

## Case Summary

Case Number	05-2023				
Zoning District	R-3				
Project Address	326 Midway Ave.				
Applicant Name	Bob Ott				
Property Owner	Chris Ott				
Article	VI	Section	25-48	Sub-Section	25-48(b)(3) & Table 48-4
Variance Request	Side yard setback for single-family residence				
Required	10'				
Proposed	3.5'				
Variance Requested	6.5'				

History of address: N/A.

Summary Approved by: AGL

BOB OTT



# 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 326 MIDWAY AVE

Type of Work:  New Construction  Addition  Other INTERIOR FINISH

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 BOB OTT Phone (314) 550-1698

Address 336 MIDWAY AVE

City/State/Zip KIRKWOOD MO 63122 E-mail N/A

Applicants Signature \_\_\_\_\_ Date 3 MAY 23

**Property Owner Information** (if different from above):

Name CHRIS OTT Phone 314-276-9743

Address 18 GRANTVIEW LANE

City/State/Zip ST LOUIS MO 63123 E-mail OTTCCO@YAHOO.COM

Owner's Signature \_\_\_\_\_ Date 5-3-23

### City Use Only

Meeting Date: June 12, 2023  
Case #: 5-2023  
Zoning District: R-3  
Received by: AGL



CITY'S EXHIBIT NO. 1

BOB OTT  
336 MIDWAY  
KIRKWOOD MO 63122

CITY OF KIRKWOOD  
ATTN: AMY G. LOWRY

6 MAY '23

RE: VARIANCE REQUEST

"KEEP THIS SIMPLE AND ATTAINABLE"

THIS IS NOT A DEVELOPMENT REQUEST. IT IS ABOUT CREATING A SPACE FOR MYSELF WHEN I RETIRE. I HAVE CONTEMPLATED THE IDEA FOR THE PAST YEAR, PLANS WERE ORIGINALLY SUBMITTED APRIL '22 AND NOW IS THE TIME.

SINCE THERE ARE NOT ANY UTILITIES ON THE LOT, A RESIDENCE IS REQUIRED, THE EXISTING BUILDING IS A GREAT ALTERNATIVE. IT IS ADEQUATE IN SIZE AND ACCESSIBILITY FOR MY NEEDS.

THE VARIANCE REQUEST DOES NOT IMPACT ANY THIRD PARTY-OWNERSHIP OF THE ADJOINING PROPERTY TO THE WEST IS BY THE SAME FAMILY.

THE CURRENT ZONING IS NOT REFLECTIVE OF THE EXISTING STREETSCAPE AND TO CREATE NEW CONSTRUCTION BURDENS TO AN RESTRICTED ACCESS STREET IS NOT BEING RESPONSIBLE TO THE NEIGHBORHOOD.

THANK-YOU IN ADVANCE FOR YOUR TIME AND DIRECTION IN SUBMITTING ALL THE REQUIRED PAPERWORK. HOPEFULLY IT WILL BE UNDERSTOOD AND APPROVED.

SINCERELY,

  
OTT





WHERE COMMUNITY AND SPIRIT MEET™

May 30, 2023

Bob Ott  
336 Midway Ave  
St. Louis, MO 63122

Sent via email to Chris Ott, Property Owner: [ottco@yahoo.com](mailto:ottco@yahoo.com)

RE: Variance Request  
Case No. 05-2023  
326 Midway Ave  
Zoning District R-3

Dear Mr. Ott:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing on June 12, 2023 at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person 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(b)(3) and Table 48-4 of the Zoning and Subdivision Code requires a side yard setback of 10 feet in this particular instance. The renovations to an existing accessory structure that you wish to convert into a single-family residence will provide a west side yard setback of 3.5 feet. This is 6.5 feet closer to the west side yard property line than allowed by the Zoning and Subdivision Code.

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:

- (i) Whether special conditions and circumstances exist which are peculiar to the

CITY'S EXHIBIT NO. \_\_\_\_\_

3

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



Lauren Hoerr  
Planner I

Encl. Meeting Agenda

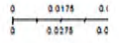


### City of Kirkwood Basemap



5/23/2023, 10:20:56 AM

- Parcels
- Districts
- National Register
- Local Register
- Street Centerlines
- Landmarks
- Landmarks



Map data © OpenStreetMap

City of

CITY'S EXHIBIT NO. 5

HANSON LOUIS G TRUSTEE  
3007 ST MARYS LOOP  
VILLA RIDGE, MO 63089

WEISSENBORN DAVID J ETAL  
927 S HARRISON AVE  
SAINT LOUIS, MO 63122

SOTO MARCELLEE ETAL  
300 MIDWAY AVE  
SAINT LOUIS, MO 63122

WELLS GLENN WESLEY  
10937 BIG BEND BLVD  
SAINT LOUIS, MO 63122

BATTAGLIA PATRICK & ASHLEY ...  
991 BOX ELDER DR  
SAINT LOUIS, MO 63122

304 MIDWAY L L C  
2 DEER CREEK HL  
SAINT LOUIS, MO 63124

BRUNS THOMAS M  
10933 BIG BEND BLVD  
SAINT LOUIS, MO 63122

WARDEN ERIC D ET AL  
995 BOX ELDER DR  
SAINT LOUIS, MO 63122

MCDOUGALL RACHEL ETAL  
308 MIDWAY AVE  
SAINT LOUIS, MO 63122

REDMON CHRIS & MARSHA T/E  
2216 S HALLIBURTON ST  
KIRKSVILLE, MO 63501

WOODARD NATHAN & GINA H/...  
923 S HARRISON AVE  
SAINT LOUIS, MO 63122

BILLINGSLEY JOSEPH A & MAR...  
312 MIDWAY AVE  
SAINT LOUIS, MO 63122

WINDAL ROBERT K  
10927 BIG BEND BLVD  
SAINT LOUIS, MO 63122

WATSON HOME PROPERTIES L...  
1741 RUDDER INDUSTRIAL PAR...  
FENTON, MO 63026

MCMAMARA MARY ANNE  
316 MIDWAY AVE  
SAINT LOUIS, MO 63122

VON KAENEL JANE A  
10917 BIG BEND BLVD  
SAINT LOUIS, MO 63122

DASPIT DAVID MICHAEL & WAL...  
919 S HARRISON AVE  
SAINT LOUIS, MO 63122

MINDEN ANDREW T & NICOLE ...  
322 MIDWAY AVE  
SAINT LOUIS, MO 63122

MARTIN JOHN F & LAURIE A H/...  
10909 BIG BEND BLVD  
SAINT LOUIS, MO 63122

GRAY LAURA JEANNE  
915 S HARRISON AVE  
SAINT LOUIS, MO 63122

HENNESSEY JOAN  
10341 MANCHESTER RD APT 2...  
SAINT LOUIS, MO 63122

BETCHER LANCE & CHELSEA T...  
973 BOX ELDER DR  
SAINT LOUIS, MO 63122

WILSON BRESLIN  
999 BOX ELDER DR  
SAINT LOUIS, MO 63122

OTT NICHOLAS  
336 MIDWAY AVE  
SAINT LOUIS, MO 63122

OBERHEIDE F BRETT  
987 BOX ELDER DR  
SAINT LOUIS, MO 63122

WHEELER RICHARD E & SUSAN...  
401 ASHWOOD LN  
SAINT LOUIS, MO 63122

CAFFEY DANIEL  
401 ROLLINGWOOD LN  
SAINT LOUIS, MO 63122

STIEBEL JOHN P & MARY D T/E  
982 BOX ELDER DR  
SAINT LOUIS, MO 63122

SCHEFFING LIVING TRUST  
866 GARDENWAY  
BALLWIN, MO 63011

WILEY WILLIE C VIRGINIA L  
831 S HARRISON AVE  
SAINT LOUIS, MO 63122



JUDGE AARON J ET AL J/T  
305 MIDWAY AVE  
SAINT LOUIS, MO 63122

JONES LLOYD D CAROLYN A ...  
310 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

OTT MATHEW F  
325 MIDWAY AVE  
SAINT LOUIS, MO 63122

WADE JAMES F JR PAULINE E  
309 MIDWAY AVE  
SAINT LOUIS, MO 63122

ROGERS KENNETH R  
314 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

OTT CHRISTOPHER J  
18 GRANTVIEW LN  
SAINT LOUIS, MO 63123

BONINO LUC A & SYLVIANE H/...  
315 MIDWAY AVE  
SAINT LOUIS, MO 63122

ASHCRAFT MISHELL  
318 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

DONOHUE PETER FRANCIS SR...  
979 BOX ELDER DR  
SAINT LOUIS, MO 63122

PIGUE GRACE M  
321 MIDWAY AVE  
SAINT LOUIS, MO 63122

KRISANIC MICHAEL J & SARA H...  
322 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

LOEMKER JEAN L  
983 BOX ELDER DR  
SAINT LOUIS, MO 63122

VOLK KEVIN HAROLD  
325 MIDWAY AVE  
SAINT LOUIS, MO 63122

DAGOSTINO JOHN F & MARY K ...  
326 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

WARDEN JACK DONALD & LES...  
995 BOX ELDER DR  
SAINT LOUIS, MO 63122

WYCINOWSKI CHRISTINE E ET...  
1761 VIRGINIA LN  
SAINT LOUIS, MO 63122

RIVOLTA BRIAN LOUIS & LINDS...  
328 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

OWNERSHIP INDETERMINABLE  
,

BALDECK CHARLES F  
333 MIDWAY AVE  
SAINT LOUIS, MO 63122

GRIGNON JULIEN & PENCE PA...  
4381 ALABAMA ST  
SAN DIEGO, CA 92104

GODI GREG A  
339 MIDWAY AVE  
SAINT LOUIS, MO 63122

KENDRICK BRADLEY C & EDYE ...  
338 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

GROTBERG JOHN & BETHANY ...  
407 ROLLINGWOOD LN  
SAINT LOUIS, MO 63122

JOYCE PATRICK D & JAN H/W  
PO BOX 220585  
SAINT LOUIS, MO 63122

CRITES TROY & NEWMAN LAU...  
304 W ROSE HILL AVE  
SAINT LOUIS, MO 63122

OTT CHRISTOPHER J  
18 GRANTVIEW LN  
SAINT LOUIS, MO 63123



# SUMMARY SHEET

FOR THE PAST 35 YEARS I'VE  
BENEFITED FROM AND HAVE  
BEEN A SUCCESSFUL STEWARD  
FOR THE STREET/NEIGHBORHOOD.

- # 321 - OCCUPIED / BROTHER SOLD
- # 312 - REBUILT / OCCUPIED / SOLD
- # 322 - OCCUPIED / BROTHER SOLD
- # 325 REBUILT / ADDITION / OCCUPIED / SOLD
- # 329 REBUILT / ADDITION / OCCUPIED / SOLD
- # 330 - OWNED BY SON
- # 336 - OCCUPIED / OWNED BY SON
- # 326 - REAR - UNDISTURBED - NATURE PRESERVE

THIS REQUEST, IF APPROVED, WILL  
BE MY LAST MOVE ON THE STREET  
AND HOPEFULLY I WILL "AGE  
IN PLACE."

THANK-YOU IN ADVANCE FOR YOUR  
TIME AND HOPEFULLY FAVORABLE  
CONSIDERATIONS.

*OTT*



NORTH ELEVATION  
WEST WALL SHOWN



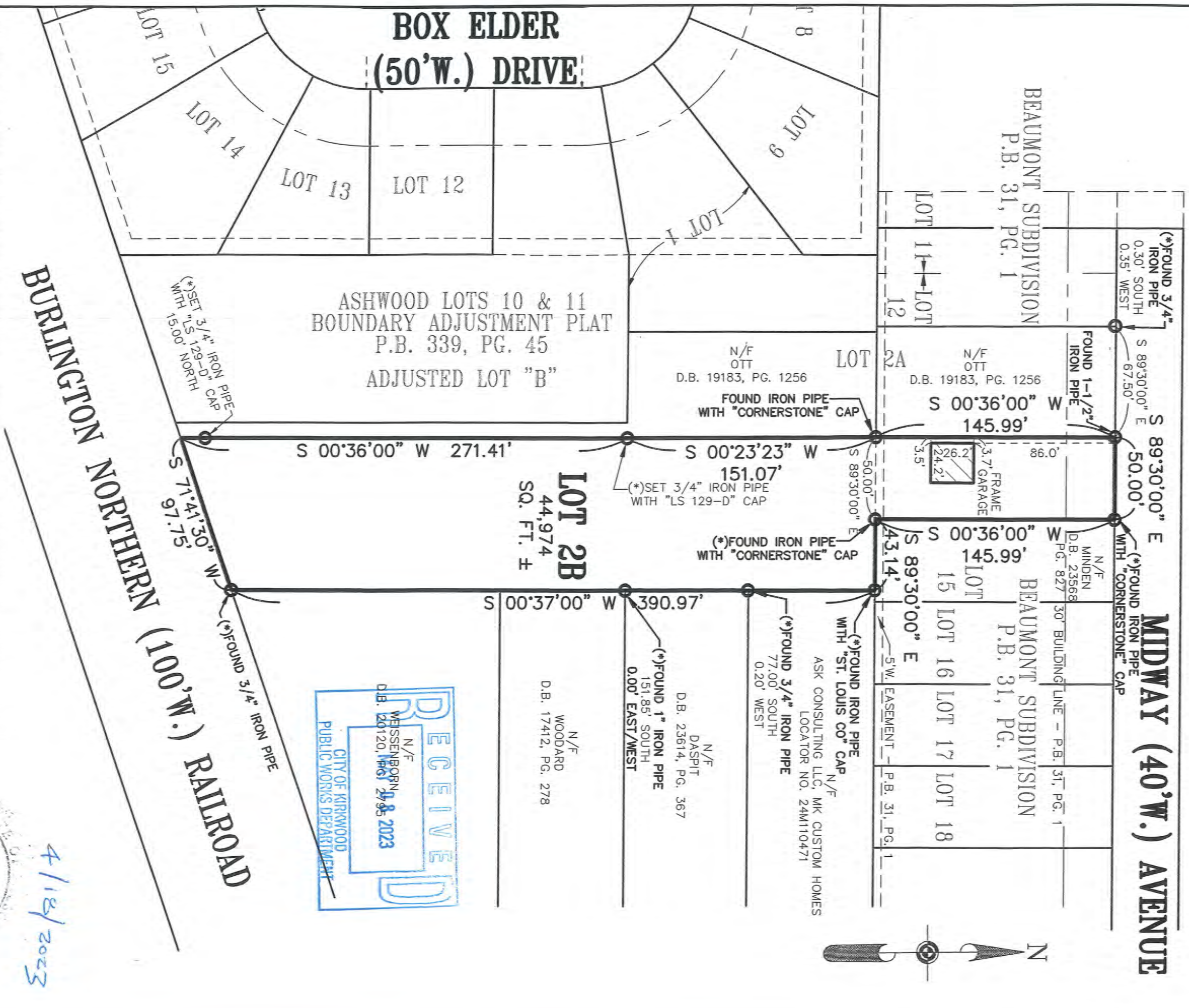
NORTH ELEVATION/  
EAST WALL SHOWN



WEST ELEVATION  
ADJACENT RESIDENCE REAR YARD

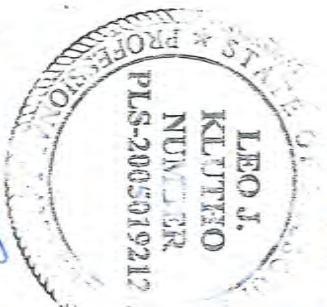


"PROPERTY BOUNDARY SURVEY"



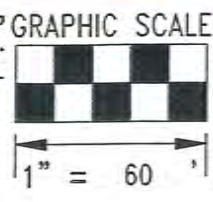
(\*Monuments denoted with an asterisk are referenced on BEAUMONT & MIDWAY BOUNDARY ADJUSTMENT (Plat Book 366, Page 99) and were found or set as noted hereon in December, 2017.

This is to certify that we, James Surveying Company, at the request of Ott Enterprises, we have, on the 14th day of April, 2023, 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 Northwesternly line of Lot 2B of BEAUMONT & MIDWAY BOUNDARY ADJUSTMENT, according to the plat thereof recorded in Plat Book 366, Page 99 of the St. Louis County Records in St. Louis County, Missouri, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. This Boundary Survey is non-transferable.



LEO J. KLUTHO  
Professional Land Surveyor

In Responsible Charge  
MISSOURI REGISTRATION NUMBER: PLS-2005019212  
EXPIRES: DECEMBER 31, 2023



Surveyed by: A.L.  
Drafted by: G.D.  
Dated: April 18, 2023  
Revised: -



4/18/2023

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

Survey Number: 215416

Property Boundary Survey: 326 Midway Avenue, Kirkwood, MO 63122

REQUEST IS REFLECTIVE  
OF STREETSCAPE

REDUCED COPY OF PLAT PLAN  
CITY APPROVED 1932  
ZONING APPLIED - 1941 (REV 1958)  
50' FRONTAGE 7500<sup>sq</sup> LOT  
8' OR 10% SIDEYARD

17 LOTS CONFIGURED

16 RESIDENCES & 1 ACCESSORY BLDG

3 RESIDENCES CONFORM  
(1 BUILT AFTER YR 2000)

13 RESIDENCES HAVE  
5' SIDEYARD SETBACKS

1 ACCESSORY BLDG  
3.5'

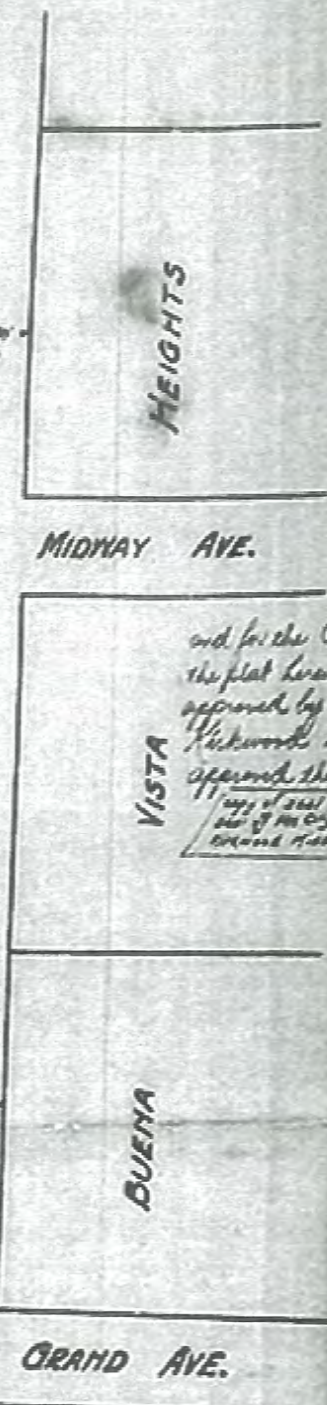
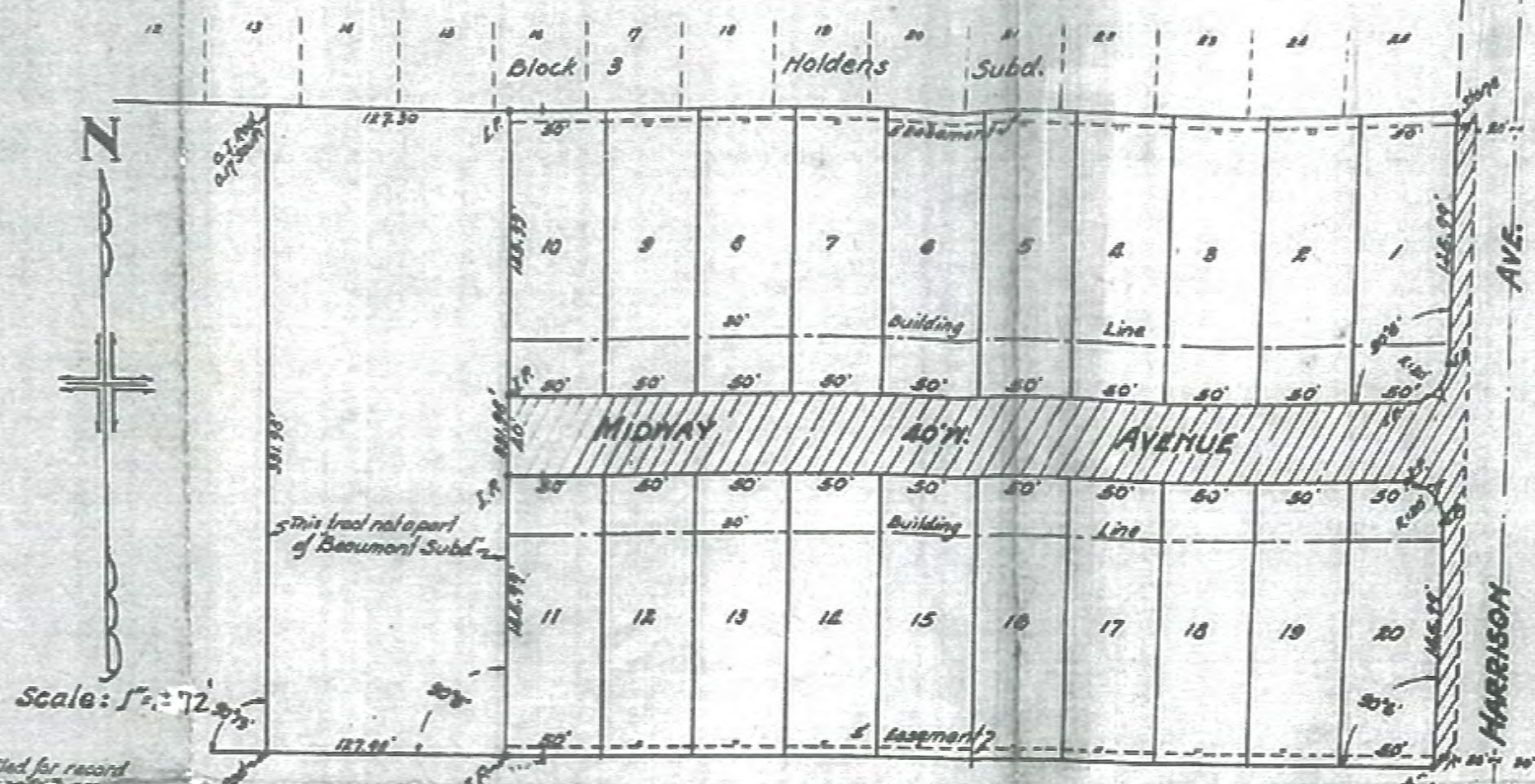
± 80% OF STRUCTURES @ 5'

NO STRUCTURES COMPLY  
W/ 1967 REZONING



# BEAUMONT SUBDIVISION.

In the Northwest Quarter of Section 12, T40N, R.5E  
St. Louis County, Missouri



W. Alfred J. Donworth, City Clerk within and for the City of Kirkwood Missouri hereby certify that the plat hereof of Beaumont Subdivision, was approved by the Board of Aldermen of the City of Kirkwood Missouri, by Ordinance Number 2978 approved the 10 day of June 1932  
W. Alfred J. Donworth  
City Clerk

Filed for record  
June 27 1932  
At 10:00 O'Clock A.M.  
Arthur H. Schmidt  
Recorder of deeds

Order No 1216 Office of Elbring Surveying Co.  
7709 Forsyth Blvd. Clayton, Mo.  
This is to certify that we have during May 1932, by order of Mr. George L. Johnson made a survey and subdivision of the tract of land situated in the Holders' Owners' Section 12 in Township 40 N. Range 5 East, St. Louis County Missouri and that the result of said survey and subdivision is correctly represented on the above plat.  
Elbring Surveying Co.  
Survey made by  
E. Elbring

The undersigned owners of the tract of land above platted and described in the above surveyor's certificate, have caused the same to be surveyed and subdivided in the manner shown on the above plat which subdivision shall hereafter be known as Beaumont Subdivision. The building lines as shown on the above plat are hereby established. The easements shown on the above plat are hereby dedicated to the City of Kirkwood for public utility use and may be used for the purpose of laying out, widening, curving, and the like, and the 10ft. strips along the East line of some subdivisions all of which are for utility purposes shown stated on the above plat are hereby dedicated to public use forever.  
In testimony whereof we have hereunto set our hands this 4th day of June 1932  
George L. Johnson  
H. Johnson

THIS PLAT IS TRULY COPIED FROM THE ORIGINAL  
Arthur H. Schmidt  
Frank H. ...  
BY DEPUTY RECORDER

State of Missouri  
County of St. Louis  
On this 4th day of June 1932, before me personally appeared George L. Johnson and H. Johnson, his wife, whose names to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.  
In witness whereof, I have hereunto set my hand and affixed my official seal at my office the day and year last above written.  
E. C. Rimmer  
Notary Public

Prepared by  
Elbring Surveying Co.  
7709 Forsyth Blvd  
Clayton, Mo.

copy of 2001  
E. C. Rimmer  
Notary Public  
St. Louis County, Mo.

PROJECT IS ACHIEVABLE

ORIGINAL PLAN  
SUBMITTED '22  
(REDUCED COPY ATTACHED)

CITY'S RESPONSE APR '22

RESEARCHED & REVIEWED  
CONCEPT & FF'S FOR  
PAST YEAR.

IF VARIANCE IS GRANTED  
CAN PROCEED WITH THE  
APPLICATION PROCESS.

**Amy G. Lowry**

---

**From:** Christine E. Voelker  
**Sent:** Monday, April 4, 2022 4:03 PM  
**To:** 'ottmf@yahoo.com' 822-5815  
**Cc:** Amy G. Lowry  
**Subject:** 326 Midway building permit application

TUESDAY  
3:00 PM  
6/14

Good afternoon,

We have received your building permit application to convert the existing garage to a residence. Since you would be converting the use of the building from an accessory structure to a primary structure, it would need to meet the required side yard setback. Your required side yard setback is 10', while it appears the structure is currently 5' from the side property line. You would need to apply to the Board of Adjustment for a variance on your side yard setback in order to convert the structure. Here is a link to the BOA webpage, which includes information on the BOA and the application.  
<https://www.kirkwoodmo.org/government/boards-and-commissions/board-of-adjustment>

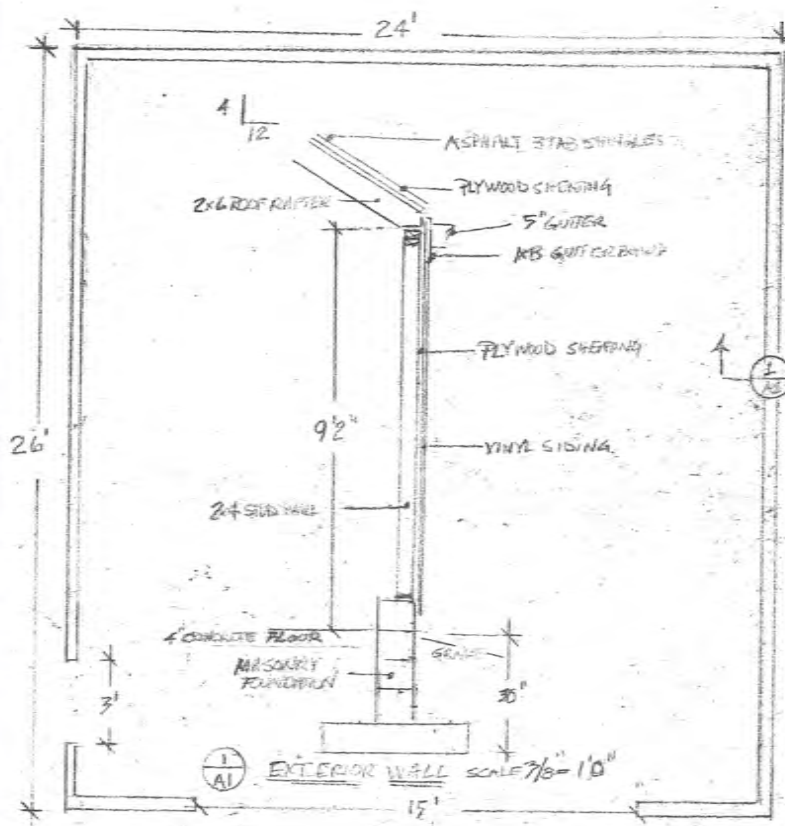
If you receive the variance from the Board of Adjustment, additional detail will be needed to review your building permit application. Upon preliminary review, this includes:

- Indicate how existing rafter/ceiling joists are connected to walls for wind load calculations
- Confirm wall bottom plate to foundation anchorage and overall condition of existing exterior wall construction
- Details and locations of braced wall panels
- A certificate of inspection of the sawn lumber is required in lieu of grade stamps on lumber
- Indicate size and spacing of existing roof rafters and ceiling joists and type of roof sheathing and roofing shingles
- HVAC heat loss/gain calculations and floor plans
- Size and type of electrical service to be installed (new electric service is required to be underground)

Please let me know if you have any questions.

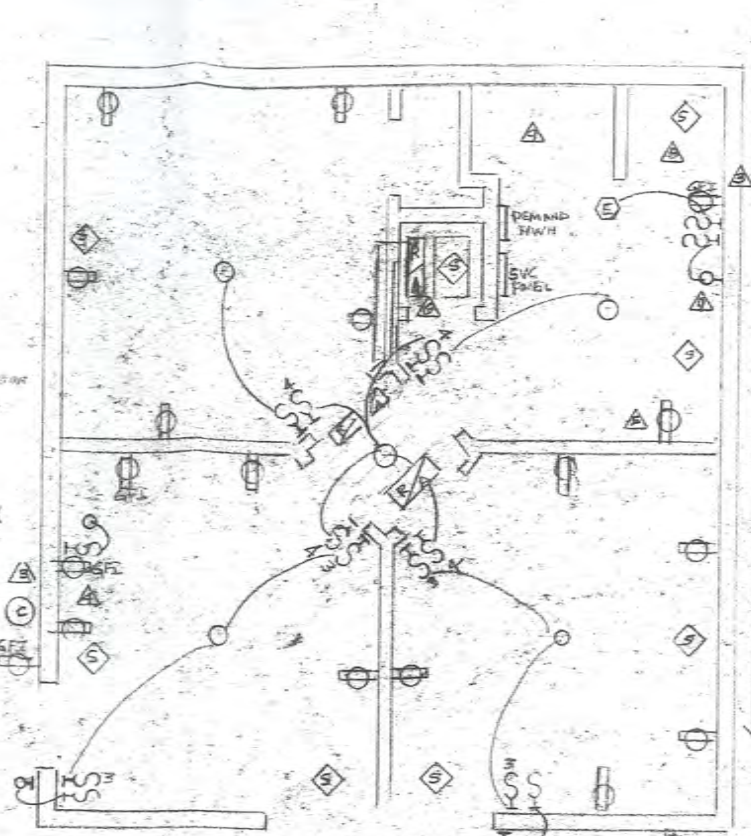
Best,

Christie Voelker  
Planner I  
City of Kirkwood  
139 S. Kirkwood Rd  
Kirkwood, MO 63122  
314-822-5899  
voelkece@kirkwoodmo.org

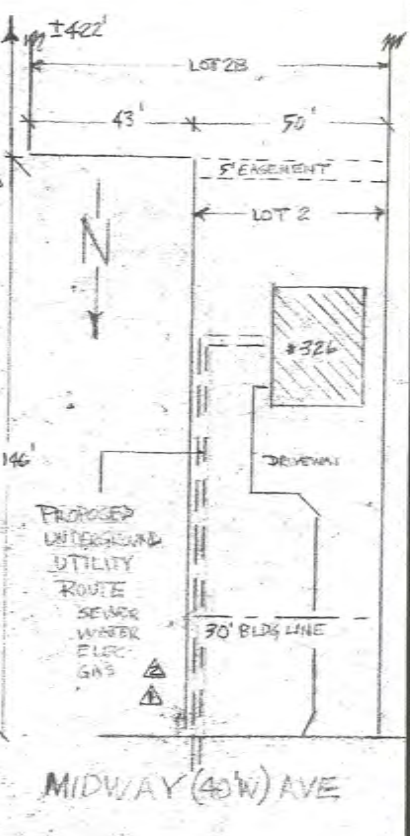


EXIST'G OUTBUILDING DIMENSIONAL SECTION  
SCALE 7/8" = 10'

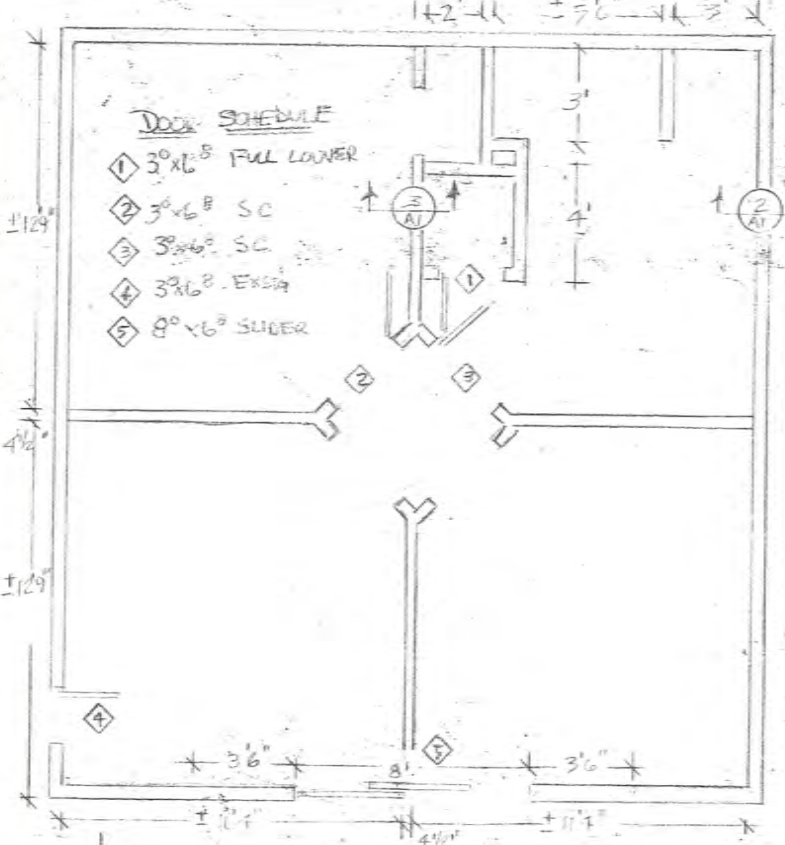
- LEGEND/NOTES - MEP**
- MECHANICAL**
- ⊖ AIR HANDLED GAS HEAT ELECTRIC COOL DIFFUSER - 6" ROUND
  - ⊖ DUCTED ROOM AIR
  - ⊖ COND UNIT ELEC COIL
- ELECTRICAL**
- ⊖ DIRECT OUTLET / GFI NOTED
  - ⊖ CEILING FIXTURE
  - ⊖ WALL FIXTURE THROUGH ROOM
  - ⊖ EXHAUST FAN / DUCT TO DAYLITE
  - ⊖ SVC PANEL 20 AMP 120/240V
- PLUMBING**
- REFER TO FLOOR PLAN / SITE PLAN FOR LOCATION
- ⊖ NEW SEWER LINE
  - ⊖ NEW WATER SUPPLY
  - ⊖ FREEZE PROOF HOSE BIBB
  - ⊖ KITCHEN SINK
  - ⊖ LAUNDRY HOOKUPS
  - ⊖ FLOOR DRAIN
  - ⊖ VANITY - 36" HEIGHT
  - ⊖ TOILET
  - ⊖ WALK-IN SHOWER



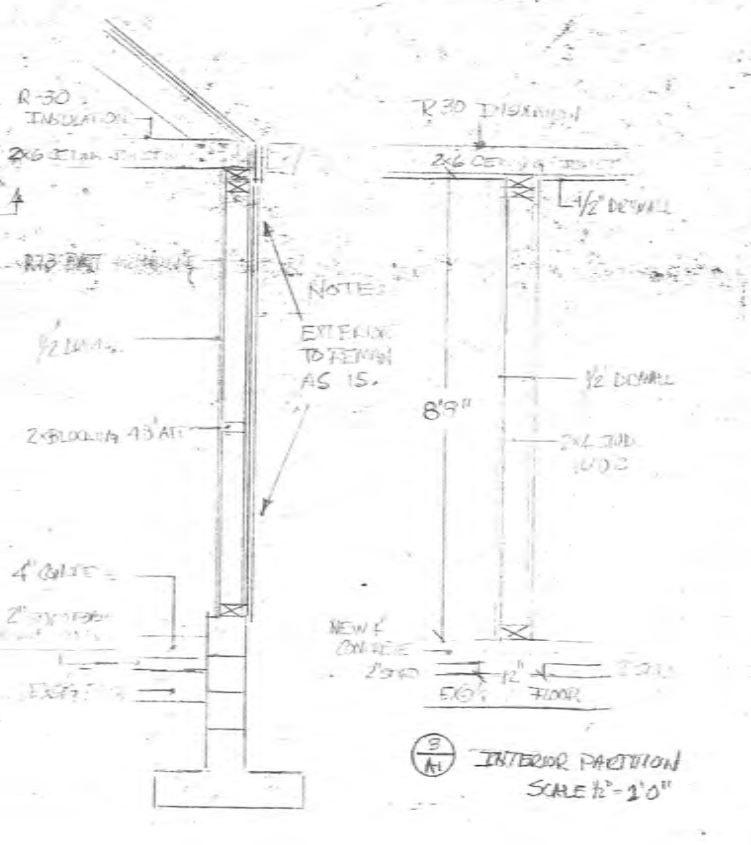
MEP PLAN SCALE 1/4" = 10'



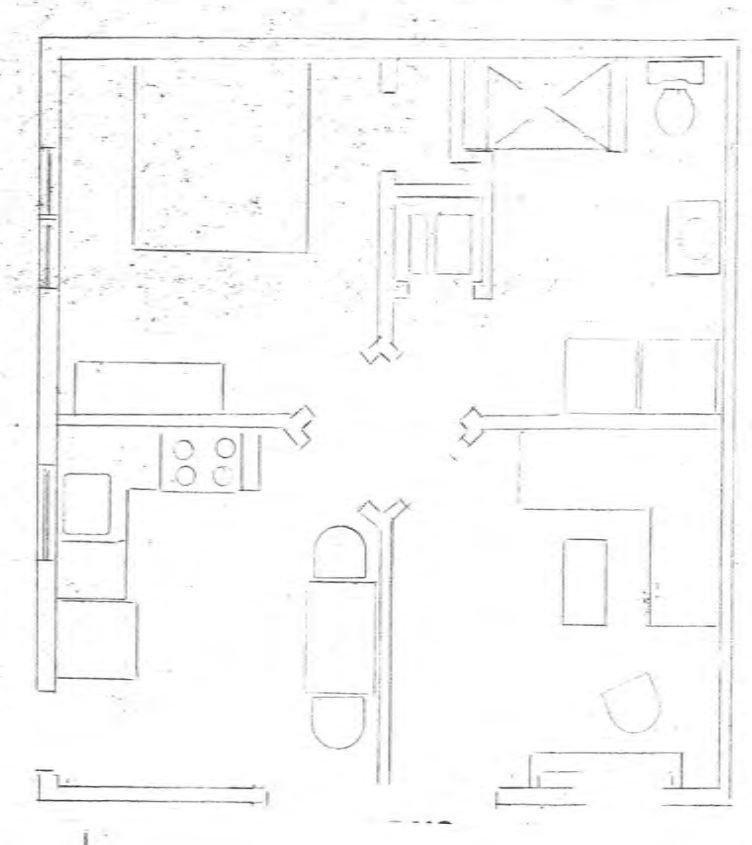
SITE PLAN SCALE 1" = 30'



INTERIOR WALL CONSTRUCTION  
SCALE 1/4" = 10'



EXTERIOR WALL SCALE 1/2" = 10'



FLOOR PLAN SCALE 1/4" = 10'

REVISIONS	BY

INTERIOR FINISH / UTILITY CONNECTION  
 BOB OTT  
 326 MIDWAY  
 KIRKWOOD MO 63122

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A1
OF 1 SHEETS

Exhibit 8 is the Kirkwood Code of Ordinances, including the Zoning Ordinance, the Comprehensive Plan and the Zoning District Map, which are or may hereafter be in force.

CITY'S EXHIBIT NO. 8

## Case Summary

Case Number	06-2023				
Zoning District	R-4				
Project Address	1 Pleasant Ct				
Applicant Name	Matthew Finan				
Property Owner	Matthew Finan				
Article	VI	Section	25-48	Sub-Section	25-48(b)(2)(ii)
Variance Request	Front yard setback for new single-family residence along Pleasant Ct				
Required	38.73'				
Proposed	35.73'				
Variance Requested	3'				
Article	VI	Section	25-48	Sub-Section	25-48(f)(2)(i)
Variance Request	The width of an attached garage with an entrance facing the front yard shall not exceed 55% of the overall width of the façade of the principal structure (inclusive of the garage).				
Required	55% or less				
Proposed	63% (22.42' garage width/35.42' façade width)				
Variance Requested	8%				

History of address: N/A

Summary Approved by: AGL



# 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** 1 Pleasant Court

**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 Matthew Finan Phone 636-236-8051

Address 435 S. Fillmore Ave.

City/State/Zip Kirkwood, MO 63122 E-mail matthew.finan@outlook.com

Applicants Signature \_\_\_\_\_ Date \_\_\_\_\_

**Property Owner Information (if different from above):**

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_ E-mail \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

*City Use Only*

Meeting Date: June 12, 2023

Case #: 6-2023

Zoning District: R-4

Received by: AGL



**CITY'S EXHIBIT NO. 1**



May 12, 2023

Board of Adjustment c/o City Planner, Kirkwood  
139 South Kirkwood Rd.  
Kirkwood, MO 63122

Re: Finan Residence  
1 Pleasant Court  
Kirkwood, MO 63122



Members of the Board:

This letter is to request two variances for the new home to be built at 1 Pleasant Court, in the R4 Zoning District. The first variance requested is to the required front yard setback from Pleasant Court. Per Section 25-48 Site development standards for residential zoning districts [Ord. No. 10702, 2-18-2021] subsection (b)(2)(ii), the front setback off Pleasant Court required is 38.73', based on the average frontages of the existing houses within 200' of the subject property. There are four houses on Pleasant Court that contribute to this calculation with setbacks of 35.8', 51.7', 32.6' and 34.8'. We are requesting a 3' variance to this setback resulting in a front yard setback of 35.73'.

The second variance requested is to the garage design requirements as laid out in 25-48 Site development standards for residential zoning districts [Ord. No. 10702, 2-18-2021] subsection (f)(2)(i); which requires that the width of an attached garage with an entrance facing the front yard shall not exceed 55% of the overall width of the façade of the principal structure (inclusive of the garage). We are requesting a variance of 8% (2'-11") to allow for a garage width that is 63% of the overall width of the façade.

#### Variance to Front Yard Setback

The recently built house at 7 Pleasant Court is an anomaly on the street with its front yard at 51.7' (by owner's choice) due to the wedge shape of the lots on the cul-de-sac. If 7 Pleasant Court was not considered in this calculation, the front yard setback at 1 Pleasant Court would be 34.4'; less than the platted 35' front yard and required 35' front yard setback in zone R4. The more typical 34.4' also happens to be greater than the existing 32' front yard setback of the existing home at 1 Pleasant Court.

We believe the intent of the ordinance is to create a consistent and harmonious street frontage within neighborhoods. Due to the inclusion of 7 Pleasant Court in the setback calculation, an inharmonious street frontage occurs if the new house at 1 Pleasant Court is set 3.73' behind the platted frontage for the street. The code is written and illustrated to calculate setbacks based on a linear street with lots of similar size and usage. In this instance, the Code works in opposition and hinders the spirit it was intended to uphold since a cul-de-sac does not allow for similar size and usage of adjacent lots.

The hardship encountered on this site is that, due to the strict interpretation of subsection (b)(2)(ii), the frontage of 1 Pleasant Court is inharmonious with the typical neighborhood frontage due to 7 Pleasant Court having a front yard setback well in excess of the Zoning Code of Kirkwood. We request that the required front yard setback off Pleasant Court of 38.73' be reduced by 3' to result in a front yard setback of 35.73'.

#### Variance to Garage Design Requirements

With this property being a corner lot, the homeowners have chosen to make Washington Avenue the primary front of their home. As a result of this the majority of the living spaces in the home extend further away from the Pleasant Court end of the house. Naturally this creates a narrower frontage along Pleasant Court. Furthermore, access from this end of the house is paramount as this is the higher part of the site which lends itself to a wheelchair accessible garage entry (father is non-ambulatory) and basic mudroom type support.

Unfortunately, the zoning requirement requires a wider facade within 8 feet of the garage face to avoid a garage with a snout-nosed appearance. Architecturally we prefer a more varied massing as we wrap the corner, creating a softer and less boxy appearance. The "overall width of the façade of the principal residence" including the 2 story features as we wrap the corner are immediately visible and play a significant role in replacing the need to be wider on this façade.



The hardship encountered is that Pleasant Court is the correct end of the house for the 2-car accessible garage and mudroom, but since the house fronts to Washington Ave with the majority of the living space further back in the site we have to handle the spirit of the ordinance in a different manner. For example, the covered porch on this end of the house projects out in front of the face of the garage concealing it. This hierarchy and the elevational relief as we wrap the corner creates a graceful building to view. In order to strictly adhere to subsection (f)(2)(i), we would need to unnecessarily add to the lot coverage and floor area of the residence.

The homeowners of 1 Pleasant Court, Matthew and Ashley Finan, intend to construct a 2-story house for their family that will meet their needs as well as conform to essential character of the neighborhood. The Finans are long-time Kirkwood residents; Ashley attended St. Peter Elementary, Kirkwood High School and has been a resident of Kirkwood for over 30 years. Matt is a 13-year active service member and UH-60 Blackhawk pilot in the Missouri Army National Guard. It is their intention to construct a new home in a practical manner, consistent with the architecture and setting of the existing neighborhood. The new home will conform to the site coverage and floor area ratio requirements. The improvements will not affect neighboring properties visually or practically by limiting light or increasing water runoff. The proposed home will be in keeping with the architectural style and materials of the existing neighborhood.

Respectfully submitted,

Matthew Finan

Prepared by: Jim Bulejski, Architect



WHERE COMMUNITY AND SPIRIT MEET™

June 7, 2023

Matthew Finan  
435 Fillmore Ave  
Kirkwood, MO 63122

Sent via email to: [matthew.finan@outlook.com](mailto:matthew.finan@outlook.com)

RE: Variance Requests  
Case No. 06-2023  
1 Pleasant Ct  
Zoning District R-4

Dear Mr. Finan:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing on June 12, 2023, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person 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 variances.

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(b)(2)(ii) of the Zoning and Subdivision Code requires a front yard setback of 38.73 feet in this particular instance. The new single-family residence you wish to construct will provide a front yard setback of 35.73 feet. This is 3 feet closer to the front yard property line than allowed by the Zoning and Subdivision Code.

Article VI, Section 25-48, Sub-section 25-48(f)(2)(i) of the Zoning and Subdivision Code requires that the width of an attached garage with an entrance facing the front yard shall not exceed 55% of the overall width of the facade of the principal structure (inclusive of the garage.). You are proposing a front-facing attached garage on a new single-family residence, the width of which will comprise 63% of the overall width of the façade of the

CITY'S EXHIBIT NO. \_\_\_\_\_

3

residence. This is 8% more than what is allowed by the Zoning and Subdivision Code.

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:

- (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. I have also attached a City Memorandum which provides more details on what is considered a front façade for front-facing attached garages. This memorandum will be included as one of the exhibits for the case.

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

Sincerely,

CITY OF KIRKWOOD

Lauren Hoerr  
Planner I

Encl. Meeting Agenda

Encl. City Memorandum: "I-7 – Front Façade Interpretation as it Relates to Section 25-48(F) Garage Design and Setback"

# MEMORANDUM

**TO:** FILE - INTERPRETATION  
**FROM:** CHRISTIE VOELKER, PLANNER I *CEV*  
**REVIEWED BY:** JONATHAN RAICHE, DIRECTOR OF PLANNING &  
DEVELOPMENT SERVICES *JDR*  
**SUBJECT:** I-17 – FRONT FAÇADE INTERPRETATION AS IT RELATES TO SECTION 25-48(F) GARAGE DESIGN AND SETBACK  
**DATE:** APRIL 15, 2022



Section 25-48(f) of the Zoning and Subdivision Code dictates garage design and setback in residential districts. According to this section:

The width of an attached garage with an entrance facing the front yard shall not exceed 55% of the overall width of the façade of the principal structure (inclusive of the garage).

Section 25-48(f) additionally states that:

The front façade of an attached garage shall not project beyond the façade of the residential portion of the house unless the garage is adjacent to a porch, in which case it may project up to eight feet.

Instances have arisen of applicants proposing creative configurations to meet the above requirements. In order to uphold the intention of the Zoning and Subdivision Code and provide consistent application of the code by staff, it is necessary to more clearly define what counts as the façade in both instances. Section 25-104 of the Zoning and Subdivision Code defines "façade" as:

The exterior walls of a building or building face exposed to public view; the exterior face of a building that gives it a distinctive character.

Staff has determined that all walls parallel to the front wall of a house and within an 8-foot depth of said wall are to be included in the façade for calculations pertaining to Section 25-48(f). This determination is based upon the fact that the steering committee for the 2021 Zoning and Subdivision Code considered 8 feet to be the maximum distance a garage may project from the residential portion of the home (see Figures 1 and 2) without dominating the character of the home and therefore still being considered contributory to the overall front facade.

In regards to the garage width requirement, the portion of the residence that is to count towards the total façade width must be within 8 feet of the front plane of the house (see Figures 3 and 4), whether the front plane is garage or residence.

In regards to the garage projection rule, in addition to being adjacent to a porch, two thresholds must be met: 1) the residential portion of the façade from which the garage projects must maintain at maximum the eight-foot distance for at least 50 percent of its frontage in order to be considered the façade, and 2) the exterior corner of the residential façade shall be a maximum of 8 feet from the front of the projecting garage (see Figures 5 and 6).

Figure 1

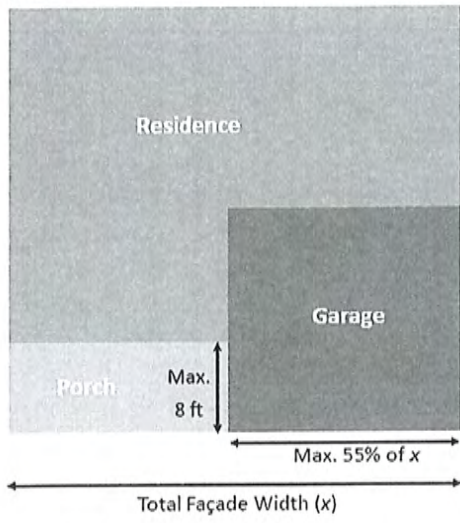


Figure 2

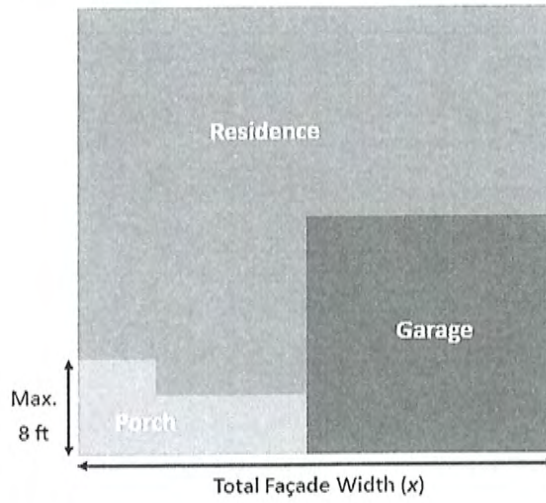


Figure 3

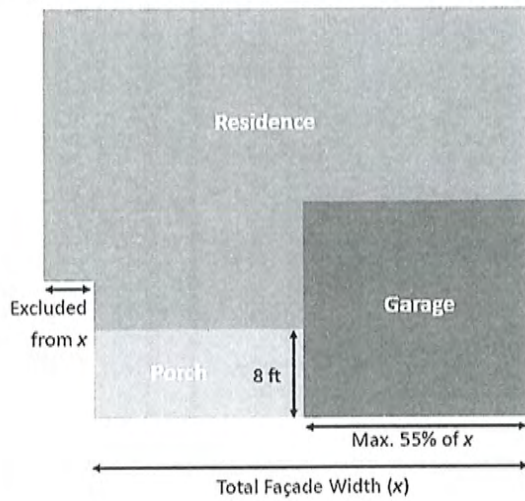


Figure 4

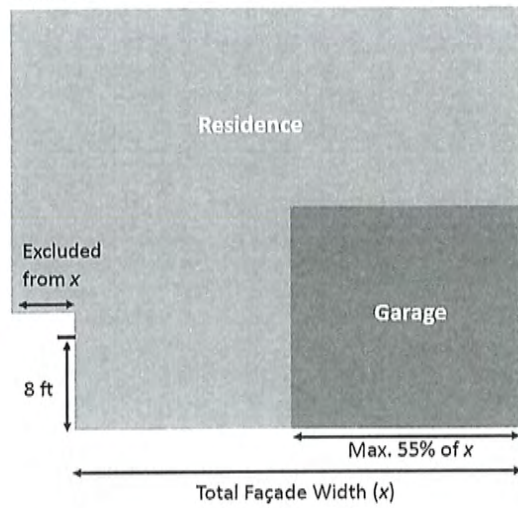


Figure 5

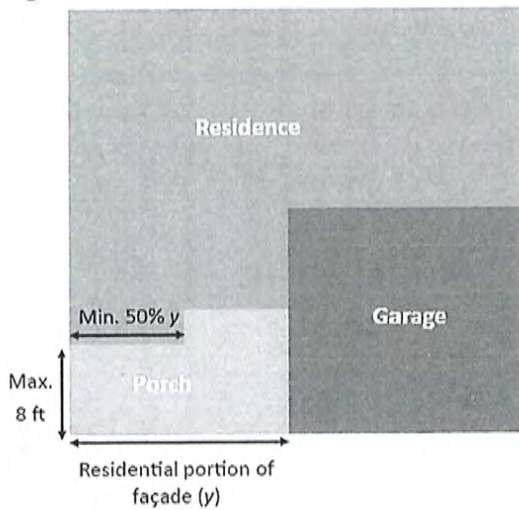
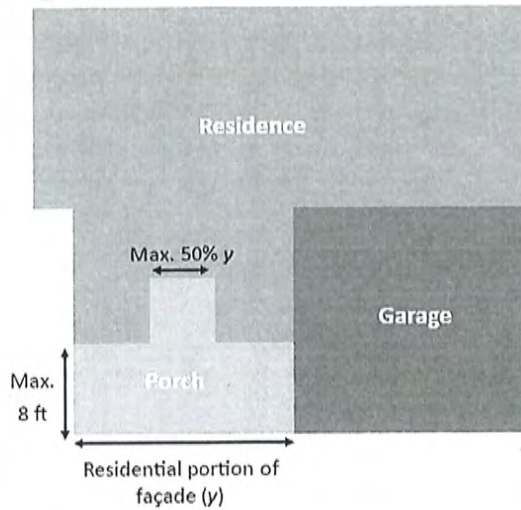
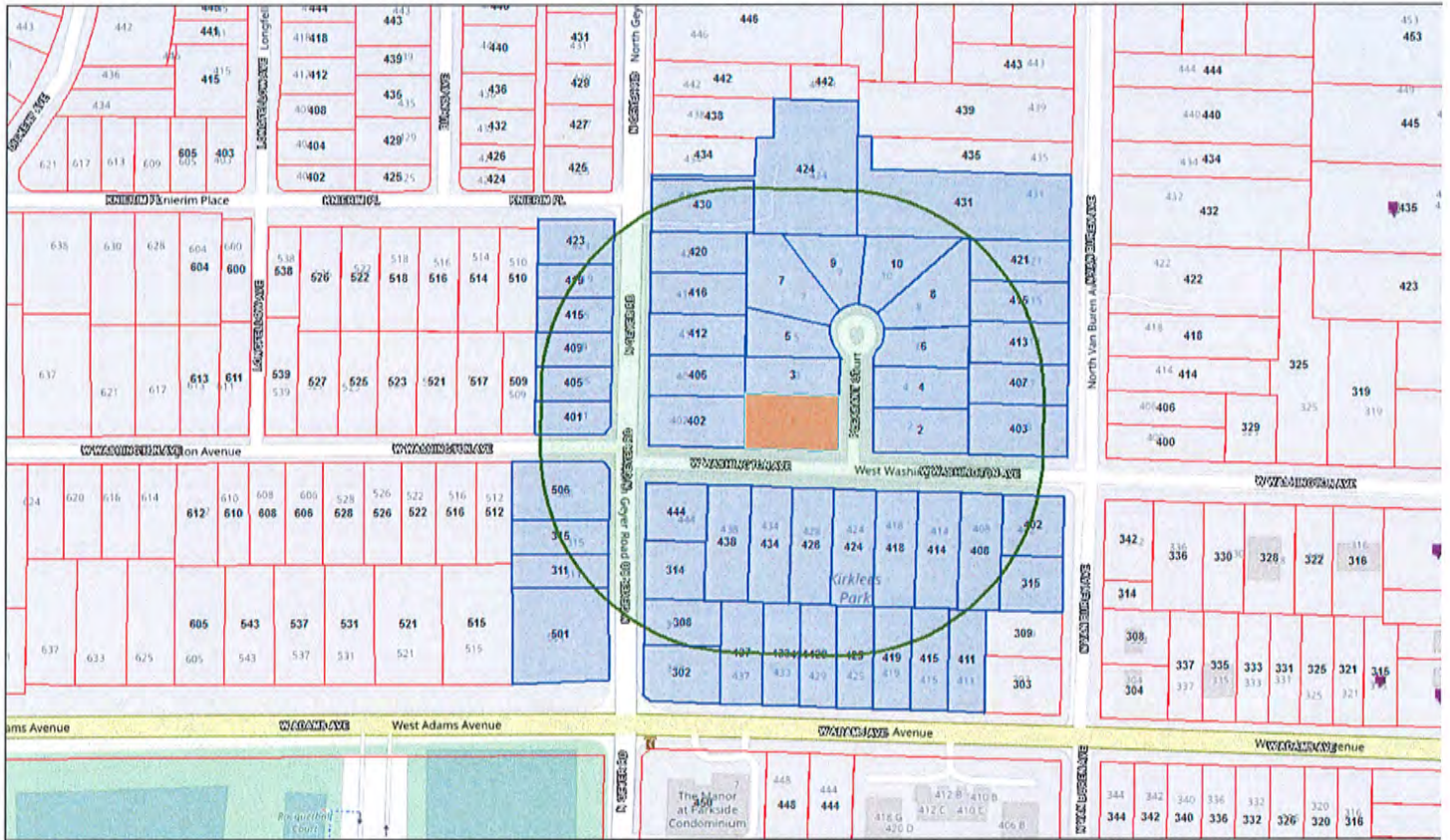


Figure 6



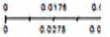


### City of Kirkwood Basemap



5/23/2023, 10:52:03 AM

- Parcels
- Districts
- Street Centerline
- National Register
- Local Register
- Landmarks
- Landmarks



Map data © OpenStreetMap

City of

CITY'S EXHIBIT NO. 6

TAYLOR SHELDON D  
302 N GEYER RD  
SAINT LOUIS, MO 63122

STREB ROBERT J & MARGARE...  
110 N GEYER RD  
SAINT LOUIS, MO 63122

LUCAS ROBERT A RITA F  
401 N GEYER RD  
SAINT LOUIS, MO 63122

STL HOMEBUYERS LLC  
34 N BRENTWOOD BLVD SUITE...  
SAINT LOUIS, MO 63105

BAXTER VIVIAN L LIVING TRUS...  
402 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

MEYER ANDREW S & ELIZABE...  
405 N GEYER RD  
SAINT LOUIS, MO 63122

SAYLES KELLY L  
415 W ADAMS AVE  
SAINT LOUIS, MO 63122

MCNULTY COLIN & JULIE T/E  
408 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

BRUSS CHRISTOPHER C  
409 N GEYER RD  
SAINT LOUIS, MO 63122

ORR BRIAN J LYNNE E H/W  
419 W ADAMS AVE  
SAINT LOUIS, MO 63122

COATES STEPHEN C & LORRAI...  
414 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

SANDERS KATHLEEN J  
415 N GEYER RD  
SAINT LOUIS, MO 63122

ROGERS MICHAEL J & MARGA...  
429 W ADAMS AVE  
SAINT LOUIS, MO 63122

LODEN DAMIEN B & ANNE L T/E  
418 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

TOMASOVIC ELIZABETH A & JO...  
1067 PINEGATE  
SAINT LOUIS, MO 63122

ST LOUIS COUNTY TRUSTEE  
41 S CENTRAL AVE  
SAINT LOUIS, MO 63105

HLINKA MARTIN & LYDIA T/E  
424 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

BURNS WILLIAM G JR TRUSTE...  
423 N GEYER RD  
SAINT LOUIS, MO 63122

RUDIN ELYSE N & ERIK R T/E  
433 W ADAMS AVE  
SAINT LOUIS, MO 63122

IQBAL SHERIFA FATIMA LIVING ...  
428 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

TOTHEROW JOSEPH C.& KAMA...  
425 W ADAMS AVE  
SAINT LOUIS, MO 63122

HISSERICH JOHN J II TR ETAL  
437 W ADAMS AVE  
SAINT LOUIS, MO 63122

HEINES JAMES HARRY & JENNI...  
543 W ADAMS AVE  
SAINT LOUIS, MO 63122

GILLETTE M PATRICE & RICHA...  
2 PLEASANT CT  
SAINT LOUIS, MO 63122

STEWART MICHAEL J & LYNN E...  
308 N GEYER RD  
SAINT LOUIS, MO 63122

HEALEY STEVEN P JULIE R H/...  
438 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

GOLDKAMP CALEB J & LISA K ...  
7 PLEASANT CT  
SAINT LOUIS, MO 63122

ABEL PETER & SHARON SAEY ...  
315 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

POTTER NADINE A FAMILY LIVI...  
444 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

FLOYD KEVIN & GAIL H/W  
10 PLEASANT CT  
SAINT LOUIS, MO 63122



PRAH SHARON S  
63 BERRY ROAD PARK  
SAINT LOUIS, MO 63122

BRODERICK SUSAN REVOCAB...  
403 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

SEIBERT DANIEL J & HARTMAN...  
506 W WASHINGTON AVE  
SAINT LOUIS, MO 63122

KETTLER ROBYN B REVOCABL...  
416 N GEYER RD  
SAINT LOUIS, MO 63122

CRAIG RYAN A & SARA H B H/W  
9 PLEASANT CT  
SAINT LOUIS, MO 63122

DILLENDER ROBB  
315 N GEYER RD  
SAINT LOUIS, MO 63122

LONG JOHN A KAREN S  
8 PLEASANT CT  
SAINT LOUIS, MO 63122

WIKETE DONALD LEE & PATRIC...  
420 N GEYER RD  
SAINT LOUIS, MO 63122

BUSH LINDA WELCH  
311 N GEYER RD  
SAINT LOUIS, MO 63122

CARR LIVING TRUST  
413 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

LYSELL JAMES P & CAROL A H/...  
421 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

LANE THOMAS M & WHITNEY G...  
501 W ADAMS AVE  
SAINT LOUIS, MO 63122

ROCKMAN HELEN T  
6 PLEASANT CT  
SAINT LOUIS, MO 63122

IEZZI CAROLYN & CAMPBELL C...  
412 N GEYER RD  
SAINT LOUIS, MO 63122

FARRIS VALERIE GAIL  
1 PLEASANT CT  
SAINT LOUIS, MO 63122

RUDER TRUST  
415 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

MILLS NICOLE DYANNE  
406 N GEYER RD  
SAINT LOUIS, MO 63122

LENZ FRED A MARY E  
3 PLEASANT CT  
SAINT LOUIS, MO 63122

SMITH RAYMOND E JR & MAUR...  
402 N GEYER RD  
SAINT LOUIS, MO 63122

KING KEVIN P & JESSICA L H/W  
424 N GEYER RD  
SAINT LOUIS, MO 63122

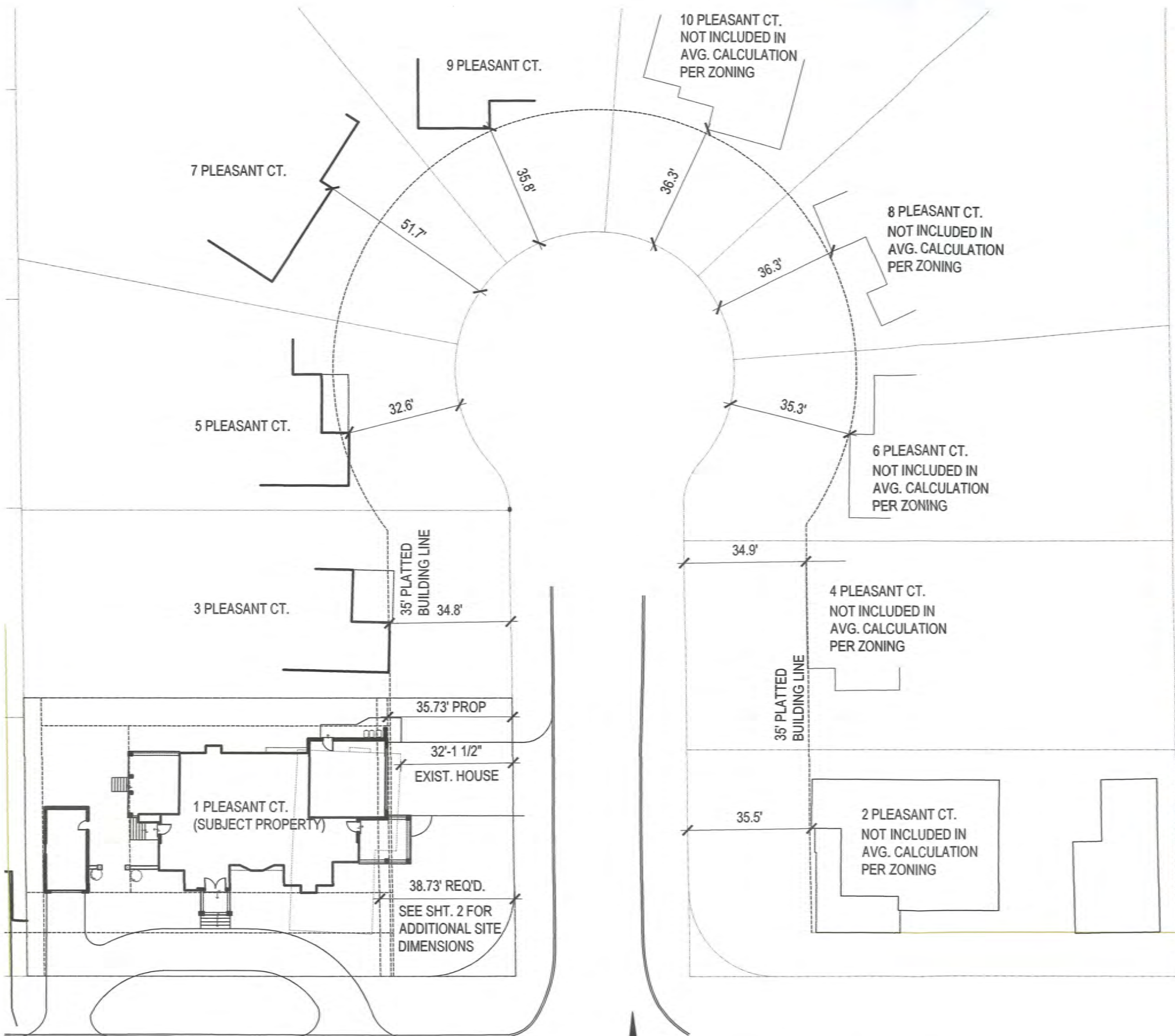
ETLING LOIS C TRUSTEE  
407 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

GAAL ERIC & SUSAN H/W  
431 N VAN BUREN AVE  
SAINT LOUIS, MO 63122

PRAH SHARON S  
63 BERRY ROAD PARK  
SAINT LOUIS, MO 63122

KING KEVIN P & JESSICA L H/W  
424 N GEYER RD  
SAINT LOUIS, MO 63122





# NEIGHBORHOOD SITE PLAN

1/32" = 1'-0"



EXISTING HOUSE AT 1 PLEASANT COURT



EXISTING HOUSE

1 PLEASANT COURT

date: 5/12/2023  
 VARIANCE: 5/12/2023  
 JIM BULEJSKI ARCHITECTS  
 345 MARSHALL AVE. SUITE 100 ST. LOUIS, MO 63119  
 PHONE: 314.862.4705 • FACSIMILE: 314.862.8702  
 E-MAIL: JIM@JBARCHITECT.COM

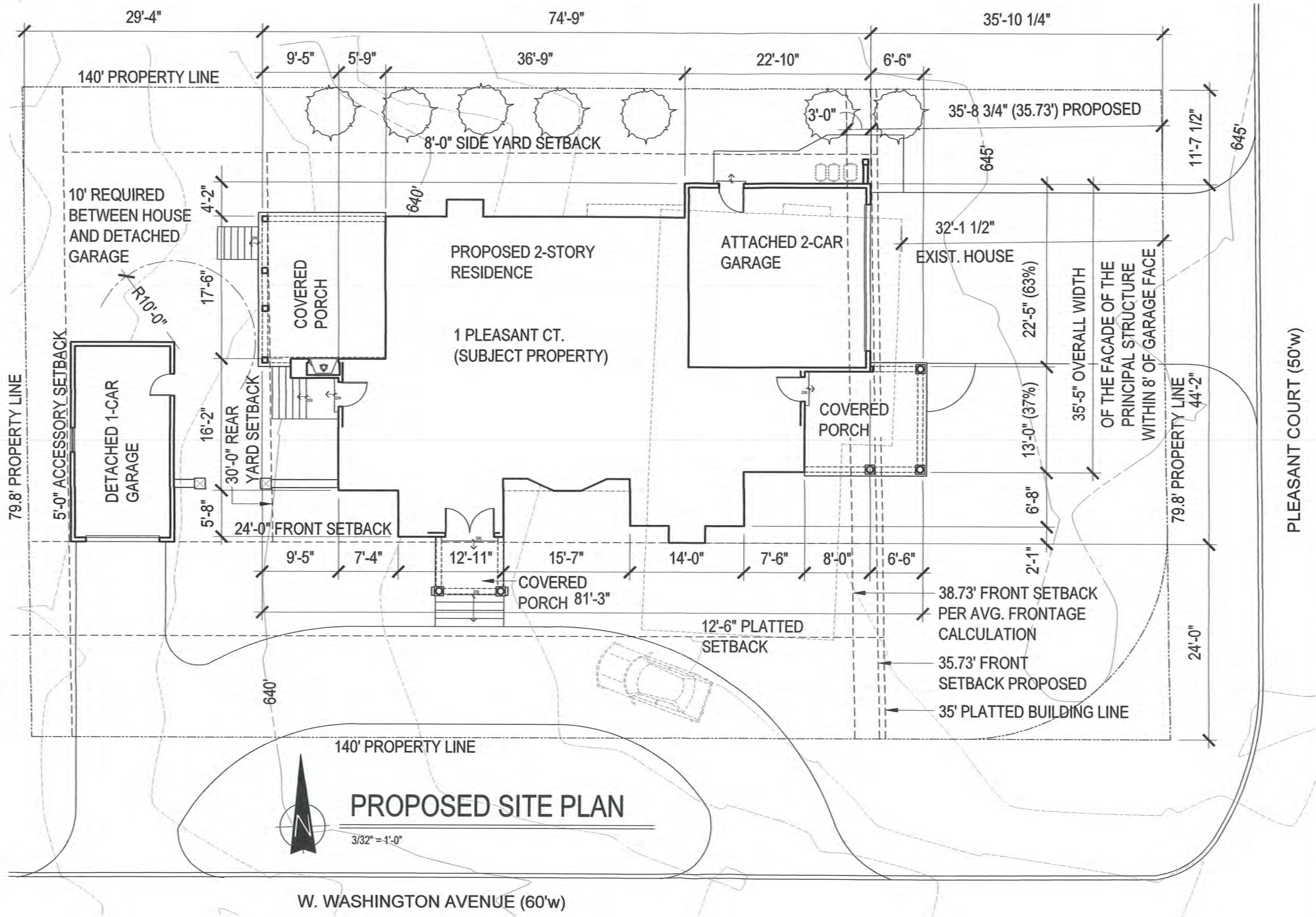
PRELIMINARY NOT FOR CONSTRUCTION

NEW RESIDENCE FOR:  
 Matthew and Ashley Finan  
 1 Pleasant Court  
 Kirkwood, MO 63122

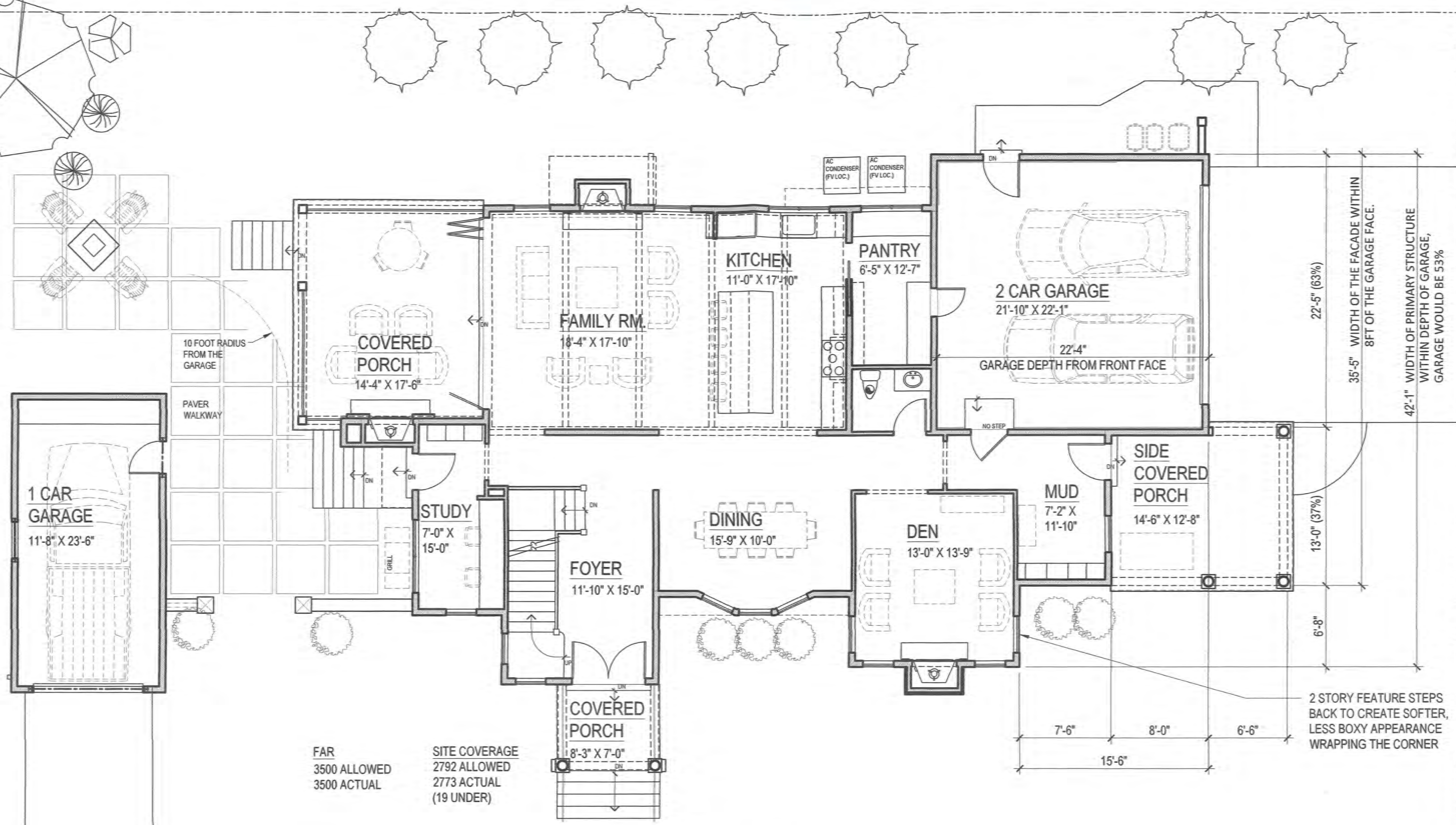
NEIGHBORHOOD SITE PLAN

sheet: 1 of 05

CITY'S EXHIBIT NO. 8

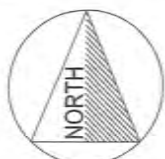


<b>sheet:</b> <span style="font-size: 2em; font-weight: bold;">2</span> of 05	<b>SITE PLAN</b>	NEW RESIDENCE FOR: <b>Matthew and Ashley Finan</b> 1 Pleasant Court Kirkwood, MO 63122	<b>date:</b> 5/12/2023 <b>JIM BULEJSKI ARCHITECTS</b> <small>345 MARSHALL AVE. SUITE 100 • ST. LOUIS, MO 63119          PHONE: 314-922-8700 • FACSIMILE: 314-922-8700          E-MAIL: JIM@BARCHITECT.COM</small>
	<b>PRELIMINARY NOT FOR CONSTRUCTION</b>		



FAR  
3500 ALLOWED  
3500 ACTUAL

SITE COVERAGE  
2792 ALLOWED  
2773 ACTUAL  
(19 UNDER)



# FIRST FLOOR PLAN

1/8" = 1'-0"

2 STORY FEATURE STEPS  
BACK TO CREATE SOFTER,  
LESS BOXY APPEARANCE  
WRAPPING THE CORNER

**date:** 5/12/2023

**JIM BULELSKI ARCHITECTS**  
345 MARSHALL AVE SUITE 100 ST. LOUIS, MO 63119  
PHONE: 314.962.0700 • FACSIMILE: 314.962.9700  
EMAIL: JIM@JBARCHITECT.COM

**PRELIMINARY NOT FOR CONSTRUCTION**

**NEW RESIDENCE FOR:**  
**Matthew and Ashley Finan**  
1 Pleasant Court  
Kirkwood, MO 63122

**FIRST FLOOR PLAN**

**sheet:** 3 of 05



# SOUTH (FRONT) ELEVATION

1/8" = 1'-0"

FACING W. WASHINGTON AVE.



# EAST (FRONT) ELEVATION

1/8" = 1'-0"

FACING PLEASANT COURT

date: 5/12/2023

JIM BULEJSKI  
ARCHITECTS  
345 MARSHALL AVE. SUITE 100 • ST. LOUIS, MO 63119  
PHONE: 314-962-6700 • FACSIMILE: 314-982-2700  
E-MAIL: JIM@BARCHITECT.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NEW RESIDENCE FOR:  
Matthew and Ashley Finan  
1 Pleasant Court  
Kirkwood, MO 63122

ELEVATIONS

sheet:

4

of 05



**NORTH ELEVATION**

1/8" = 1'-0"



**REAR (WEST) ELEVATION**

1/8" = 1'-0"

date: 5/12/2023  
 VARIANCE:  
 JIM BULEJSKI ARCHITECTS  
 345 MARSHALL AVE • SUITE 100 • ST. LOUIS, MO 63118  
 PHONE: 314-962-8700 • FACSIMILE: 314-962-8702  
 E-MAIL: JIM@BARCHITECT.COM

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

NEW RESIDENCE FOR:  
 Matthew and Ashley Finan  
 1 Pleasant Court  
 Kirkwood, MO 63122

ELEVATIONS

sheet:

5

of 05

Exhibit 9 is the Kirkwood Code of Ordinances, including the Zoning Ordinance, the Comprehensive Plan and the Zoning District Map, which are or may hereafter be in force.

CITY'S EXHIBIT NO. 9



## Case Summary

Case Number	07-2023				
Zoning District	R-3				
Project Address	525 Dickson St.				
Applicant Name	Rex Pearl				
Property Owner	Rex Pearl				
Article	VI	Section	25-48	Sub-Section	25-48(b)(2)(ii)
Variance Request	Front yard setback for new single-family residence				
Required	128.50'				
Proposed	52.70'				
Variance Requested	75.80'				

History of address: At the July 12, 2004 meeting, the Board of Adjustment denied a rear yard setback variance of 23' for an addition to a single-family residence. At the May 8, 2023 meeting, the Board denied a front yard setback variance of 78.50' for a new single-family residence.

Summary Approved by: AGL



# 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,
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- 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 525 JACKSON ST. KIRKWOOD MO 63122

Type of Work:  New Construction  Addition  Other \_\_\_\_\_

Type of Structure:  Single-family  Multi-family  Commercial  Accessory  
 Other \_\_\_\_\_

Has a previous variance application been filed on these premises within the last three (3) years?  
 Yes  No \*If yes, provide available information that may affect this application.

**I hereby certify that all the information provided, including that contained in any supporting documents submitted, is true and accurate to the best of my knowledge and belief.**

Applicant Information:  Property Owner  Occupant  Contractor  Architect  Other DONEL UNDER CONTRACT

Name DEX TEARL Phone 314-220-9555

Address 58 HILL DR.

City/State/Zip GLENSALE MO 63122 E-mail TEARL.CONSTRUCTION@SBCGLOBAL.NET

Applicants Signature [Signature] Date 5/15/23

### Property Owner Information (if different from above):

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_ E-mail \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

City Use Only

Meeting Date: \_\_\_\_\_

Case #: \_\_\_\_\_

Zoning District: \_\_\_\_\_

Received by: \_\_\_\_\_



CITY'S EXHIBIT NO. 1

①

May 15, 2023

Kirkwood Board of Adjustment

RE: 525 Dickson St  
Kirkwood MO 63122

To Whom it may concern,

We are requesting a front yard setback variance for the above address.

The existing single family residence will be demolished and a new single family residence will be built on this lot. Upon removal of the existing residence, per zoning code section 25-48 (b) (2) (ii) this lot will have no buildable area due to the large front yard setback of the existing house directly north of this lot at 535 Dickson St.

Due to this large set back of the adjacent property along with this lot being only 1 of 2 lots within this block of Dickson we are left with the hardship of NO Buildable area.

This lot is located within the R-3 zoning district which allows for a 40' Front yard setback. We are asking the Board of Adjustment to grant us a 52.5' front yard setback. This setback will more closely match the home located at 515 Dickson St located across Crescent Dr.

We are not asking for any other variances on this lot and will adhere to the side and rear setbacks within this zoning district.

Thank you,  
Sincerely

A handwritten signature in black ink, appearing to read 'Rex Pearl', with a long horizontal line extending to the right.

Rex Pearl

CITY'S EXHIBIT NO. 2



WHERE COMMUNITY AND SPIRIT MEET™

May 30, 2023

Rex Pearl  
58 Hill Dr.  
Glendale, MO 63122

Sent via email to: [pearlconstruction@sbcglobal.net](mailto:pearlconstruction@sbcglobal.net)

RE: Variance Request  
Case No. 07-2023  
525 Dickson St.  
Zoning District R-3

Dear Mr. Pearl:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing on June 12, 2023, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person 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(b)(2)(ii) of the Zoning Code establishes the front yard setback for a lot located between an improved lot and a street. In this instance, the required front yard setback is 128.50 feet. You are proposing a new single-family residence with a front yard setback of 52.70 feet. This is 75.80 feet closer to the front property line than the Zoning Code allows. Please note that this distance is shown on your site plan to a porch and, if approved, will allow either the porch or the house to be within 52.70 feet of the front property line; the porch will not be allowed to encroach into the front yard setback established by variance without an additional variance from the Board of Adjustment.

CITY'S EXHIBIT NO. 3

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:

- (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

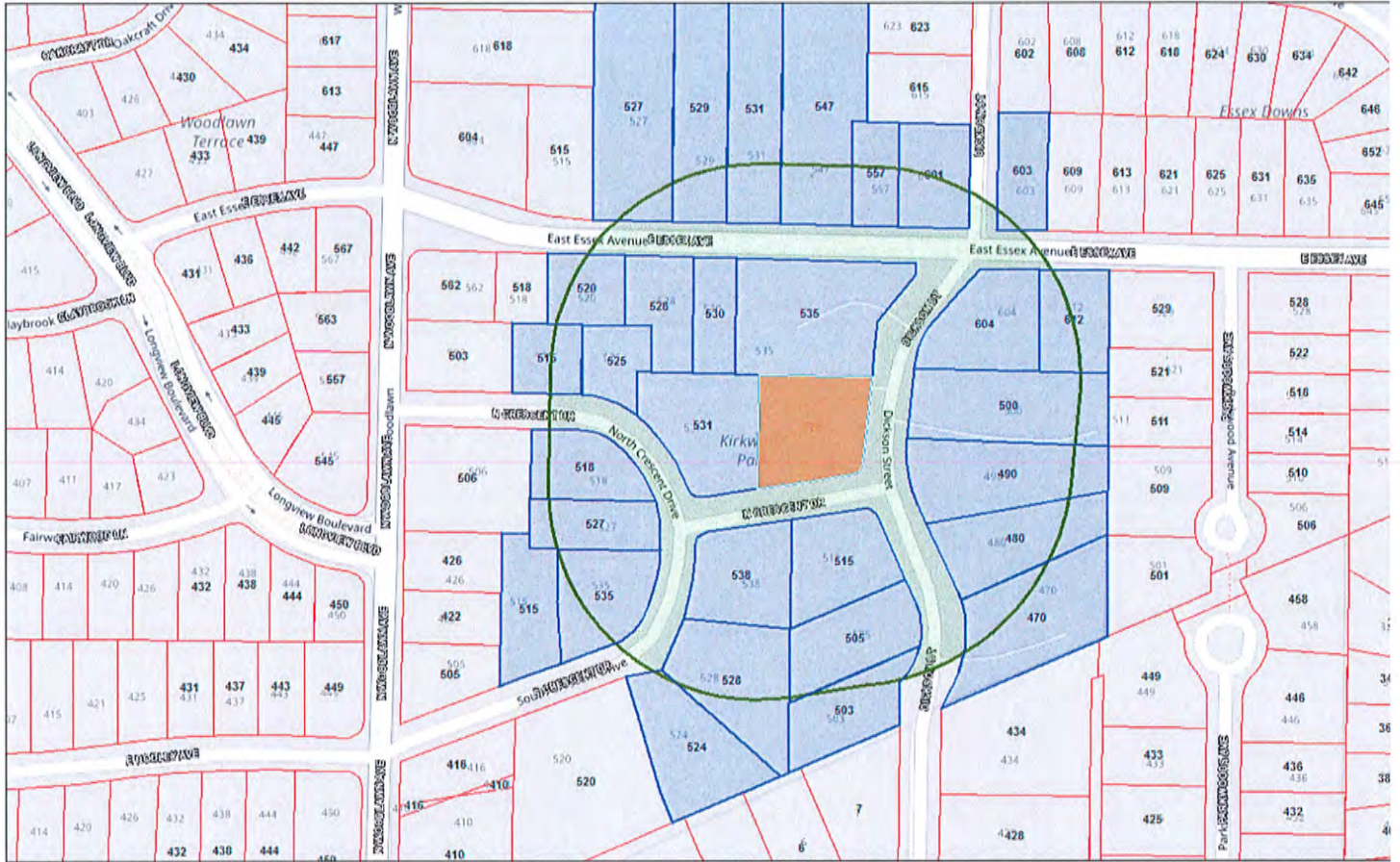


Lauren Hoerr  
Planner I

Encl. Meeting Agenda



### City of Kirkwood Basemap



5/23/2023, 11:00:27 AM

- Parcels
- Street Centerlines
- Landmarks
- Districts
- National Register
- Local Register
- Landmarks

0  
0  
Map data

CITY'S EXHIBIT NO. 5

FINLAY KEVIN & THERESA H/W  
524 S CRESCENT DR  
SAINT LOUIS, MO 63122

BEAN JASON & ANGELA T/E  
490 DICKSON ST  
SAINT LOUIS, MO 63122

FIKE ROY K & SARAH E REVOC...  
530 E ESSEX AVE  
SAINT LOUIS, MO 63122

MURPHY PATRICK & CAROL T/E  
8 ALGONQUIN LN  
SAINT LOUIS, MO 63119

HOFFMEYER NICHOLAS J & MA...  
518 N CRESCENT DR  
SAINT LOUIS, MO 63122

MCHUGH PATRICK N MARY C ...  
528 E ESSEX AVE  
SAINT LOUIS, MO 63122

OCONNELL KEVIN T & ANN FR...  
528 S CRESCENT DR  
SAINT LOUIS, MO 63122

SANSONE GREGORY G REVOC...  
28 SOMERSET DOWNS DR  
SAINT LOUIS, MO 63124

MARTIN ZACKERY TYLER & LA...  
520 E ESSEX AVE  
SAINT LOUIS, MO 63122

SEATON SCOTT KAREN H/W  
505 DICKSON ST  
SAINT LOUIS, MO 63122

RICHMOND F DOUGLAS & BEV...  
531 N CRESCENT DR  
SAINT LOUIS, MO 63122

HART DENIS R & SUZANNE M R...  
601 DICKSON ST  
SAINT LOUIS, MO 63122

COOK GREGORY R TRUST  
535 N CRESCENT DR  
SAINT LOUIS, MO 63122

LAUBER THOMAS A SUSAN S ...  
500 DICKSON ST  
SAINT LOUIS, MO 63122

RYAN MARY IDA TRUSTEE ET A...  
557 E ESSEX AVE  
SAINT LOUIS, MO 63122

WAMBLE MICHAEL E NANCY D...  
515 S CRESCENT DR  
SAINT LOUIS, MO 63122

JOHNSON DUANE E JR & KATH...  
525 N CRESCENT DR  
SAINT LOUIS, MO 63122

WILKINS MATHEW R JR & NICO...  
603 E ESSEX AVE  
SAINT LOUIS, MO 63122

BLUMEYER KAREN BILLINGS T...  
470 DICKSON ST  
SAINT LOUIS, MO 63122

FULTON DANNY D & THERESE ...  
515 N CRESCENT DR  
SAINT LOUIS, MO 63122

WILLMANN SHARON E JOHN S...  
527 E ESSEX AVE  
SAINT LOUIS, MO 63122

OTT MATTHEW F & RACHEL M ...  
538 S CRESCENT DR  
SAINT LOUIS, MO 63122

KISTLER CLAYTON & LISA T/E  
612 E ESSEX AVE  
SAINT LOUIS, MO 63122

NIENAS JONATHAN & CHERYL ...  
480 DICKSON ST  
SAINT LOUIS, MO 63122

WRIGHT DAVID & JESSICA WA...  
515 DICKSON ST  
SAINT LOUIS, MO 63122

RIDLEY WILLIAM P & CHARLOT...  
604 E ESSEX AVE  
SAINT LOUIS, MO 63122

REILLY SHARON S TRUSTEE E...  
529 E ESSEX AVE  
SAINT LOUIS, MO 63122

GAGE KELLY D & ALLISON E T/...  
527 N CRESCENT DR  
SAINT LOUIS, MO 63122

KIRCHHOFF LAWRENCE A & N...  
535 DICKSON ST  
SAINT LOUIS, MO 63122

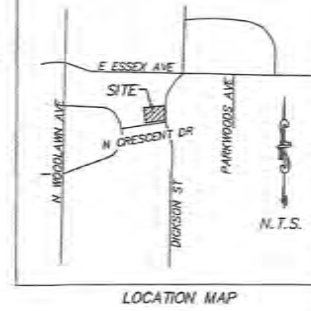
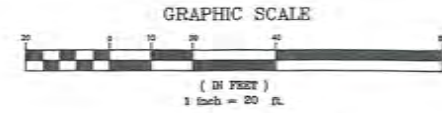
LUBER FAMILY TRUST  
547 E ESSEX AVE  
SAINT LOUIS, MO 63122



SMITH GRANT & KELLY T/E  
531 E ESSEX AVE  
SAINT LOUIS, MO 63122



A TRACT OF LAND BEING LOT 26 OF  
KIRKWOOD PARK, PLAT BOOK 6 PAGE 45,  
IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST,  
ST. LOUIS COUNTY, MISSOURI



SITE BM:  
Top of Manhole 23M2-1955 per MSO Sewer Plans.  
Near the Southwest Corner of this site.  
ELEVATION = 637.34

PROPERTY DESCRIPTION  
Lot 26 of Kirkwood Park, according to the plat thereof recorded in Plat Book 6 Page 45 of the St. Louis County Records.

GENERAL NOTES

- The easements shown on this survey were plotted from items furnished St. Louis County Surveying & Engineering by Security Title, agent for Fidelity National Title Company, LLC, per per Schedule B of File No. 50511SEC, dated January 17, 2023.
- Class of property - Urban.
- Survey Information  
(R1) Record information per Plat Book 6 Page 45.  
(R2) Record information per Deed Book 24197 Page 265.
- Bearings shown on this survey are based on magnetic observation with no declination applied.
- The curve data shown hereon was calculated using the external curve distance of 3 feet as shown the plat of Kirkwood Park subdivision as mentioned above.
- See Location Information Legend for improvement ties.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
SECURITY TITLE  
FILE NO. 50511SEC  
COMMENT DATE JANUARY 17, 2023  
SCHEDULE B-II

- Items 1-4 Standard exceptions.  
Item 5-9 Not survey related items.

LOCATION LEGEND  
Note: All location ties are perpendicular to the property lines.

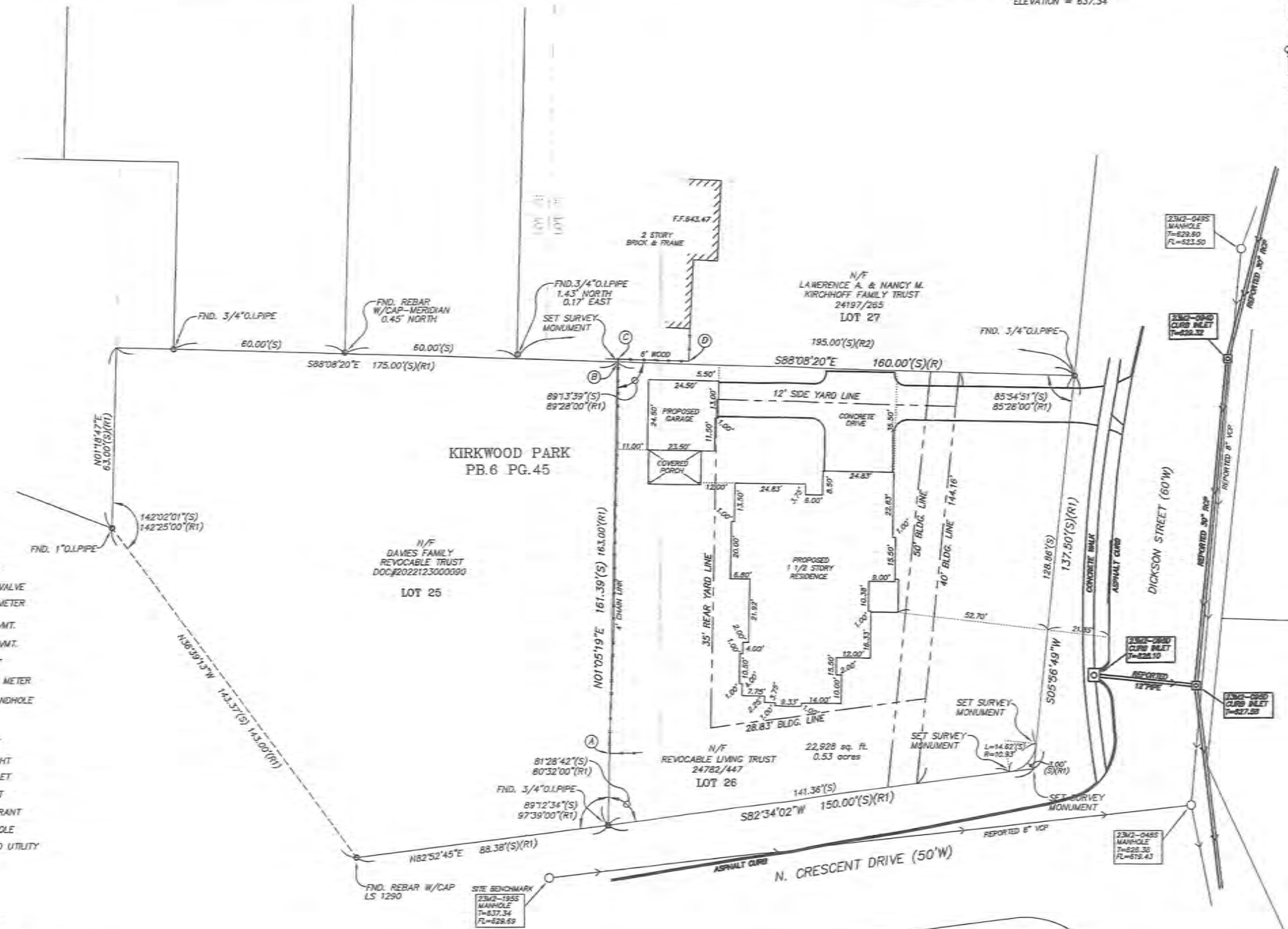
- (A) Fence corner, 0.2' West
- (B) Fence Line, 0.2' East
- (C) Fence corner, 0.9' North
- (D) Fence corner, 1.1' North

- LEGEND
- #525 ADDRESS
  - WATER VALVE
  - WATER METER
  - CONC. PYMT.
  - BRICK PYMT.
  - A.C. UNIT
  - ELECTRIC METER
  - TELE. HANDHOLE
  - TREE
  - MANHOLE
  - YARD LIGHT
  - CURB INLET
  - CLEANOUT
  - FIRE HYDRANT
  - UTILITY POLE
  - OH - OVERHEAD UTILITY
  - FENCE

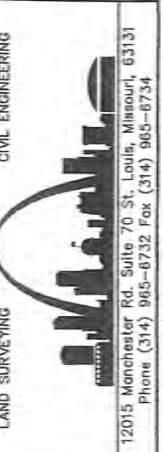
UTILITY NOTE

Underground facilities, structures, and utilities have been plotted from available surveys, and record information; and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of location, or depth of these facilities, structures, and utilities.

The Contractor is responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation, or construction of improvements. Should the actual location, size, or depth of any underground facilities, structures, or utilities differ from those indicated on these plans, the contractor will immediately notify St. Louis County Surveying & Engineering, Inc. prior to proceeding with the installation of any proposed improvements in the area where the difference exists.



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

PROPERTY BOUNDARY SURVEY  
A TRACT OF LAND BEING LOT 26 OF  
KIRKWOOD PARK, PLAT BOOK 6 PAGE 45,  
IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST,  
ST. LOUIS COUNTY, MISSOURI

Prepared For:  
PEARL CONSTRUCTION, LLC

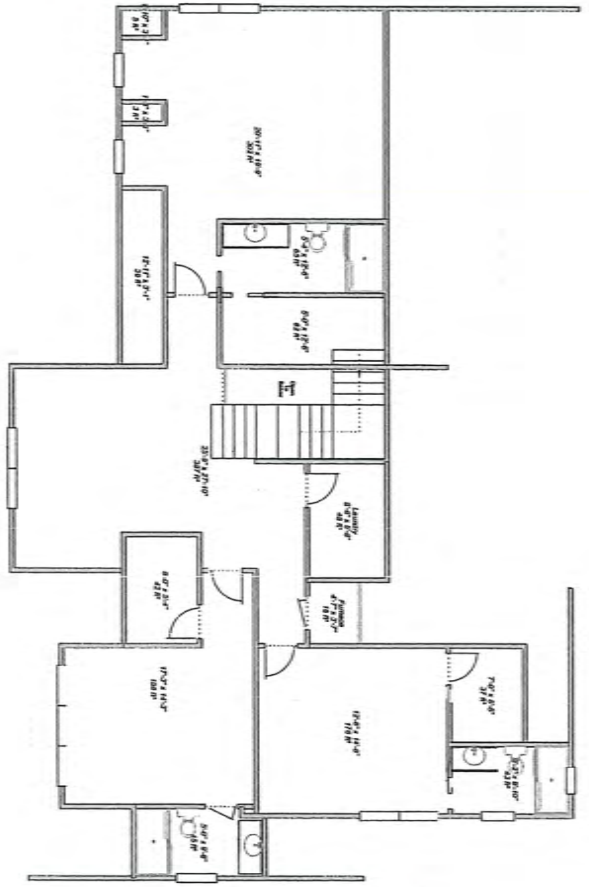
REVISION NO.	DATE	DESCRIPTION

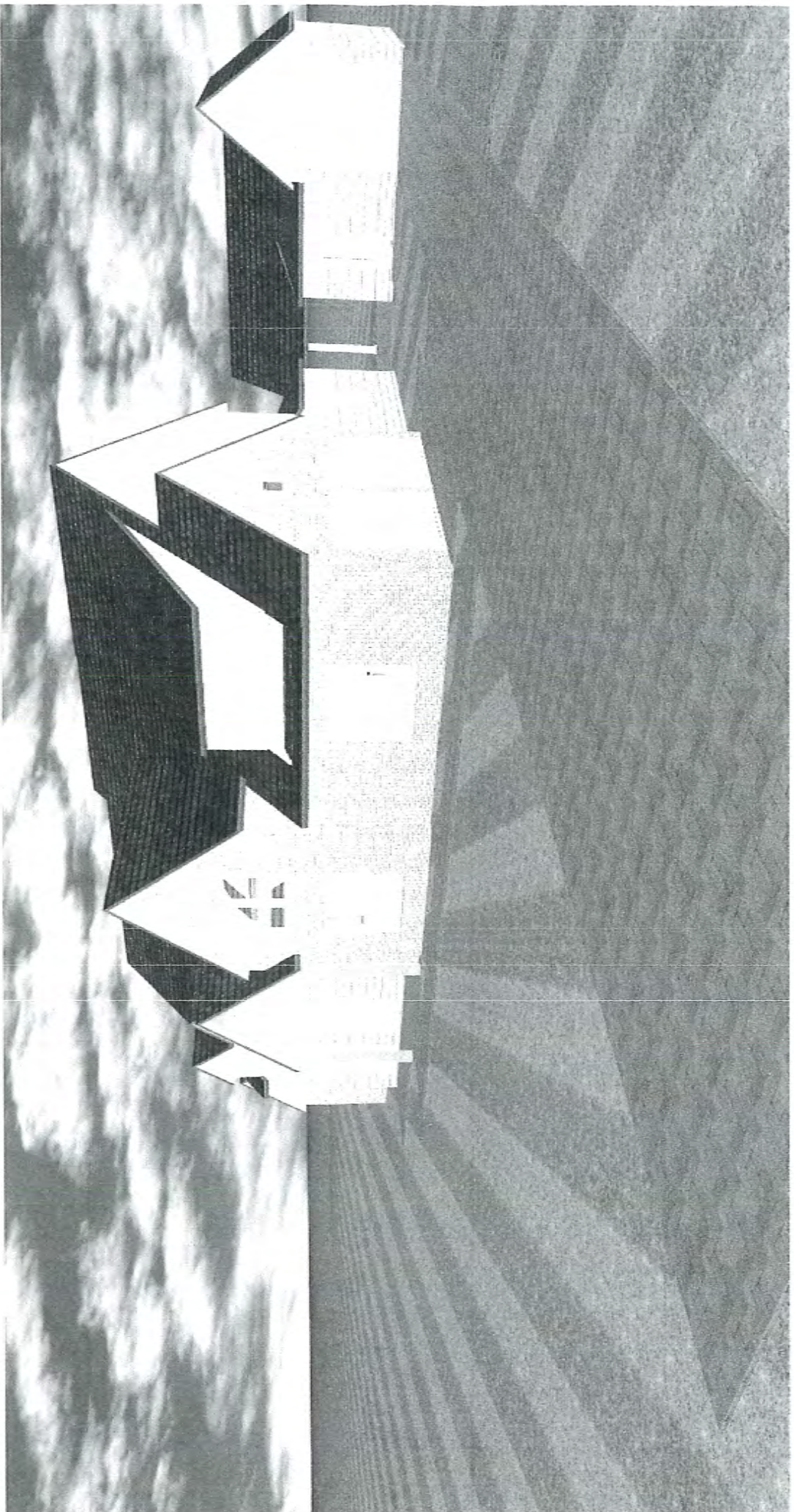
DRAWN	DATE
CHECKED	DATE
PROJECT NAME	525 DICKSON STREET
JOB #	2023-012
PRELIMINARY SITE PLAN	
SHEET	1 OF 1

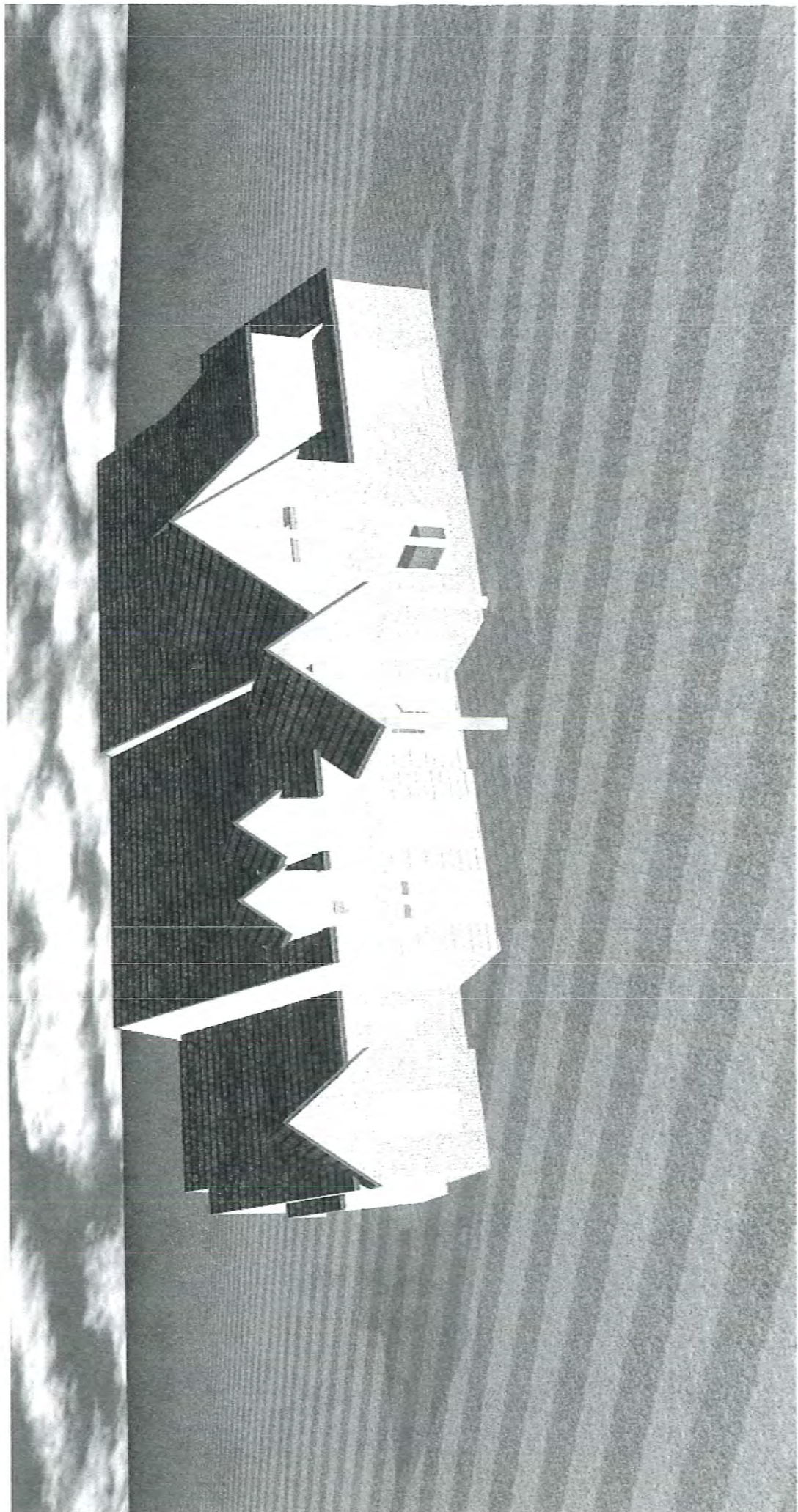


ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC.  
CORPORATE REGISTRATION NO. LS-1660





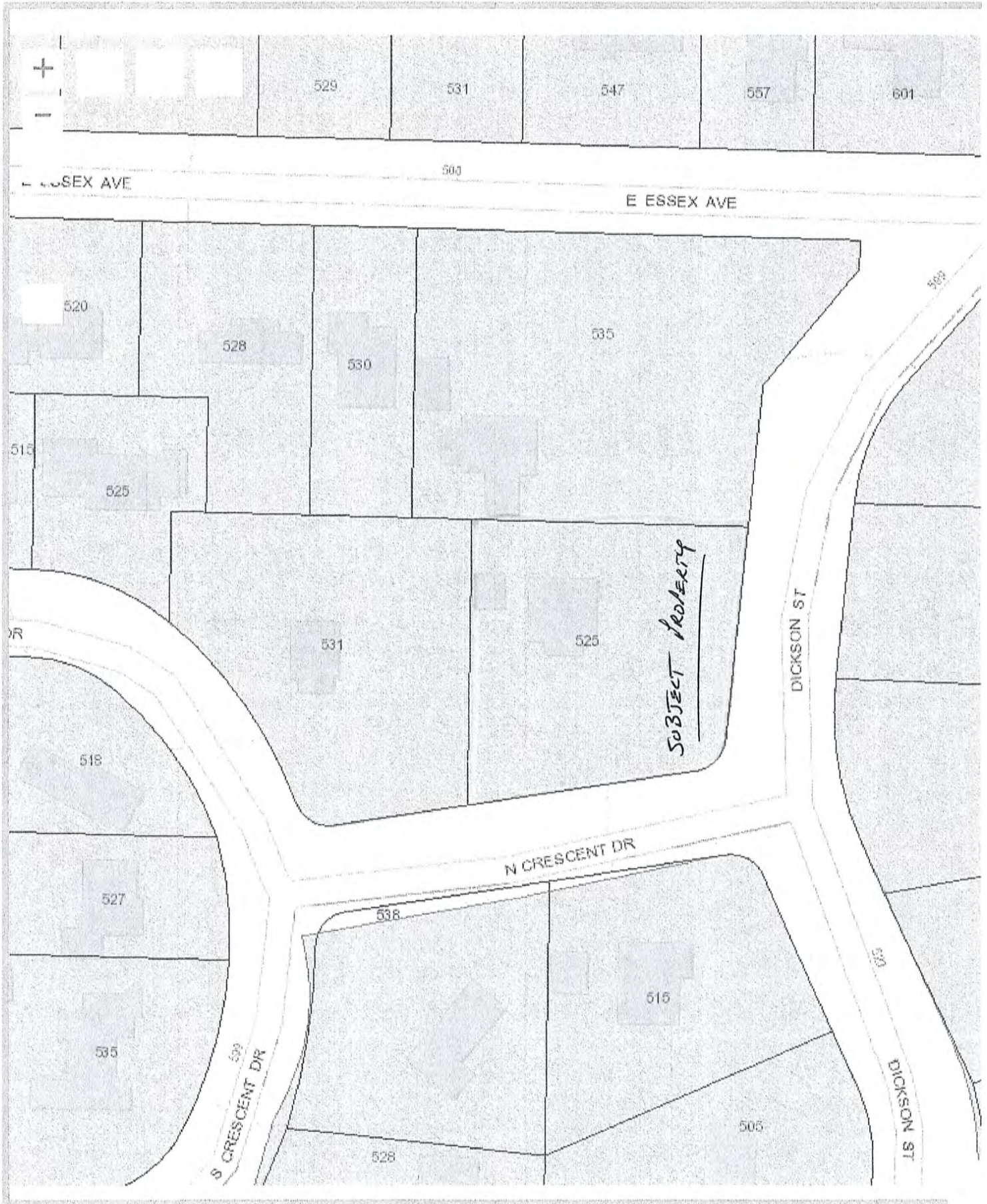






# Zoning

City of Kirkwood Zoning Codes







525 Dickson St  
 525 Dickson St, Kirkwo...  
 38.59°N, 90.40°W



525 Dickson St

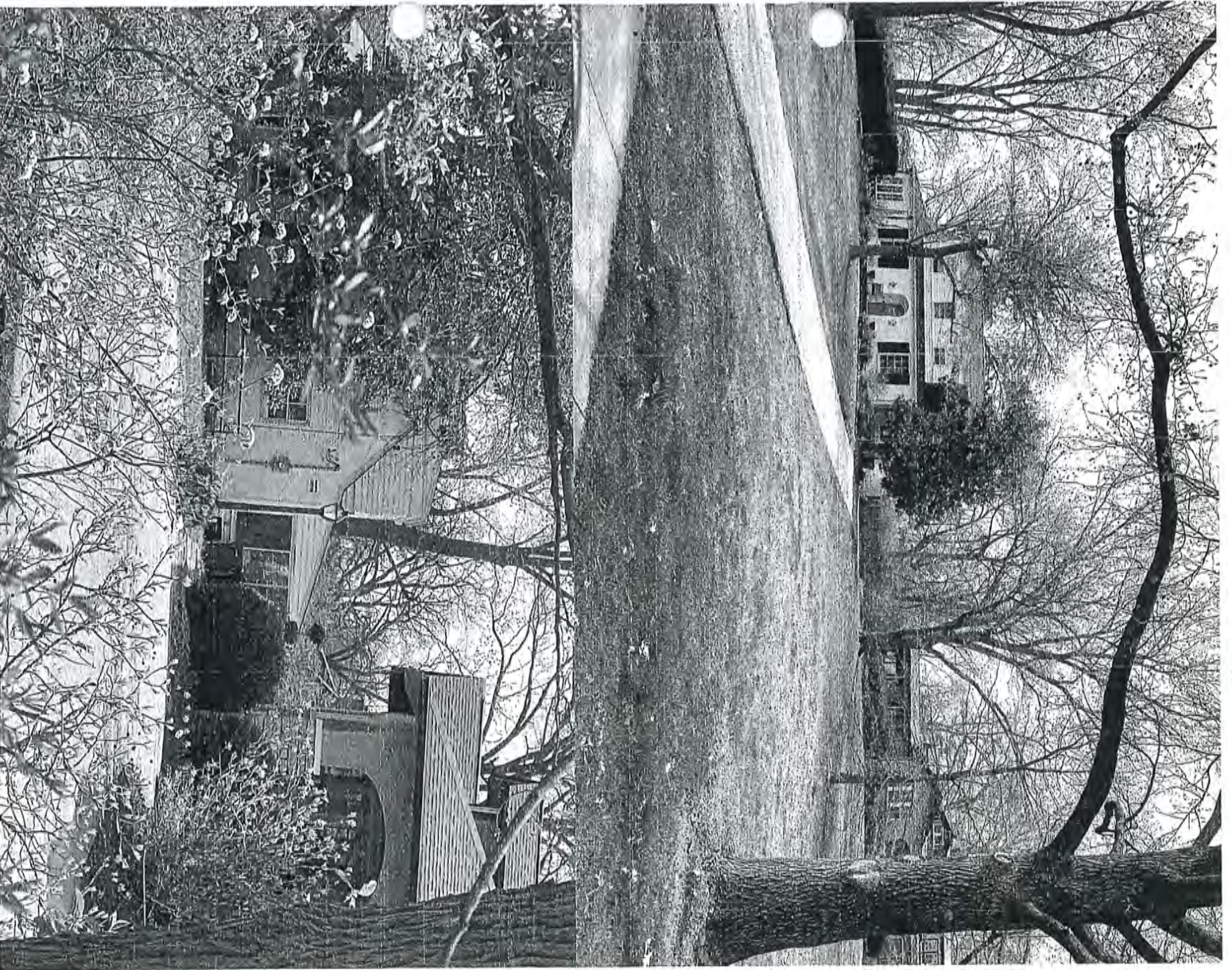
*SUBJECT PROPERTY*

Google Earth

30 m

Camera: 453 m 38°35'17"N 90°23'42"W 196 m





Front View From Dickson

Side View from Essex

Exhibit 9 is the Kirkwood Code of Ordinances, including the Zoning Ordinance, the Comprehensive Plan and the Zoning District Map, which are or may hereafter be in force.

CITY'S EXHIBIT NO. 9

## Case Summary

Case Number	08-2023				
Zoning District	R-4				
Project Address	567 Southbrook Drive				
Applicant Name	Tim and Alison Morrison				
Property Owner	same				
Article	VI	Section	25-47	Sub-Section	25-47(d)(2)(i)
Variance Request	Rear yard setback for garage addition to single-family residence				
Required	25.34'				
Proposed	5.83'				
Variance Requested	19.51'				

History of address: No previous variance requested. The secondary front yard setback along Brookhaven Ct is equal to 30% of the lot width measured at 35' from Southbrook Dr. As this width is 94.93' on the survey, the secondary front yard setback is 28.48'. The garage addition is proposed to meet this setback.

Summary Approved by: AGL



# 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 567 Southbrook Drive

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 Tim & Alison Morrison Phone 314 471-7412

Address 567 Southbrook Dr.

City/State/Zip Kirkwood, MO 63122 E-mail timothyhmorrison@yahoo.com

Applicants Signature [Signature] Date 5.15.23

### Property Owner Information (if different from above):

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_ E-mail \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

### City Use Only

Meeting Date: June 12

Case #: 8-2023

Zoning District: R-4

Received by: AGL



CITY'S EXHIBIT NO. 1

Timothy H. Morrison  
567 Southbrook Drive  
St. Louis, Missouri 63122  
(314) 471-7412  
timothymorrison@yahoo.com



5-2-2023

Re: Request for Variance Code Section 25-47 (d)(2)

Dear Board of Adjustment,

We are requesting a variance from code section 25-47 (d)(2) due to our home being located on a corner lot causing the site-specific condition of having two front yards and two rear yards. The variance that we are requesting is 19.51' on the north side of our property (primary rear yard) to accommodate the construction of a new garage. The construction of the garage will leave 5.83' between the northern most point of the garage and the property line.

The criteria for Area of Dimensional Variance that will be met by granting our request are as follows:

1. When the house was originally placed on our lot, they placed the home far back toward the rear of the yard leaving us with primarily front yard and no other place to make improvements except the north side of our property. This creates a peculiar condition specific to our home that are not applicable generally to other lands or structures in our same zoning district.
2. The granting of our request would provide the minimum necessary to make possible the reasonable use of the land on our lot.
3. The essential character of our neighborhood would not be substantially altered, and our neighbors would experience no detriment as a result of the variance. In fact, the garage and drive would mirror the existing condition of our neighbors to the north (The Dickman family) and our neighbors to the east (Ann Franklin) would actually benefit because the improvements would provide an opportunity for us to remove impervious material adjacent to her yard.
4. The variance would not adversely affect the delivery of governmental services such as water, sewer, and trash pickup.
5. There is no other way to obviate our issue because the majority of our yard is the front yard.
6. I believe granting the variance would be within the spirit and intent behind the zoning requirements.
7. A strict interpretation of the provisions of this code would in fact deprive us of the rights commonly enjoyed by other properties in the same district under the terms of this code.

In addition to the criteria for area or dimensional variance stated above, granting the variance, and allowing us to move forward with this project will also provide us the opportunity to have the two parking spaces for our household which the City of Kirkwood now requires of homes.

The granting of a variance in our case would relieve the hardship of not having enough space for our family as our 3 children grow (Andrew freshman at Kirkwood High, Lucy 7<sup>th</sup> grade at North Kirkwood Middle School, and Jane 5<sup>th</sup> grade at F.P. Tillman Elementary) and need more space to flourish.

The approval of this variance request will allow us to build an attached two car garage on the north side of our home that we will access via a cut out doorway where there is currently a window in our son Andrew's bedroom.

His room will be converted into a mudroom with laundry and a ½ bath.

CITY'S EXHIBIT NO. 2

Timothy H. Morrison  
567 Southbrook Drive  
St. Louis, Missouri 63122  
(314) 471-7412  
timothyhmorrison@yahoo.com

We will then remove the existing roof and gable walls, construct 8'1" walls around the perimeter of the existing house (to mirror the 1<sup>st</sup> floor) which will accommodate the addition of (1) full baths, and three individual bedrooms providing our children their own space, as well as additional common space.

We will remove the existing impervious driveway on the south side of the property (primary front yard) to offset the addition of the driveway leading to the garage (secondary front yard).

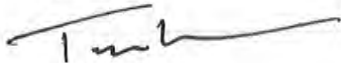
The concrete sidewalk that goes from the front porch to Brookhaven Court will be removed and a shorter sidewalk will be poured from the porch to the new driveway.

The current underneath garage will have the overhead garage door removed, a concrete wall will be poured in its place, and that portion of the foundation will be backfilled.

Granting this variance request will not only improve our lives, but it will either have no impact on our neighbors or it will improve their lives as well.

Thank you for your consideration, it is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Morrison', with a long horizontal stroke extending to the right.

Tim Morrison



WHERE COMMUNITY AND SPIRIT MEET<sup>®</sup>

May 30, 2023

Tim and Alison Morrison  
567 Southbrook Dr  
Kirkwood, MO 63122

Sent via email to: [timothyhmorrison@yahoo.com](mailto:timothyhmorrison@yahoo.com)

RE: Variance Request  
Case No. 08-2023  
567 Southbrook Dr  
Zoning District R-4

Dear Mr. and Mrs. Morrison:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing on June 12, 2023, at 7:00 p.m. in the City Council Chambers. **This meeting will be held in person 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 25-47, Sub-section 25-47(d)(2)(i) of the Zoning and Subdivision Code requires a rear yard setback of 25.34 feet in this particular instance. The attached garage addition you wish to construct will provide a rear yard setback of 5.83 feet. This is 19.51 feet closer to the rear yard property line than the Zoning and Subdivision 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

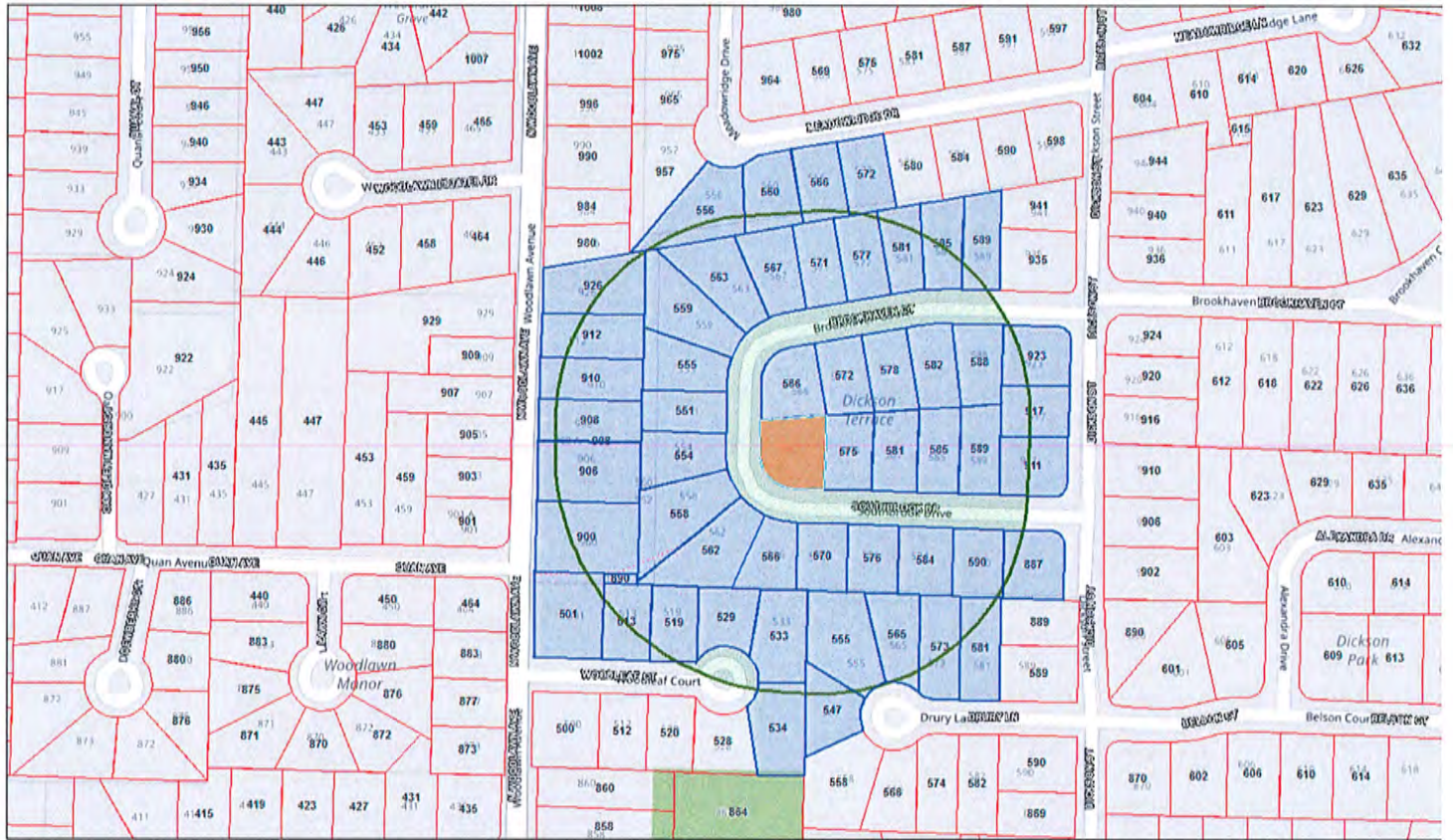


Lauren Hoerr  
Planner I

Encl. Meeting Agenda



### City of Kirkwood Basemap



5/23/2023, 11:10:58 AM

- Parcels
- Street Centerlines
- Landmarks
- National Register
- Local Register
- Landmarks



Map data © OpenStreetMap

City of

CITY'S EXHIBIT NO. \_\_\_\_\_

5

WILDE CRAIG J & MICHELLE TR...  
935 DICKSON ST  
SAINT LOUIS, MO 63122

LONDE KENNETH & CAROLINE ...  
588 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

FENWICK JACQUALYN L  
911 DICKSON ST  
SAINT LOUIS, MO 63122

ZWILLING LIVING TRUST  
577 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

EDGERLEY MARY ( ESTATE OF ...  
582 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

DALZIEL PAUL G KATHRYN W ...  
555 DRURY LN  
SAINT LOUIS, MO 63122

WARD KATHRYN E  
581 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

LEONOUKAKIS PHILIP D & KIM...  
578 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

MCPHON JEFFREY  
565 DRURY LN  
SAINT LOUIS, MO 63122

BROEDER BEVERLY MARLENE ...  
585 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

ORTIZ LUIS E SALLY A H/W  
572 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

BARNES DENNIS D SUZANNE ...  
581 DRURY LN  
SAINT LOUIS, MO 63122

WILDE CRAIG J & MICHELLE TR...  
935 DICKSON ST  
SAINT LOUIS, MO 63122

DICKMANN BRIAN LISA C H/W  
566 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

PHILLIPS CHRISTOPHER & JES...  
573 DRURY LN  
SAINT LOUIS, MO 63122

HORAN ELLEN B TRUSTEE  
556 MEADOWRIDGE DR  
SAINT LOUIS, MO 63122

ST CLAIR JAMES & ANITA H/W  
133 KENDALL BLUFF CT  
CHESTERFIELD, MO 63017

OMEARA THOMAS E JR  
547 DRURY LN  
SAINT LOUIS, MO 63122

THOMAS CYNTHIA JANE  
566 MEADOWRIDGE DR  
SAINT LOUIS, MO 63122

MORRISON TIMOTHY H & ALIS...  
567 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

CALDER ELLEN M & THOMAS G...  
513 WOODLEAF CT  
SAINT LOUIS, MO 63122

MCGOVERN ANNE K & JEFFRE...  
572 MEADOWRIDGE DR  
SAINT LOUIS, MO 63122

FRANKLIN ANN TRUSTEE  
575 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

SHEELEY MICHAEL J & AERON ...  
529 WOODLEAF CT  
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION WIT...  
589 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

WALTER CHARLES R  
581 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

PRIMO SALVATORE & CLAIRE T/..  
533 WOODLEAF CT  
SAINT LOUIS, MO 63122

OLEARY PATRICIA A  
923 DICKSON ST  
SAINT LOUIS, MO 63122

BRUENING PAUL A JR  
585 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

ROEVER DEE ANNE & FREDERI...  
534 WOODLEAF CT  
SAINT LOUIS, MO 63122

CALDER ELLEN M & THOMAS G...  
513 WOODLEAF CT  
SAINT LOUIS, MO 63122

WILLIAMSON THOMAS JR SOP...  
887 DICKSON ST  
SAINT LOUIS, MO 63122

MCCLELLAN RYAN A & ALYSSA ...  
910 N WOODLAWN AVE  
SAINT LOUIS, MO 63122

MOENTMANN ALLEN ET AL J/T  
519 WOODLEAF CT  
SAINT LOUIS, MO 63122

LEA HOWARD BRENDA  
570 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

CHIODINI KRISTEEN E & MICHA...  
906 N WOODLAWN AVE  
SAINT LOUIS, MO 63122

JOHNSON MADELINE ETAL  
501 WOODLEAF CT  
SAINT LOUIS, MO 63122

MOSS HERMAN & DIZZIE H/W  
554 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

PRESTIGE CUSTOM HOMES IN...  
755 S NEW BALLAS RD SUITE 2...  
SAINT LOUIS, MO 63141

HAMMOND JOEL C & GABRIEL...  
590 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

DOWLING MARK G  
558 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

KLATT ARTHUR R & MARIA D L...  
908 N WOODLAWN AVE  
SAINT LOUIS, MO 63122

BELL MATT ETAL  
551 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

ONEAL ELIZABETH A  
555 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

ZOTOS SHARON  
560 MEADOWRIDGE DR  
SAINT LOUIS, MO 63122

BEATTY STEVEN D  
900 N WOODLAWN AVE  
SAINT LOUIS, MO 63122

PETER DAVID & TONYA H/W  
559 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

LINQUA RONALD J PAMELA J ...  
562 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

FROST DARNEL & AMY T/E  
912 N WOODLAWN AVE  
SAINT LOUIS, MO 63122

JOHNSON ALBERT H JR & ANN...  
566 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

MOORHEAD RICHARD N  
926 N WOODLAWN AVE  
SAINT LOUIS, MO 63122

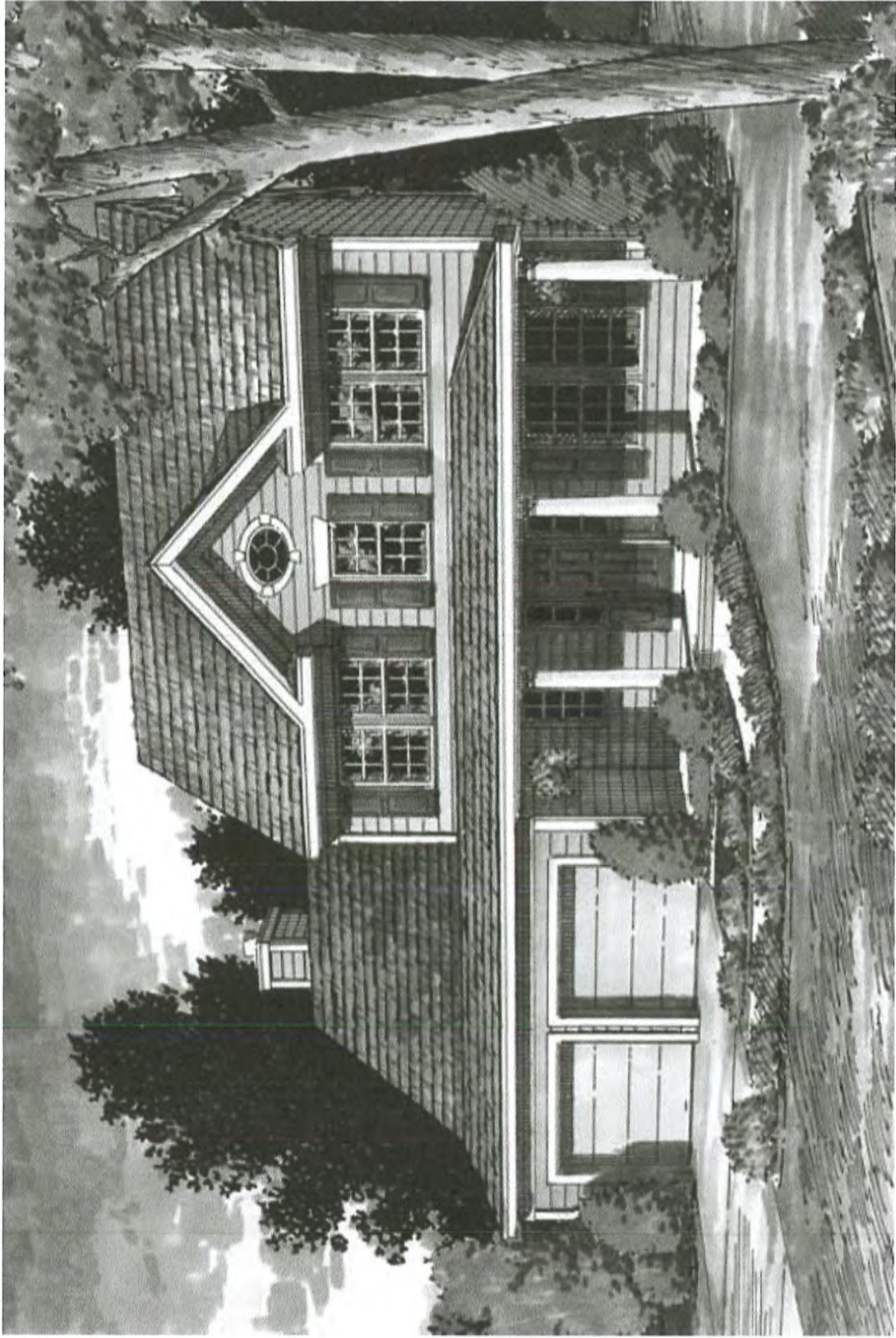
ALIVERNIA KAREN C  
576 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

PENBERTHY DAN RAYBURN & ...  
567 BROOKHAVEN CT  
SAINT LOUIS, MO 63122

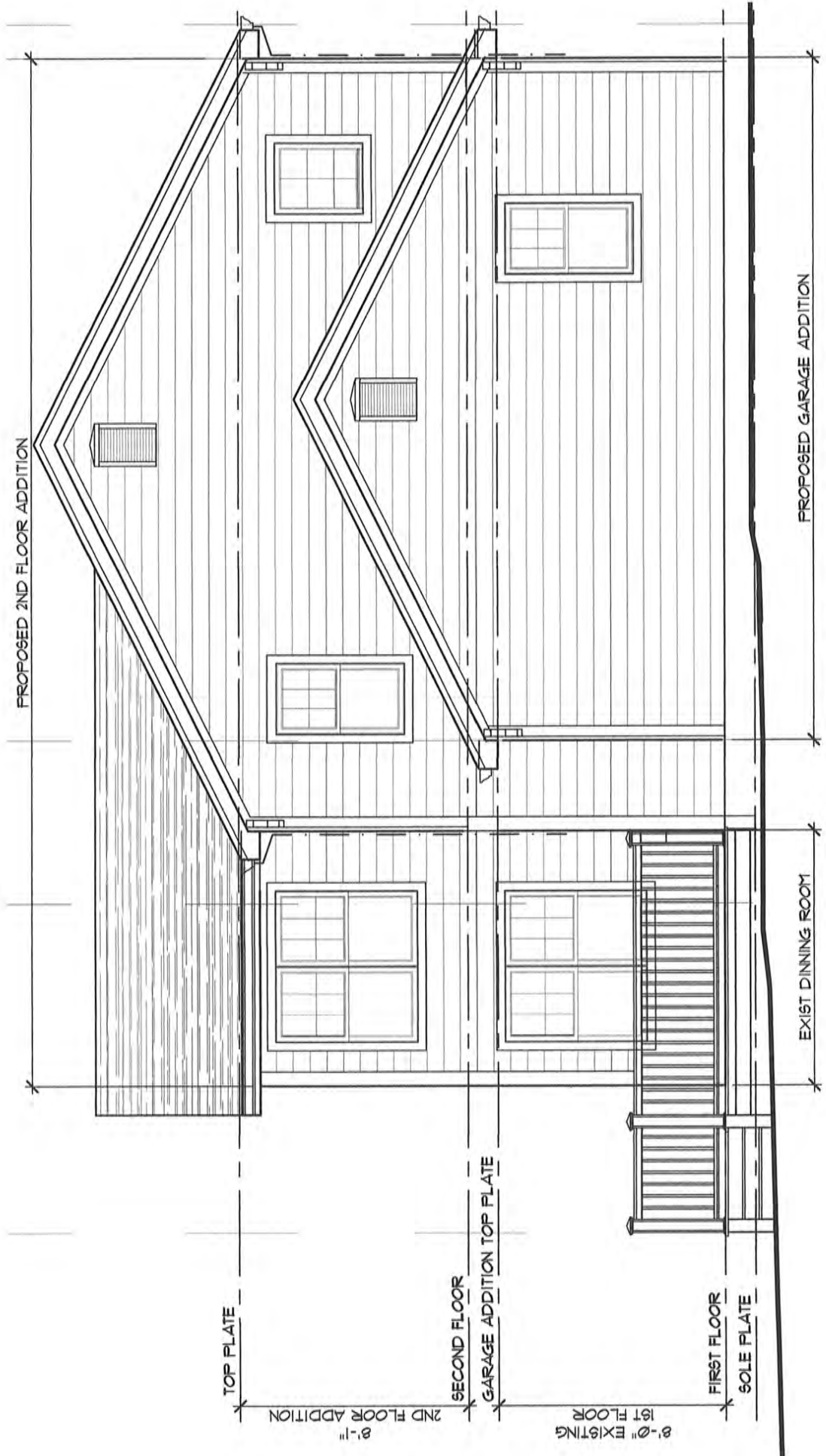
DECELLE THERESA S  
584 SOUTHBROOK DR  
SAINT LOUIS, MO 63122

DAVIS JOHN W & EMMA C T/E  
563 BROOKHAVEN CT  
SAINT LOUIS, MO 63122





CITY'S EXHIBIT NO. 7



**A** SIDE (NORTH) ELEVATION

1/4" = 1'-0"

EXISTING













Exhibit 9 is the Kirkwood Code of Ordinances, including the Zoning Ordinance, the Comprehensive Plan and the Zoning District Map, which are or may hereafter be in force.

CITY'S EXHIBIT NO. 9