



SPECIAL ANNOUNCEMENT REGARDING BOARD OF ADJUSTMENT MEETINGS

Section 610.015 of the Missouri Sunshine Law provides that members of the Board of Adjustment who are not physically in the City Council Chambers can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes.

The U.S. and the world is in a state of emergency due to the Coronavirus – COVID-19. Therefore, members of the Board of Adjustment have elected to participate in this meeting electronically for the public health and safety of each other and the general public.

To follow along with the Board of Adjustment meeting, please see the instructions below. To make a comment during the public comment portion of the meeting, you will need to access via the Zoom application and click the hand icon to “raise your hand”. Raised hands will be called on in the order received. Please note, if dialing in from a phone, you will “raise your hand” by dialing *9.

Zoom webinar

When: **April 12, 2021**, 7:00 PM Central Time (US and Canada)

Please click the link below to join the webinar:

<https://zoom.us/j/94528686905>

Or iPhone one-tap :

US: +13126266799,,94528686905# or +16468769923,,94528686905#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968

Webinar ID: 945 2868 6905

International numbers available: <https://zoom.us/u/adhrQ6WRCR>

SEE THE FOLLOWING PAGE FOR THE AGENDA



**Board of Adjustment
Agenda
Monday, April 12, 2021, 7:00 p.m.
Zoom Virtual Meeting**

I. Approval of Journal – March 8, 2021

II. New Business

- a. **Case No. 10-2021** Riggs Company, applicant's agent for 109 Dickson Street (R-3 Zoning District), requests a variance to construct a deck that does not conform to the side yard setback.

Such hearings may be adjourned from time to time until completed

By order of: Joe Roeser, Secretary – Board of Adjustment Kirkwood, Missouri,
March 23, 2021

Staff Liaison: Amy Lowry; Phone: (314) 822-5815;
Email: lowryag@kirkwoodmo.org

Board of Adjustment: Chairman Mark McLean, Members Cindy Coronado, Joe Roeser, Paul Schaefer, Pat Jones, Paul Ward and Dan Stauder.

Accommodation: The City of Kirkwood is interested in effective communication for all persons. Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as a CD, by calling 314-822-5802.



Board of Adjustment - Journal
March 8, 2021, 7:00 p.m.
Zoom Virtual Meeting

Present: Mark McLean, Chair; Joe Roeser; Paul Schaefer; Pat Jones, and Cindy Coronado.

City Attorney: Taylor Essner **Court Reporter:** Gwen Huffman
Staff Liaison: Amy Lowry

Chair McLean stated for the record that Section 610.015 of the Missouri Sunshine Law provides that members of the Board of Adjustment who are not physically in the City Hall can participate and vote on all matters when an emergency exists and the nature of the emergency is stated in the minutes. So, let the minutes reflect that the U.S., and the World, is in a state of emergency due to the Coronavirus. The Missouri Governor and the County Executive directed all citizens to limit the number of attendees for meetings and gatherings to avoid the spread of the Coronavirus. Therefore, members of the Board of Adjustment have elected to participate in this meeting electronically so that we are compliant with such Orders and for the public health and safety of each other and the general public.

I. Approval of February 8, 2021 Journal – Unanimously Approved

II. New Business

- a. **Case No. 6-2021** Ryan Roe, applicant for 444 Alice Avenue (R-3 Zoning District), requests a variance to retain a new single-family residence that does not conform to the side yard setback. **Variance granted 4 to 1.**
- b. **Case No. 7-2021** Wei Liu, applicant for 420 New York Street (R-4 Zoning District), requests a variance to retain a new single-family residence that does not conform to Finished First Floor Height requirement. **Variance unanimously approved.**
- c. **Case No. 8-2021** Daniel Stauder, applicant's agent for 404 Frieda Avenue (R-3 Zoning District), requests a variance to construct an attached garage that will not conform to the side yard setback. **Variance unanimously approved.**
- d. **Case No. 9-2021** Adam Edelbrock, applicant for 15 Thorncliff Lane (R-3 Zoning District), requests a variance to construct an addition that will not conform to the front yard setback. **Variance unanimously approved.**

APPROVED

Mark McLean, Chair

Case Summary

Case Number	10-2021				
Zoning District	R-3				
Project Address	109 Dickson Street				
Applicant Name	Riggs Company				
Property Owner	Robert Grothe				
Article	VI	Section	25-48	Sub-Section	25-48(b)(3) and Table 48-4
Variance Request	West side yard setback for deck addition				
Required	10'				
Proposed	1.6'				
Variance Requested	8.4'				

History of address: Front yard setback of 67' (6.7' variance) from East Argonne for an addition was granted at January 10, 2011 Board of Adjustment meeting. Previous request for west side yard setback of 2' (8' variance) for an addition was denied at June 9, 2008 Board meeting.

Summary Approved by: AGL

Labels printed 3-22-2021

Letter mailed on 3-31-2021

300 ft. notice mailed on 3-24-2021



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 Amy Lowry, Planner II at 314-822-5815 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 109 DICKSON STREET

Type of Work: New Construction Addition Other _____

Type of Structure: Single-family Multi-family Commercial Accessory
 Other DECK

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 RIGGS COMPANY Phone _____

Address 333 LEFFINGWELL AVE. STE. 109

City/State/Zip KIRKWOOD, MO 63122 E-mail OFFICE@RIGGSCOMPANYSTL.COM

Applicants Signature _____ Date MARCH 15, 2021

Property Owner Information (if different from above):

Name ROBERT GROTHE Phone 314-821-5591

Address 109 DICKSON STREET

City/State/Zip KIRKWOOD, MO 63122 E-mail BEEEGEE@YAHOO.COM

Owner's Signature [Signature] Date 3/15/2021

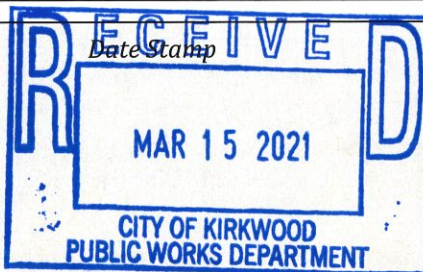
City Use Only

Meeting Date: April 12

Case#: 10-21

Zoning District: R-3

Received by: AGL



CITY'S EXHIBIT NO. 1

333 Leffingwell Avenue, Suite 109 Kirkwood, Missouri 63122 | 314.821.7646 | www.RIGGSCompanySTL.com



Variance letter for 109 Dickson, Kirkwood, MO 63122, March 15, 2021
Corner lot owned by Bob and Jackie Grothe

The 2-story home is situated on a 50' wide by 212' deep 10,600 sq. ft. corner lot; zoned R3. The existing front door of the home faces East/Dickson Street.

The Grothe Family would like to add a north extension to their existing, non-conforming, permitted deck. However, due to the sub optimal corner lot configuration and the setbacks allowed, the existing deck structure is encroaching on the current side yard setback by 8.4 feet. Customarily, the Grothe Family considers the existing deck and patio to be in their "back yard".

As you will see, in addition to possibly expanding the existing deck, we are preparing plans for a new 2-car garage for the Grothe Family. We are anxious to submit the plans to Architectural Review Board for this part of the project once we have your decision. Additionally, we have been in touch with Amy Lowry, to make sure the proposed garage is well within the allowable building area and is meeting all of the City's updated building guidelines and codes.

With the existing size, shape, and orientation of the home on the lot, the most practical location for the extension of the deck is along the rear of the new garage. This deck expansion will not change the watershed, will not increase the current encroachment, and will maintain the architectural interest from Dickson.

One of the main goals of this project is enhancing the view from Dickson by removing the large side entry concrete driveway and creating accessible green space. To help achieve this goal, the deck extension will also take the place of an existing raised hardscape patio behind the garage.

This proposed deck extension would encroach upon the 10' west building line matching the existing 1.6' setback. We are therefore asking for a variance of 8.4', thus matching the existing total encroachment.

This proposed configuration is the only feasible footprint that seems to be reasonable and practical. We feel that the current building line requirements create a hardship due to the corner lot configuration; their existing, legal non-conforming, previously permitted deck; and the very short distance to the side building line, which based on the layout of their home is the rear and if treated as such would allow a 10' encroachment per code.

Respectfully,

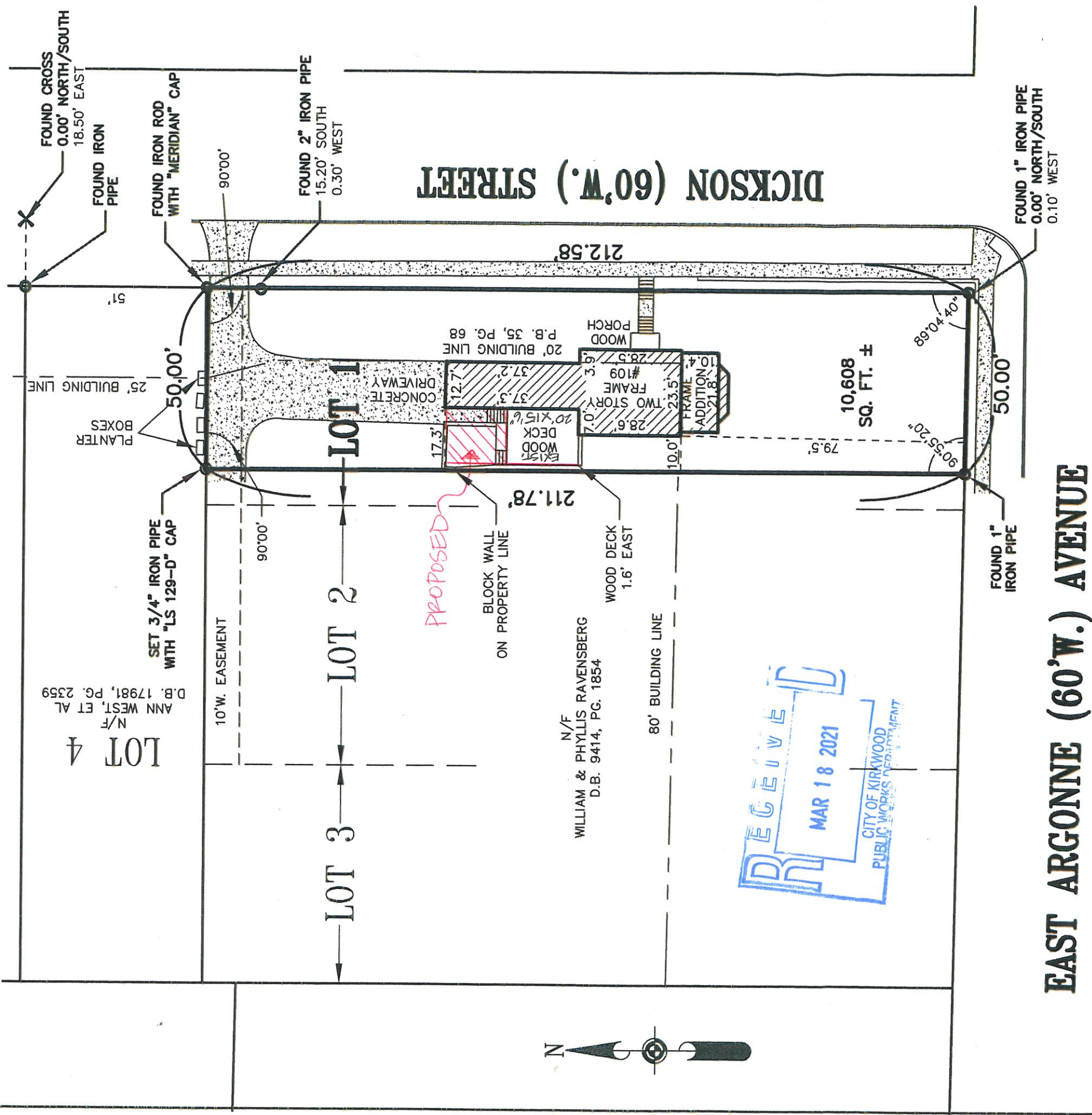
William T. Riggs, President
RIGGS Company

CITY'S EXHIBIT NO. 2



Values Build *Greatness*

"PROPERTY BOUNDARY SURVEY"



EAST ARGONNE (60'W.) AVENUE

DICKSON (60'W.) STREET

RECEIVED
MAR 18 2021
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT

3/16/2021

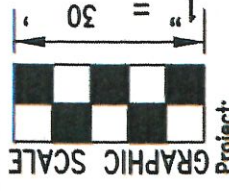


Leo J. Klutho

LEO J. KLUTHO
Professional Land Surveyor
In Responsible Charge
MISSOURI REGISTRATION NUMBER: PLS-2005019212
EXPIRES: DECEMBER 31, 2021
Survey Number: 212904

A title policy was not provided, therefore not all easements may be shown.

This is to certify that we, **James Surveying Company**, at the request of **Jackie Grothe**, we have, on the **11th day of February, 2021**, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on the **East 50 feet of Lot 1 of PHIL RAU'S KIRKWOOD SUBD., according to the plat thereof recorded in Plat Book 35 Page 68 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 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.**



Surveyed by: _____ c.w.
Drafted by: KSL
Dated: February 15, 2021
Revised: March 16, 2021
Project: Property Boundary Survey: 109 Dickson Street, St. Louis, MO 63122

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

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **March 23, 2021** edition and ending with the **March 23, 2021** edition, for a total of 1 publications:

03/23/2021

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT

CITY OF KIRKWOOD, MISSOURI

The Board of Adjustment of the City of Kirkwood will hold a Public Hearing via Zoom webinar on April 12, 2021, at 7:00 P.M. to consider the following:

New Business

Case No. 10-2021 - 109 Dickson St.

- Side yard setback variance.

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

Questions may be directed to Amy Lowry at 314-822-5815 or lowryag@kirkwoodmo.org.

BY ORDER OF: Joe Roeser, Secretary - Board of Adjustment Kirkwood, Missouri, March 23, 2021. The City of Kirkwood is interested in effective communication for all persons.

Persons requiring an accommodation to attend and participate in the meeting should contact the City Clerk at 314-822-5802 at least 48 hours before the meeting. With advance notice of seven calendar days, the City of Kirkwood will provide interpreter services at public meetings for languages other than English and for the hearing impaired. Upon request, the minutes from this meeting can be made available in an alternate format, such as CD by calling 314-822-5802. 11982217 County Mar 23, 2021

Karie Clark

Karie Clark

Subscribed & sworn before me this 23rd day of Mar, 2021

(SEAL)

Chanel Jones

Notary Public

CHANEL JONES
Notary Public - Notary Seal
State of Missouri
Commissioned for St Louis County
My Commission Expires: August 08, 2022
Commission Number: 14397721

CITY'S EXHIBIT NO. 4



WHERE COMMUNITY AND SPIRIT MEET®

March 31, 2021

Riggs Company
333 Leffingwell Avenue
Suite 109
Kirkwood, MO 63122

RE: Variance Request
Case No. 10-2021
109 Dickson Street
Zoning District R-3

Dear Sir:

Your variance request from the Kirkwood Board of Adjustment has been set for Public Hearing via Zoom webinar on April 12, 2021 at 7:00 p.m. 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 new deck you wish to construct will provide a west side yard setback of 1.6 feet. This is 8.4 feet closer to the west side yard property line than the 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 the 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

CITY'S EXHIBIT NO. 5

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've attached the agenda for the meeting with the Zoom webinar information. I have also attached building permit information from the 1985 building of the original deck which will be an additional exhibit to your case. You will also be sent the link to the meeting via email closer to the meeting date. Please contact me if you have any questions with regard to this matter before the public hearing.

Sincerely,



Amy Lowry, AICP
Planner II

Encl. Meeting Agenda

C: Robert Grothe

Public Notification

Find address or place

Apply a search distance: 300 Feet

Addressee Layer: Addresses

Format: Comma-separated values

39 addressees found; do you want to continue?

Download

Legend

Parking

- P Parking, Public
- P Parking, Business

Community

- Kirkwood - Des Peres Area Chamber of Commerce
- Kirkwood City Hall
- Kirkwood Fire House 1
- Kirkwood Fire House 2
- Kirkwood Fire House 3
- Kirkwood Police
- Kirkwood Public Library
- Kirkwood Recycling
- Train Depot

Map data © OpenStreetMap contributors, CC-BY-SA

MAILED 39 POSTCARDS

ON 3-24-2021

CITY'S EXHIBIT NO. 6

SLAVNEY DAVID H & SUSAN H
611 E MADISON AVE
SAINT LOUIS, MO 63122

HANSER GREGORY W CAROLE
M H/W TRUSTEES
114 CLARK AVE
SAINT LOUIS, MO 63122

FRAILEY ANDREW & ALICIA T/E
4567 W PINE BLVD # 416
SAINT LOUIS, MO 63108

LINFORD STEVENJAMES &
DIANA EVELYN
12615 KIMES RD
DE SOTO, MO 63020

COE LINDA M TRUSTEE
600 E ARGONNE DR
SAINT LOUIS, MO 63122

REC CH WDNS & VES GR CH
KIRKWD A CORP
514 E ARGONNE DR
SAINT LOUIS, MO 63122

LEWIS BRIAN C
101 HANDLAN CT
SAINT LOUIS, MO 63122

REYNOLDS DOUGLAS W ANN W
102 DICKSON ST
SAINT LOUIS, MO 63122

BAUER DAVID C
105 HANDLAN CT
SAINT LOUIS, MO 63122

HOLLEY MATTHEW S & ALLISON
106 DICKSON ST
SAINT LOUIS, MO 63122

FLAMANDS TRUST THE
109 HANDLAN CT
SAINT LOUIS, MO 63122

PELLARIN JUNE DELORIS
110 DICKSON ST
SAINT LOUIS, MO 63122

STANLEY DWAYNE & PATRICE
112 DICKSON ST
SAINT LOUIS, MO 63122

GROTHER ROBERT T JR ETAL J/T
109 DICKSON ST
SAINT LOUIS, MO 63122

WILLI TIMOTHY W & KIMBERLY /
533 E ARGONNE DR
SAINT LOUIS, MO 63122

RAVENSBERG WILLIAM S
PHYLLIS A H/W
549 E ARGONNE DR
SAINT LOUIS, MO 63122

NIENKEMPER DANIEL R & LYNN
113 HANDLAN CT
SAINT LOUIS, MO 63122

WHITEHEAD ROBERT E & JANET
116 DICKSON ST
SAINT LOUIS, MO 63122

WEST ANN E ETAL J/T
119 DICKSON ST
SAINT LOUIS, MO 63122

BURNSIDE DAVID W & JENNIFER
A H/W TRS
120 DICKSON ST
SAINT LOUIS, MO 63122

BURKE SHARON K
123 DICKSON ST
SAINT LOUIS, MO 63122

NODDINGS JOHN
544 E JEFFERSON AVE
SAINT LOUIS, MO 63122

BURNSIDE DAVID WAYNE &
JENNIFER ANN H/W
120 DICKSON ST
SAINT LOUIS, MO 63122

BROWN MICHAEL L & TRUDY J
T/E
126 DICKSON ST
SAINT LOUIS, MO 63122

GENNAOUI FAMILY TRUST
620 E JEFFERSON AVE
SAINT LOUIS, MO 63122

GENNAOUI FAMILY TRUST THE
620 E JEFFERSON AVE
SAINT LOUIS, MO 63122

STREETT LEE S TRUSTEE
128 DICKSON ST
SAINT LOUIS, MO 63122

LUTTERMAN JEANETTE &
MICHAEL H/W J/T
554 E JEFFERSON AVE
SAINT LOUIS, MO 63122

DAVIS CARMEN R TR
548 E JEFFERSON AVE
SAINT LOUIS, MO 63122

NODDINGS JOHN G & HERRING
SHANNON M H/W
544 E JEFFERSON AVE
SAINT LOUIS, MO 63122

PARKS DEBORAH L & DAWSON
JEFFREY G W/H
538 E JEFFERSON AVE
SAINT LOUIS, MO 63122

BECKNER R RANDOLPH
CHRISTINE G H/W
534 E JEFFERSON AVE
SAINT LOUIS, MO 63122

GENTRY WILLIAM H REVOCABLE
TRUST ETAL
526 E JEFFERSON AVE
SAINT LOUIS, MO 63122

ASSESSOR INFORMATION
WITHHELD
201 DICKSON ST
SAINT LOUIS, MO 63122

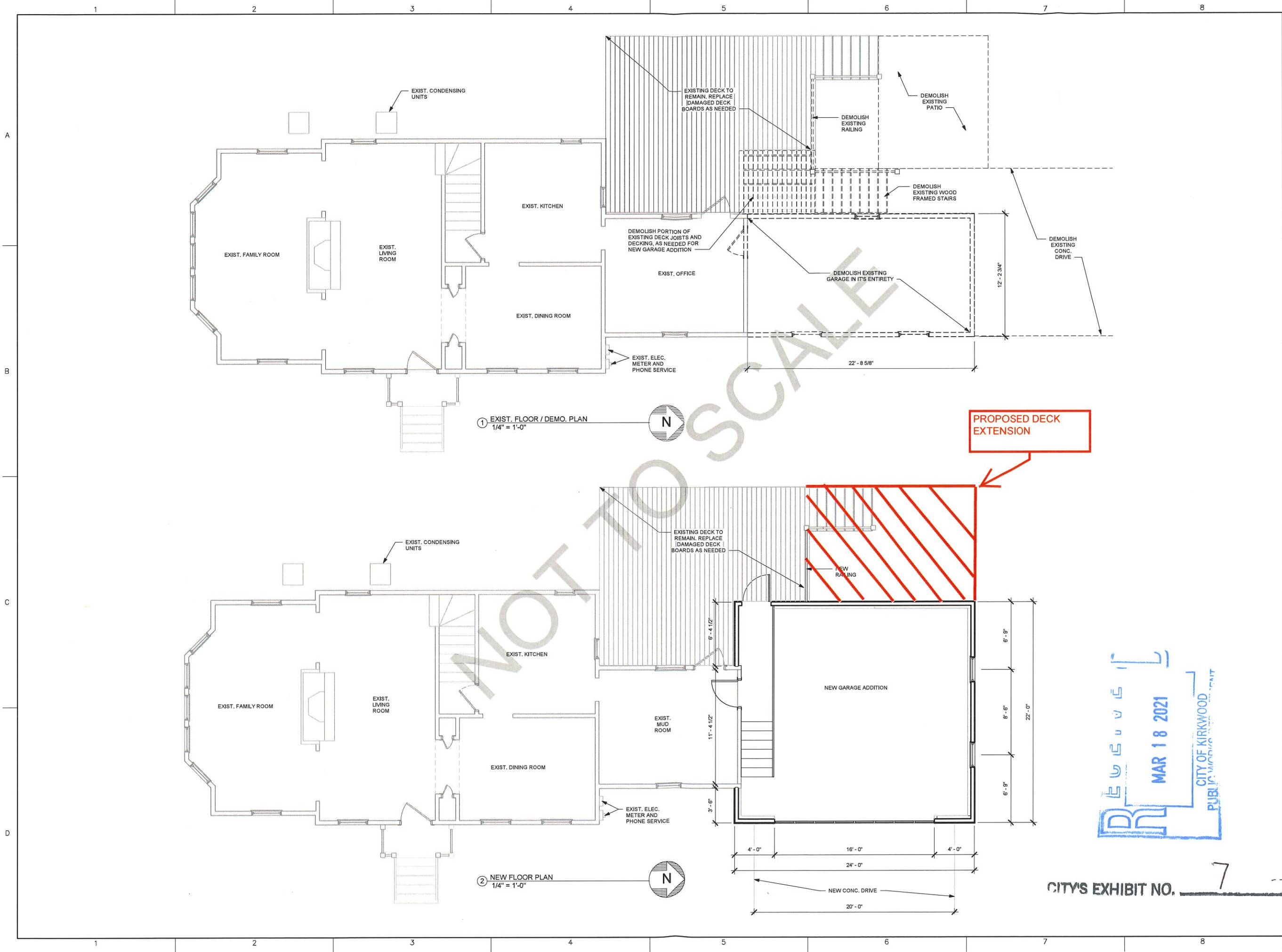
WARREN MATTHEW & KELLY
H/W
529 E JEFFERSON AVE
SAINT LOUIS, MO 63122

PEARL CONSTRUCTION LLC
58 HILL DR
SAINT LOUIS, MO 63122

CASTEEL CARROLL KENT JR &
SUSAN K T/E
623 E MADISON AVE
SAINT LOUIS, MO 63122

BLUMEYER KYLENE & PETER T/E
632 E ARGONNE DR
SAINT LOUIS, MO 63122

DAVIES JOSEPH P & TASHA T/E
618 E ARGONNE DR
SAINT LOUIS, MO 63122



RECEIVED
MAR 18 2021
 CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT

CITY'S EXHIBIT NO. 7

INTEGRATED BUILDING DESIGN SERVICES
 214 Elm Street, Suite 214, Washington, Mo. 63090
 office: 636-377-6783 • cell: 636-221-1389 • email: ibdps@outlook.com • web: www.ibdps.com

NOT FOR CONSTRUCTION

Architectural Corporation
 License No. - 2018000595
 Registered Architect
 License No. - 2009032811

DRAWN BY
MWM

CHECKED BY
MWM

RIGGS COMPANY
GROTHE RESIDENCE ADDITION
 109 DICKSON ST., KIRKWOOD, MO. 63122
FLOOR PLAN

REV.	DATE	DESCRIPTION	APP.
A	02/08/21	11x17 DRAWINGS ISSUED FOR REVIEW	MWM
B	03/04/21	ISSUE FOR REVIEW	MWM
C	03/09/21	ISSUE FOR REVIEW	MWM

PROJECT NO. **R41720**

DRAWING NO. **A-103**



109 DICKSON STREET, KIRKWOOD, MISSOURI 63122

RECEIVED
MAR 15 2021
CITY OF KIRKWOOD
PUBLIC WORKS DEPARTMENT



June 10, 1985

Mr. and Mrs. Anthony Hauck
109 N. Dickson St.
Kirkwood, MO 63122

Re: Deck under construction

Dear Owners:

Ordinance No. 7245 Section 111.1 requires that no building or structure be constructed without a building permit. We have no record of a building permit having been issued for the deck at your home.

I hereby order that all work stop immediately, not to be resumed unless and until a building permit is issued. In order to obtain a permit please provide two copies of the following plans:

1. Site plan
2. Pier details
3. Floor plan
4. Framing details
5. Elevation

If you have any questions, don't hesitate to call.

Cordially,

Michael K. Moran
Code Enforcement Engineer

McM:mb



APPLICATION FOR PERMIT

PERMIT NO.

C.ity of Kirkwood 12750 S Kirkwood Road • Kirkwood, Mo. 63122
314-872-5833

DATE 6/28/85 ADDRESS 107 N. Hickson

NAME Tony Hance JOB NO. 1274 COMMENTS

PERMIT FOR Deck OF EXISTING CONSTRUCTION

TYPE OF PERMIT New Alter Repair Rebuild Reroof Remodel Change Temporary Other Other Other Other Other

OWNER Tony Hance CONTRACTOR Same As Above

MECHANICAL		PLUMBING		ELECTRICAL	
Appl. Type		W. Equip.	W. Equip.	Service	Temp. Perm. <input type="checkbox"/>
Price		Drains	Drains	Any	Yes <input type="checkbox"/> No <input type="checkbox"/>
Use/Specs	Condition Type	Stamps	Stamps	Foot/Cord/Chim.	
Area	sq ft	W. Equip.	W. Equip.		
Notes	Both	San. Equip.	Water Connect.	Debris	Support
Remarks	<input type="checkbox"/> <input type="checkbox"/>	Drain	Drain Pipe	Work	Sh. in
Storage <input type="checkbox"/>	Water <input type="checkbox"/>	Drain	Drain	Equip.	Over
Permit <input type="checkbox"/>	Special <input type="checkbox"/>	Drain	Drain	Equip.	Water
Notes <input type="checkbox"/>	Spec. <input type="checkbox"/>	Drain	Drain	Equip.	Permit
Proposed Expense (includes)		Drain	Drain	Equip.	Support
Time Cost of Constructing	<u>\$6000</u>	Drain	Drain	Equip.	Support
Description of work	<u>Deck</u>	Drain	Drain	Equip.	Support

MECHANICAL		PLUMBING		ELECTRICAL	
HEAT	Type	MECHANICAL	Type	MECHANICAL	Type
Fuel	Oil	MECHANICAL	Type	MECHANICAL	Type
Fuel Line	Flue Line	MECHANICAL	Type	MECHANICAL	Type
Qy. (Of This Description)		MECHANICAL	Type	MECHANICAL	Type
AIR CONDITIONING	Type	MECHANICAL	Type	MECHANICAL	Type
Fuel	Oil	MECHANICAL	Type	MECHANICAL	Type
Fuel Line	Flue Line	MECHANICAL	Type	MECHANICAL	Type
Being Code	Oil	MECHANICAL	Type	MECHANICAL	Type
Qy. (Of This Description)		MECHANICAL	Type	MECHANICAL	Type
WATER HEATER - Hot Water	Type	MECHANICAL	Type	MECHANICAL	Type
Qy. (Of This Description)		MECHANICAL	Type	MECHANICAL	Type

PAID

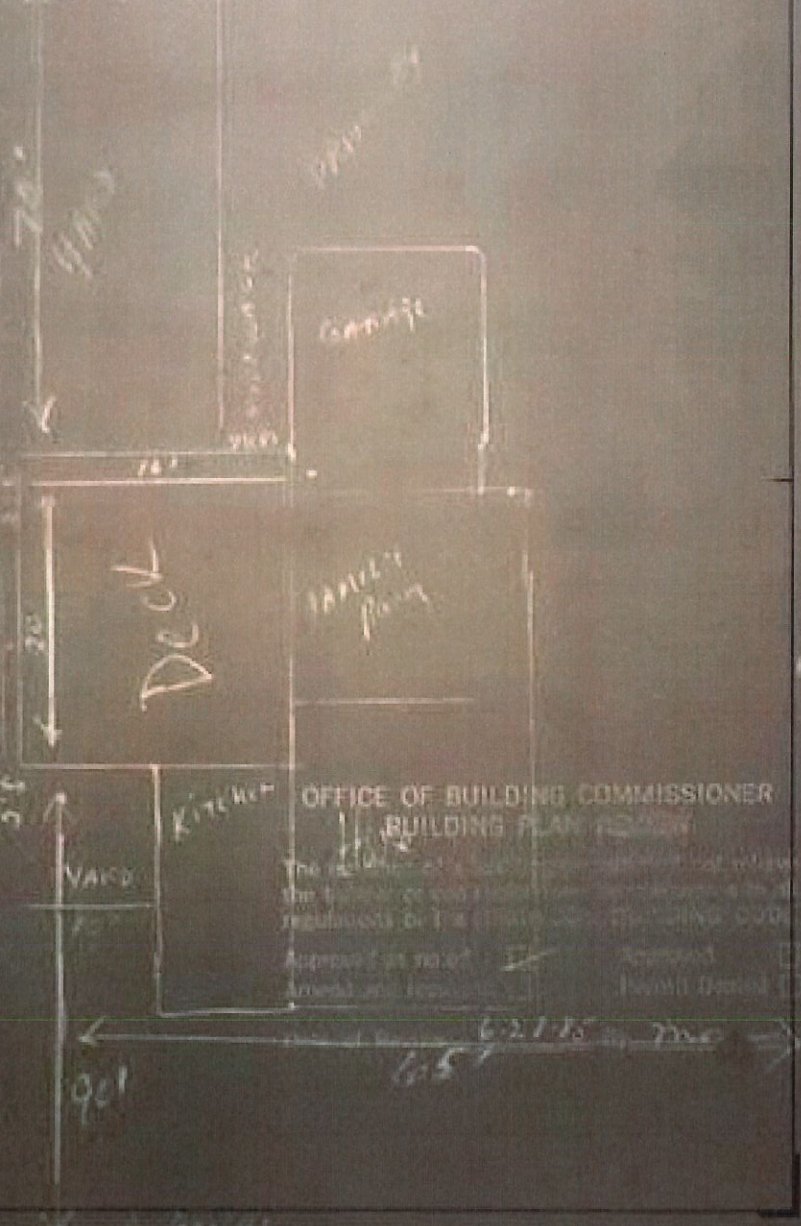
I hereby affirm the above statements are true and correct and also agree to comply with the provisions of the ordinances of Kirkwood, MO. Permit is not effective until signed by Director, Mechanical or Plumbing Contractor and then returned to Building Commissioner. I hereby certify that the proposed work is authorized by the owner of record or has been authorized by the owner to make this application on his agent.

OWNER <u>Tony Hance</u>	NO. OF <u>966-4480</u>	REVISED <u>N/A</u>	DATE <u>6/28/85</u>	SIGNATURE <u>Tony Hance</u>
DIRECTOR				
ELECTRICAL CONTRACTOR				
PLUMBING CONTRACTOR				
Mechanical CONTRACTOR				

REVISIONS TO BUILDING PLAN
REVISION NO. 1 TO ORIGINAL PLAN
DATE: 6/21/75

Victor's Handy House

REVISION NO. 1



Dickson

OFFICE OF BUILDING COMMISSIONER
BUILDING PLAN REVIEW

The Building Commissioner has reviewed the Building Plan and finds it conforms with the regulations of the State of New Jersey, N.J.A.C. 17:27. The Building Code is hereby approved for the purpose of the Building Code.

Approved as to form: Approved:
Amended and fees: Building Official:

6/21/75

90'

62' 1/2

Phyllis and Bill Ravensberg
549 East Argonne Dr.
Kirkwood, MO 63122

March 17, 2021

To the City of Kirkwood Board of Adjustment:

I am contacting you about a planned construction project at the residential property that borders our home on the south.

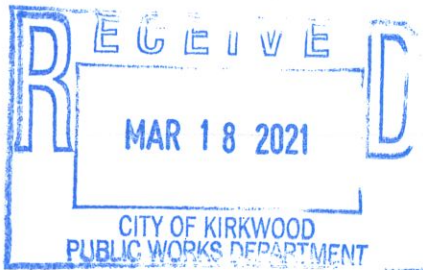
Along with a potential garage addition, the Grothe family, of 109 Dickson, is interested in replacing an existing deck and patio structure with a new deck.

I understand the new enlarged deck would remain within the existing footprint, covering both the deck and patio, but nonetheless requires a variance.

Our home at 549 East Argonne Dr. is uniquely positioned to have the closest and most direct visibility to this next-door property. We have no concerns about this project and believe a new deck will be a welcome enhancement to the property.

Please know we are fully supportive of this project and appreciate your consideration for a variance.

Phyllis and Bill Ravensberg
314-630-9292



CITY'S EXHIBIT NO. 9