

**Architectural Review Board  
Meeting Minutes  
Tuesday, January 16, 7:00 p.m.  
Council Chambers - Kirkwood City Hall  
139 S. Kirkwood Road - Kirkwood, MO 63122**

**Members Present**

Michael Chiodini, Vice-Chairman  
Dick Gordon  
Don Anderson  
Chris Burton  
Michael Marlo

**Members Absent**

Mark Campbell, Chairman  
Ninad Garware

**Call Meeting to Order and Approval of Minutes**

Vice-Chairman Michael Chiodini called the meeting to order at 7:00 pm. Mr. Chiodini asked for any comments for the January 02, 2024 meeting minutes.

**Chris Burton made a motion to approve the January 02, 2024 minutes. Seconded by Don Anderson. Motion approved unanimously.**

- I. **Sign Review- Old Business- None**
- II. **Sign Review- New Business - None**
- III. **Residential Review- Old Business**

a. 104-23R 1 Pleasant Ct – R4

Ashley and Matthew Finan, applicant – Resubmission: elevation, window, doors, and no chimney

Rob Griffith and Matt Finan addressed the board about the resubmittal. The board addressed concerns about the lack of windows on the garage, the construction of the fireplace, and band board around the home to delineate the height of the vinyl siding.

**Don Anderson made a motion to approve case 104-23R with the following requirements: 1) Add band board to the gables, separating the second story from the roof section. 2) Switch the window on the east elevation of the detached garage to the west elevation. 3) Add a window to the attached garage north elevation. Seconded by Dick Gordon. Motion was approved unanimously.**

b. 137-23R – 923 W Rose Hill – R3

Andrew Kelly, applicant – Resubmittal: dormer update for new single family home

Andrew Kelly addressed the board with updates to the resubmittal. The board had no comments.

**Mike Marlo made a motion to approve 137-23R as submitted. Seconded by Chris Burton. Motion was approved unanimously.**

- c. 100-23R – 332 McCullough Ave – R4  
Leo DuBois, applicant – Resubmittal, façade material changes

Leo DuBois addressed the board about the change in color of the brick material from red to coral. The board had no comments.

**Mike Marlo made a motion to approve case 100-23R as submitted. Seconded by Chris Burton. Motion was approved unanimously.**

#### IV. Residential Review- New Business

- a. 172-23R 331 Central Pl – R4  
Matt Wolfe, applicant – New detached garage

Rodger Guillemette addressed the board about changes made to the windows and doors. The board was concerned whether there was at least 20 feet between the front of the garage and the rear of the home.

**Mike Marlo made a motion to approve case 172-23R with the following requirements: 1) Adding windows to the top panel of the garage door. 2) Staff to review distance between garage and rear of the home for code compliance. Seconded by Chris Burton. Motion approved unanimously.**

- b. 03-24R 741 Simmons Ave – R4  
Jeff Darr, applicant – New single family residence

Jeff Darr addressed the board. The board discussed the lack of windows on the home, and the balcony on the rear of the house.

**Don Anderson made a motion to approve case 03-24R with the following requirements: 1) Add windows in the left elevation: dining room, 2<sup>nd</sup> floor front bedroom, 2<sup>nd</sup> floor bathroom or closet. 2) Add windows in the right elevation: one of the stair landings, the office, 1-2 two windows in the family room, 1-2 in the 2<sup>nd</sup> floor primary bedroom, and the 2<sup>nd</sup> floor front bedroom. 3) On the rear elevation, porch roof to be hipped instead of gabled to match the front. 4) All windows need to have sill and aprons. 5) On detached garage, add window to either the left or rear elevation, and make top panel of the garage glass. Seconded by Mike Marlo. Motion approved unanimously.**

- c. 05-24R 607 Coulter Ave – R3  
MRM Manlin Development Group, applicant – New single family residence

Linda Clark addressed the board. The board discussed the front gables with shake shingles compared to the board and batten in other gables. The board suggested the builder pick one for consistency throughout the home.

**Chris Burton made a motion to approve case 05-24R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

- d. 06-24R 1027 N Clay Ave – R4  
Heartlands Building Company, applicant – Covered stamped patio, full masonry fireplace

Chad addressed the board. The board questioned the span of the covered patio, the materials utilized and the masonry around the four sides.

**Mike Marlo made a motion to approve case 06-24R as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

- e. 07-24R 602 Norfolk DR – R3  
Thomas Alan Group, applicant – Second floor addition

Chris Pike addressed the board about the addition. A previous request for a larger footprint was rejected by Board of Adjustment. He mentioned the addition changes are focused on the back and no changes were being made to the front. Window treatments are currently vinyl, and the homeowner wants to keep that style.

**Dick Gordon made a motion to approve case 07-24R as submitted. Seconded by Chris Burton. Motion approve unanimously.**

**V. Commercial Review- Old Business – None**

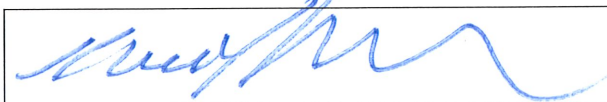
**VI. Commercial Review- New Business**

- a. 02-24C 1147 S Kirkwood Rd – B5  
Brew Crew, LLC. , applicant – Construction of new prefabricated drive thru coffee shop.

Joe Rafferty address the board about the construction of the building. The board had questions about the construction timeline, layout of lanes, and trash maintenance.

**Chris Burton made a motion to approve case 02-24C as submitted. Seconded by Dick Gordon. Motion approved unanimously.**

Mr. Chiodini asked if there was any other business that needed to be addressed and upon hearing there was not, adjourned the meeting at 7:55 pm.



Michael Chiodini, Vice-Chairman

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