Minutes
Architectural Review Board
City of Kirkwood

Date: September 18, 2017
Place: City Hall Council Chambers
Time: 7:00 P.M.

Board Members Present: Mark Campbell, Michael Chiodini, Don Anderson, Matt Bivens and Dick Gordon

Staff Member Present: Russell Todd, Deputy Building Commissioner

Approval of Minutes September 5, 2017 – Michael Chiodini made a motion to approve as submitted. Matt Bivens seconded motion. Unanimously approved

Approval of Variance minutes September 5, 2017 – Michael Chiodini made a motion to approve as submitted. Dick Gordon seconded motion. Unanimously approved.

Sign Review - New Business

Case No. 31-17S – 10901 Manchester Rd – One Stop - BP, Zoning B-3 – Sudha Srinivas-Anne, applicant/owner. Re-face double sided existing ground sign 54 1/8” x 60 7/8” = 22.5 sq. ft. per side for Total signage of 45 sq. ft. Michael Chiodini made a motion to approve as submitted, Matt Bivens seconded motion. Unanimously approved.


Case No. 33-17S – 1205 S. Kirkwood Rd. – Halloween City, Zoning B-5 – Ariane Kennedy with Party City, applicant. Kirkwood Crossing, owner. Install one wall sign 336” x 36” = 84 sq. ft. Total signage of 84 sq. ft. Matt Bivens made a motion to approve as submitted, Michael Chiodini seconded motion. Unanimously approved.

Residential Review - New Business


Case No. 134-17R – 1005 Glenford Ct. – Zoning R-3 – Brain Ivy, applicant. Mark and Rossana Sullivan, owners. 2 story addition with basement - Applicant asked to be continued to the October 2, 2017 meeting

Case No. 135-17R – 23 Lemp Rd. – Zoning R-1 – KC STL, LLC, applicant/owner. New single family
Michael Chiodini made a motion to approve for final review with the following required changes: 1) Ease into vents from siding. 2) Room with fireplace, add a pillar on the left side or bump the room out a couple feet. 3) Cursory review- resubmit the elevation with the batten. 4) Left elevation, replace the picture window with one double hung or a pair of double hung. 5) Stone to return on both sides of house. Don Anderson seconded motion. Unanimously approved.

Case No. 136-17R – 724 Craig Dr. – Zoning R-4 – Prestige Custom Homes, applicant/owner. New single family residence. Don Anderson made a motion to approve for final review with the following required changes: 1) Cursory review- adding family room bay on rear elevation. 2) Fireplace bay to be raised to match gutter board on front porch. 3) Bandboard to be put on both sides of house. 4) Slider window in kitchen changed to double hung or dual casement. 5) Brackets adjusted or add backer. Michael Chiodini seconded motion. Unanimously approved.

Case No.137-17R – 536 Dougherty Ferry Rd. – Zoning R-4 – Prestige Custom Homes, applicant/owner. New single family residence. Michael Chiodini made a motion to approve for final review with the following required changes: 1) Change sliding window in kitchen to casement or double hung. Dick Gordon seconded motion. Unanimously approved.

Case No. 138-17R – 122 E. Maple Ave. – Zoning R-4 – Prestige Custom homes, applicant/owner. New single family residence. Don Anderson made the motion to approve with the following required changes: 1) Bandboard on the gables of the left & right side. 2) Fireplace bay be raised. 3) Slider window in the kitchen changed to double hung or casement window. 4) The brackets have a backer board on them and the rest of them must be addressed with some sort of backer for cursory review. Matt Bivens seconded motion. Unanimously approved

Case No. 139-17R – 1041 N. Harrison Ave – Zoning R-4 – Prestige Custom Homes, applicant/owner. New single family residence. Don Anderson made a motion to approve with the following required changes: 1) Changing the slider window in kitchen to casement or double hung. Matt Bivens seconded motion. Unanimously approved.


Case No. 141-17R – 1219 Missouri Ave – Zoning R-3 – John & Karen Ambuehl, applicant. Kuehnle Construction Co., owner. New single family residence. Don Anderson made a motion to approve with the following required changes for cursory review: 1) Plans that show a dormer in front to match the rest of the gables. 2) Garage door have a roof over it. 3) Brick returns have at least two feet on each side of the side elevations from front. 4) Left elevation – 3 or more double hung windows opposed to one picture window. 5) Add a window on right side elevation by garage. Matt Bivens seconded motion. Unanimously approved.

Case No. 142-17R – 516 W. Washington Ave – Zoning R-4 – Brad Burgan, applicant/owner. New single family residence. Don Anderson made a motion to approve with the following required changes: 1) Window in left elevation of garage. 2) Foundation under fireplace with stone that matches height of front elevation. 3) Single material on remainder of fireplace. Matt Bivens seconded motion. Unanimously approved.


Case No. 144-17R – 307 Altus Pl – Zoning R-3 – Jackson Custom Homes and Remodeling, applicant. Chris Finney, owner. 2-story addition. Dick Gordon made a motion to approve with the following required changes: 1) Front porch peak raised to match higher gutter line. 2) Square bases for
columns. 3) Random stone pattern deleted. 4) Brick to return on side 18-24 inches. Michael Chiodini seconded motion. Unanimously approved.

**Case No. 145-17R – 460 N. Harrison Ave – Zoning R-3** – Mathew Hartig, applicant/owner. New addition and detached garage. Don Anderson made a motion to approve with the following required changes: 1) Change slider window in the kitchen to casement. 2) Move the addition 4 inches for a shadow line. Michael Chiodini seconded motion. Unanimously approved.

**Commercial Review – New Business**

**Case No. 12-17C – 10901 Manchester Rd – One Stop-BP, Zoning B-3** – Sudha Srinivas-Anne, applicant/owner. Front elevation changes (filling in garage doors) and interior renovation. Michael Chiodini made a motion to approve as submitted. Dick Gordon seconded

C: Bill Bensing, Director of Public Services  
Betty Montaño, City Clerk  
Tim Griffin, Mayor  
Paul Ward, Liaison  
Donna Poe, SBD  
Elizabeth von Behren, Public Information Officer  
Jonathan Raiche, City Planner  
Amy Lowry, Landmarks Liaison