

Case Summary

| | | | | | |
|--------------------|--|---------|-------|-------------|-----------------------|
| Case Number | 12-2022 | | | | |
| Zoning District | R-3 | | | | |
| Project Address | 334 E. Jefferson Ave. | | | | |
| Applicant Name | Jane Ann Forney | | | | |
| Property Owner | Carol Ann & Chuck Jones | | | | |
| Article | VI | Section | 25-48 | Sub-Section | 25-48(d) & Table 48-6 |
| Variance Request | Lot Coverage for Addition to Single Family Residence | | | | |
| Required | 2,283.5 sq. ft. (25% of 9,134 sq. ft.) | | | | |
| Proposed | 2,574.41 sq. ft. (28.18%) | | | | |
| Variance Requested | 290.91 sq. ft. (3.18%) | | | | |

History of address: A variance was approved on April 12, 1999 to construct an addition to be within 27.2' of the front yard property line, a variance of 8' from the 35.2' required front yard setback.

Summary Approved by: CEV



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 Christie Voelker, Planner I at 314-822-5899 to schedule an appointment.

Action Requested:

Variance of Zoning Code

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

Project Address _____ 334 EAST JEFFERSON _____

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 _____ JANE ANN FORNEY _____ Phone _____ 314-394-2242 _____

Address _____ 9920 WATSON ROAD, SUITE 115 _____

City/State/Zip _____ ST LOUIS, MO _____ E-mail _____ 63126 _____

Applicants Signature _____ *Jane Ann Forney, AIA* _____ Date _____ 09/12/2022 _____

Property Owner Information (if different from above):

Name _____ CAROL ANN & CHUCK JONES _____ Phone _____ 314-602-0217 _____

Address _____ 334 EAST JEFFERSON _____

City/State/Zip _____ KIRKWOOD, MO 63122 _____ E-mail _____ jonesca28@gmail.com _____

Owner's Signature _____ *Carol Ann Jones* _____ Date _____ 09/12/2022 _____

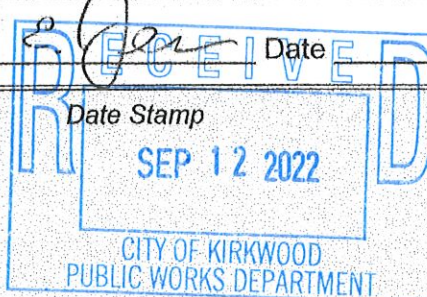
City Use Only

Meeting Date: 10-10-22

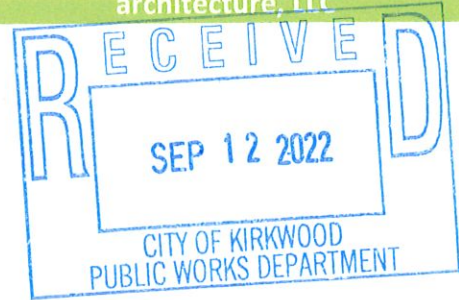
Case #: 12-2022

Zoning District: R-3

Received by: CEV



CITY'S EXHIBIT NO. 1



September 12, 2022

Board of Adjustment

Re: Proposed Addition for 334 East Jefferson Avenue

The proposed addition for 334 East Jefferson Avenue includes a Master Suite and deck. At present there is no main floor bedroom nor a main floor full bath. The homeowners would like to add a Master Suite with the intention of being life-long residents at 334 East Jefferson. The addition necessitates the relocation of the existing deck. The 450 square foot Master Suite addition and 140 square foot deck would be added to the rear of the existing home. The addition would be 5.55 feet from the west side of the property, 38.11 feet from the east side of the property, and 38.21 feet from the rear property line.

The proposed position of the addition is within setback requirements. It is the lot coverage that has been brought into question. Jefferson Avenue runs east/west at the north of the property. The front entrance to the home is not on Jefferson but instead on the east. The front porch, also on the east. It is our understanding that we will be denied the front porch deduction because the front porch is not on the Jefferson side of the property.

Criteria for Area or Dimensional Variance

7. Whether a strict interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code.

Neighboring properties with front doors facing the street and having a porch – are allowed to deduct up to 300 sf from the coverage calculations for their porch. This property, having a front door facing the side of the property, should be allowed to deduct the same amount in the same way. Having the front door facing a different direction and not being allowed the same consideration deprives the applicant of rights commonly enjoyed by other properties (Criteria 7)

Additionally, Ordinance 25-46, (f) Lot coverage measurements (2) states “An area not to exceed 300 sq ft of an unenclosed front porch shall be deducted from the lot area coverage.” The Zoning Ordinance has a definition for “UNENCLOSED PATIOS, PORCHES, AND DECKS,” however, it does not have a definition of “FRONT PORCH,” or “FRONT.” There is nothing defining that the front porch must face the street.

CITY'S EXHIBIT NO. 2

FORNEY+

Therefore, the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance to allow the porch deduction in their coverage calculations and allowing these homeowners the same application of rights as others.

Sincerely,

Jane Ann Forney, AIA 

Jane Ann Forney
Principal

janeann@forneyplus.com
314-640-4447



WHERE COMMUNITY AND SPIRIT MEET®

September 16, 2022

Jane Ann Forney
9920 Watson Road, Suite 115
St. Louis, MO 63126

Sent via email to: janeann@forneyplus.com

RE: Variance Request
Case No. 12-2022
334 East Jefferson Ave
Zoning District R-3

Dear Ms. Forney:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing on October 10, 2022, at 7:00 p.m. at Kirkwood City Hall. The Board of Adjustment is a duly constituted body with certain powers to grant a variance, which will permit a deviation from fixed standards, when the applicant can demonstrate to the Board that the standards set forth below will result in a practical difficulty. These powers are set forth in Article II, Section 25-24 of the Zoning and Subdivision Code of the City of Kirkwood; please refer to that section for any further information as to the powers of the Board as they apply to your variance.

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

Article VI, Section 25-48, Sub-section 25-48(d) & Table 48-6 of the Zoning and Subdivision Code require the lot coverage for single family dwellings of greater than 1 story on lots greater than 7,500 square shall not exceed .25 or 2,250 square feet, whichever is greater. Your lot area is 9,134 square feet and therefore you are allowed 2,283.5 square feet. The addition you plan to construct will bring the total lot coverage to 2,574.41 square feet. This is 290.91 square feet more than the Zoning Code allows.

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

CITY'S EXHIBIT NO. 3

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

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

Sincerely,

CITY OF KIRKWOOD



Christie Voelker
Planner I

Encl. Meeting Agenda

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Brandon Crail** 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 21, 2022** edition and ending with the **September 21, 2022** edition, for a total of 1 publications:

09/21/2022

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

CITY OF KIRKWOOD, MISSOURI

The Board of Adjustment of the City of Kirkwood will hold a Public Hearing in the City Hall Council Chambers, 139 S. Kirkwood Road, on October 10, 2022, at 7:00 P.M. to consider the following:

New Business

Case No. 12-2022 - 334 E. Jefferson Ave. - lot coverage variance for addition to single-family residence.

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

Questions may be directed to Christie Voelker at 314-822-5899 or voelkece@kirkwoodmo.org.

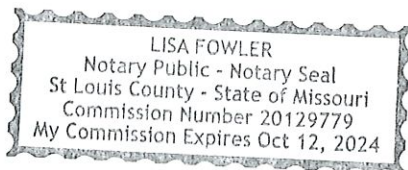
BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, September 21, 2022. The City of Kirkwood is interested in effective communication for all persons.

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. 12157642 County Sep. 21, 2022

Brandon Crail

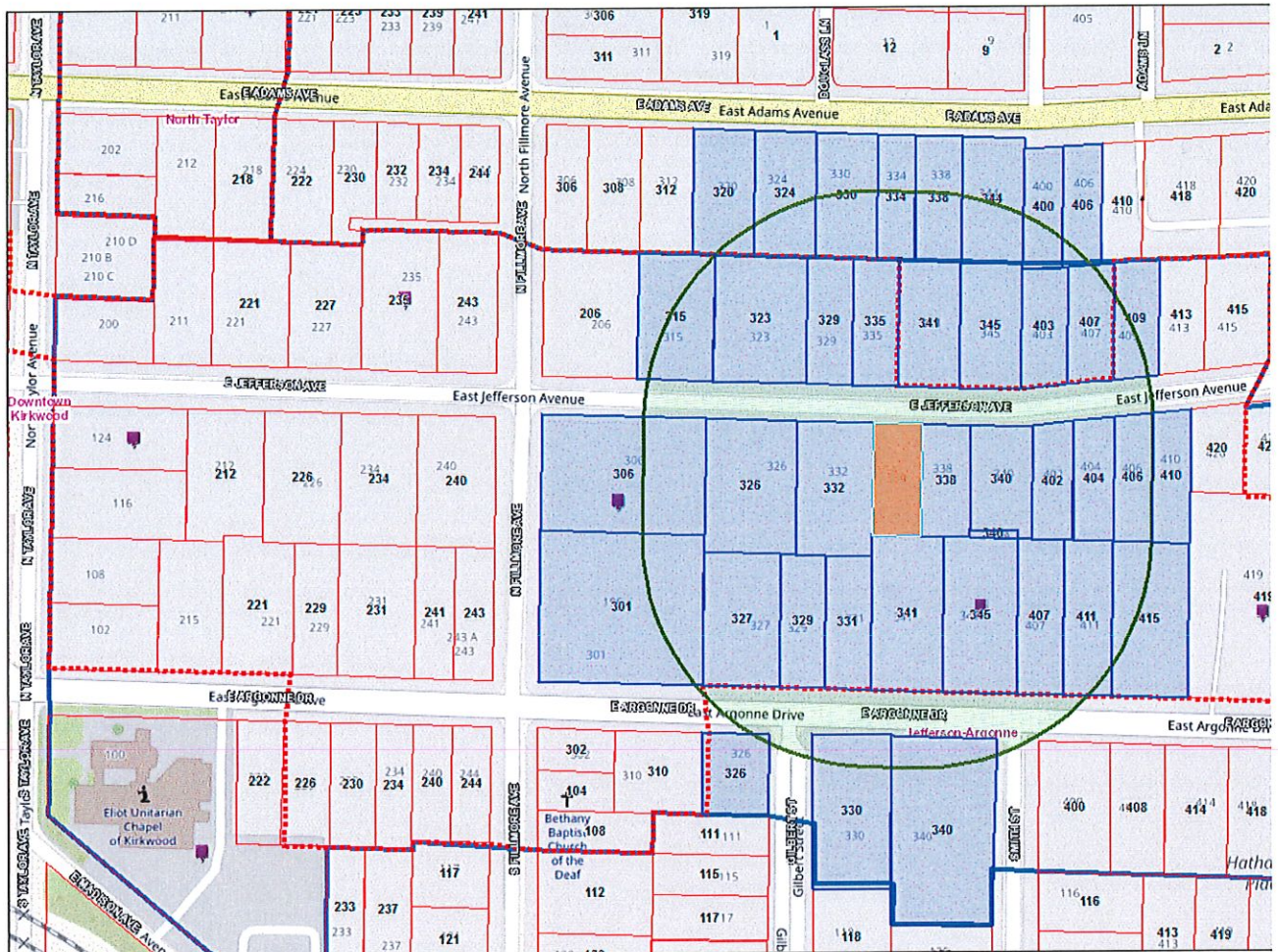
Subscribed & sworn before me this 21st day of Sept, 2022
(SEAL)

Notary Public



CITY'S EXHIBIT NO. 4

City of Kirkwood Basemap



9/22/2022 3:23:19 PM

- Parcels
- Street Centerli...
- Landmarks
- Districts
- National Register
- Local Register
- Landmarks

CITY'S EXHIBIT NO. 5

LABRUYERE DARRYL A DEBO...
340 E ARGONNE DR
SAINT LOUIS, MO 63122

SKELTON TAD A & ANNE E H/W...
341 E ARGONNE DR
SAINT LOUIS, MO 63122

CULBERTSON S CHRISTINE & ...
410 E JEFFERSON AVE
SAINT LOUIS, MO 63122

NIEMANN MICHAEL F & ELIZAB...
330 E ARGONNE DR
SAINT LOUIS, MO 63122

MCLEAN MAUDE BRANDRETH
340 E JEFFERSON AVE
SAINT LOUIS, MO 63122

HOUTS VENABLE M CYNTHIA J...
407 E JEFFERSON AVE
SAINT LOUIS, MO 63122

NICELY TERI & GARY H/H
326 E ARGONNE DR
SAINT LOUIS, MO 63122

FRISELLA MICHAEL & GINA T/E
340 E JEFFERSON AVE
SAINT LOUIS, MO 63122

PHILLIPS STEPHEN M & SUSAN...
345 E JEFFERSON AVE
SAINT LOUIS, MO 63122

MORSE LESLIE A REVOCABLE ...
331 E ARGONNE DR
SAINT LOUIS, MO 63122

MCDONIEL LAWRENCE J BARB...
338 E JEFFERSON AVE
SAINT LOUIS, MO 63122

MCCLAIN BRIAN
409 E JEFFERSON AVE
SAINT LOUIS, MO 63122

OHLMAN VINCENT N & KATHY ...
329 E ARGONNE DR
SAINT LOUIS, MO 63122

JONES CHARLES E & CAROL A...
334 E JEFFERSON AVE
SAINT LOUIS, MO 63122

WESTWOOD INVESTMENTS L P
12420 ROTT RD
SAINT LOUIS, MO 63127

DUBUQUE JOHN G D JR REVO...
12 HUNTLEIGH MANOR LN
SAINT LOUIS, MO 63131

ADEWUNMI LEONARD A
402 E JEFFERSON AVE
SAINT LOUIS, MO 63122

MOORMAN DANIEL & GRETCH...
335 E JEFFERSON AVE
SAINT LOUIS, MO 63122

BRAIG CHRISTIAN P & VI T QUA...
415 E ARGONNE DR
SAINT LOUIS, MO 63122

FOSTER JUDITH TOVREA TRU...
332 E JEFFERSON AVE
SAINT LOUIS, MO 63122

HUGHES LYNN C & GREGORY ...
329 E JEFFERSON AVE
SAINT LOUIS, MO 63122

BOWERS BRENTON J & SARAH...
411 E ARGONNE DR
SAINT LOUIS, MO 63122

JOHNSON CARRIE A & ERIC V ...
404 E JEFFERSON AVE
SAINT LOUIS, MO 63122

MARINO ASHLEY & LEO REVOC...
323 E JEFFERSON AVE
SAINT LOUIS, MO 63122

SCHRENK NATHAN W & KATHE...
407 E ARGONNE DR
SAINT LOUIS, MO 63122

TRACY CATHERINE M 2007 TRU...
326 E JEFFERSON AVE
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WIT...
315 E JEFFERSON AVE
SAINT LOUIS, MO 63122

HAULTY LIVING TRUST THE
345 E ARGONNE DR
SAINT LOUIS, MO 63122

BURBA MARILYN S TRUSTEE
406 E JEFFERSON AVE
SAINT LOUIS, MO 63122

VOGEL GRANT M & CHRISTINA ...
400 E ADAMS AVE
SAINT LOUIS, MO 63122

NOVUS EQUITIES COMPANY IN...
20 ALLEN AVE SUITE 400
SAINT LOUIS, MO 63119

MEDLEY COURTNEY ET AL
344 E ADAMS AVE
SAINT LOUIS, MO 63122

WITKOWSKI DIECKMANN PAUL...
338 E ADAMS AVE
SAINT LOUIS, MO 63122

TAYLOR PAUL D ETAL JT
334 E ADAMS AVE
SAINT LOUIS, MO 63122

HAMMETT RUTHANNE C & PAU...
330 E ADAMS AVE
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WIT...
324 E ADAMS AVE
SAINT LOUIS, MO 63122

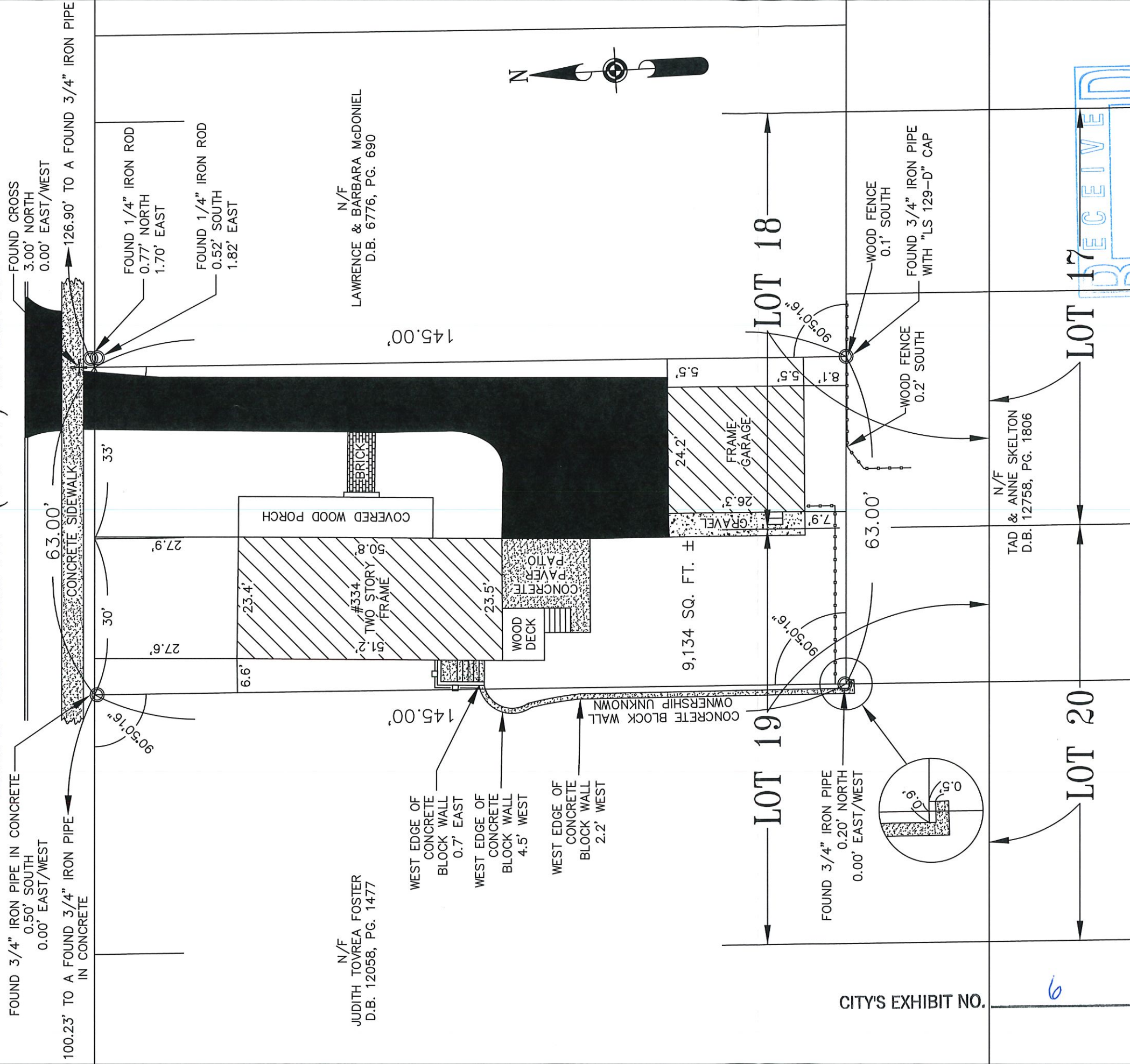
WILLIAMS JEFFREY Z KARA L ...
320 E ADAMS AVE
SAINT LOUIS, MO 63122

ALLBRITTEN SHARON G U/I/T
403 E JEFFERSON AVE
SAINT LOUIS, MO 63122

BRUCKEL MATTHEW M REVOC...
3737 COLLINS AVE
MIAMI, FL 33140

MORRIS JOHN PATRICK REVOC...
301 E ARGONNE DR
SAINT LOUIS, MO 63122

PROPERTY BOUNDARY SURVEY EAST JEFFERSON (50' W.) AVENUE



N/F
LAWRENCE & BARBARA McDONIEL
D.B. 6776, PG. 690

N/F
JUDITH TOVREA FOSTER
D.B. 12058, PG. 1477

Westcor Land Title Insurance Company, Issuing Agent: Investors Title Company
File Number: 641009, Dated: May 21, 2019

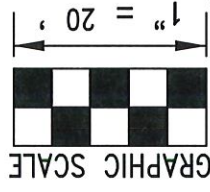
This is to certify that we, James Surveying Company, at the request of Jim Hotop of Coachouse Garages, we have, on the 16th day of January, 2020, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on the East 30 feet of the North 145 feet of Lot 19 and the West 33 feet of the North 145 feet of Lot 18 of SPENCER SMITH'S SUBDIVISION, according to the plat thereof recorded in Plat Book 9, Page 81 of the St. Louis County Records, fronting 63 feet on the South line of Jefferson Avenue by a depth Southwardly between parallel lines of 145 feet, 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 Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. This Boundary Survey is non-transferable.

JAMES

SURVEYING

COMPANY

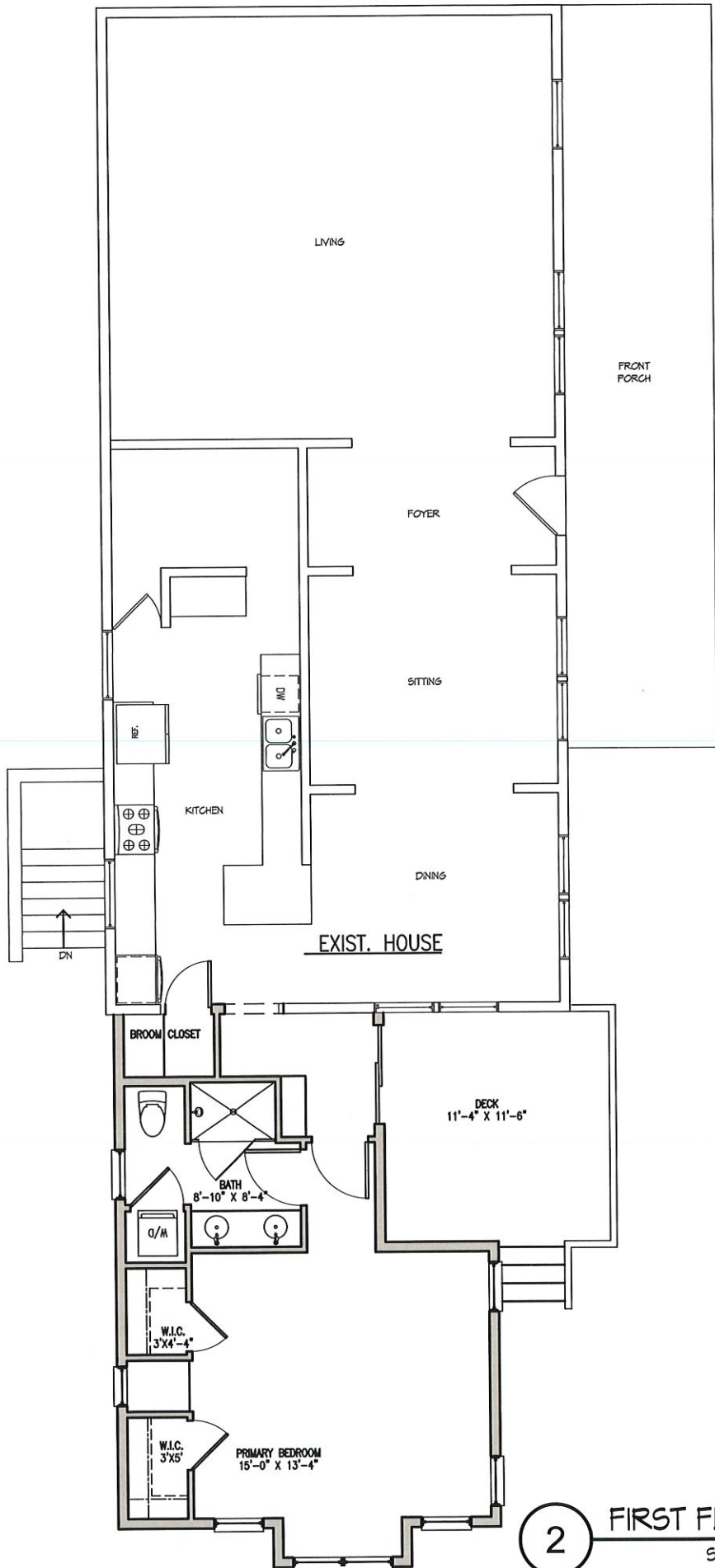
Surveyed by: M. Brusca
Drafted by: L. Klutho
Dated: January 21, 2020
Revised: -



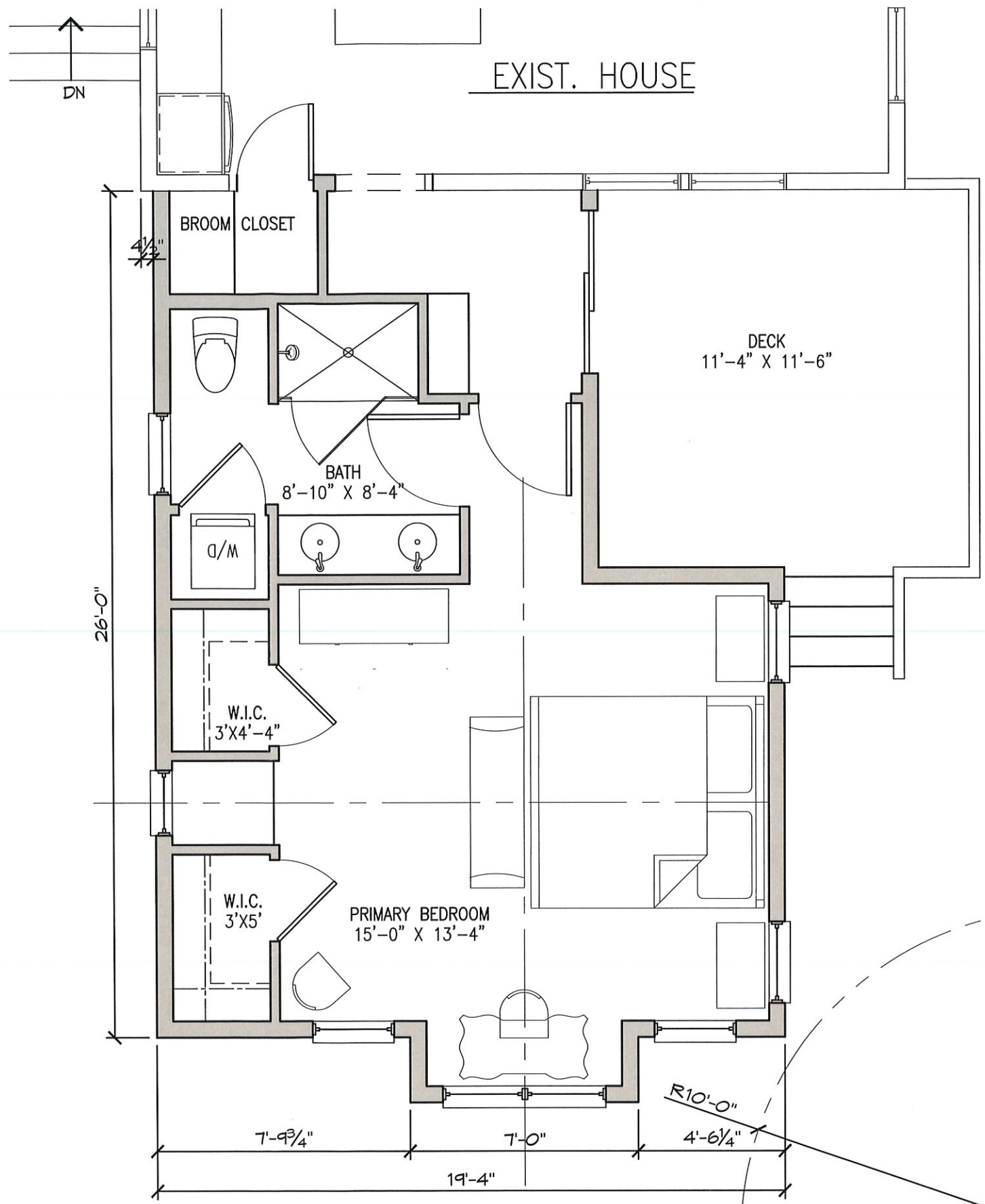
LEO J. KLUTHO
Professional Land Surveyor
In Responsible Charge
MISSOURI REGISTRATION NUMBER: PLS-2005019212
EXPIRES: DECEMBER 31, 2021
Survey Number: 211022-A

Project: Property Boundary Survey: 334 East Jefferson Avenue, Kirkwood, MO 63122

10811 BIG BEND BOULEVARD; KIRKWOOD, MO 63122; PHONE: (314) 822-1006; FAX: (314) 822-0006
ORIGINAL CERTIFICATE/LICENSE NUMBER 000129



2 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

EXIST. GARAGE

FORNEY PLUS
ARCHITECTURE, LLC

9920 Watson Road, Suite 115
St. Louis, MO 63126
314-393-2242
janeann@FORNEYplus.com

RECEIVED

SEP 12 2022

CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT

JONES RESIDENCE

Master Suite & Deck Addition

334 EAST JEFFERSON KIRKWOOD, MO 63122

| | |
|---------------|-------------|
| Date: | 09-12-2022 |
| Sheet Issued: | BOA |
| REV./REISSUED | |
| Sheet Name: | FLOOR PLANS |
| Sheet Number: | BOA 2.0 |
| Project # | 2222 |

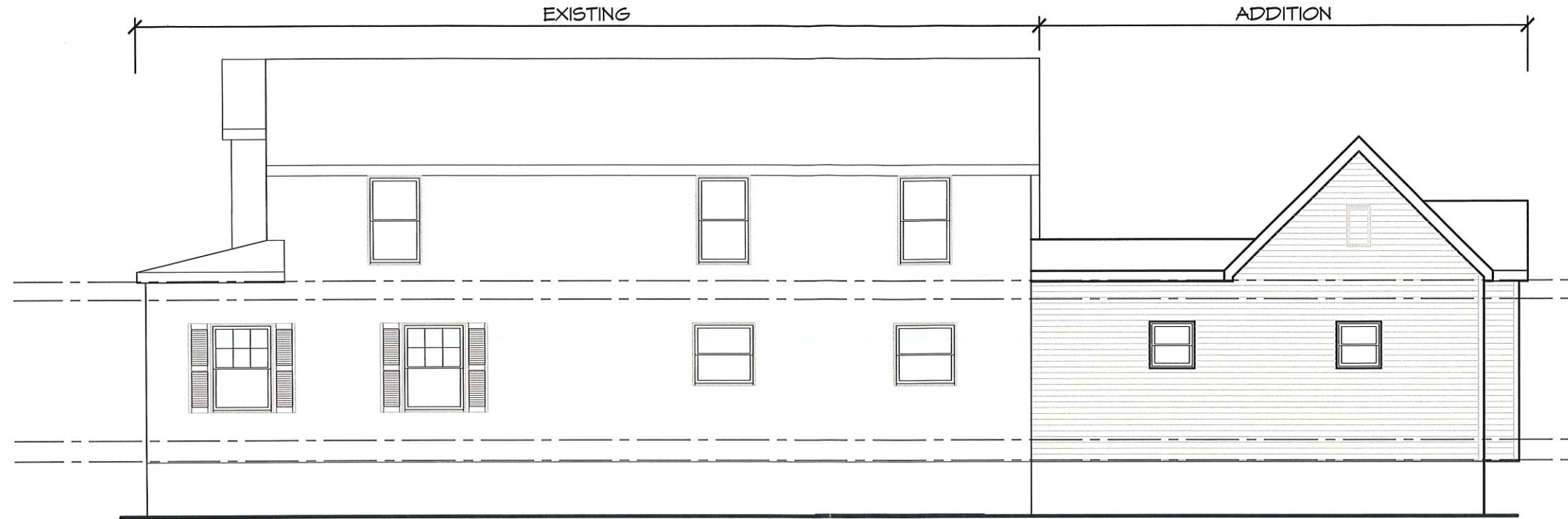


2 EAST ELEVATION CONCEPT
SCALE: 1/8"=1'-0"

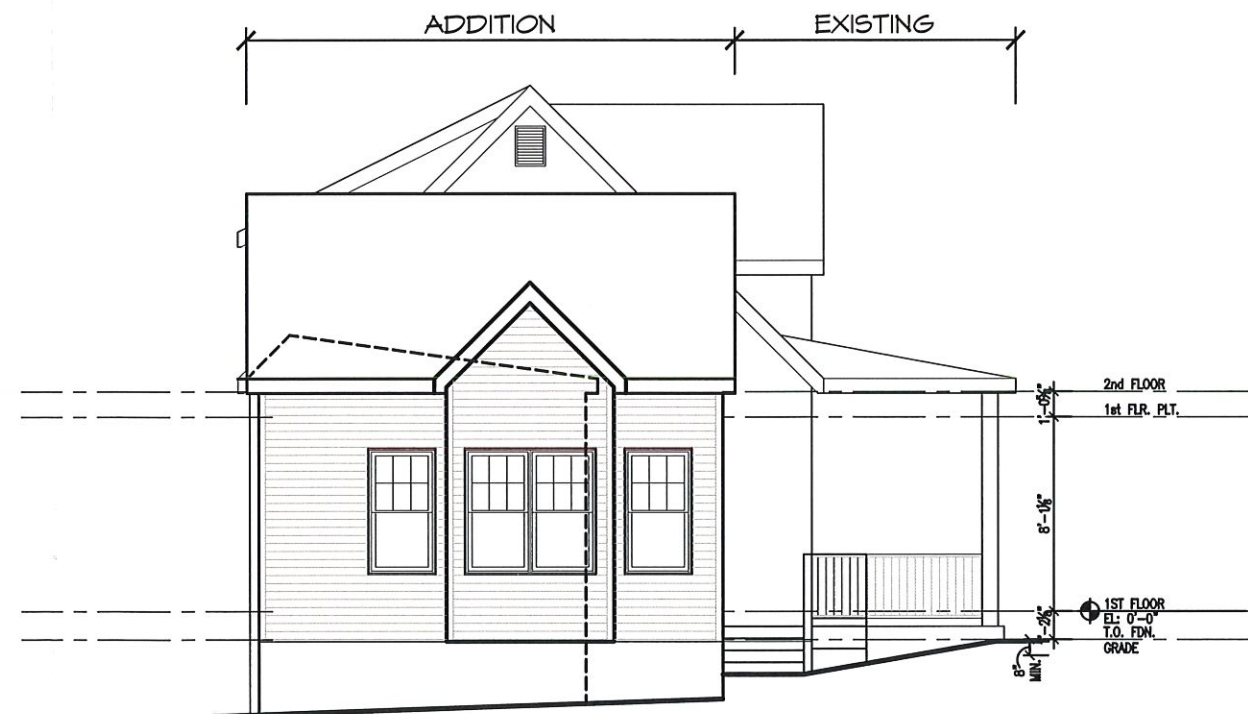


1 NORTH ELEVATION (NO CHANGE)
SCALE: 1/8"=1'-0"

| | |
|---------------|----------------|
| Date: | 09-12-2022 |
| Sheet Issued: | BOA |
| REV./REISSUED | |
| Sheet Name: | ELEVATIONS |
| Sheet Number: | BOA 4.0 |
| Drawn | Project # 2222 |



2 WEST ELEVATION CONCEPT
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION CONCEPT
SCALE: 1/8"=1'-0"

Master Suite & Deck Addition
JONES RESIDENCE

KIRKWOOD, MO 63122

334 EAST JEFFERSON

| | |
|---------------|------------|
| Date: | 09-12-2022 |
| Sheet Issued: | BOA |
| REV./REISSUED | |

Sheet Name:
ELEVATIONS

Sheet Number:
BOA 4.1



5 NORTH & WEST (STREET VIEW) NTS



4 SOUTH (REAR) NTS



3 EAST NTS



2 EAST NTS



1 LOCATION MAP NTS

CITY'S EXHIBIT NO. 8

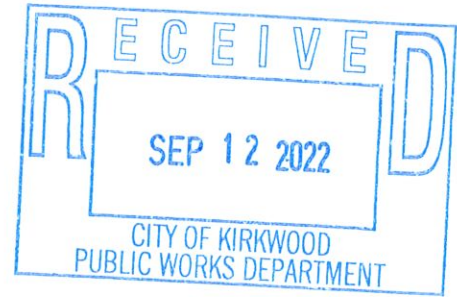
FORNEY PLUS
 Architecture, LLC
 9920 Watson Road, Suite 115
 St. Louis, MO 63126
 314-393-2242
 janeam@FORNEYplus.com

KIRKWOOD, MO 63122

Master Suite & Deck Addition
JONES RESIDENCE
 334 EAST JEFFERSON

| | |
|---------------|--------------------------|
| Date: | 09-12-2022 |
| Sheet Issued: | BOA |
| REV./REISSUED | |
| Sheet Name: | EXISTING PROPERTY PHOTOS |
| Sheet Number: | BOA 0.0 |
| Drawn | --- Project # 2222 |

Office of Historic Preservation
P.O. Box 176
Jefferson City, MO 65102
CERTIFIED LOCAL GOVERNMENT PROGRAM
HISTORIC INVENTORY - Phase 2



Kirkwood, Missouri

Continuation Sheet

42.

334 E. Jefferson

This vernacular house faces sideways on the lot. It originally featured symmetrically placed windows and a centered entry with a large gabled wall dormer in place above it. Its primary elevation was extended when a room addition was added to the south elevation. There is a ripple in the roof and a difference in the foundation indicating this addition. The facade entrance is thus now off-center toward the north. It contains a single-leaf wood panel door which is covered by an aluminum storm door. This entrance is accessed by a brick stoop and stairs. It has flat wood surrounds and lintel and is topped by a gabled hood which rests on plain wood brackets. The facade dormer windows are replacement jalousie windows in plain wood surrounds with a wood lugsill and lintel. The facade windows on the first story are double-hung wood sash with six over one light configuration. These are double window sets with wood surrounds, lintels, sills and mullions. Its street elevation features a gable with a full-length shed roof-extension. This elevation also has a projecting screened-in porch with a front-facing gabled roof.

CITY'S EXHIBIT NO. 9

Office of Historic Preservation
P.O. Box 176
Jefferson City, MO 65102
Certified Local Government Program
Historic Inventory - Phase 2

Kirkwood, Missouri

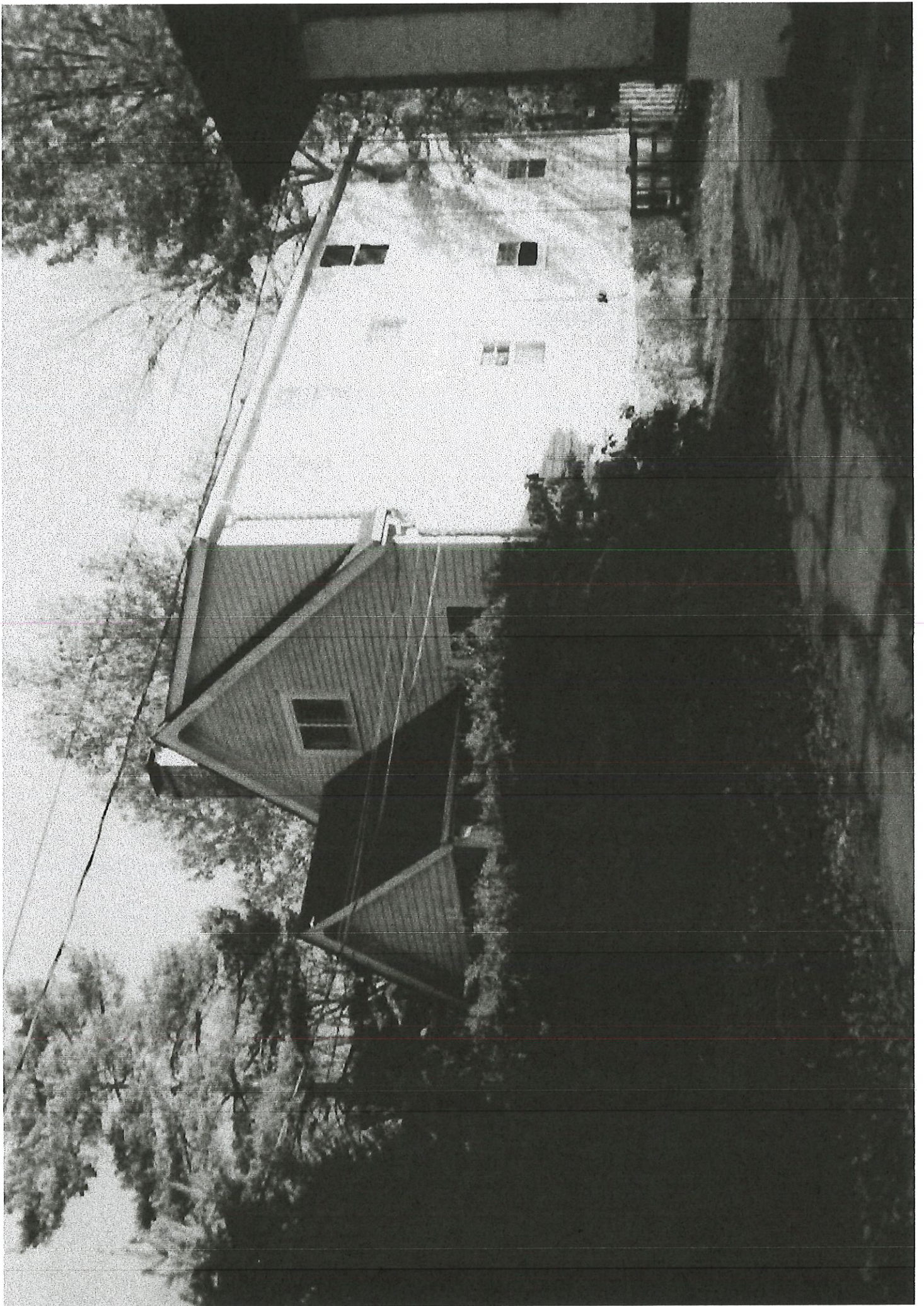
Continuation Sheet 334 E. Jefferson

43. History and Significance
Date per current owner.

44. Description of Environment and Outbuildings

This is a moderate-size lot with several large trees. There is a two (2) car frame garage at the SE corner of the lot.





OFFICE OF HISTORIC PRESERVATION, P.O. BOX 176, JEFFERSON CITY, MISSOURI 65101

SLASH-227

NO 0072 LOCAL #

COUNTY LOCAL #
ST. LOUIS COUNTY
LOCATION OF NEGATIVES
LINDA STOCKMANN

4 PRESENT NAME(S)

5 OTHER NAME(S)

SPECIFIC LOCATION
334 E. JEFFERSON

16 THEMATIC CATEGORY

17 DATE(S) OR PERIOD
CA 1925

18 STYLE OR DESIGN
ECLECTIC COLONIAL REVIVAL

19 ARCHITECT OR ENGINEER

20 CONTRACTOR OR BUILDER

21 ORIGINAL USE, IF APPARENT
SINGLE FAMILY

22 PRESENT USE
SINGLE FAMILY

28 NO OF STORIES 01.5

29 BASEMENT (Y/N) Y

30 FOUNDATION MATERIAL
CONCRETE & CONCRETE BLK.

31 WALL CONSTRUCTION FRAME

32 ROOF TYPE & MATERIAL
MEDIUM FRONT GABLE
ASPHALT SHINGLE

33 NO. OF BAYS FRONT 2 SIDE 4

34 WALL TREATMENT
WOOD HORIZONTAL LAP SIDING

35 PLAN SHAPE
IRREGULAR

36 CHANGES ADDITION X
(EXPLAIN ALIGNED
IN #42) MOVES

37 CONDITION
INTERIOR FAIR
EXTERIOR

38 PRESERVATION UNDERWAY? (Y/N) N

39 ENDANGERED (YES/NO) N
BY WHAT?

40 VISIBLE FROM PUBLIC ROAD? Y

41 DISTANCE FROM AND FRONTAGE ON ROAD

46 PREPARED BY PHOTO
LINDA STOCKMANN

47 ORGANIZATION
KIRK LANDM. COMM.

48 DATE 1/87 49 REVISION DATE(S)

COORDINATES
LOT
LANG

0 SITE STRUCTURE

BUILDING X OBJECT

1 CN NAT'L REG? 12 IS IT ELIBIBLE? (YES/NO)

3 PART OF HIST DIST 14 DIST PCTENT (YES/NO) N

5 NAME OF ESTABLISHED DISTRICT

2 FURTHER DESCRIPTION OF IMPORTANT FEATURES
SEE CONTINUATION SHEET

3 HISTORY AND SIGNIFICANCE
SEE CONTINUATION SHEET

4 DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS
SEE CONTINUATION SHEET

5 SOURCES OF INFORMATION
SEE CONTINUATION SHEET

25 OPEN TO PUBLIC (YES/NO) N

26 LOCAL CONTACT PERSON OR ORGANIZATION

27 OTHER SURVEYS IN WHICH INCLUDED

23 OWNERSHIP
PUBLIC PRIVATE X

24 OWNER'S NAME & ADDRESS (IF KNOWN)

RE: JONES RESIDENCE VARIANCE REQUEST

334 E. Jefferson Ave
Kirkwood, MO 63122

Carol Ann and Chuck Jones are requesting a Variance for Total Coverage calculation requirements (total area of building under roof, maximum allowed is 25% of the lot size). The current Zoning Ordinance allows a reduction of up to 300 square feet for a "front porch". The Ordinance specifies that the "front" is the side of the house that faces the street. The Jones Residence has the "front porch" and their front door on the left (east) side of the house instead of facing East Jefferson Avenue. The Jones' are requesting that they be allowed to include the porch reduction in their Coverage calculations so that they can add enough space for a Primary Suite and mudroom to the south side of their home. The current available square footage for their addition is 159.63 square feet, which is not enough for a Primary Suite and mudroom. If they can use the deduction that is allowed for a front porch (that faces the street), then they will have 451.09 square feet to use. They plan to build slightly less than that: 450.54 square feet.

Thank you for your time and consideration,

I have reviewed the following documents, read the above request, and am in favor of approving this Variance for 334 E. Jefferson Avenue: site plan, floor plan, and elevation concepts.

Name

Address

[Signature]
Justin T. Foster

338 East Jefferson
332 E. JEFFERSON

Paul D. Taylor

341 E Jefferson

[Signature]

340 E. Jefferson

Tad Skelton

341 E. Argonne

Catherine Leary

326 E, Jefferson.

Elizabeth Frygal

331 E. Argonne Dr.



CITY'S EXHIBIT NO. 10

September 28, 2022

Board of Adjustment members,

I am contacting you to express my support for the variance request Case No. 12-2022 at 334 E. Jefferson Ave. I live at 341 E Argonne Dr. directly behind the property in question.

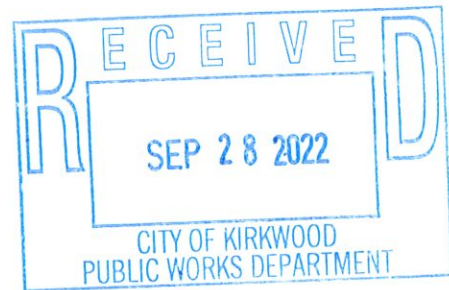
Having served on the Planning and Zoning Commission for two terms, I have some familiarity with the Zoning Code and the variance process. There are very few circumstances where a variance for lot coverage is warranted, but this request is one of the very few that is.

There is a special circumstance and condition peculiar to this house in that the front door and porch are not oriented to the front street as is customary. The front door and porch are oriented to the driveway that runs alongside the house. The City has ruled that since the front door and porch are not oriented to the front street that the front porch is not allowed to be excluded from the lot coverage calculation as would be the norm.

This unique configuration was not contemplated by the Zoning Code but is a perfect example of when a variance is justified. This variance request clearly meets the Criteria for Area or Dimensional Variance guidelines published by the city, including the points that it follows the spirit and intent behind the zoning requirement and adjoining properties will not suffer substantial detriment.

I hope you will approve this variance request regarding lot coverage at 334 E. Jefferson Ave.

Tad Skelton
341 E Argonne Drive



CITY'S EXHIBIT NO. 11