



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

Present: Gerry Biedenstein, Chair; Sandra Behrens; Kirk Hutchison; Gil Kleinknecht; and Paul Ward

City Attorney: Evan Jefferson
Staff Liaison: Amy Lowry

Court Reporter: Renee Stark

I. Approval of Journal – November 10, 2025

II. Unfinished Business

a. **Case No. BOAV-07-25**

Lakeside Renovation – applicant for 23 Barberrry Lane (R-3 Zoning District) – requests a variance from the Zoning Code to construct an addition to a single-family residence that will not conform to the south side yard setback requirements. **Case continued to January 12, 2026 meeting**

III. New Business

a. **Case No. BOAV-05-25**

Hagan & Associates – applicant for 2 Douglass Lane (R-3 Zoning District) – requests a variance from the Zoning Code to construct an addition to a single-family residence that will not conform to the front porch encroachment requirements. **Variance unanimously approved.**

b. **Case No. BOAV-08-25**

Spotwood Construction – applicant for 24 Forest Glen Lane (R-3 Zoning District) – requests a variance from the Zoning Code to construct an addition to a single-family residence that will not conform to the east side yard setback requirements. **Variance unanimously denied.**

c. **Case No. BOAV-09-25**

Redesign Architecture – applicant for 327 Luther Lane (R-3 Zoning District) – requests variances from the Zoning Code to construct an addition to a single-family residence that will not conform to the garage façade width and projection requirements.

Variance on garage façade width denied by a vote of 1-4.

Variance on garage projection unanimously denied.

APPROVED

A handwritten signature in black ink, appearing to read "Gerry Biedenstein".
Gerard (Gerry) Biedenstein, Chair