



Board of Adjustment - Journal
Monday, December 13, 2021, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122

Present: Mark McLean, Chair; Cindy Coronado, Gil Kleinknecht, Joe Roeser and Paul Schaefer

City Attorney: Taylor Essner **Court Reporter:** Gwen Huffman
Staff Liaisons: Amy Lowry and Christie Voelker

I. Approval of Journal – November 8, 2021

II. Old Business

- a. **Case No. 28-2021** Steve Hayes/Halo Holdings, LLC, applicant for 302 George Ave. (R-4 Zoning District), requests variances to construct a new single-family residence that will not conform to the front yard setback and finished first floor height regulations of the Zoning Code – **Front yard setback variance unanimously approved; finished first floor height variance unanimously denied.**
- b. **Case No. 29-2021** Steve Hayes/Halo Holdings, LLC, applicant for 304 George Ave. (R-4 Zoning District), requests variances to construct a new single-family residence that will not conform to the front yard setback and finished first floor height regulations of the Zoning Code – **Front yard setback variance unanimously approved; finished first floor height variance denied 3-2.**

III. New Business

- a. **Case No. 31-2021** Dan Sescleifer, applicant for 425 W. Essex Ave. (R-4 Zoning District), requests a variance to construct an accessory fireplace structure that will not conform to the front yard accessory structure placement regulations of the Zoning Code. – **Unanimously approved.**
- b. **Case No. 32-2021** Nick Liuzza, applicant for 872 Lawn Ct. (R-4 Zoning District), requests a variance to construct a new single-family residence that will not conform to the finished first floor height regulations of the Zoning Code. – **Denied 2-3.**
- c. **Case No. 33-2021** Lynn Thiele, applicant for 551 N. Clay Ave. (R-3 Zoning District), appeals City Staff determination that dog training is not a permitted home occupation under the regulations of the Zoning Code. – **Denied 2-3.**
- d. **Case No. 34-2021** MRM Manlin Development Group, applicant for 462 S. Harrison Ave. (R-4 Zoning District), requests a variance to construct a new single-family residence that will not conform to the side yard setback regulations of the Zoning Code. – **Unanimously continued to January 10, 2022 Meeting.**

APPROVED


Mark McLean, Chair