



**Board of Adjustment – Journal
Monday, September 8, 2025, 7:00 p.m.
Kirkwood City Hall
139 S. Kirkwood Road
Kirkwood, MO 63122**

Present: Cindy Coronado, Chair; Sandra Behrens; Gerry Biedenstein; Kirk Hutchison; and Robert Wilson

City Attorney: Evan Jefferson
Staff Liaison: Amy Lowry

Court Reporter: Renee Stark

- I. Approval of Journal – March 10, 2025
- II. New Business
 - a. **Case No. BOAV-04-25** Jared Byers – applicant for 808 Arminda Avenue (R-3 Zoning District) – requests variances from the Zoning Code to construct a new single-family residence that will not conform to the front yard setback and front porch encroachment require
Variance request for front yard setback denied by a vote of 3-2.
Variance request for front yard encroachment for a porch denied by a vote of 2-3.
- III. Election of Chair, Vice-Chair, and Secretary Positions – Gerry Biedenstein, Chair; Cindy Coronado, Vice-Chair; Kirk Hutchison, Secretary. There were no other nominations, and nominations were closed. Elected by acclamation.

APPROVED

A handwritten signature in blue ink, appearing to read "Gerard Biedenstein".

Gerard (Gerry) Biedenstein, Chair