

Case Summary

Case Number	12-2020				
Zoning District	R-3				
Project Address	101 Handlan Ct				
Applicant Name	Lewis Homes, LLC				
Property Owner	Brian Lewis				
Article	IV	Section	A-420	Sub-Section	420.7(4)(a)
Variance Request	Rear yard setback for an addition (Previous approval expired in 2019)				
Required	35'				
Proposed	28.36'				
Variance Requested	6.64'				

History of address: N/A

Summary Approved by: AGL

Labels printed _____

Letter mailed on _____

300 ft. notice mailed on _____



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122 (314) 822-5823 Fax (314) 822-5898

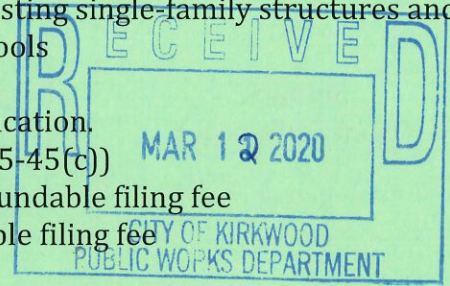
***An appointment with staff is required prior to the submittal of a variance application.** Your meeting with staff will assist you in preparing your submittal information. Please contact Amy Lowry, Assistant City Planner at 314-822-5815 to schedule an appointment.

City Use Only Meeting Date April 13, 2020 Case# 12-2020 Zoning District R-3

Action Requested:

Variance of Zoning Code

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



Project Address 101 Handlan 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 Lewis Homes LLC Phone 314-226-3194

Address 204 Peeke Ave.

City/State/Zip Kirkwood, MO 63122 E-mail lewishomestl@gmail.com

Applicants Signature _____ Date 3-12-2020

Property Owner Information (if different from above):

Name Brian Lewis Phone 314-608-1563

Address 101 Handlan Court

City/State/Zip Kirkwood, MO 63122 E-mail brian.lewis.stl@gmail.com

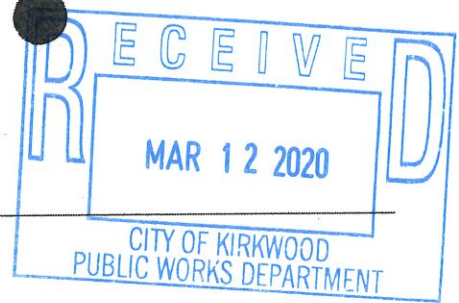
Owner's Signature _____ Date 3-12-2020

Received by: AGL

CITY'S EXHIBIT NO. 1



WHERE COMMUNITY AND SPIRIT MEET®



CITY OF KIRKWOOD
BOARD OF ADJUSTMENT
JOURNAL OF PROCEEDINGS

Kirkwood City Hall Council Chambers, 139 S. Kirkwood Rd, August 13, 2018 – 7:00 P.M

Present: Mark McLean; Chairman, Bret Berthold, Allen McCoy, Tom Feiner, and Joe Roeser

City Attorney: Sarah Milunski

Court Reporter: Gwen Huffman

Staff Member Present: Amy Lowry, Assistant City Planner

The meeting was called to order and roll called. Board procedure was explained and minutes from the previous meeting were approved without change. Cases were then called as follows:

New Business

Case No. 18-2018 Kimmel Spurgeon, applicant for 101 Handlan Ct. (R-3 Zoning District), requests a variance to construct an addition that will not conform to the rear yard setback of the Zoning Code. – **Unanimously Approved**

Case No. 19-2018 Stauder Architecture, applicant for 450 Par Ln. (R-4 Zoning District), requests a variance to construct an addition that will not conform to the secondary N. Woodlawn front yard setback of the Zoning Code. – **Denied by a vote of 3 to 2**

Case No. 20-2018 Peter and Jennifer Johnson, applicants for 2 Homewood Dr. (R-3 Zoning District), request a variance to construct an accessory structure (in-ground swimming pool) in front of the primary structure along E. Bodley that will not conform to the location setback of the Zoning Code. – **Denied by a vote of 3 to 2**

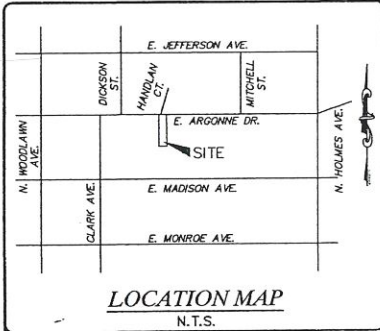
APPROVED _____

Mark McLean, Chairman

C: Betty Montañó, City Clerk
Tim Griffin, Mayor
Bill Bensing, Public Works Director
Jonathan Raiche, City Planner
Patti Dodel, Admin. Asst., Public Works
Russell Todd, Deputy Building Commissioner
Ted Dunkmann, City Engineer

Laurie Asche, Deputy City Clerk
Wallace Ward, Council Liaison
Amy Lowry, Asst. City Planner
Jack Schenck, Building Commissioner

A TRACT OF LAND BEING LOT 4 IN BLOCK 1 OF "RESUBDIVISION OF BLOCK 'A' - MITCHELL PLACE", AS RECORDED IN PLAT BOOK 31 PAGE 2, LOCATED IN SECTION 6, TOWNSHIP 44 NORTH, RANGE 6 EAST, CITY OF KIRKWOOD, ST. LOUIS COUNTY, MISSOURI



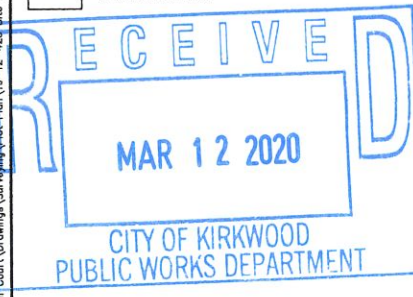
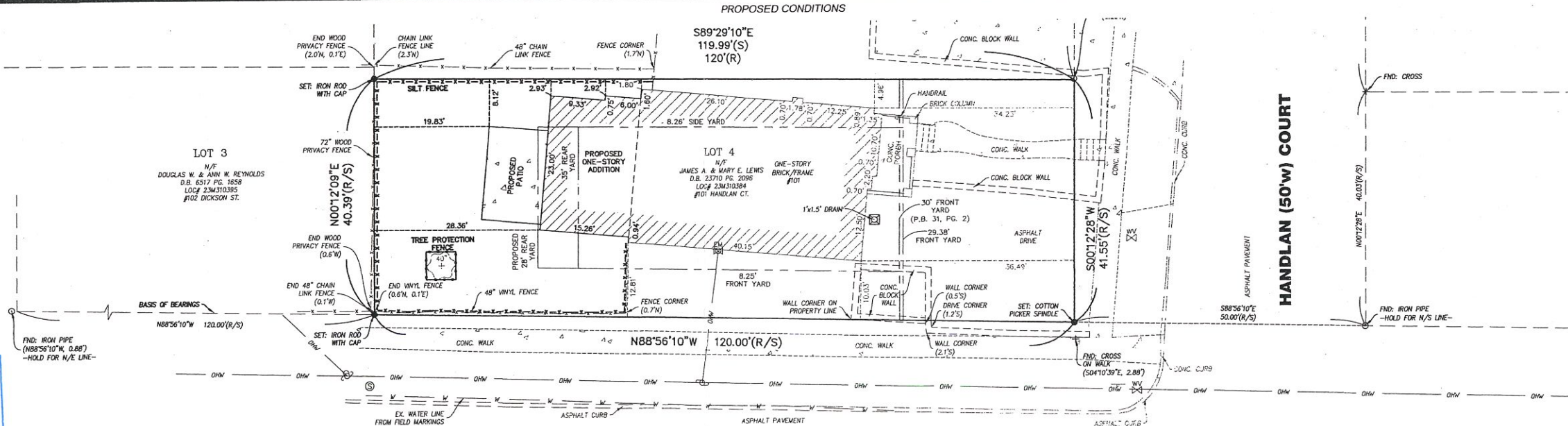
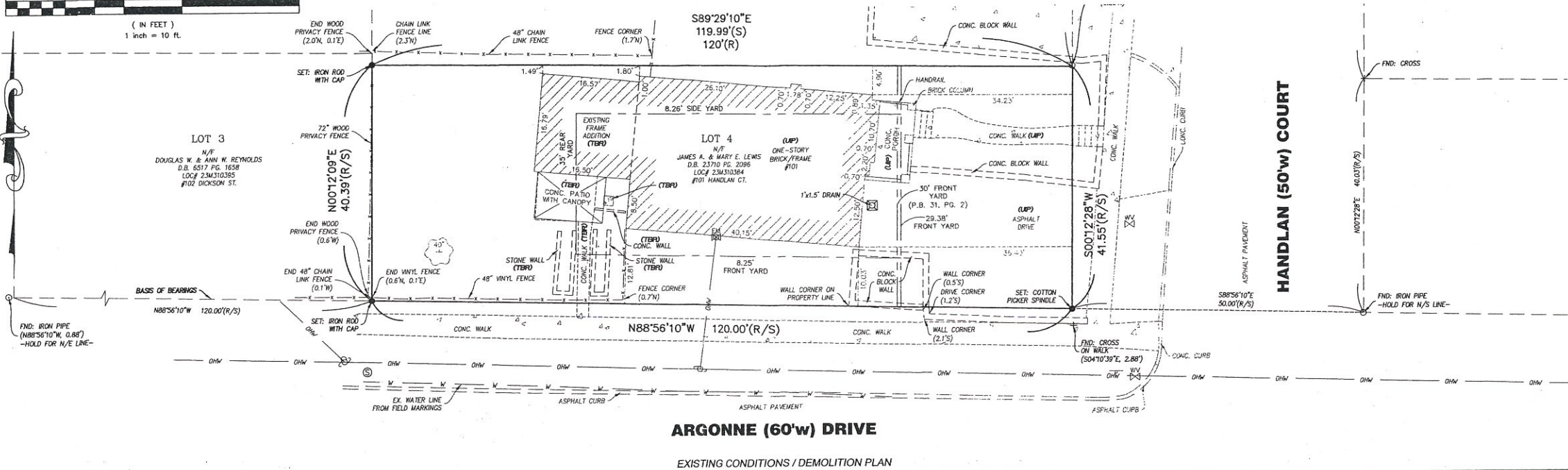
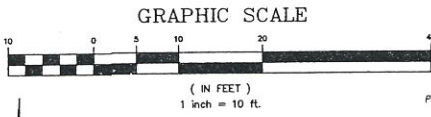
SITE INFO:
 N/F JAMES A. & MARY E. LEWIS
 D.B. 23710 PG. 2096
 LOC# 23M310384
 #101 HANDLAN CT.
 4,916 SQ. FT. / 0.113 AC.±

ZONING INFO:
 R-3 SINGLE FAMILY RESIDENTIAL
 LOT WIDTH AT MAJOR FRONT YARD = 41.27'
 FRONT: AVERAGE OF ADJACENT HOMES
 ON HANDLAN CT. = 27.86' + 30.89' = 58.75'/2 = 29.38'
 LOT WIDTH ON HANDLAN CT. = 41.27'
 ON ARGONNE DR. = 20% OF LOT WIDTH = 20% x 41.27' = 8.25'
 REAR: 35' SETBACK
 SIDE: NOT TO BE REDUCED BELOW 60% OF THE ACTUAL WIDTH OF THE LOT
 41.27' - 60% x 41.27' = 8.25' = 8.25'
 HEIGHT: 35' / 2 1/2 STORIES

ABBREVIATIONS:
 CONC. - CONCRETE
 N/F - NOW OR FORMERLY
 P.B. - PLAT BOOK
 D.B. - DEED BOOK
 PG. - PAGE
 SQ. FT. - SQUARE FEET
 (R) - RECORD
 (S) - SURVEY
 U/P - USE IN PLACE
 TBR - TO BE REMOVED

LEGEND:

- FENCE LINE
- UNDERGROUND WATER LINE
- OVERHEAD WIRE
- UNDERGROUND SEWER LINE
- BUILDING
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- ELECTRIC METER
- WATER VALVE
- A/C UNIT
- SANITARY MANHOLE
- YARD DRAIN
- TREE
- PERMANENT MONUMENT TO BE PLACED UPON COMPLETION OF GRADING AND ROADWAY IMPROVEMENTS 5/8"x24" REBAR WITH METAL CAP STAMPED LS 307-D.
- SEMI-PERMANENT MONUMENT
- FOUND IRON PIPE
- CROSS
- CONC. PAVEMENT
- ASPHALT PAVEMENT



EXISTING IMPERVIOUS:
 EXISTING HOUSE = 1,350 S.F.
 EXISTING DRIVE = 685 S.F.
 EXISTING WALK = 115 S.F.
 EXISTING PATIO = 82 S.F.
 EXISTING PORCH = 102 S.F.
 TOTAL = 2,334 S.F. OR 47.48%

PROPOSED IMPERVIOUS:
 EXISTING HOUSE AND ADDITION = 1,429 S.F.
 EXISTING DRIVE = 685 S.F.
 REMAINING WALK = 85 S.F.
 PROPOSED PATIO = 180 S.F.
 EXISTING PORCH = 102 S.F.
 TOTAL = 2,462 S.F. OR 50.08%

CONCLUSION:
 THE CITY OF KIRKWOOD REQUIRES, IN ACCORDANCE WITH MUNICIPAL CODE CHAPTER 5, ARTICLE 11, WELL DEVELOPMENT STORM WATER MANAGEMENT, THAT STORMWATER MANAGEMENT MEASURES BE UTILIZED WHEN CONSTRUCTING A NEW HOME OR ADDITION THAT CREATES GREATER THAN 1,000 SQUARE FEET OF NEW IMPERVIOUS SURFACE OR CAUSES THE TOTAL IMPERVIOUS AREA TO BE TWENTY-FIVE (25) PERCENT OR GREATER OF THE TOTAL LOT AREA. THEREFORE, STORMWATER MANAGEMENT MEASURES ARE REQUIRED.

EXISTING UTILITIES NOTES

- ALL DESTRUCTION OF EXISTING UTILITY TAPS SHALL BE IN ACCORDANCE WITH EACH UTILITY PROVIDER'S SPECIFICATIONS, INCLUDING FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE TO CONTACT AND IDENTIFY ALL UTILITIES AND PERFORM WORK IN A SAFE AND RESPONSIBLE MANNER.
- THE SERVICEABILITY OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR / HOMEOWNER, ANY AND ALL REQUIREMENTS FOR EXISTING OR PROPOSED FLOW RATES, FIRE PROTECTION, CONNECTION FEES OR REQUIRED STUDIES ARE NOT THE RESPONSIBILITY OF THE STERLING COMPANY.
- THE STERLING COMPANY ASSUMES NO RESPONSIBILITY FOR CONTRACTOR'S WORK OR FOR ANY WORK NOT SPECIFICALLY MENTIONED.

SITE NOTES

- THIS TRACT CONTAINS 4,916 SQUARE FEET OR 0.113 ACRES, MORE OR LESS.
- BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE BEARING OF NORTH RIGHT-OF-WAY OF EAST ARGONNE DRIVE AS SHOWN ON THE RECORD PLAT OF "BOUNDARY ADJUSTMENT PLAT OF 632 EAST ARGONNE DRIVE & 631 EAST MADISON AVENUE - AMENDED" AS RECORDED IN PLAT BOOK 366 PAGE 210 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- SOURCE OF RECORD TITLE: JAMES A. & MARY E. LEWIS ARE DESCRIBED AS THE OWNER AS RECORDED IN DEED BOOK 23710, PAGE 2096 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.
- THE PROFESSIONAL WHOSE SEAL AND SIGNATURE APPEARS ON THIS PAGE ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT FOR WHICH THIS PAGE REFERS.
- A CURRENT TITLE REPORT OR ABSTRACT OF TITLE HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT, AND, NO EASEMENTS ARE ESTABLISHED OR SHOWN ON THE RECORD PLAT OF "RESUBDIVISION OF BLOCK 'A' - MITCHELL PLACE", (P.B. 31 PG. 2). THE BUILDING LINES ARE SHOWN PER PLAT BOOK 31 PAGE 2 AND THE CURRENT ZONING CLASSIFICATION.
- THIS PLAN IS ONLY FOR SITE PLAN WITH ADDITION, NO GRADING OR STORMWATER MANAGEMENT SYSTEM ARE DESIGNED.

Plot Plan Prepared by THE STERLING COMPANY (314) 487-0440

Notes:
 1. Finished grades at the building to be a minimum of 6 inches below top of foundation for wood frame and 4 inches below top of foundation for brick veneer.
 2. All wood framing members that rest on top of the foundation located less than 8 inches above the exposed ground and all other wood less than 6 inches from the ground shall be pressure treated in accordance with Section R319.1.
 3. Grade shall be zoned to slope away from foundation a minimum of a 6 inch drop within the first 10 feet or to a swale.
 4. Foundation footings shall be constructed so as to maintain a 2' 6" depth of earth cover or as required by local building codes.
 5. This plot plan conforms to "Kirkwood Design Requirement".
 6. Elevation Examples: 714.0(E)-Existing Elevation, 714.0(P)-Proposed Elevation.

THIS IS NOT A SURVEY AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS IN EFFECT AS OF THE DATE OF THIS PLOT PLAN.

THE STERLING COMPANY
 MO. REG. 307-D

J.A.H.
 JAMES A. HENSON, P.L.S.
 MO. REG. L.S. #2007017963

3-2-2020 DATE



ISSUE REMARKS/DATE

PREPARED FOR: LEWIS HOMES, LLC.
 204 PEEKE AVE.
 KIRKWOOD, MO 63122
 Phone: 314-226-3194

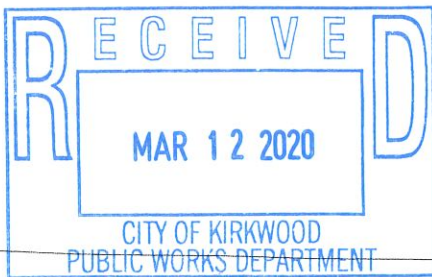
PREPARED BY: THE STERLING COMPANY
 ENGINEERS & SURVEYORS
 5085 NEW BRUNSWICK ROAD
 ST. LOUIS, MISSOURI 63112
 (314) 487-0440 FAX 487-8844
 E-Mail: Sterling@sterling-eng-sur.com

DRAWN: H.H.H. DESIGNED: J.A.H. CHECKED: J.A.H.

PROJECT: #101 HANDLAN COURT PLOT PLAN

SHEET TITLE: SHEET 1 OF 1

NO. 19 12 426
 M.S.D. SHEET 1 OF 1
 P# 1
 ORIGINAL FILE LOCATION: C:\Users\jason\Documents\1912426\101 Handlan Court\1912426\1912426.dwg
 PLOT DATE: 03/02/2020



407 Central Place

Kirkwood, MO 63122

March 10, 2020

Re: 101 Handlan Court

This letter is written with the purpose of requesting a rear yard variance for the replacement of an existing addition to the 1935 residence at 101 Handlan Court, Kirkwood, Missouri.

Our proposed new addition will be of frame construction and will encompass 356 square feet of floor space. The floor of the addition will align with the floor of the existing residence. Currently there are steps down into the existing addition. The existing residence was originally constructed sitting askew on the lot therefore exceeding the side yard restriction from the onset. In 1976 the City granted the previous property owner a side yard (north) setback of 3'-6". The addition that was constructed at that time did not abide by this new sideyard restriction as the north west corner is 1'-8" from the sideyard property line. Our proposed addition will abide by the 1976 variance with a 3'-6" side yard requirement.

This property is presently assigned R-3 zoning status with a rear yard setback requirement of 35'. Neither the existing addition nor our proposed addition is able to abide by this restriction. The setback line of 35' comes within 8'-7" of the existing masonry residence. That is why we are requesting a rear yard setback restriction of 28'.

The proposed addition is very modestly sized. The standard for an R-3 property is a minimum lot size of 15,000 square feet and 100' code width. 101 Handlan Court is less than 42' wide and the lot area is 4846.8 sf. The allowable lot coverage for this property is 1696.64 sf. (35%). If the city allows our requested variance, our existing residence plus our proposed addition would produce a lot coverage of 1449.57 sf. or 29.9%.

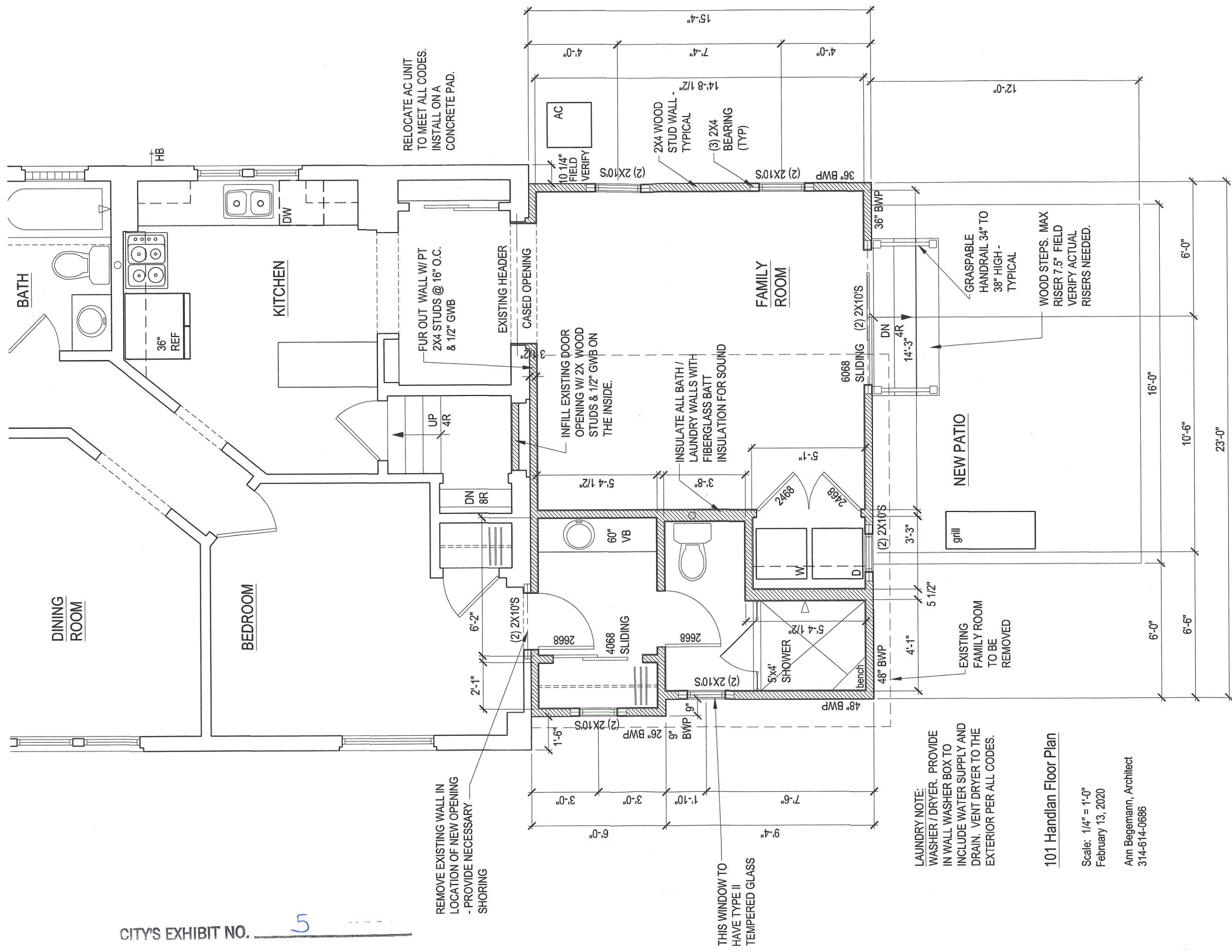
Permitting the requested variance would dramatically improve the quality and aesthetics of the home as viewed from the neighborhood. The existing construction appears to be an enclosure of a slab on grade covered porch. It does not appear to have been built on any foundation and is in poor condition.

By having the floor of the addition at the same elevation as the existing house it would make the use of said addition considerably easier for the owner, who has some degree of physical disability. It would permit a bathroom for the owner's ease of use nearer to his bedroom. Please see the attached plans for the location of the proposed bathroom. This will allow the owner to continue to live in the home rather than to look elsewhere for appropriate accommodations.

Thank you for your time and consideration of this variance request. I would be happy to address any further questions or concerns that the Board may have.

Sincerely,
Kim Spurgeon, Architect

CITY'S EXHIBIT NO. 5

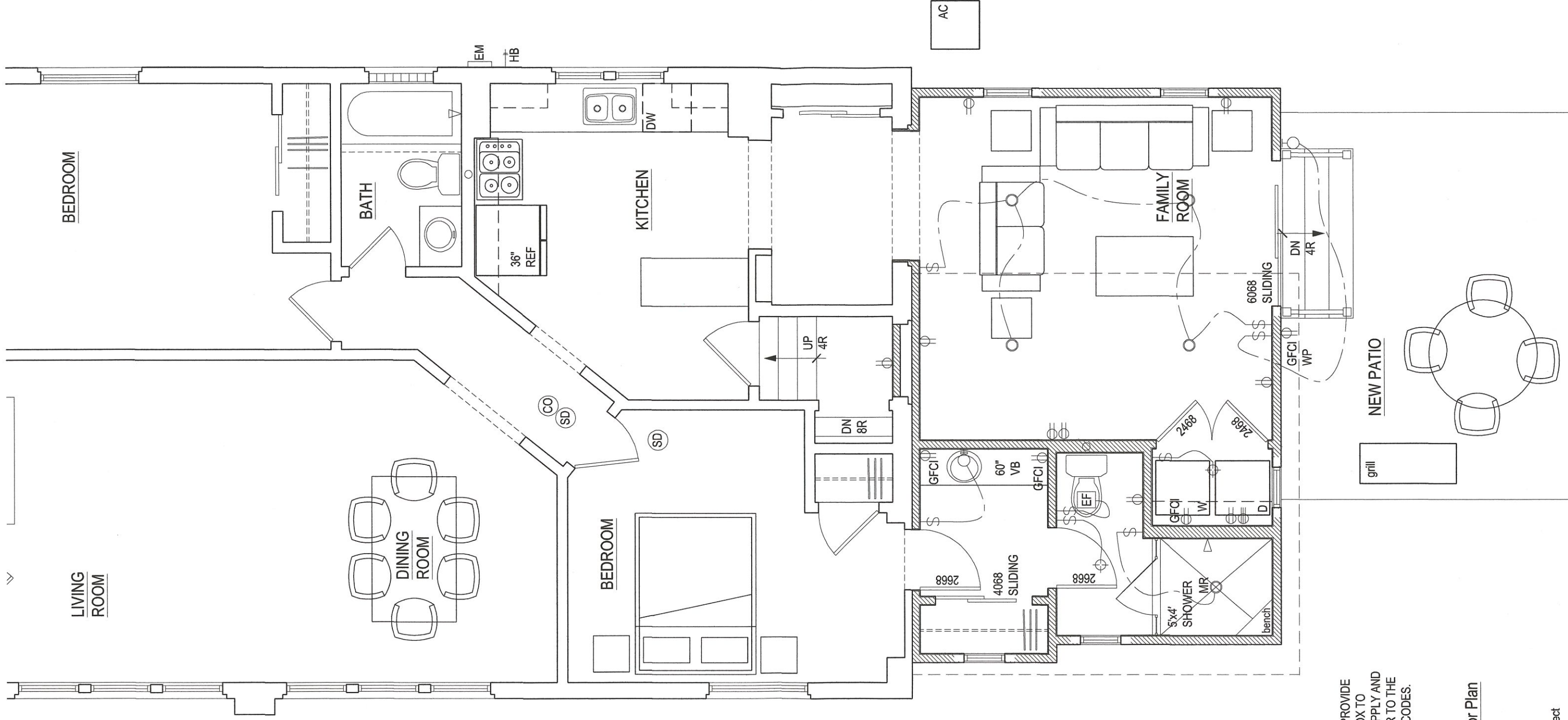


101 Handlan Floor Plan

Scale: 1/4" = 1'-0"
February 13, 2020

Ann Begemann, Architect
314-614-0686



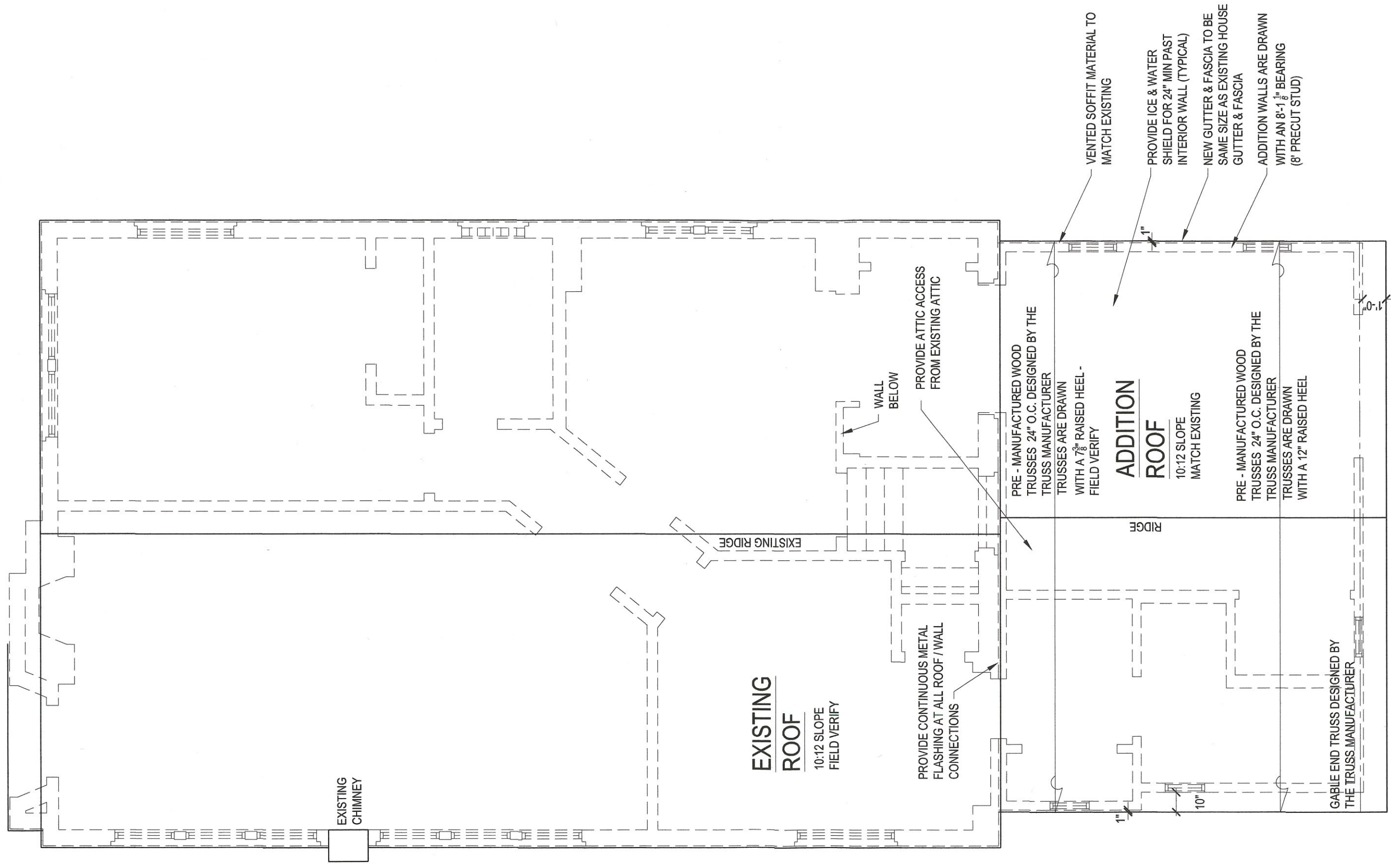


LAUNDRY NOTE:
 WASHER / DRYER. PROVIDE
 IN WALL WASHER BOX TO
 INCLUDE WATER SUPPLY AND
 DRAIN. VENT DRYER TO THE
 EXTERIOR PER ALL CODES.

101 Handlan Floor Plan

Scale: 1/4" = 1'-0"
 February 13, 2020

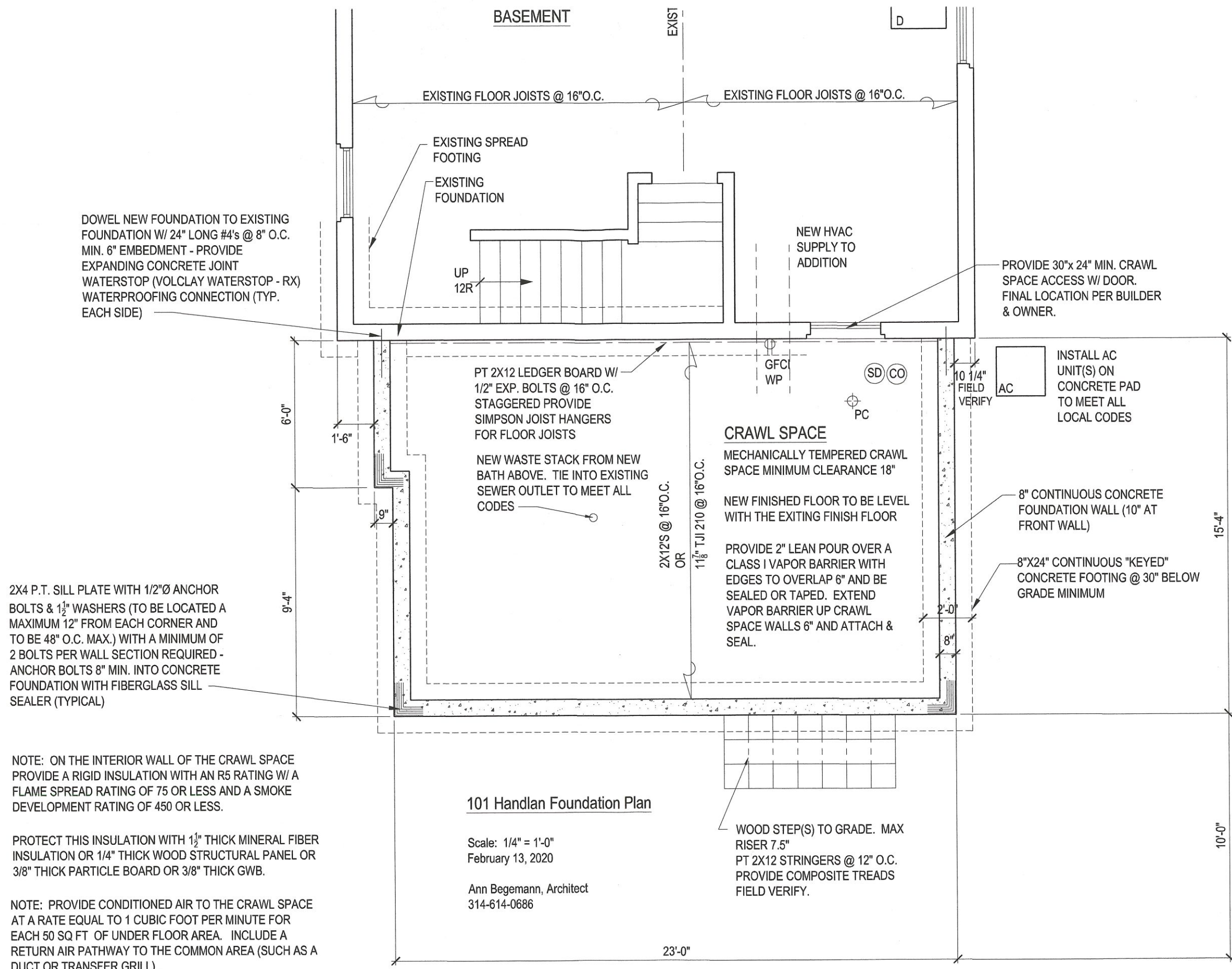
Ann Begemann, Architect
 314-614-0686



101 Handlan Roof Plan

Scale: 1/4" = 1'-0"
February 13, 2020

Ann Begemann, Architect
314-614-0686



DOWEL NEW FOUNDATION TO EXISTING FOUNDATION W/ 24" LONG #4's @ 8" O.C. MIN. 6" EMBEDMENT - PROVIDE EXPANDING CONCRETE JOINT WATERSTOP (VOLCLAY WATERSTOP - RX) WATERPROOFING CONNECTION (TYP. EACH SIDE)

2X4 P.T. SILL PLATE WITH 1/2" Ø ANCHOR BOLTS & 1 1/2" WASHERS (TO BE LOCATED A MAXIMUM 12" FROM EACH CORNER AND TO BE 48" O.C. MAX.) WITH A MINIMUM OF 2 BOLTS PER WALL SECTION REQUIRED - ANCHOR BOLTS 8" MIN. INTO CONCRETE FOUNDATION WITH FIBERGLASS SILL SEALER (TYPICAL)

NOTE: ON THE INTERIOR WALL OF THE CRAWL SPACE PROVIDE A RIGID INSULATION WITH AN R5 RATING W/ A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.

PROTECT THIS INSULATION WITH 1 1/2" THICK MINERAL FIBER INSULATION OR 1/4" THICK WOOD STRUCTURAL PANEL OR 3/8" THICK PARTICLE BOARD OR 3/8" THICK GWB.

NOTE: PROVIDE CONDITIONED AIR TO THE CRAWL SPACE AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQ FT OF UNDER FLOOR AREA. INCLUDE A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILL).

101 Handlan Foundation Plan

Scale: 1/4" = 1'-0"
February 13, 2020

Ann Begemann, Architect
314-614-0686

WOOD STEP(S) TO GRADE. MAX RISER 7.5"
PT 2X12 STRINGERS @ 12" O.C.
PROVIDE COMPOSITE TREADS
FIELD VERIFY.

23'-0"

10'-0"

15'-4"

CRAWL SPACE

MECHANICALLY TEMPERED CRAWL SPACE MINIMUM CLEARANCE 18"

NEW FINISHED FLOOR TO BE LEVEL WITH THE EXISTING FINISH FLOOR

PROVIDE 2" LEAN POUR OVER A CLASS I VAPOR BARRIER WITH EDGES TO OVERLAP 6" AND BE SEALED OR TAPED. EXTEND VAPOR BARRIER UP CRAWL SPACE WALLS 6" AND ATTACH & SEAL.

PT 2X12 LEDGER BOARD W/ 1/2" EXP. BOLTS @ 16" O.C. STAGGERED PROVIDE SIMPSON JOIST HANGERS FOR FLOOR JOISTS

NEW WASTE STACK FROM NEW BATH ABOVE. TIE INTO EXISTING SEWER OUTLET TO MEET ALL CODES

2X12'S @ 16" O.C. OR 11 1/8" TJI 210 @ 16" O.C.

NEW HVAC SUPPLY TO ADDITION

PROVIDE 30"x 24" MIN. CRAWL SPACE ACCESS W/ DOOR. FINAL LOCATION PER BUILDER & OWNER.

INSTALL AC UNIT(S) ON CONCRETE PAD TO MEET ALL LOCAL CODES

8" CONTINUOUS CONCRETE FOUNDATION WALL (10" AT FRONT WALL)

8"x24" CONTINUOUS "KEYED" CONCRETE FOOTING @ 30" BELOW GRADE MINIMUM

10 1/4" FIELD VERIFY

2'-0"

8"

GFCI WP

SD CO

PC

BASEMENT

EXIST

D

EXISTING FLOOR JOISTS @ 16" O.C.

EXISTING FLOOR JOISTS @ 16" O.C.

EXISTING SPREAD FOOTING

EXISTING FOUNDATION

UP 12R

6'-0"

1'-6"

9'-4"

9"

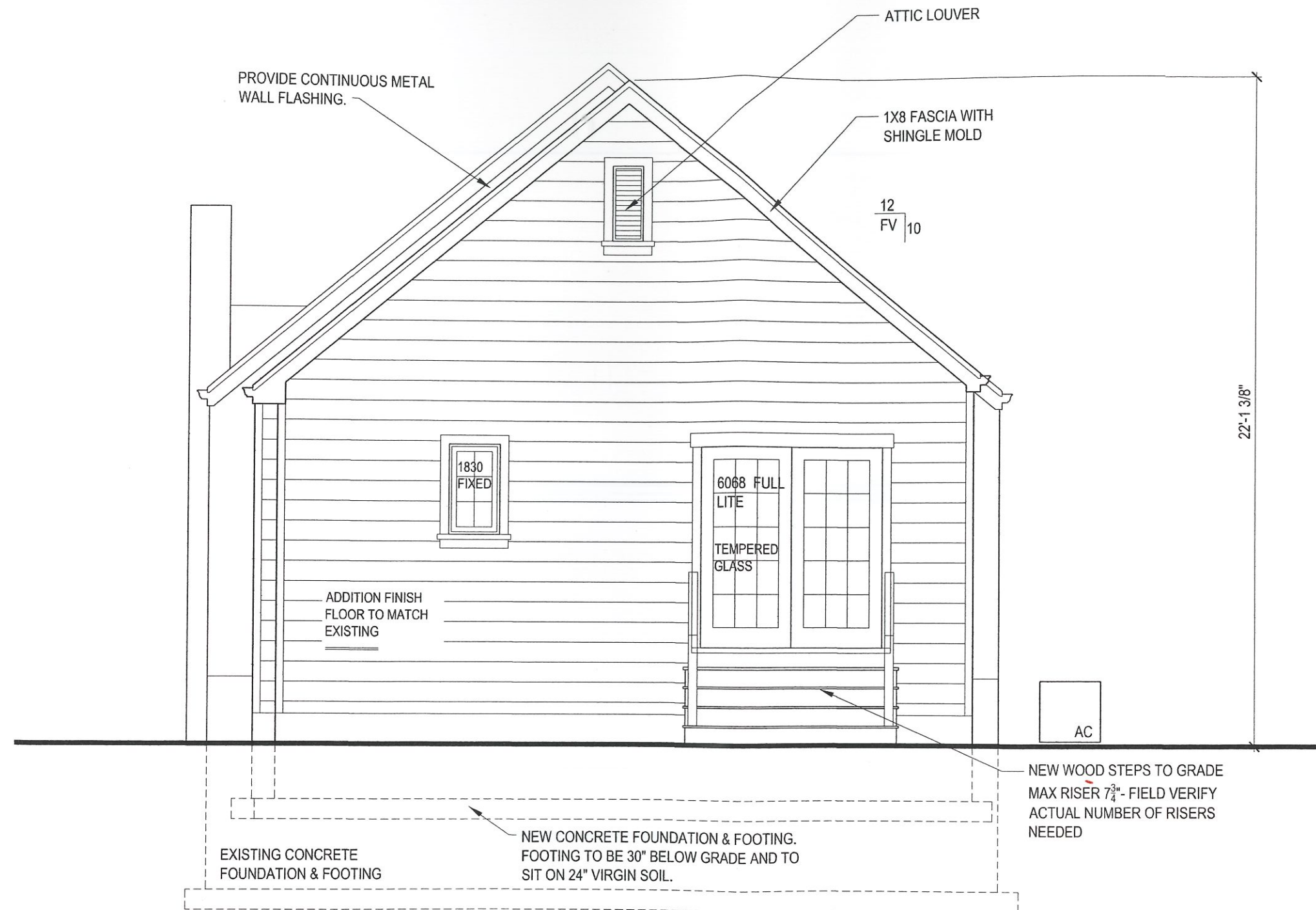
2'-0"

8"

15'-4"

10'-0"

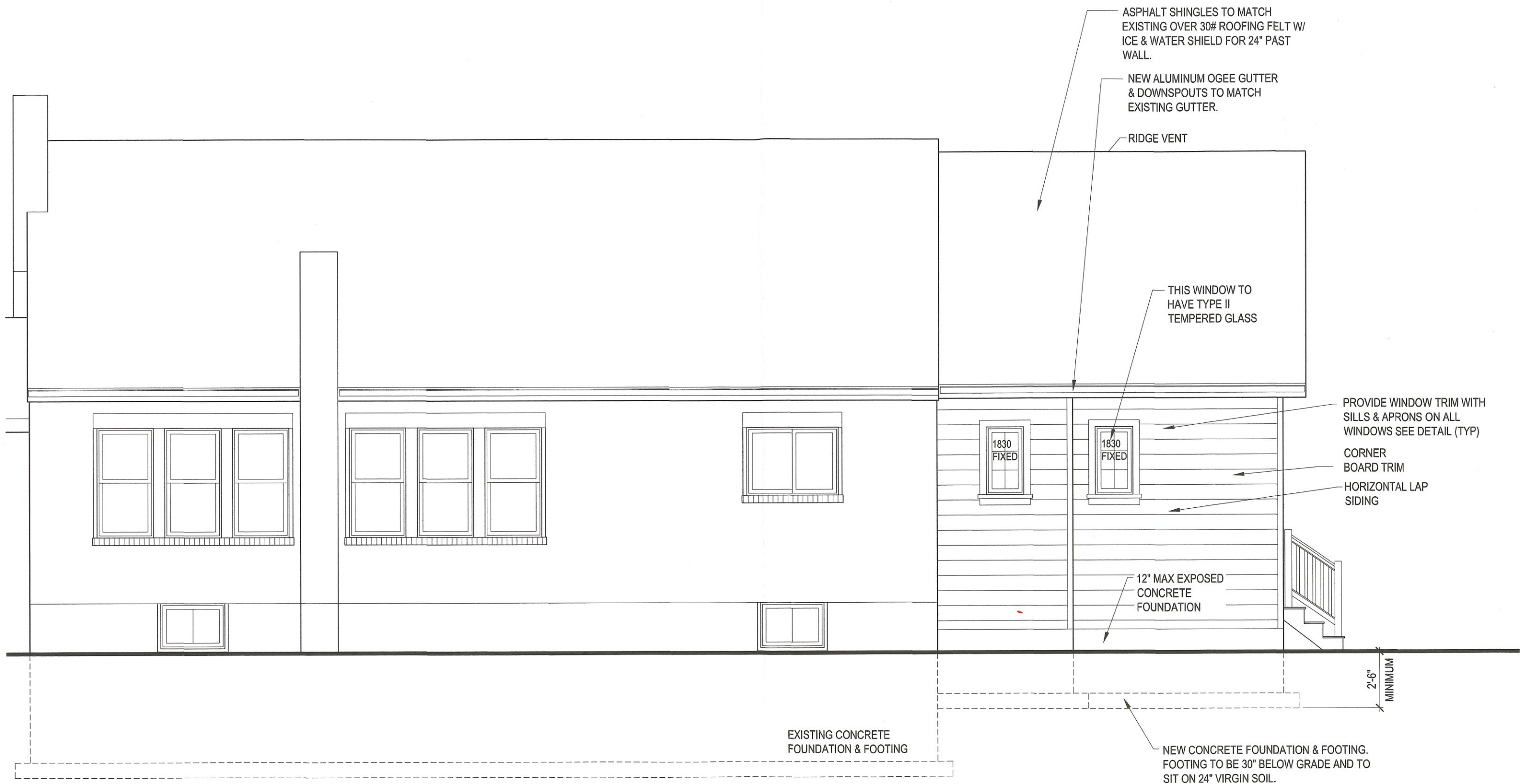
23'-0"



101 Handlan Rear Elevation

Scale: 1/4" = 1'-0"
 February 13, 2020

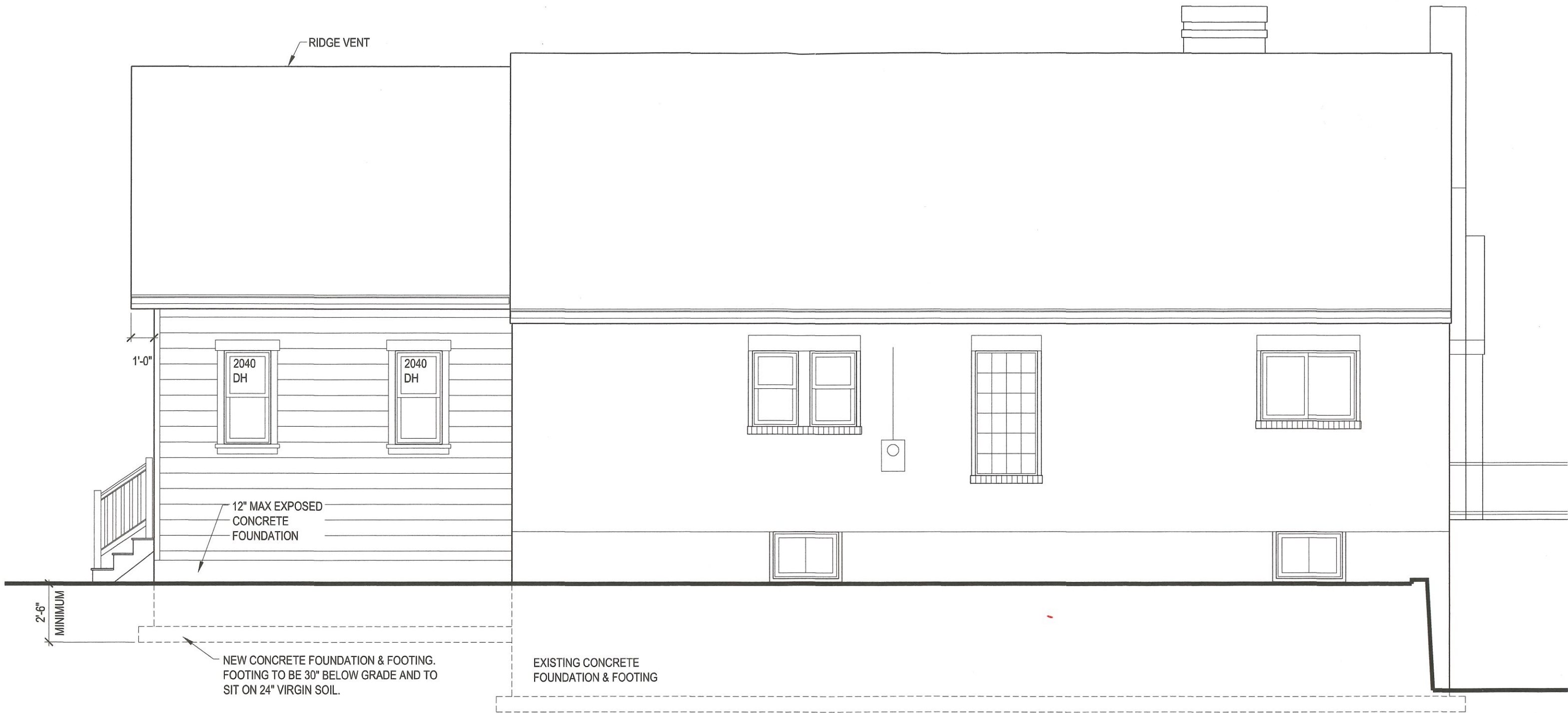
Ann Begemann, Architect
 314-614-0686



101 Handlan Left Elevation

Scale: 1/4" = 1'-0"
February 13, 2020

Ann Begemann, Architect
314-614-0686



101 Handlan Right Elevation

Scale: 1/4" = 1'-0"
 February 13, 2020

Ann Begemann, Architect
 314-614-0686



101 Handlan Ct.



CITY'S EXHIBIT NO. 6



101 Handlan Ct.



101 Handlan Ct