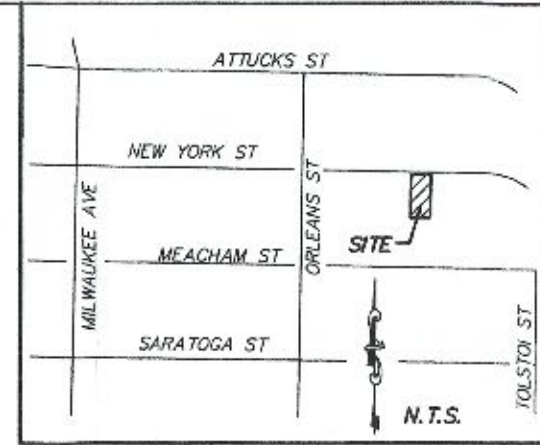
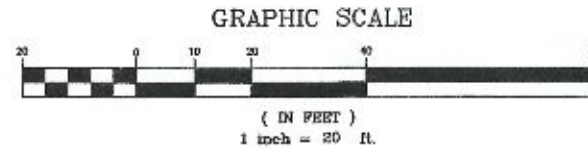


Wei Liu



CITY'S EXHIBIT NO. 2

A TRACT OF LAND BEING LOTS 11 AND 12 IN BLOCK 35 OF
MEACHAM PARK SUBDIVISION, PB.3 PAGE 33,
ST. LOUIS COUNTY, MISSOURI



PROPERTY DESCRIPTION

Lots 11 and 12 in Block 35 of Meacham Park, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 3 Page 33 of the St. Louis County Records.

GENERAL NOTES

- This plat was prepared from information furnished this office by the client and from additional data pertaining to this site obtained by St. Louis County Surveying & Engineering, Inc. from the St. Louis County Recorder's Office, without the benefit of an up-to-date title policy, therefore there may be easements affecting this tract that are not shown on this plat of survey.
- Class of property - Urban.
- (S) Survey information.
(R1) Record information per Plat Book 3 Page 33.
(R2) Record information per Plat Book 346 Page 628.
(R3) Record information per Deed Book 6761 Page 2213.
- Basis of bearing for this survey is the plat of Meacham Park Boundary Adjustment Plat recorded in Plat Book 346 Page 628 of the St. Louis County Records.
- Per the City of Kirkwood, Missouri this property is Zoned "R-4" (Single-Family Residential District)
Front Yard Setback (24.9) feet (see calculations)
Side Yard Setback (5) feet.
Rear Yard Setback (30) feet.

PROJECT INFORMATION

- Site Address: #420 New York Street
St. Louis, Mo. 63122
- Owner: WT Worldwide, LLC
- Zoning: "R4" (Single Family Residential Dist.)
- Site Area: 5,000 sq.ft. (0.115 acres)
- Current use: Single Family Residence
- Proposed use: Single Family Residence
- School District: Kirkwood
- Fire District: Kirkwood
- Loc. #25M5-41551



CITY'S EXHIBIT NO. 3

REVISED 02-03-21

FOUNDATION SURVEY

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.

LAND SURVEYING CIVIL ENGINEERING



12015 Manchester Rd, Suite 70 St. Louis, Missouri, 63131
Phone (314) 965-6732 Fax (314) 965-6734

DRAWN	DATE
W.D.S.	01-21-21
CHECKED	DATE
D.J.M.	01-21-21
PROJECT NAME	
420 NEW YORK STREET	
JOB # 2019-116	
SHEET 1 OF 1	

We, St. Louis County Surveying & Engineering, Inc. have, during the month of January, 2021, located the concrete foundation on the tract of land shown and described on this plat and that the results are shown hereon.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
CORPORATE REGISTRATION NO. LS-1680

DAVID J. MORTON
P.L.S. #2276
STATE OF MISSOURI



David J. Morton
2-3-2021

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 **February 16, 2021** edition and ending with the **February 16, 2021** edition, for a total of 1 publications:

02/16/2021

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 March 8, 2021, at 7:00 P.M. to consider the following:

New Business

Case No. 6-2021 - 444 Alice Ave. - Side yard setback variance.

Case No. 7-2021 - 420 New York St. - Finished First Floor Height variance.

Case No. 8-2021 - 404 Frieda Ave. - Side yard setback variance.

Case No. 9-2021 - 15 Thorncliff Ln. - Front yard setback variance.

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

Questions may be directed to Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

BY ORDER OF: Joe Boeser, Secretary - Board of Adjustment Kirkwood, Missouri, February 16, 2021. The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.
11967575 County Feb 16, 2021

Karie Clark

Karie Clark

Subscribed & sworn before me this 16th day of Feb., 2021
(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®

February 24, 2021

Wei Lui
23 Salem Estates Drive
St Louis, MO 63124

RE: Variance Request
Case No. 7-2021
420 New York St.
Zoning District R-4

Dear Sir:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing via Zoom webinar on March 8, 2021 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-430, Sub-Section 430.6 of the Zoning Code requires a finished first floor height of 627.3 feet in this particular instance. The new single family residence you wish to construct will provide a finished first floor height of 627.8 feet. This is .5 feet higher 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:

1. There are practical difficulties or an unnecessary hardship in the way of carrying out the strict application of the zoning code; and

CITY'S EXHIBIT NO. 5

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 email closer to the meeting date. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lowry".

Amy Lowry, AICP
Planner II

Encl. Meeting Agenda

7-2021

Public Notification

Select or search for a feature in the map

Apply a search distance

Address Layer

Format

65 addresses found: do you want

Parking

- Parking, Public
- Parking, Business

Community

- Kirkwood - Das Paras Area Chamber of Commerce
- Kirkwood City Hall
- Kirkwood Fire House 1
- Kirkwood Fire House 2
- Kirkwood Fire House 3
- Kirkwood Police
- Kirkwood Public Library
- Kirkwood Recycling
- Train Depot

Map data © OpenStreetMap contributors, CC-BY-SA

MAILED 51 POSTCARDS
2-17-2021

CITY'S EXHIBIT NO. 6

BROWN MILDRED A
11360 WAMSUTTA TRL
FLORISSANT, MO 63033

NORTH RANDOLPH B
1 NORTON PL
SAINT LOUIS, MO 63122

BIBEROVIC EDIN
4748 ROSA AVE
SAINT LOUIS, MO 63116

BRANDENBURG ANDREW & ANYA
T/E
425 SARATOGA ST
SAINT LOUIS, MO 63122

JOINT OPS PROPERTIES LLC
1750 S BRENTWOOD BLVD SUITE
450
SAINT LOUIS, MO 63144

KIMBLE HENRIETTA L
411 SARATOGA ST
SAINT LOUIS, MO 63122

MILLER BROOKE E
405 SARATOGA ST
SAINT LOUIS, MO 63122

ALLISON ALEXANDREA
436 MEACHAM ST
SAINT LOUIS, MO 63122

MCCULLOUGH WILLIE J LAVERNE
417 WHITSON AVE
SAINT LOUIS, MO 63122

MADISON JOHN A V ETAL
432 MEACHAM ST
SAINT LOUIS, MO 63122

HOUSING AUTHORITY OF ST LOUIS
COUNTY
8865 NATURAL BRIDGE RD
SAINT LOUIS, MO 63121

HARRIS LEROY W JR
4054 LINDELL BLVD
SAINT LOUIS, MO 63108

JONES ADRIENNE D
422 MEACHAM ST
SAINT LOUIS, MO 63122

MORALES JEAN & CRISTOBAL H/H
420 MEACHAM ST
SAINT LOUIS, MO 63122

MALONE FRED SHIRLEY H/W
400 MEACHAM ST
SAINT LOUIS, MO 63122

SUM CAPITAL LLC
7541 YORK DR
SAINT LOUIS, MO 63105

JOHNSON ROLLO
28 MCNULTY DR
FLORISSANT, MO 63031

THOMAS MILES
431 MEACHAM ST
SAINT LOUIS, MO 63122

VERITAS SINGLE PROPERTIES
HOLDINGS LLC
P O BOX 50338
SAINT LOUIS, MO 63105

BREWTON EVELYN
3 BELCOURT CIR
SAINT CHARLES, MO 63304

CUTTS FRED
425 MEACHAM ST
SAINT LOUIS, MO 63122

LOPER RONALD L
419 MEACHAM ST
SAINT LOUIS, MO 63122

PUYEAR RICHARD M
610 COUCH AVE
SAINT LOUIS, MO 63122

BERNARD ELDRIDGE
411 MEACHAM ST
SAINT LOUIS, MO 63122

LEE MATTIE
401 MEACHAM ST
SAINT LOUIS, MO 63122

JOHNSON NICHOLAS
3835 AVONDALE AVE
SAINT LOUIS, MO 63121

HURST MARCIA EUGENE H/H
428 NEW YORK ST
SAINT LOUIS, MO 63122

DUBOIS LEO
423 NEW YORK ST
SAINT LOUIS, MO 63122

WT WORLDWIDE L L C
23 SALEM ESTATES DR
SAINT LOUIS, MO 63124

PROCTOR SUZETTE N
418 NEW YORK ST
SAINT LOUIS, MO 63122

ARGENTUM GROUP L L C
15756 E ABERDEEN AVE
AURORA, CO 80016

BORIS IVANOV INVESTMENTS LLC
108 GRAESER ACRES ST
SAINT LOUIS, MO 63146

CHURCH OF GOD OF KIRKWOOD
345 MEACHAM ST
SAINT LOUIS, MO 63122

MORGAN DAVID ERIC
1518 LAUGHLIN AVE
SAINT LOUIS, MO 63130

OKOYE OGONNA
437 NEW YORK ST
SAINT LOUIS, MO 63122

WEST COUNTY PROPERTIES INC
8865 NATURAL BRIDGE RD
SAINT LOUIS, MO 63121

HOWARD CHARLES D & YVETTE T/E
431 NEW YORK ST
SAINT LOUIS, MO 63122

TANG THANH T
609 S ELLIOT AVE
SAINT LOUIS, MO 63122

AITCH DOROTHY
419 NEW YORK ST
SAINT LOUIS, MO 63122

UTLEY PRISCILLA A ETAL
410 ATTUCKS ST
SAINT LOUIS, MO 63122

STAPLES LENSON JR
413 NEW YORK ST
SAINT LOUIS, MO 63122

HARRIS DARRYL VIVIAN D H/W
409 NEW YORK ST
SAINT LOUIS, MO 63122

MCCLAIN YVONNE A ETAL J/T
6536 SERENITY CIR APT G
HAZELWOOD, MO 63042

LYNCH JOSELYN D & LYDIA B H/H
401 NEW YORK ST
SAINT LOUIS, MO 63122

RATLIFF MICHAEL S JR & MEGANN C
H/W
345 NEW YORK ST
SAINT LOUIS, MO 63122

BARTTELBORT RITA M
11630 COUNCIL BLUFF RD
BELGRADE, MO 63622

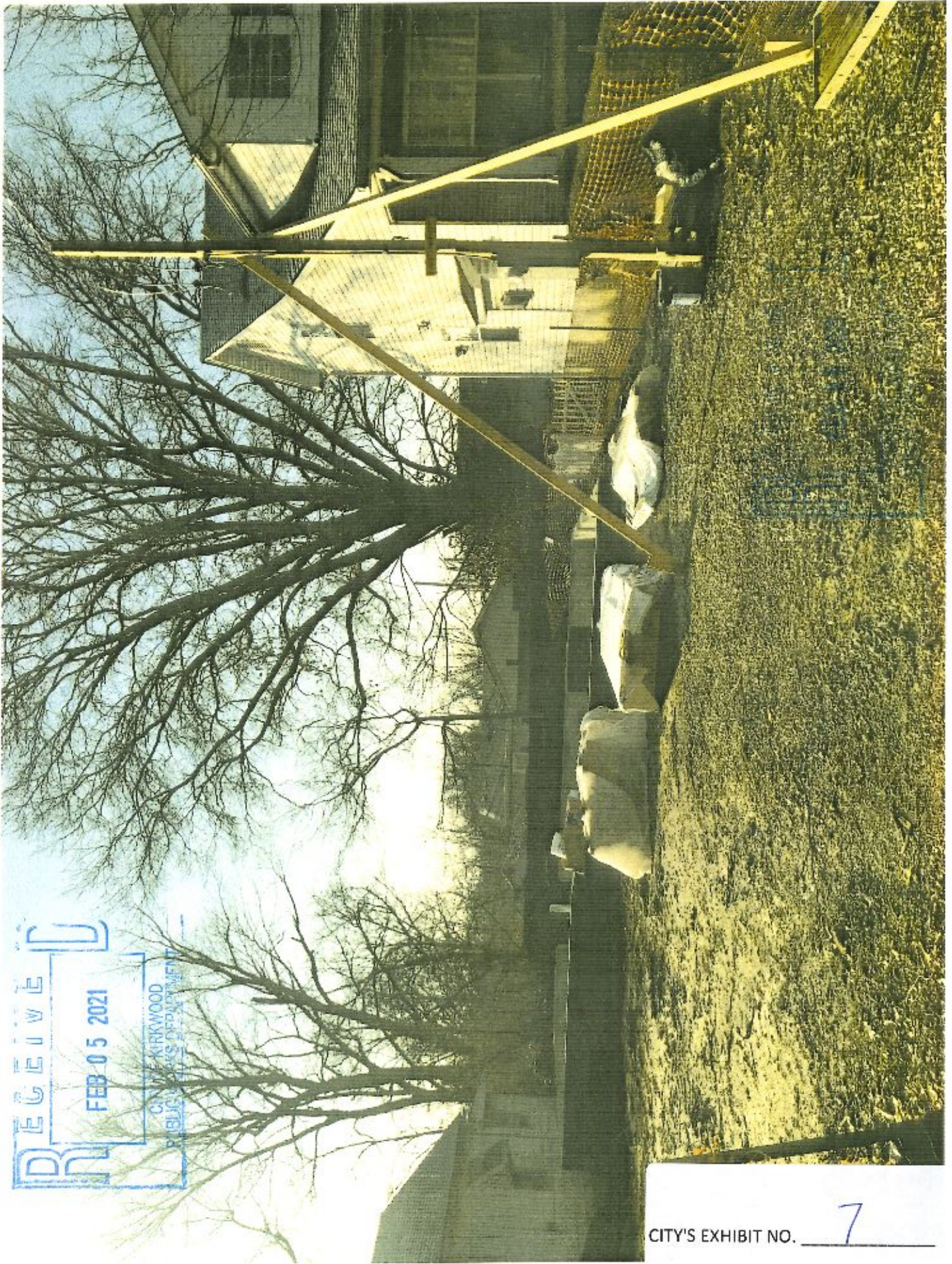
LOPER SHIRLEY A
430 ATTUCKS ST
SAINT LOUIS, MO 63122

JASPER JOHN J JR
426 ATTUCKS ST
SAINT LOUIS, MO 63122

MACKAY BRENT & MELISSA H/W
406 ATTUCKS ST
SAINT LOUIS, MO 63122

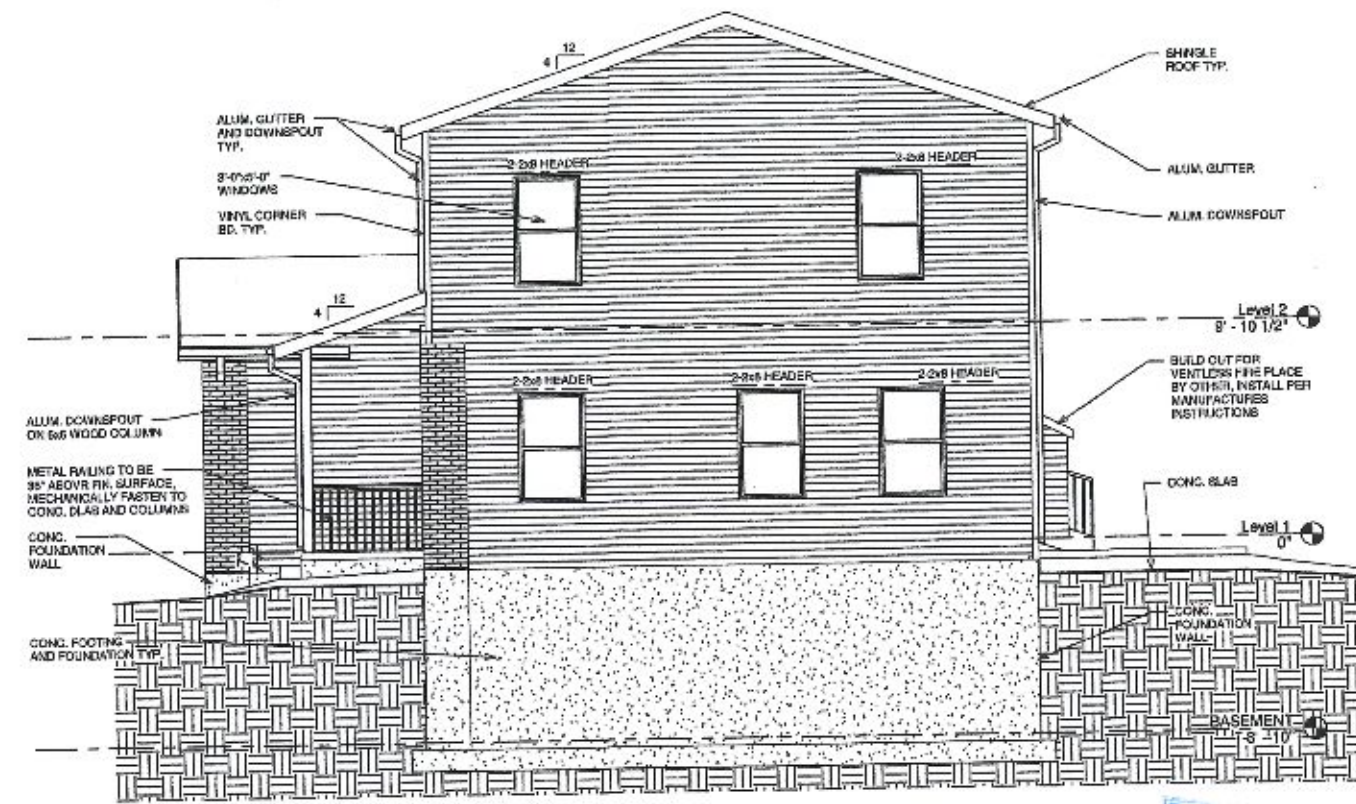
FIREBIRD SFE I LLC
5001 PLAZA ON THE LK ST SUITE 200
AUSTIN, TX 78746

KINGSGATE LLC
PO BOX 29318
SAINT LOUIS, MO 63126

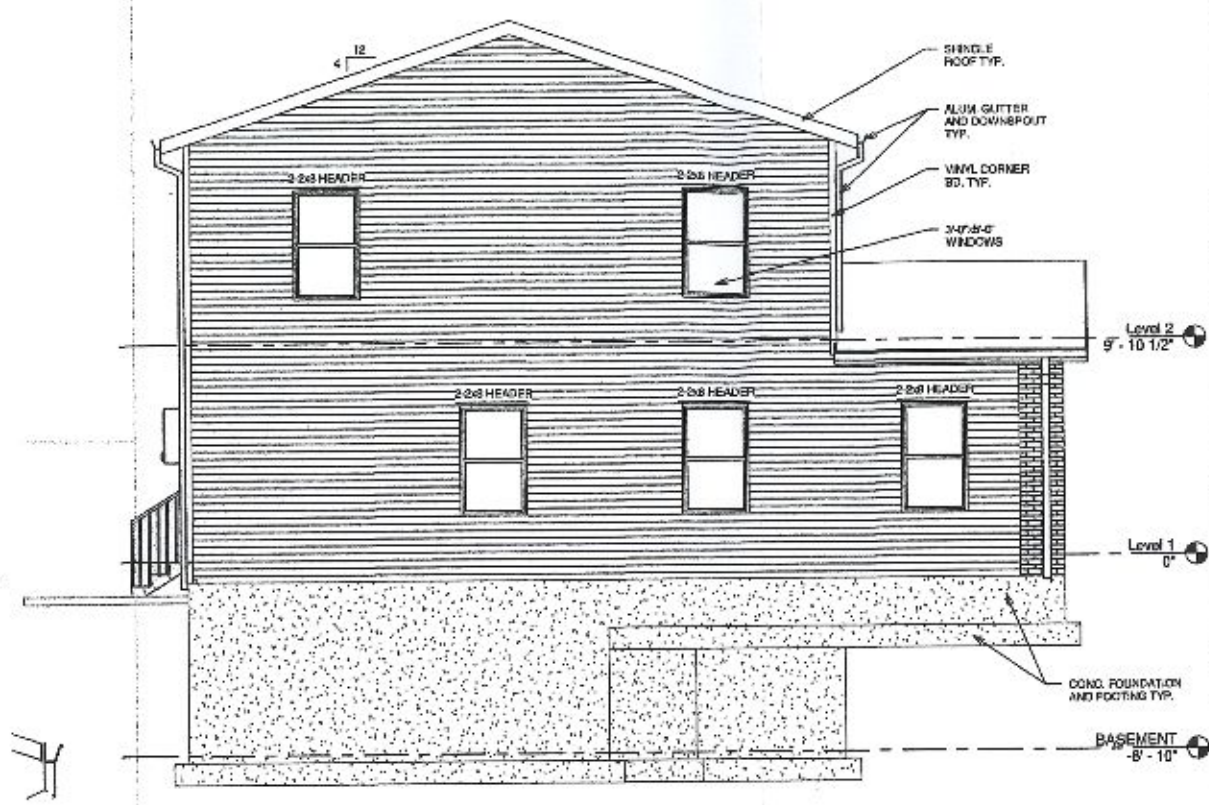


RECEIVED
FEB 05 2021
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT

CITY'S EXHIBIT NO. 7



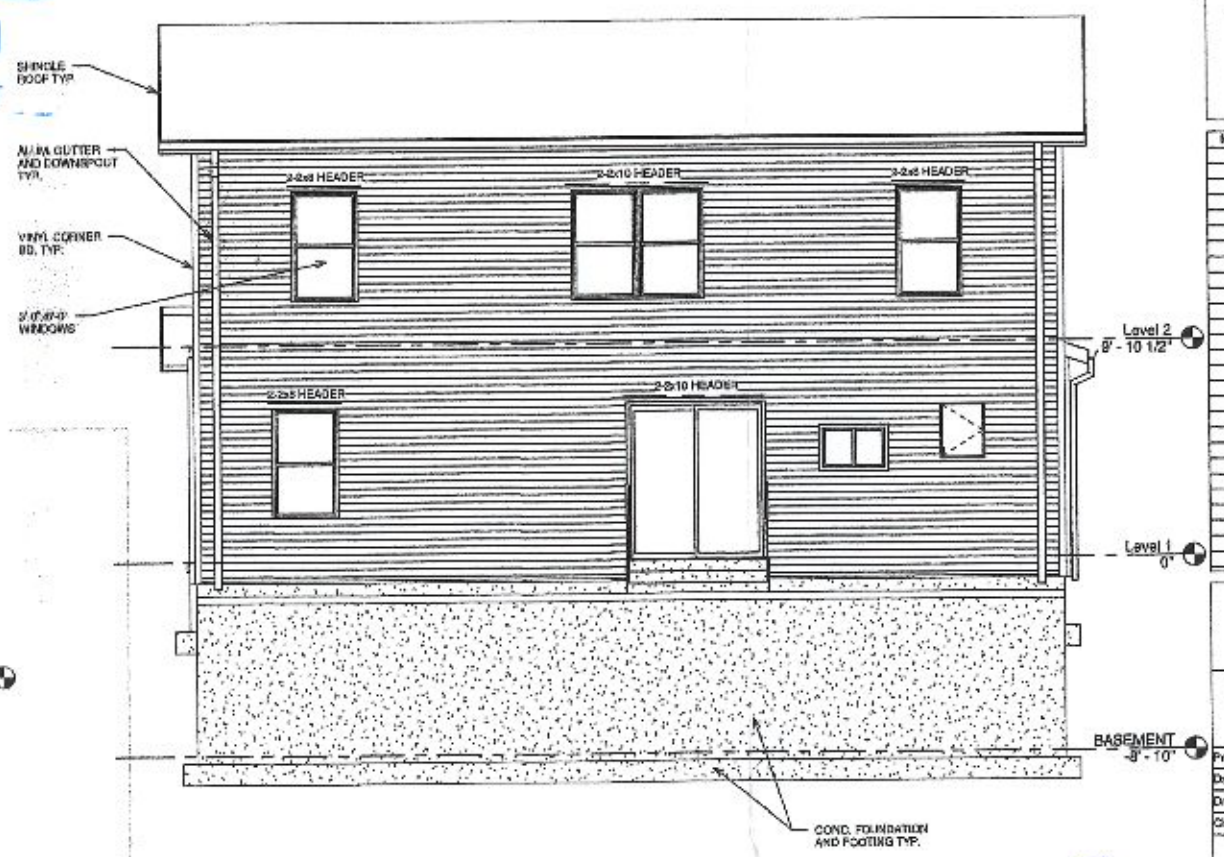
2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



4 LEFT SIDE ELEVATION
1/4" = 1'-0"

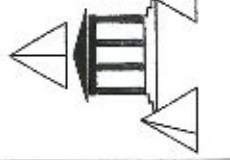


1 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

Anderson Design Consultants, LLC
"Not a Licensed Architect"
8725 Clifton Ave. St. Louis, Mo. 63136 314-219-9128
andersondesign3@sbcglobal.net



No.	Description	Date

WT Worldwide, LLC...420 New York, Kirkwood, Mo.

REAR AND LEFT SIDE ELEVATIONS

Project Number	Project Number
Date	03-11-19
Drawn by	Author
Checked by	Checker

AZ

CITY'S EXHIBIT NO. 8

Case Summary

Case Number	08-2021				
Zoning District	R-3				
Project Address	404 Frieda Ave.				
Applicant Name	Daniel Stauder				
Property Owner	Richard Novak				
Article	IV	Section	A-420.7	Sub-Section	430.7(3)(a)
Variance Request	South side yard setback for an addition to a single family residence				
Required	12'				
Proposed	8.5'				
Variance Requested	3.5'				

History of address:

Summary Approved by: AGL

Labels printed 2-10-2021

Letter mailed on 2-24-2021

300 ft. notice mailed on 2-17-2021



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 March 8, 2021 Case# 08-21 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 404 Frieda Ave.

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 DANIEL STAUDER / STAUDER ARCHITECTURE Phone 314-966-4774

Address 334 GEORGE AVE.

City/State/Zip KIRKWOOD, MO 63122 E-mail dan@stauderarchitecture.com

Applicants Signature _____ Date 2/4/21

Property Owner Information (if different from above):

Name Richard Novak Phone 314-623-2520

Address 404 Frieda Ave

City/State/Zip KIRKWOOD, MO 63122 E-mail richnovak@sbcglobal.net

Owner's Signature Richard Novak Date 2/4/21



CITY'S EXHIBIT NO. 1

Received by: AGL



STAUDERARCHITECTURE

334 George Avenue
St. Louis, Missouri 63122
314.966.4774
www.stauderarchitecture.com



February 3, 2021

Re: 404 Frieda Ave., Side yard variance, R-3 Zoning

To Board of Adjustment:

Mr. Rich Novak would like to construct a new garage to replace the existing carport at his residence at 404 Frieda Ave. In order to have room for cars and a set of stairs required to enter the house, the proposed garage has a width of 21'6". This places the south wall of the garage into the required 12' side setback.

We request a variance to Section 430.7 (3) a. that requires a 12' side setback. We would like an 8.5' side setback for a variance of 3.5'.

The main hardship is the property is a corner lot, which requires an additional front setback on what would normally be a side setback. This reduced the available width of the lot to build on. Had this been constructed under the current code, the setback along the north side (Ann Ave.) would have been less.

We feel this new garage will not be in conflict with the spirit of the code and will not negatively impact the neighborhood in any way. It will only add 3.5' to the length of the current carport. There are no adjacent neighbors affected. To the south is open ground that is part of the Aberdeen Heights property with no structures anywhere near.

Thank you for your consideration.

Sincerely,

Daniel Stauder
Stauder Architecture

RECORD LEGAL DESCRIPTION

LOT 5 BLOCK 2 OF LOUISA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 48 OF THE ST. LOUIS COUNTY RECORDS.

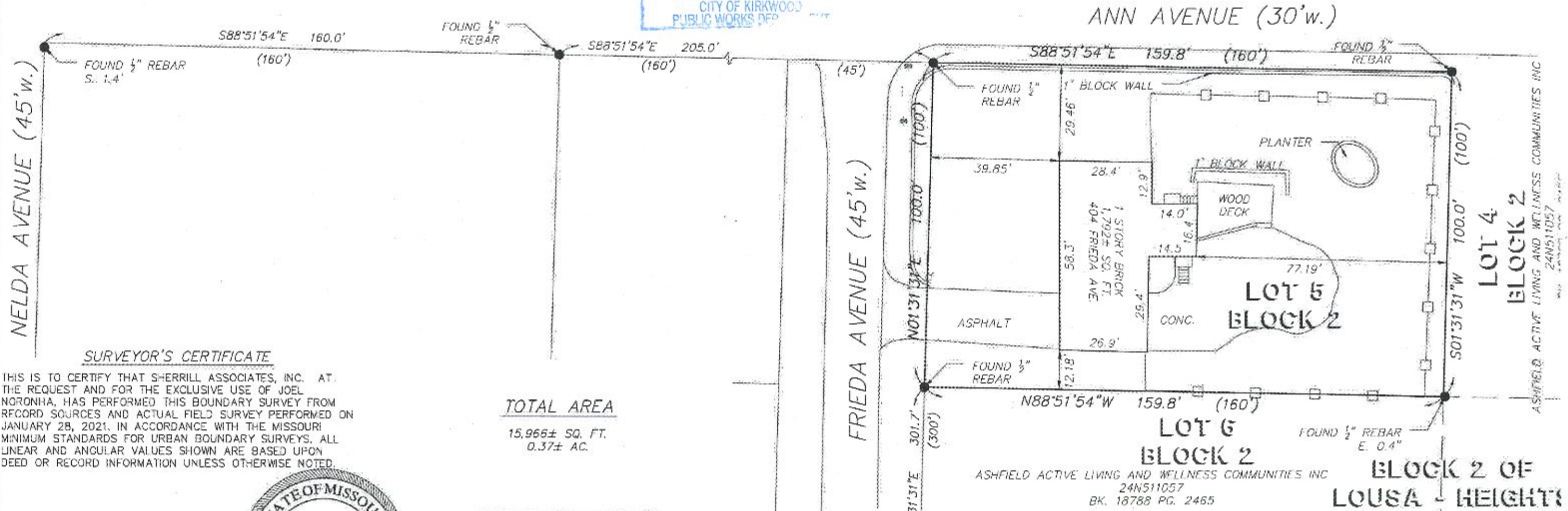
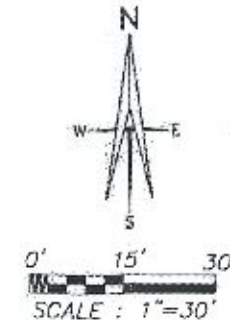
DEED BK. 12335 PG. 25

**404 FRIEDA AVE. KIRKWOOD, MO. 63122
BOUNDARY AND IMPROVEMENT SURVEY**

A TRACT OF LAND IN LOUISA HEIGHTS, A SUBDIVISION IN T44N, R.5E CITY OF KIRKWOOD ST. LOUIS COUNTY, MO.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF OF THE SUBJECT PROPERTY BEING AN ASSUMED BEARING OF SOUTH 88 DEGREES 51 MINUTES 54 SECONDS EAST.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT SHERRILL ASSOCIATES, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF JOEL NORONHA, HAS PERFORMED THIS BOUNDARY SURVEY FROM RECORD SOURCES AND ACTUAL FIELD SURVEY PERFORMED ON JANUARY 28, 2021. IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR URBAN BOUNDARY SURVEYS. ALL LINEAR AND ANGULAR VALUES SHOWN ARE BASED UPON DEED OR RECORD INFORMATION UNLESS OTHERWISE NOTED.

TOTAL AREA

15,966± SQ. FT.
0.37± AC.

- IRON PIN FOUND
- (X) RECORD
- ★ POWER POLE
- GUY WIRE
- VINYL FENCE



SHARON E. SHERRILL,
P.L.S. 2018038294
LICENSE EXPIRATION 12/31/2022

SHERRILL ASSOCIATES, INC.

Surveyors - Engineers - Planners

316 Main Street
Edwardsville, IL 62025
(618) 656 9251
FAX (618) 656 9495



Illinois Design Firm #184-001238

NO.	DATE	REV.
PROJECT NO.	2105401	
DRAWN BY	NGF	CREATED BY
DATE	01/28/2021	SE5

DISCLAIMER OF RESPONSIBILITY

I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other Documents or instruments relating to or intended to be used for any part or parts of the engineering project or survey.

SHEET 1 OF 1

NOTE: IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RIGHTS OF WAY, BUILDING LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.

STATEMENT OF ENCROACHMENTS

NONE AT THE TIME OF THE SURVEY.

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 **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 **February 16, 2021** edition and ending with the **February 16, 2021** edition, for a total of 1 publications:

02/16/2021

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Case No. 7-2021 - 420 New York St.

- Finished First Floor Height variance.

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Side yard setback variance.

Case No. 9-2021 - 15 Thorncliff Ln. -

Front yard setback variance.

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11967575 County Feb 16, 2021

Karie Clark

Karie Clark

Subscribed & sworn before me this 16th day of Feb., 2021
(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®

February 24, 2021

Daniel Stauder
334 George Avenue
Kirkwood, MO 63122

RE: Variance Request
Case No. 08-2021
404 Frieda Avenue
Zoning District R-3

Dear Sir:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing via Zoom webinar on March 8, 2021 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(3)(c) of the Zoning Code requires a side yard setback of 12 feet in this particular instance. The addition to the single family residence you wish to construct will provide a south side yard setback of 8.5 feet. This is 3.5 feet closer to the south side yard property line 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:

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

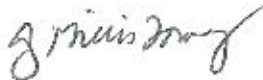
CITY'S EXHIBIT NO. 5

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 email closer to the meeting date. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,



Amy Lowry, AICP
Planner II

c: Richard Novak, Property Owner

Encl. Meeting Agenda

8-2021

Public Notification

Select or search for a feature in the map

404 FRIEDA AVE



Apply a search distance

300 Feet

Address Layer

Addresses

Format

Comma-separated values

28 addresses found: do you want

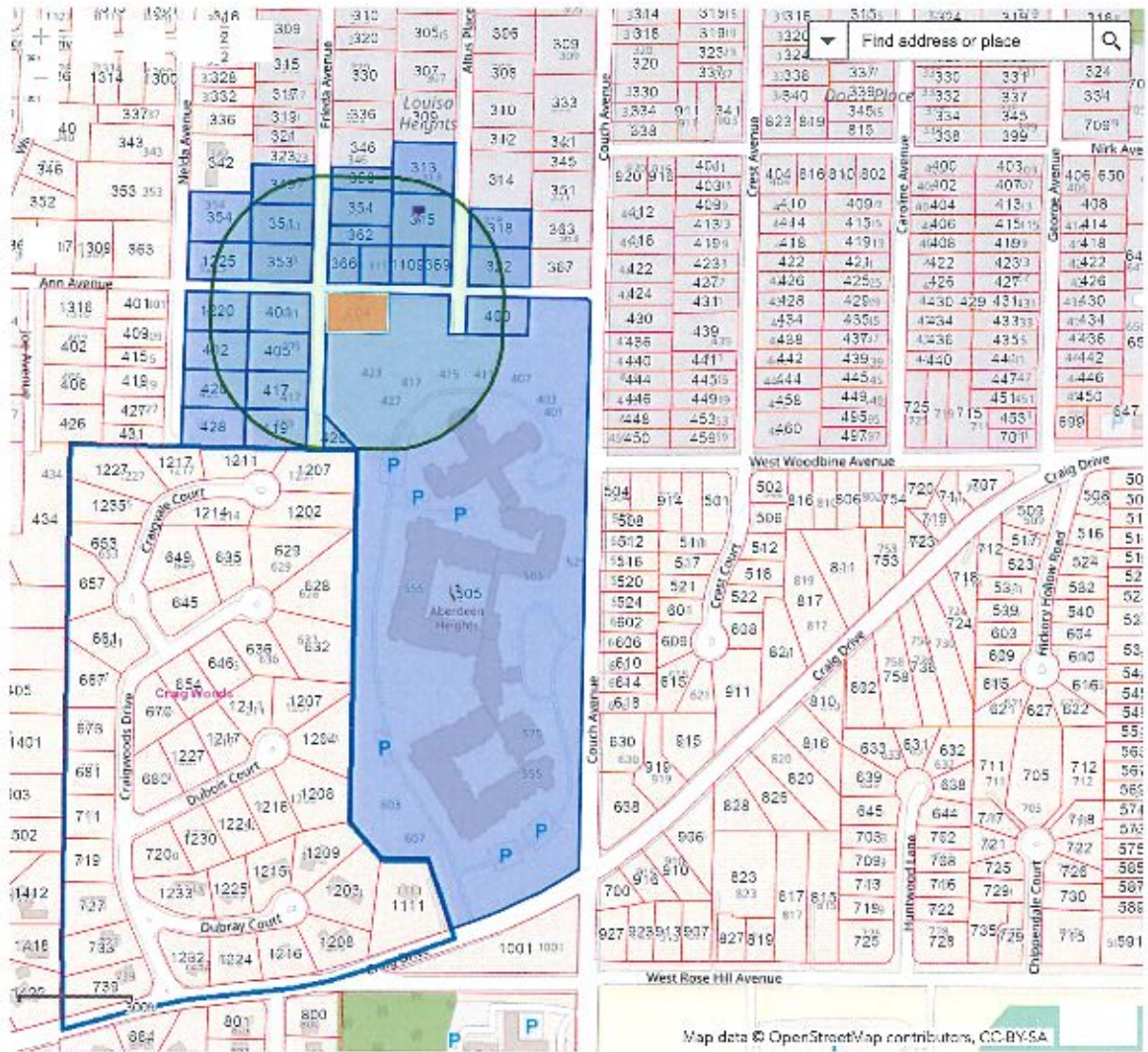
Legend

Parking

- P Parking, Public
- P Parking, Business

Community

- K Kirkwood - Des Peres Area Chamber of Commerce
- C Kirkwood City Hall
- F Kirkwood Fire House 1
- F Kirkwood Fire House 2
- F Kirkwood Fire House 3
- P Kirkwood Police
- L Kirkwood Public Library
- C Kirkwood Recycling
- E Train Depot



MAILED 28 POSTCARDS
2-17-2021

CITY'S EXHIBIT NO. 6

KOFRON JOSEPH J KOFRON JOSEPH J
1207 CRAIGVALE CT
SAINT LOUIS, MO 63122

GRUENER BARBARA S EDWARD E II
419 FRIEDA AVE
SAINT LOUIS, MO 63122

KING KIMBERLY M & JOHN R
428 NELDA AVE
SAINT LOUIS, MO 63122

REILLY PATRICK W MARY S
417 FRIEDA AVE
SAINT LOUIS, MO 63122

PROCTOR CHARLES JR & LUELLA
FOSTER
420 NELDA AVE
SAINT LOUIS, MO 63122

OMALLEY CHRISTOPHE B & DENISE S
405 FRIEDA AVE
SAINT LOUIS, MO 63122

DONELON BRIAN & JOANN
412 NELDA AVE
SAINT LOUIS, MO 63122

ASHFIELD ACTIVE LIVING &
WELLNESS
PO BOX 20440
WICHITA, KS 67208

NOVAK RICHARD A JR & KAREN ANNE
404 FRIEDA AVE
SAINT LOUIS, MO 63122

PAULSEN PAUL V & KATHLEEN M
401 FRIEDA AVE
SAINT LOUIS, MO 63122

MONAGHAN ROBERT J & MUELLER
MARCIA
1220 ANN AVE
SAINT LOUIS, MO 63122

PALMORE ERIK B & REA OLIVIA A
322 ALTUS PL
SAINT LOUIS, MO 63122

MCCAFFREY SARAH M
369 ALTUS PL
SAINT LOUIS, MO 63122

GARRETT CYNTHIA J
1115 ANN AVE
SAINT LOUIS, MO 63122

MIKEL PETER GINA H/W
366 FRIEDA AVE
SAINT LOUIS, MO 63122

SGROI FRANK J JR & ERIN E T/E
353 FRIEDA AVE
SAINT LOUIS, MO 63122

TRIPATHI PUNITA
1225 ANN AVE
SAINT LOUIS, MO 63122

CARTER DAVID F
362 FRIEDA AVE
SAINT LOUIS, MO 63122

LAI YI SHAN & MINDY H/W
318 ALTUS PL
SAINT LOUIS, MO 63122

DECKARD JOHN K
351 FRIEDA AVE
SAINT LOUIS, MO 63122

SANDSTEDT DENNIS & KAREN T/E
315 ALTUS PL
SAINT LOUIS, MO 63122

TRAN LEE T & SAU V T/E
8916 RED OAK DR
SAINT LOUIS, MO 63126

KLAWITER REVOCABLE TRUST
2375 N 81ST ST
SAINT PETERSBURG, FL 33710

BERG NORMAN WILLIAM R JR &
SHARON A T/E
350 FRIEDA AVE
SAINT LOUIS, MO 63122

HOFFERT SEAN
2014 BURLEWOOD DR
SAINT LOUIS, MO 63146

HASAK PAUL A & MARY J H/W
313 ALTUS PL
SAINT LOUIS, MO 63122

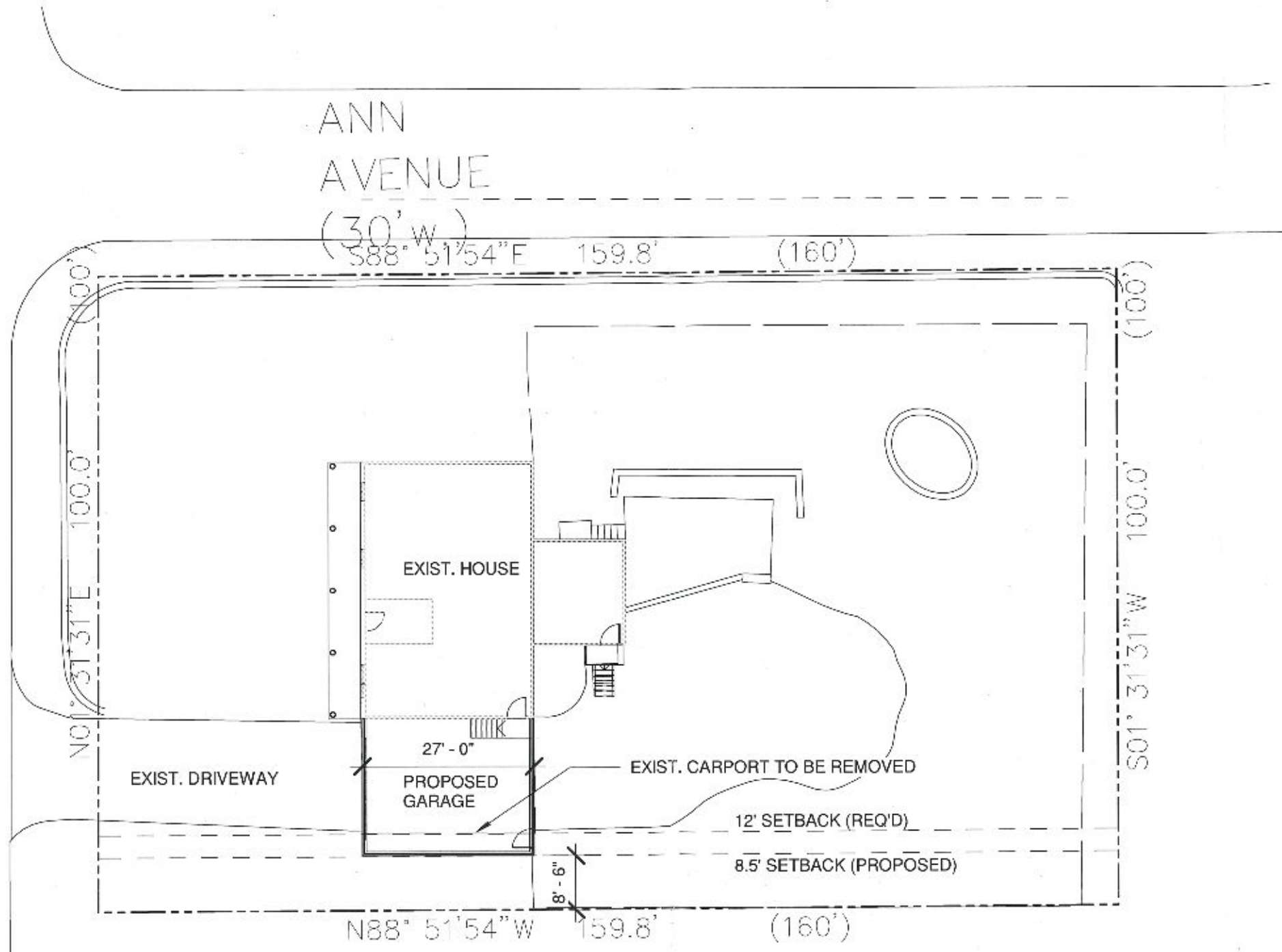
MACKENZIE BRUCE M & JENNIFER W
REVOCABLE
1109 ANN AVE
SAINT LOUIS, MO 63122

FRIEDA AVENUE (45' w)

(15')

ANN AVENUE

(30' w)



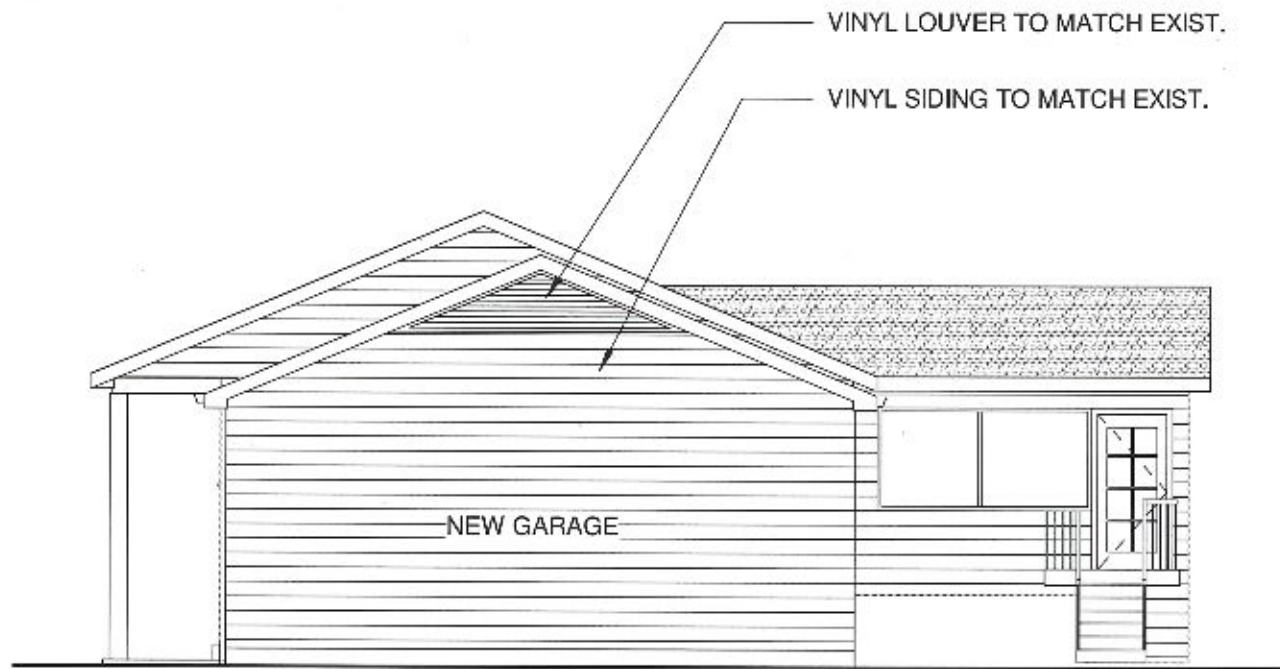
① VARIANCE SITE PLAN
1" = 20'-0"



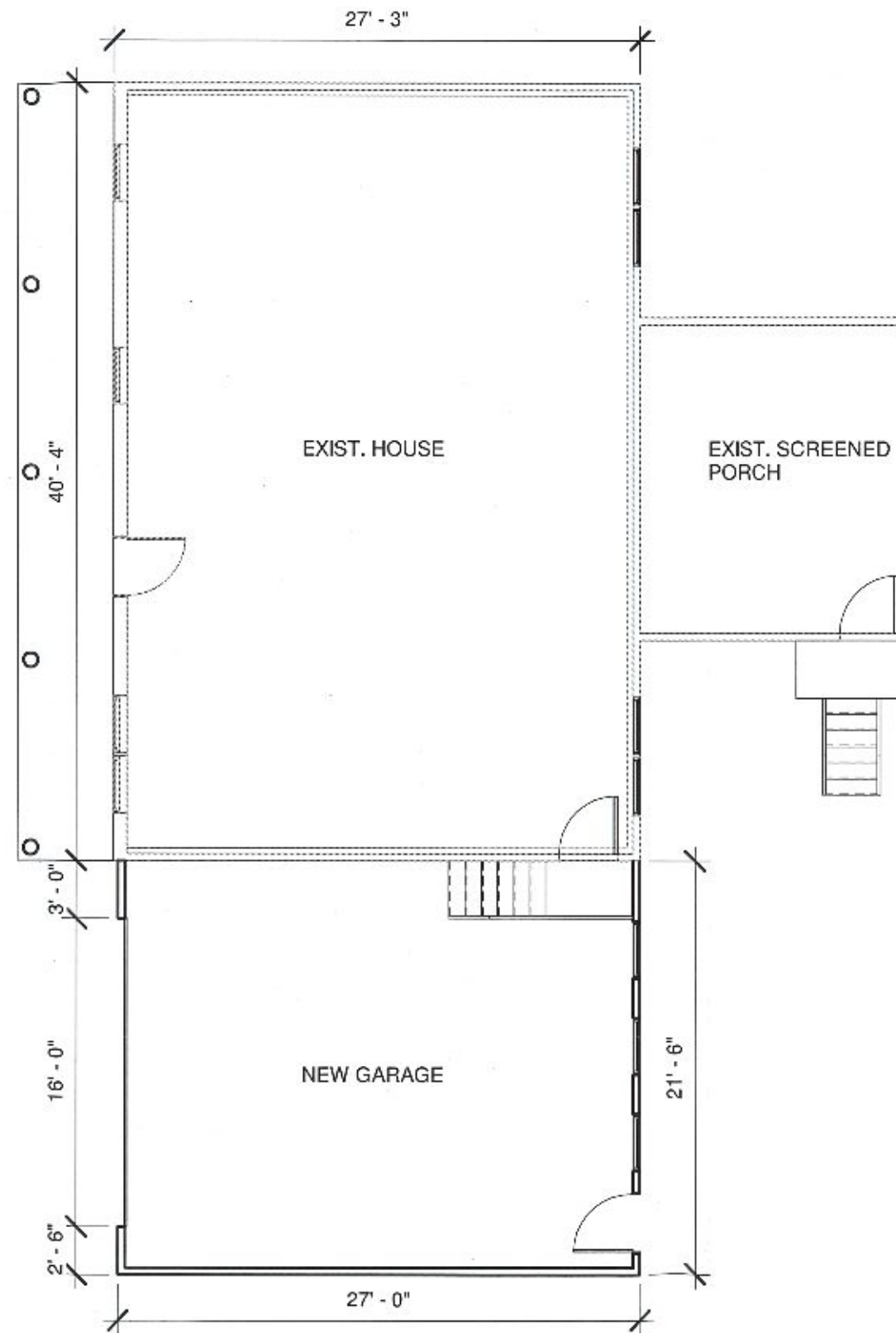
CITY'S EXHIBIT NO.

STAUDERARCHITECTURE	
334 GEORGE AVE., KIRKWOOD, MO 63122 314.966.4774 WWW.STAUDERARCHITECTURE.COM	
GARAGE ADDITION	
404 FRIEDA AVE., Kirkwood, MO 63122	
SITE PLAN	
Project No.	2102
	2/5/21
7	V-1

2/5/2021 2:18:25 PM



② VARIANCE SOUTH ELEVATION
1/8" = 1'-0"



① VARIANCE FLOOR PLAN
1/8" = 1'-0"

STAUDERARCHITECTURE

334 GEORGE AVE., KIRKWOOD, MO 63122
314.966.4774 WWW.STAUDERARCHITECTURE.COM

GARAGE ADDITION

404 FRIEDA AVE., Kirkwood, MO 63122

FLOOR PLAN

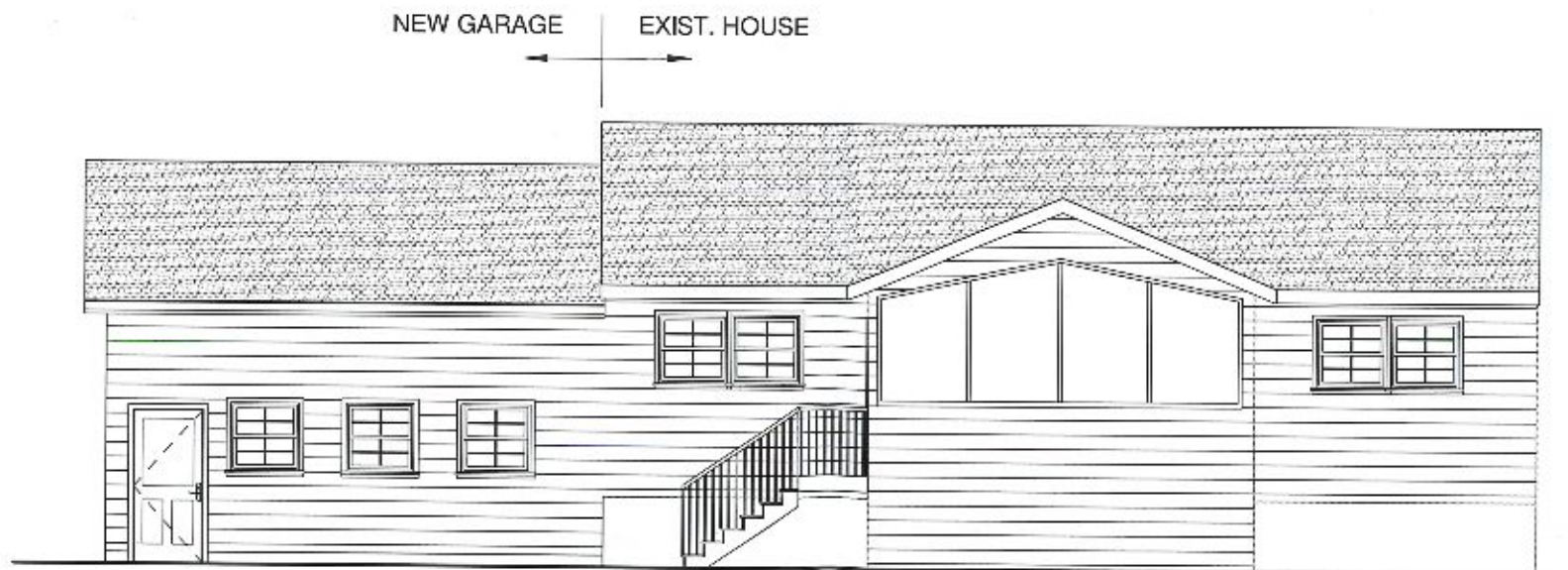
Project No. 2102

2/5/21

V-2



① VARIANCE WEST ELEVATION
1/8" = 1'-0"



③ VARIANCE EAST ELEVATION
1/8" = 1'-0"

STAUDERARCHITECTURE

334 GEORGE AVE., KIRKWOOD, MO 63122
314.966.4774 WWW.STAUDERARCHITECTURE.COM

GARAGE ADDITION

404 FRIEDA AVE., Kirkwood, MO 63122

ELEVATIONS

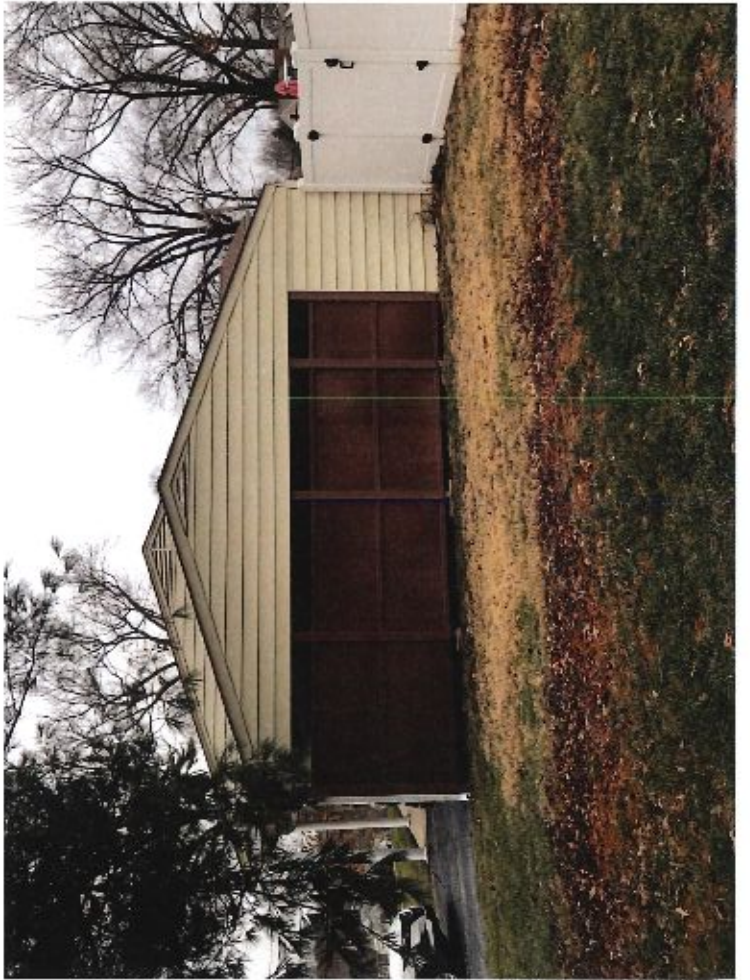
Project No. 2102

2/5/21

V-3

PROPOSED
ADDITIONAL 3.5'





Case Summary

Case Number	09-2021				
Zoning District	R-3				
Project Address	15 Thorncliff Ln.				
Applicant Name	Adam Edelbrock				
Property Owner	Adam and Ashley Edelbrock				
Article	IV	Section	A-420.7	Sub-Section	420.7 and 420.7(c)
Variance Request	Secondary front yard setback for an addition to a single family residence				
Required	16.9' existing non-conforming; (28.08' = approximately 20% of lot width)				
Proposed	11.08'				
Variance Requested	5.82'				

History of address:

Summary Approved by: AGL

Labels printed 2-10-2021

Letter mailed on 2-24-2021

300 ft. notice mailed on 2-17-2021



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122

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

Action Requested:

Variance of Zoning Code

- \$240 non-refundable filing fee for additions/alterations to existing single-family structures and for accessory structures such as shed, garages, and swimming pools
- \$500 non-refundable filing fee for all others not listed above,
- \$50 fee for each additional variance request on the same application.

- Variance of Fence Code** - \$200 non-refundable filing fee (per Code §5-45(c))
- Appeal the decision of the Building Commissioner** - \$240 non-refundable filing fee
- Appeal the interpretation of the Zoning Code** - \$500 non-refundable filing fee

Project Address 15 Thorncliff Ln

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 Adam Edelbrock Phone 314.954.2516

Address 15 Thorncliff Ln

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

Applicants Signature Adam Edelbrock Date 2.7.21

Property Owner Information (if different from above):

Name _____ Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

City Use Only

Meeting Date: March 8, 2021

Case#: 09-2021

Zoning District: R-3

Received by: ABL



15 THORNCLIFF LANE

PROPERTY INFORMATION

Property Description

Locator: 240340023
Property: 15 Thorncliff Lane
Subdivision: Osage Hills Section C
Zoning: R-3
Owners: Adam and Ashley Edelbrock

Lot Coverage

Relevant Code

420.8 Lot coverage. The lot coverage, including accessory buildings, shall not exceed:

- (1) For lots 7,500 square feet or less in area, 30% or 1,750 square feet, whichever is greater; or
- (2) For lots greater than 7,500 square feet in area, 25% or 2,250 square feet, whichever is greater; or
- (3) Exception for single-family residences of 1 1/2 stories or less:
 - a. For lots 7,500 square feet or less in area, 35%; or
 - b. For lots greater than 7,500 square feet in area, 30% or 2,625 square feet, whichever is greater.

420.9 Floor area ratio. The floor area ratio for a single-family detached residence shall not exceed:

- (1) For lots 10,000 square feet or less in area, 0.35 or 2,250 square feet, whichever is greater; or
- (2) For lots greater than 10,000 but less than 20,000 square feet in area, 0.30 or 3,500 square feet, whichever is greater; or
- (3) For lots 20,000 square feet or greater, 0.25 or 6,000 square feet, whichever is greater.

15 Thorncliff Lane Calculations

Existing Lot Coverage = 1,269 sf

Lot Coverage with Addition = **1,608 sf**

Lot Size = 9,649 sf

9,649 sf > 7,500 sf therefore 25% or 2,250 sf

9,649 sf x .25 = **2,412 sf** > 2,250 sf

1,608 sf < 2,412 sf → Compliant

Max Area Ratio: 9,649 sf x 0.35 = **3,377 sf** > 2,250 sf

New Area Calculation:

1,875 sf (current floor area)

+ 303 sf (1/2 Garage sf)

+ 742 sf Addition

= 2,920 sf New Total

2,920 sf < 3,377 sf → Compliant

CITY'S EXHIBIT NO. 2

15 THORNCLIFF LANE

HARDSHIP LETTER

Addition and Variance Request Description

We love our neighbors, neighborhood, and Kirkwood as a whole. It is our intent to continue putting down roots here and volunteering within the community (as Adam has shown by his involvement with the Architectural Review Board). We are also active members of a Kirkwood church parish. As our family has grown, we have evolved to where we need more space, and an addition makes most sense for us. Our current house is a split level with 3 bedrooms, 2.5 baths, totaling 1,875 sf (including the basement). We plan to add an addition to the front of our house which would include a master suite with basement flex room totaling 742 sf. To achieve this, we would convert a small, existing bedroom into a corridor to connect to the new bedroom and utilize the remaining space for a closet. This would bring our home's total livable square footage to 2,617 sf. Our existing front yard setback is 18.1' based on the existing property corner (see below-referenced code section). We are asking for a 5'-9" variance, which would place the addition corner 11'-1" from the property line and 18'-7" from the back of the street curb on Thorncliff Lane.

Relevant Code

420.7 Lot width and yard areas. No building or structure shall be erected or enlarged unless the following lot width and yard requirements are provided and maintained in connection with such building, structure, or enlargement, unless otherwise provided herein.

For structures which were legally constructed and contain front yard, rear yard or side yard setbacks which are not in conformance with this code: the existing front, rear, and/or side yard 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.

Practical Difficulties/Hardships

- Our acutely-angled lot is unusual even within an atypical neighborhood layout. The zoning restrictions had a more typical corner lot in mind when written which creates a hardship on a possible addition for us. We have one of the larger lots in the neighborhood, but the zoning restrictions prevent a modest-sized addition on our modest home in what we consider a straightforward way.
- Following the street view when approaching from Big Bend to our house, there is a curve in Glenwood that points all traffic directly at our house and puts emphasis on our south face. Our house is sited in such a way that it feels essentially standalone because the front of the house faces the intersection with no neighbors directly to either "side". We are really an acute angle pivot between the East Glenwood and Thorncliff street fronts but not really belonging

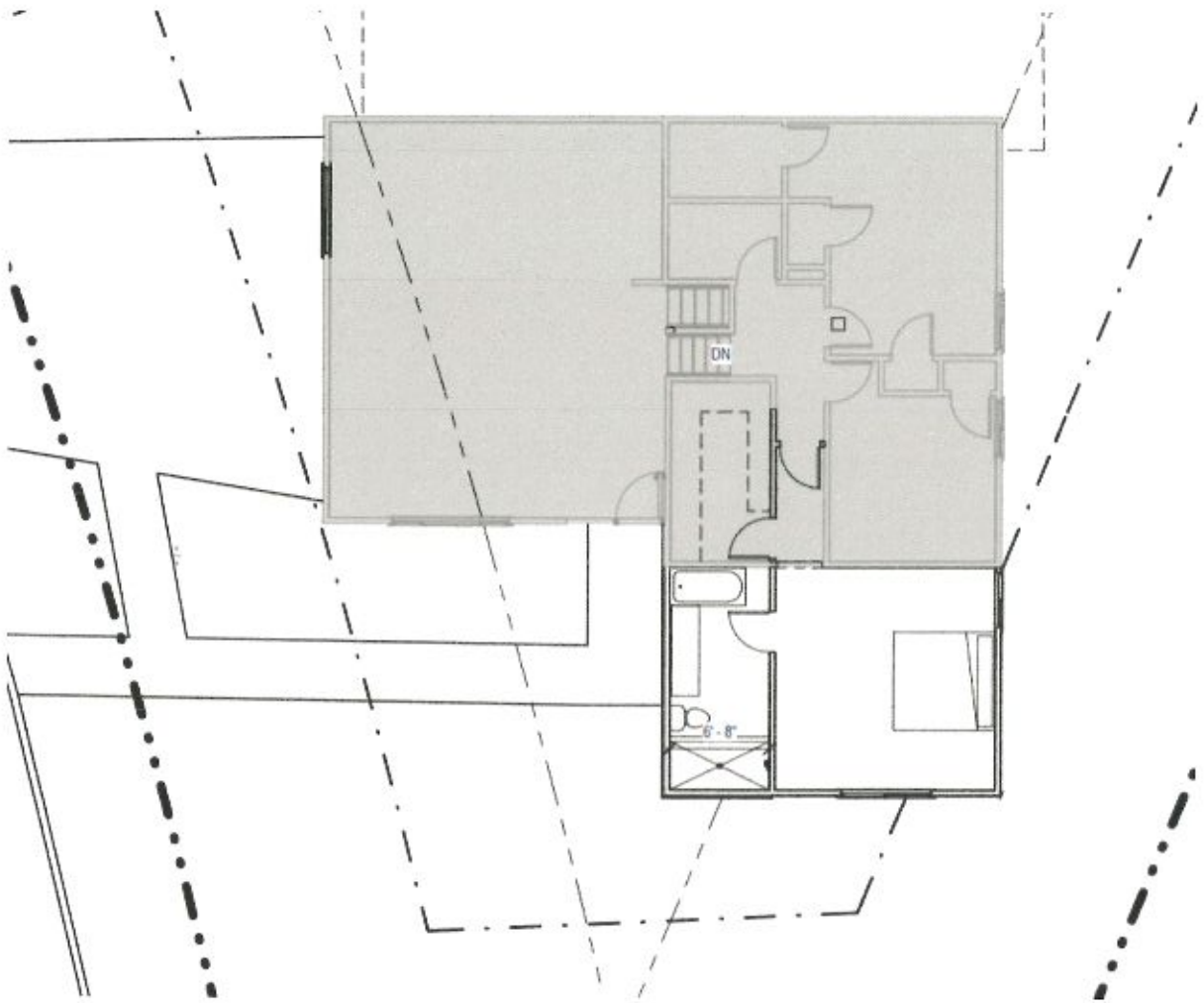
15 THORNCLIFF LANE

to either. Urbanistically, we feel our lot requires a different solution because of the prominence placed on it by the neighborhood layout.

- Our house is a split level, and the 1.5 story portion on the Thorncliff side is where the bedrooms are located. It makes most sense to tie in a master suite addition at that location. Our front door is directly adjacent and a half-level lower to the proposed addition, so to abide by the existing setbacks, we would have to shift the addition toward East Glenwood. In doing so, this would cause us to relocate the front door and move in front of living space. Additionally, not aligning the addition with the existing exterior on the Thorncliff side would cause a jogged foundation, elevation, and roof line as well as significant roof overframing. Since the house is mid-century modern in style it is very important to us to keep the form simple for a cohesive, seamless aesthetic. The variance would allow the addition to be aligned with the rest of the existing structure, resulting in a better-looking house. It would also be less invasive to the existing house, more cost effective, and generally makes more sense in plan and elevation.
- We also explored an option that placed the addition in our “backyard” (zoned as side yard), but the electrical easements and connection to the existing floor plan make it infeasible. Additionally, we have a very modest backyard and a very large front yard, and even with losing some space in the front, we still will have a substantial yard in that area.
- One of the reasons we fell in love with this neighborhood was because of the old-growth trees. We are fortunate enough to have a 31” caliper oak tree in our front yard that helps frame the street. We are trying to avoid building to the west as much as we can, as further west we have to build, the further the addition will be beneath the canopy drip line, and the more likely excavation is going to harm or kill it.

15 THORNCLIFF LANE

ADDITION FLOOR PLAN



15 THORNCLIFF LANE RENDERINGS

View from E. Glenwood Ln.

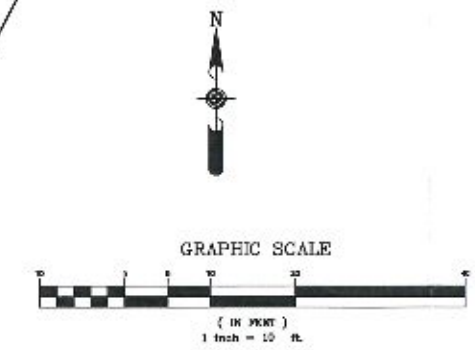
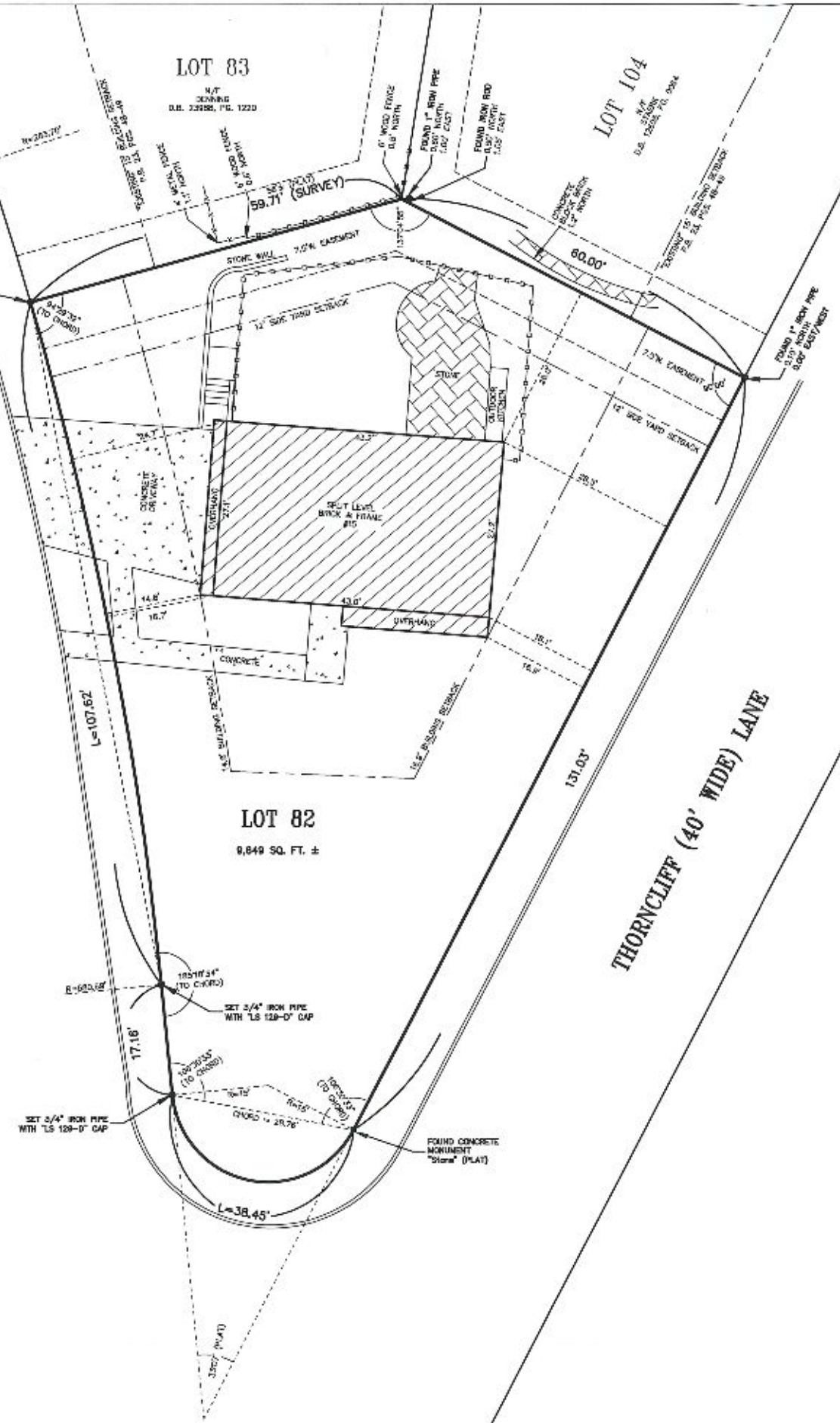


View from Thorncliff Ln.



EAST GLENWOOD (40' WIDE) LANE

THORNCLIFF (40' WIDE) LANE



CITY'S EXHIBIT NO. 3

Chicago Title Insurance Company, File Number: 810-2016-02-0077-902, dated April 3, 2016. Herein Building Lines and Easements in Plat Book 23 Page 48 (Unless otherwise noted, the Building Lines and Easements were taken from this instrument).

This is to certify to the best of my belief, knowledge and ability, that James Surveying Company, at the request of Adam Edelbrock and Ashley Edelbrock, on the 20th day of January, 2021, executed a Property Boundary Survey, based on field information obtained from 1941 presented under my direct personal supervision, and located the improvements on Lot 82 in SECTION 104 OF OSAGE HILLS, according to the plat thereof recorded in Plat Book 23, Pages 48-49 of the St. Louis County Records, in St. Louis County, Missouri, and that the results of said survey is represented upon this plat. The Building Lines and Easements, unless otherwise referenced, were taken from the Record Plat, the Current zoning Set Backs may not be shown.

I also declare that under my supervision and to the best of my ability and professional judgment that the results shown herein are made in accordance with the Missouri Standards for Property Boundary Surveys as set forth by the Missouri Department of Agriculture, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, Urban Code Survey.

This Boundary Survey is non-transferable.

Leo J. Klutho
Professional Land Surveyor In Responsible Charge
Missouri Registration Number PLS-2005019212
EXPIRES: DECEMBER 31, 2021

PROPERTY BOUNDARY SURVEY

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

Project Address: 15 Thorncliff Lane
Kirkwood, MO
63122

REV.	DATE	BY	DESCRIPTION
1	02/18/21	LJK	REVISE BUILDING SETBACKS

SUR.	A.L.	DES.	PROJECT NUMBER
DRW.	K.B.	CHK.	LJK

SCALE: 1" = 10'

DATE PREPARED: January 27, 2020 SHEET 1 OF 1

JAMES SURVEYING COMPANY
LAND SURVEYORS

10811 BIG BEND BOULEVARD KIRKWOOD, MO. 63122
PHONE: (314) 822-1008 FAX: (314) 822-0008

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 **February 16, 2021** edition and ending with the **February 16, 2021** edition, for a total of 1 publications:

02/16/2021

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 March 8, 2021, at 7:00 P.M. to consider the following:

New Business

Case No. 6-2021 - 444 Alice Ave. - Side yard setback variance.

Case No. 7-2021 - 420 New York St. - Finished First Floor Height variance.

Case No. 8-2021 - 404 Frieda Ave. - Side yard setback variance.

Case No. 9-2021 - 15 Thorncliff Ln. - Front yard setback variance.

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

Questions may be directed to Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, February 16, 2021. The City of Kirkwood is interested in effective communication for all persons.

Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802.

11967575 County Feb 16, 2021

Karie Clark

Karie Clark

Subscribed & sworn before me this 16th day of Feb., 2021
(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™

February 24, 2021

Adam Edelbrock
15 Thorncliff Lane
Kirkwood, MO 63122

RE: Variance Request
Case No. 09-2021
15 Thorncliff Lane
Zoning District R-3

Dear Sir:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing via Zoom webinar on March 8, 2021 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(c) of the Zoning Code requires a secondary front yard setback from Thorncliff Lane equal to 20% of the lot width in this case. That is approximately 28.08 feet. The existing secondary front yard setback is 16.9'. The addition to the single-family residence you wish to construct will provide a secondary front yard setback of 11.08 feet. This is 5.82 feet closer to the front yard property line than the Zoning Code allows from the existing non-conforming front yard setback.

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

CITY'S EXHIBIT NO. 5

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 email closer to the meeting date. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lowry".

Amy Lowry, AICP
Planner II

Encl. Meeting Agenda

9-2021

Public Notification

Select or search for a feature in the map

15 THORNCLIFF LN X Q

Find address or place Q

Apply a search distance: 300 Feet

Addressee Layer: Addresses

Format: Comma-separated values

42 addresses found: do you want

Legend

Parking

- Parking, Public
- Parking, Business

Community

- Kirkwood - Des Peres Area Chamber of Commerce
- Kirkwood City Hall
- Kirkwood Fire House 1
- Kirkwood Fire House 2
- Kirkwood Fire House 3
- Kirkwood Police
- Kirkwood Public Library
- Kirkwood Recycling
- Train Depot

Map data © OpenStreetMap contributors, CC-BY-SA

MAILED 42 POSTCARDS
2-17-2021

CITY'S EXHIBIT NO. 6

MAZURANIC THOMAS & SPONG
EMMA H/W
5325 WILLARD AVE
SAINT LOUIS, MO 63123

BIRKE DANIEL M & CAROL A H/W
TRUSTEES
176 SWEETBRIAR LN
SAINT LOUIS, MO 63122

BIRKE DANIEL MELVIN & CAROL ANN
H/W TRS
176 SWEETBRIAR LN
SAINT LOUIS, MO 63122

THOMPSON DENNIS & SHEILA H/W
18 E GLENWOOD LN
SAINT LOUIS, MO 63122

EISENMAYER KENNETH W
166 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PATTERSON MILES L DIANNE M
H/W
2 THORNCLIFF LN
SAINT LOUIS, MO 63122

KLEIN ALVIN JR ETAL
181 SWEETBRIAR LN
SAINT LOUIS, MO 63122

RAMSEY ROBERT B & MARY E T/E
175 SWEETBRIAR LN
SAINT LOUIS, MO 63122

PLOCH KATHERINE
4 THORNCLIFF LN
SAINT LOUIS, MO 63122

REINWART RICHARD E FRANCINE D
H/W
165 SWEETBRIAR LN
SAINT LOUIS, MO 63122

THOMPSON AIMEE C
173 SWEETBRIAR LN
SAINT LOUIS, MO 63122

CARTER MEGAN W & MEGAN S T/E
31 E GLENWOOD LN
SAINT LOUIS, MO 63122

ST OMER JEFFREY A REVOCABLE
10 THORNCLIFF LN
SAINT LOUIS, MO 63122

STERTZBACH BRETT ROBERT &
JESSICA
6 BARBERRY LN
SAINT LOUIS, MO 63122

GOGGIO LEONARD F
39 E GLENWOOD LN
SAINT LOUIS, MO 63122

CONCANNON FAMILY REVOCABLE
TRUST
14 THORNCLIFF LN
SAINT LOUIS, MO 63122

RUZICKA DONALD R & KAREN E T/E
10 BARBERRY LN
SAINT LOUIS, MO 63122

PATTERSON CLARK & ERIN H/W
11 BARBERRY LN
SAINT LOUIS, MO 63122

BEMIS CARLA J
43 E GLENWOOD LN
SAINT LOUIS, MO 63122

DIVEN THOMAS K & DIANE M
REVOCABLE
18 THORNCLIFF LN
SAINT LOUIS, MO 63122

EDELBROCK ADAM & ASHLEY H/W
15 THORNCLIFF LN
SAINT LOUIS, MO 63122

RAPPAPORT BRIAN & JENNIFER H/W
18 BARBERRY LN
SAINT LOUIS, MO 63122

LAVALLE CHRISTINE
19 BARBERRY LN
SAINT LOUIS, MO 63122

HANN KEVIN L & KING ERIKA R H/W
24 THORNCLIFF LN
SAINT LOUIS, MO 63122

BROWN EUGENE W & DONNA L
H/W TRUSTEES
47 E GLENWOOD LN
SAINT LOUIS, MO 63122

BROWN LARRY W & SARAH E H/W
23 BARBERRY LN
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WITHHELD
22 BARBERRY LN
SAINT LOUIS, MO 63122

BLAESING CHRISTOPHER M
6 MILLBROOK LN
SAINT LOUIS, MO 63122

STAERK DANIEL U BECKY K H/W
19 THORNCLIFF LN
SAINT LOUIS, MO 63122

MARJM L L C
301 S WOODLAWN AVE
SAINT LOUIS, MO 63122

MALDONADO OMAR & APRIL H/W
30 THORNCLIFF LN
SAINT LOUIS, MO 63122

MCCOY ROBERT S & CASEY J T/E
10 MILLBROOK LN
SAINT LOUIS, MO 63122

ANDERSON MAX E PATTY L
27 THORNCLIFF LN
SAINT LOUIS, MO 63122

FORD KENNETH DANIEL & HEIDI
MARIE H/W
29 THORNCLIFF LN
SAINT LOUIS, MO 63122

LORD ROBERT & EUNICE JOINT
LIVING TRUST
26 BARBERRY LN
SAINT LOUIS, MO 63122

TEGETHOFF BILLIE S REVOCABLE
LIVING
16 MILLBROOK LN
SAINT LOUIS, MO 63122

LUNT BRIAN J & BROOKE A H/W
42 THORNCLIFF LN
SAINT LOUIS, MO 63122

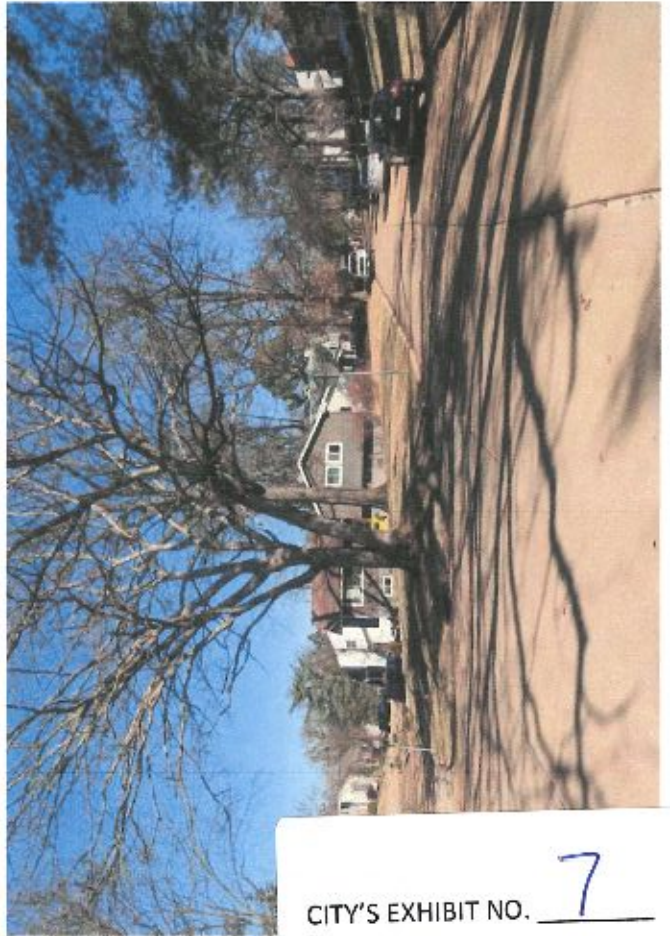
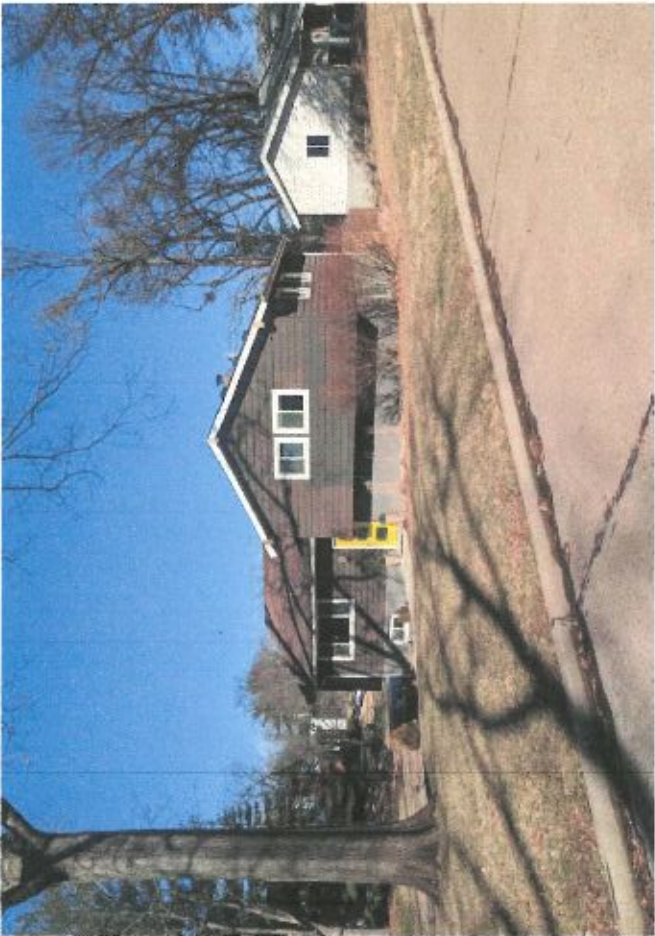
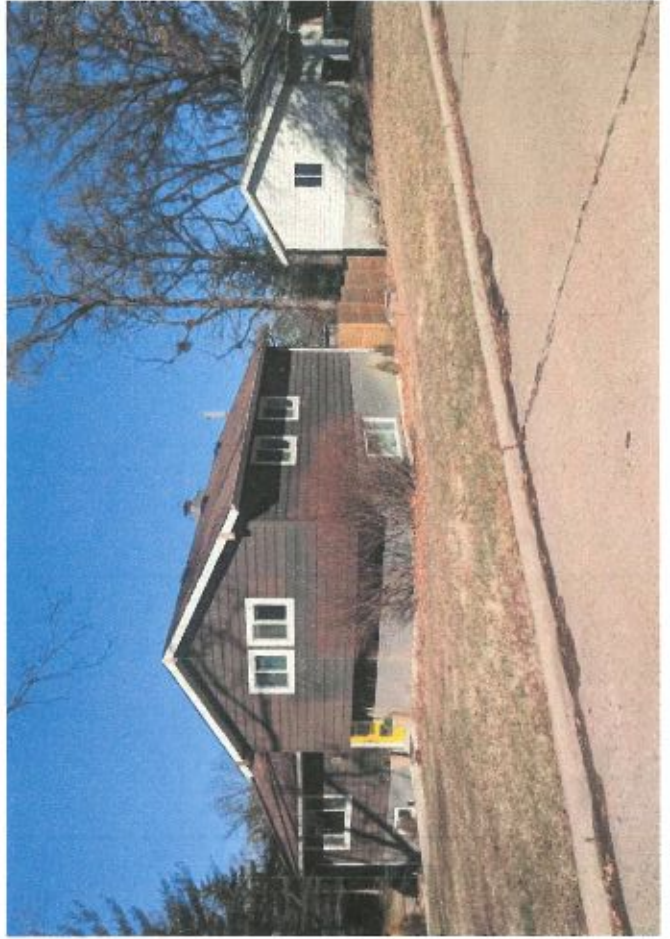
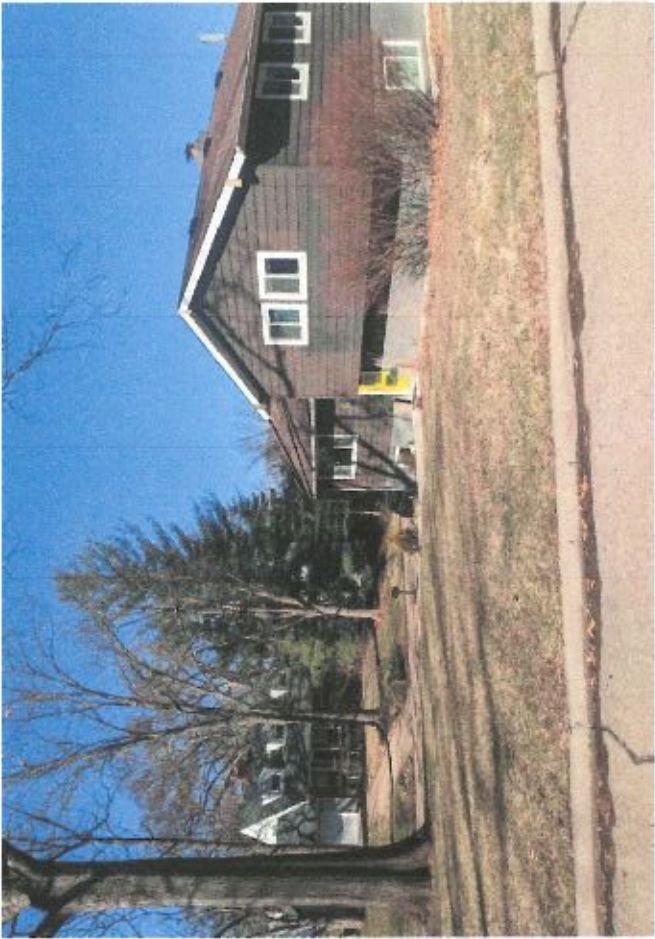
BREWER EDWARD L & HAYLEY P
H/W
33 THORNCLIFF LN
SAINT LOUIS, MO 63122

BLACK LEOPOLD W & DONNA W
H/W
22 MILLBROOK LN
SAINT LOUIS, MO 63122

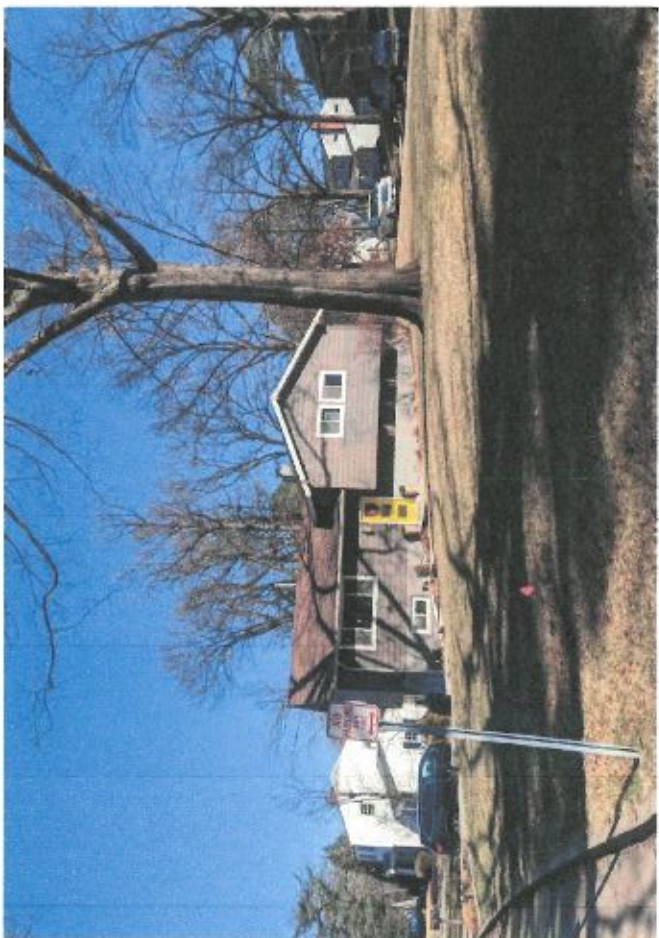
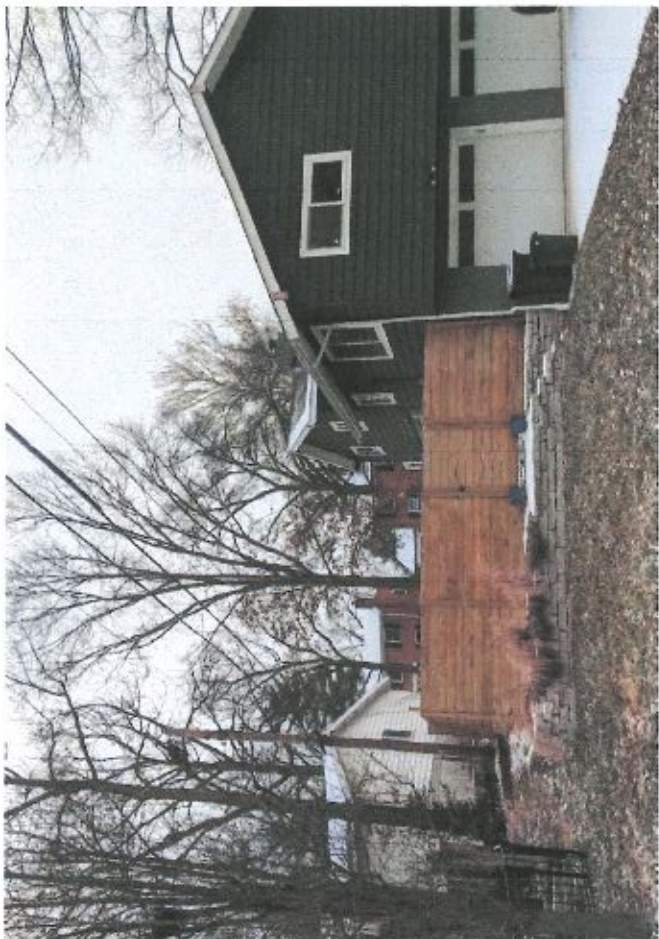
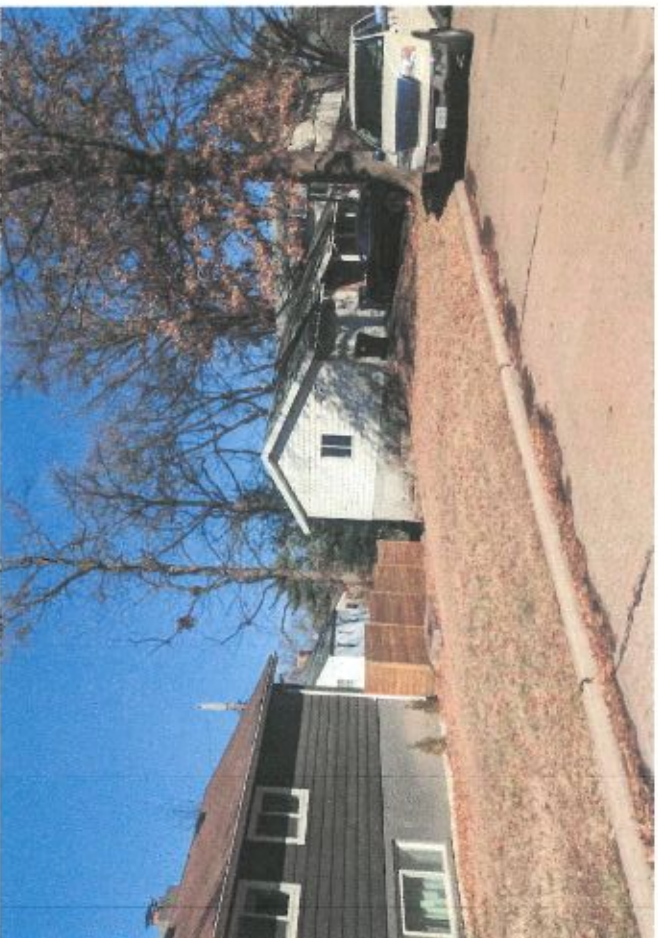
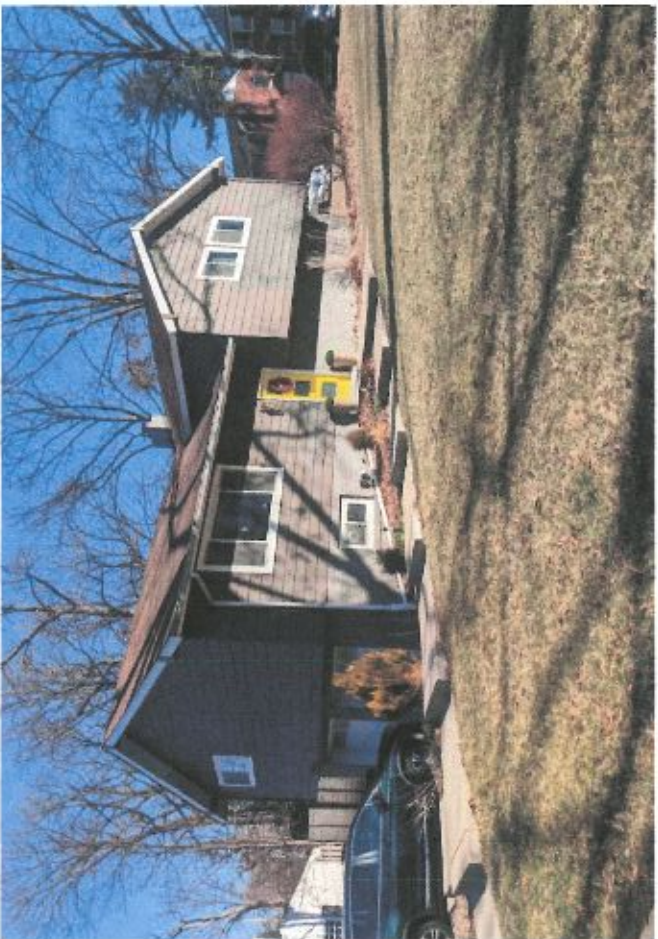
PRYSE KENNETH M & ACKERMAN
CHRISTINE
41 THORNCLIFF LN
SAINT LOUIS, MO 63122

GREENBRIAR HILLS REALTY CO
12665 BIG BEND BLVD
SAINT LOUIS, MO 63122

HECKENDORN COLBY & ERIN H/W
15 MILLBROOK LN
SAINT LOUIS, MO 63122



CITY'S EXHIBIT NO. 7



February 7, 2021

Dear City of Kirkwood Planning & Zoning Commission:

We are writing this letter in support of the variance request for 15 Thorncliff Lane to extend their addition closer to their property line and over the setback line. We have seen plans for the 15 Thorncliff Lane addition and do not believe it will impede on neighboring homes nor cause any detriment to our property. The Edelbrocks have done much to improve their property in recent years and believe that this addition will continue to do just that. We are excited that our neighborhood continues to evolve and improve.

As neighbors, we have also faced the choice between staying in a neighborhood we love or finding a new, larger home. We are happy they are trying to increase their square footage to stay. Our property shares the intersection with the Edelbrock's property, so we understand the challenge they face. The widened intersection has frequently served as a gathering place with their lawn being the unofficial greenspace/bus stop for the block. We do not see the additional encroachment as a negative impact to the overall character of our neighborhood and are hopeful that this could set the stage for more property upgrades in the area.

Sincerely,



Frank and Kate Ploch
4 Thorncliff Lane
Kirkwood, MO 63122



CITY'S EXHIBIT NO. 8

February 8, 2021

To the City of Kirkwood regarding the addition/variance to property at 15 Thorncliff Lane:

We, Jerry and Jacqueline Concannon, are the property owners of the house on 14 Thorncliff Lane. We have looked at the imagery and read the plans of the proposed addition and variance to the property in question, and we have no problems or concerns with the planned addition or with the variance. Both are tied together in a style that maintains the architecture of the home; and they are taking care to preserve two beautiful, older trees in their front yard.

We hope you allow them the opportunity to enlarge their home which will make it more live-able for their family.

Sincerely,

Jerry Concannon

Jacqueline Concannon



General Notes:

1. Measurement of adjacent properties based upon GIS map data and calculated by Architect for the purpose of showing that existing property setback line governs.
2. Existing 15 Thorncliff property measurements using boundary survey.

Adjacent Property Setbacks:

28 Millbrook Ln	28'-8"
22 Millbrook Ln	32'-1"
16 Millbrook Ln	20'-2"
10 Millbrook Ln	22'-9"
6 Millbrook Ln	22'-0"
Total	125'-8"

Average 25'- 1 1/2"



1 Adjacent Property Documentation
1" = 50'-0"

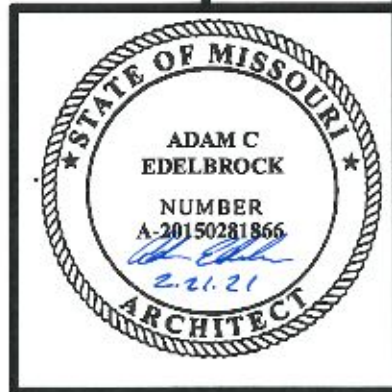


ADD/REV	AS/RFI	DR	AE	CK	AE
DATE	02/21/21				
SCALE	1" = 50'-0"				

A0.01

Adjacent Property Documentation
15 Thorncliff

CITY'S EXHIBIT NO. 9



Property Information

Description

Locator: 240340023
 Property: 15 Thorncliff Lane
 Subdivision: Osage Hills Section C
 Zoning: R-3
 Owners: Adam and Ashley Edelbrock

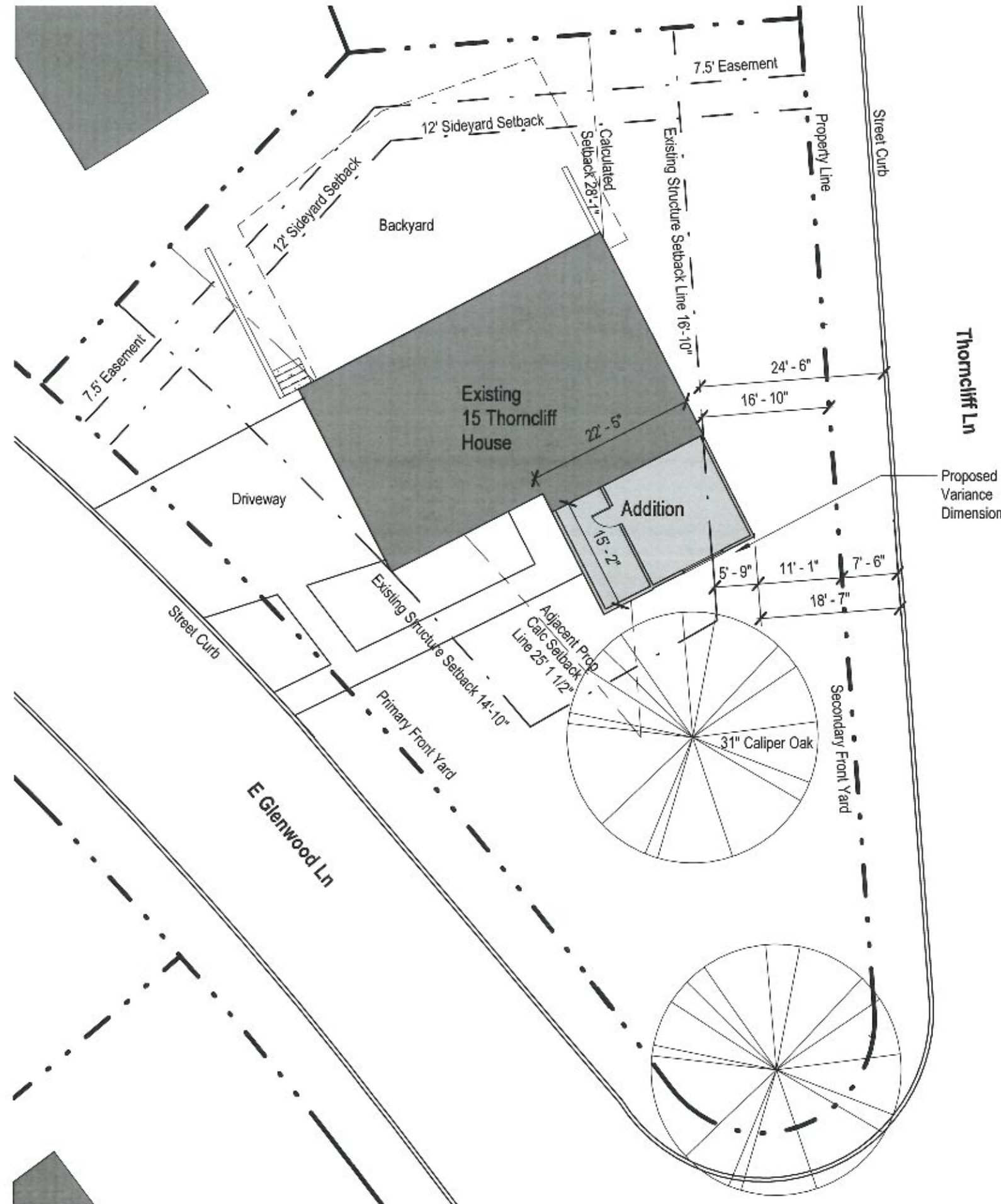
Existing Lot Coverage: 1,269sf
 Lot Coverage with Addition: 1,608sf
 Maximum Lot Coverage: 2,412sf
 Maximum Area: 3,377sf
 New Area Calculation: 2,920sf

Setback Notes:

- E Glenwood Ln is designated as Primary Front Yard setback.
- The calculated setback equals 25'- 1 1/2" as average of 5 adjacent properties along Millbrook
- Lot width at Adjacent Calculated Setback Lines equal 140'-4"
- Secondary Property Setback calculated at 20% of Lot Width equals 28'-1"

Existing Primary Front Yard setback line at 14'-10"
 < 25'- 1 1/2" therefore the lesser setback governs at 14'-10"

Existing Secondary Front Yard setback line at 16'-10"
 < 28'-1" therefore lesser setback governs at 16'-10"



1 Architectural Site Plan

1/16" = 1'-0"



DR	AE	CK	AE
ASIR/FT		DATE	02/21/21
SCALE		1/16" = 1'-0"	

A0.02

**Architectural Site Plan
 15 Thorncliff**

