



MINUTES
Architectural Review Board
City of Kirkwood
VARIANCE

Date: May 2, 2016
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: David Meyers, Chair, Michael Chiodini, Tom Anagnos, Kim Spurgeon, and Andrew Schwabe

Staff Member Present: Jack Schenck, Building Commissioner

Court Reporter Present: Peggy Clodius, Gore Perry

New Business

Case No. 01-16SV – 1001 S. Kirkwood Rd. – Tucker Allen Estate Planning Attorneys – Daniel Kirchhoff, applicant. 1001 Kirkwood LLC, applicant. B5

Request a variance to Chapter 5; Article 1 ½ Sign Code; Section – 5-14 b (1) – General Technical Requirements of the sign code – Gross sign area limitations – Each commercial or industrial premises shall be allowed a maximum gross sign area equal to 3.5 percent of the floor area of such premises or 0.9 percent of the total lot area, whichever is larger. The gross sign area shall not exceed 500 square feet for a lot of 10 acres.

You are requesting to install two (2) wall signs with a total of 39.72 sq. ft. This additional square footage exceeds the maximum total of 500 square feet for this property. A previous variance approval for 157.6 sq. ft. was granted on January 20, 2015 which allowed a total of 659.07 sq. ft. The new sign variance request would bring the total for the property to 698.79 sq. ft. **Tom Anagnos made a motion to approve as submitted for final review. Michael Chiodini seconded motion. Unanimously approved**

Vote:
David Meyers – Approved
Michael Chiodini - Approved
Tom Anagnos – Approved
Kim Spurgeon - Approved
Andrew Schwabe - Approved

Case No. 02-16SV – 1001 S. Kirkwood Rd. – St. Anthony’s – Warren Sign Company (Bill Behrens), applicant. St. Anthony’s (Bill Hoeffler) owner. B5

Request a variance to Chapter 5; Article 1 ½ Sign Code; Section – 5-14 b (1) – General Technical Requirements of the sign code – Gross sign area limitations – Each commercial or industrial premises shall be allowed a maximum gross sign area equal to 3.5 percent of the floor area of such premises or 0.9 percent of the total lot area, whichever is larger. The gross sign area shall not exceed 500 square feet for a lot of 10 acres.

You are requesting to revise the previous approval and add additional signage to the premises for a total of 659.07.

If the above signage (Case No. 01-16SV) is approved, this will exceed the allowable signage by 198.79. **Tom Anagnos made a motion to approve for final review with the following required changes: 1) All first floor tenants will be allowed to have signage that is no more than 3.5% of the square footage of their tenant space. The tenant space is required to have direct access to the street or parking lot. 2) All signage is to be mounted on a raceway. 3) All directional signs is approved as submitted on drawings; except the exterior tenant sign at West side of building. Michael Chiodini seconded motion. Unanimously approved**

Vote: **David Meyers – Approved**
 Michael Chiodini - Approved
 Tom Anagnos – Approved
 Kim Spurgeon - Approved
 Andrew Schwabe - Approved

c: Bill Bensing, Public Services Director
 Ryan Spencer, City Planner
 Jack Schenck, Building Commissioner
 Betty Montaña, City Clerk
 Tim Griffin, Mayor
 Nancy Luetzow, Liaison
 Donna Poe, SBD
 Elizabeth Von Behren, Public Information Officer
 Patti Dodel, Administrative Secretary