



**TENTATIVE AGENDA
FEBRUARY 11, 2026 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

-
- I. MEETING CALLED TO ORDER
 - II. ROLL CALL
 - III. APPROVAL OF MINUTES: JANUARY 14, 2026
 - IV. PRELIMINARY REVIEW OF PLANS FOR A NEW HOME, JEFF BRINKMANN, 810 BROWNELL AVENUE
 - V. MISCELLANEOUS
 - VI. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

POSTED: 4:30 p.m., Feb. 6, 2026



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
January 14, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, January 14, 2026. Chairman Fernhoff presided and called the meeting to order at 6:00 p.m.

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>
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Chairman Fernhoff	John Emert
Mike Moran	Laura Switzer
Reed Voorhees	
John Falk	
Brad Weitekamp	

Also present were Frank Johnson, City Administrator; Kori Neely, City Engineer; Gabby Wesche, Community Engagement Officer; Andrew Bramman, City Attorney.

APPROVAL OF MINUTES

Mr. Voorhees moved to approve the minutes from the December 10, 2025 meeting. The motion was seconded by Mr. Falk and unanimously carried.

REVIEW OF PLANS FOR A NEW HOME – Scharf Land Development Company, 895 Glen Elm Dr.

Chairman Fernhoff introduced the project at 895 Glen Elm Dr. and invited the applicant to present the project. The project’s builder, John Scharf, and architect, Tony Camacho, presented the project to the ARB members.

Drainage and Landscaping

Mr. Weitekamp asked why overflow from the “Flow-well” directed east instead of south. The applicant noted that there wasn’t enough room to maintain the 10’ offset from the property line. The Board also requested that the gas line and all utilities be added to the drawings for coordinating the location of “Flow-wells” and tree plantings.

Mr. Weitekamp noted that the current landscaping design has the “Flow-well” discharging at the evergreens, which will overwhelm the trees with water. He told them to consider changing the plantings or the “Flow-Well” discharge location.

The Board members instructed Mr. Scharf to submit a landscape plan with utilities shown for the coordination and verification of “Flow-Well” and tree planting locations.

The Board also noted that the planned driveway exceeds the limit of 18-foot wide.

Architectural

The Board discussed the garage design noting that the garage looks out of proportion above the door. They told Mr. Scharf and Mr. Camacho to consider lowering the gable trim, use a taller door, or both. This would

The Board discussed the need for a sight triangle at Sappington Rd. on the drawing. They suggested selecting tree specimens for corner at Sappington with a high branching point to preserve traffic visibility.

There was no public comment regarding the project.

Mr. Moran moved to approve the applicant’s project with the following conditions:

- If gas service is going to be provided to the home, indicate the extension of the gas service to all civil plans from the street to the house.
- Submit a landscape plan with utilities shown for coordination and verification of tree and flow-well locations.
- Reduce the driveway to the permitted 18-foot wide maximum dimension.
- Reproportion the garage gable and trim and/or garage door to reduce the amount of flat, blank façade above the garage door.
- Add geometric sight triangles to the landscape plan and civil plan documenting compliance with St. Louis County Transportation Public Works intersection sight districts for passenger cars exhibits (see drawing 5.2).

The motion was seconded by Mr. Voorhees. The motion passed with a vote of 5 “Aye”, 0 “Nay,” and 2 Absent. The votes was as follows:

Reed Vorhees	“Aye”
John Falk	“Aye”
Mike Moran	“Aye”
Brad Weitekamp	“Aye”
Jeff Fernhoff	“Aye”
Laura Switzer	Absent
Jon Emert	Absent

PRELIMINARY REVIEW OF PLANS FOR HOME ADDITION – Laura Detmer, 286 Parkland Ave.

Chairman Fernhoff introduced the project at 286 Parkland Ave. and invited the applicant to present the project. The project’s architect, Kim Forney, presented the project to the ARB members. The project’s civil

engineer, Wilson Wagner, and the property owner, Laura Detmer, also attended the meeting.

Ms. Forney and the ARB members discussed the project plans, specifically the proposed addition's lower level and how the space should be calculated as it relates to the Floor Area Ratio (FAR).

Although the proposed addition includes a lower level that is almost entirely above grade relative to the immediately adjacent ground, the ARB determined that the square footage of the lower level would not be counted toward the floor area ratio (FAR).

ARB members explained that each application is evaluated based on how the structure relates to the existing topography of the site as a whole. They noted that the average grade calculation is intended to prevent artificial mounding of the site to increase allowable floor area. When a home is constructed into the natural landscape and consistent with existing grades, it's possible for a lower level that extends above a portion of the grade to not be counted toward FAR. Conversely, if a site is substantially mounded to create an above-grade lower level, that area would likely be included in the FAR calculation.

The ARB provided the following directions to the applicant to consider as they refine plans for a full review for the proposed addition.

- Provide visuals on the civil plans illustrating the massing of the proposed home in relation to neighboring properties.
- Comply with MSD's post-construction imperviousness factors when calculating stormwater runoff volumes and designing BMPs. This requirement is in place in Glendale whether the project connects to the storm sewer or not.
- Mitigation is required only for the incremental increase in stormwater runoff resulting from the proposed improvements.
- A full landscape plan is not required if no tree removal is proposed, but a schedule of plantings should be provided.
- Consider the addition of low shrubbery between the addition and the neighboring property.
- Ensure exposed foundation walls remain within permitted limits of ARB guidelines.
- Consider introducing a change in plane, such as a small bump-out, at the termination of the brick on the right elevation.
- Include tree protection fencing on the demolition plan.
- If tree removal becomes necessary, replacement shall be provided in accordance with applicable ARB guidelines. The replacement tree may be located anywhere on the property and is not required to be planted in the same location as the removed tree.

There was no public comment regarding the project.

MISCELLANEOUS – Basement Discussion

The ARB instructed staff to incorporate the average grade elevation definition as the standard method of measurement for determining basement heights into the ARB guidelines.

ADJOURN

Mr. Falk motioned to adjourn the meeting at 7:40 p.m.. The motion was seconded by Mr. Moran and unanimously carried to adjourn the meeting.

DRAFT



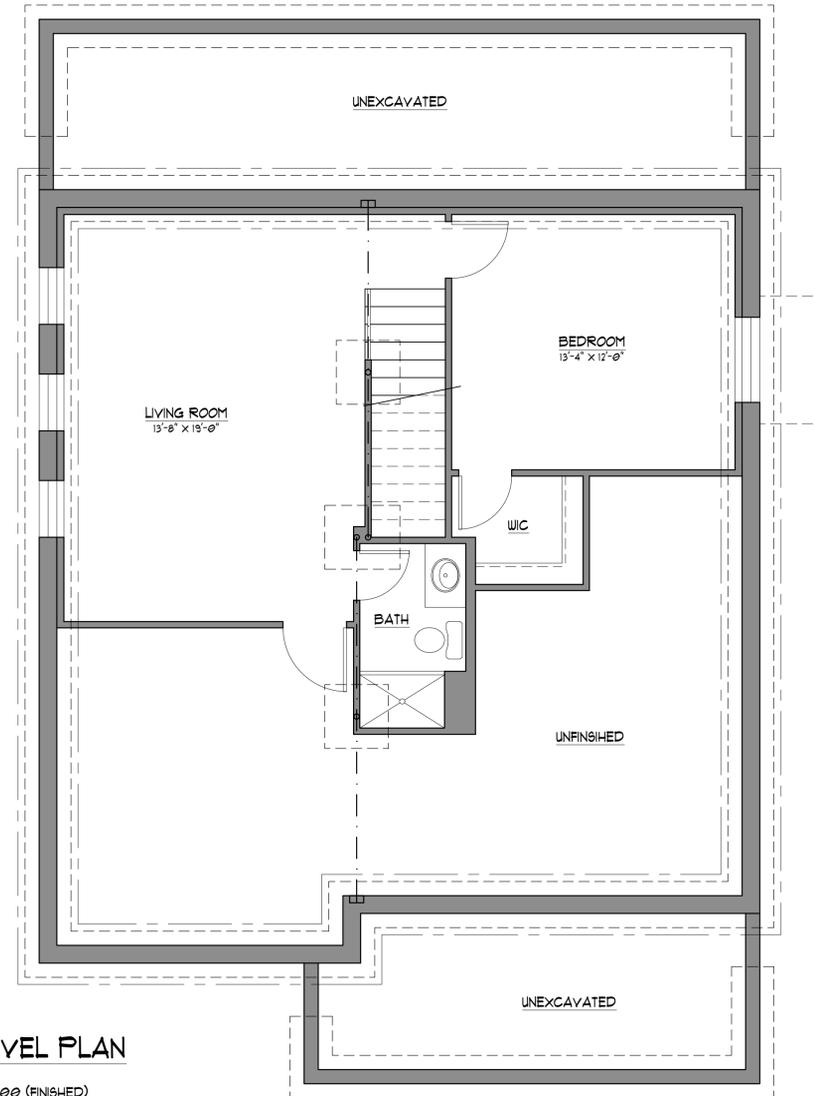
TIM HOLLERBACH
DESIGNS

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314-578-9470
www.timhollerbachdesigns.com

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A NEW RESIDENCE FOR:
810 BROWNELL AVE
GLENDALE, MO
BENCHMARK HOMES



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"
SQUARE FEET: 601.00 (FINISHED)

DESCRIPTION:

JOB NUMBER: 25215
ISSUE DATE: 12.24.2025
REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:

LOWER LEVEL
PLAN

SHEET NUMBER:

A1



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810 BROWNELL AVE
GLENDALE, MO
BENCHMARK HOMES

DESCRIPTION:
JOB NUMBER: 25215
ISSUE DATE: 12.24.2025
REVISIONS:

NO.	DESCRIPTION

SHEET TITLE

MAIN LEVEL
PLAN

SHEET NUMBER

A3

OF 3

Floor Area Ratio (FAR)

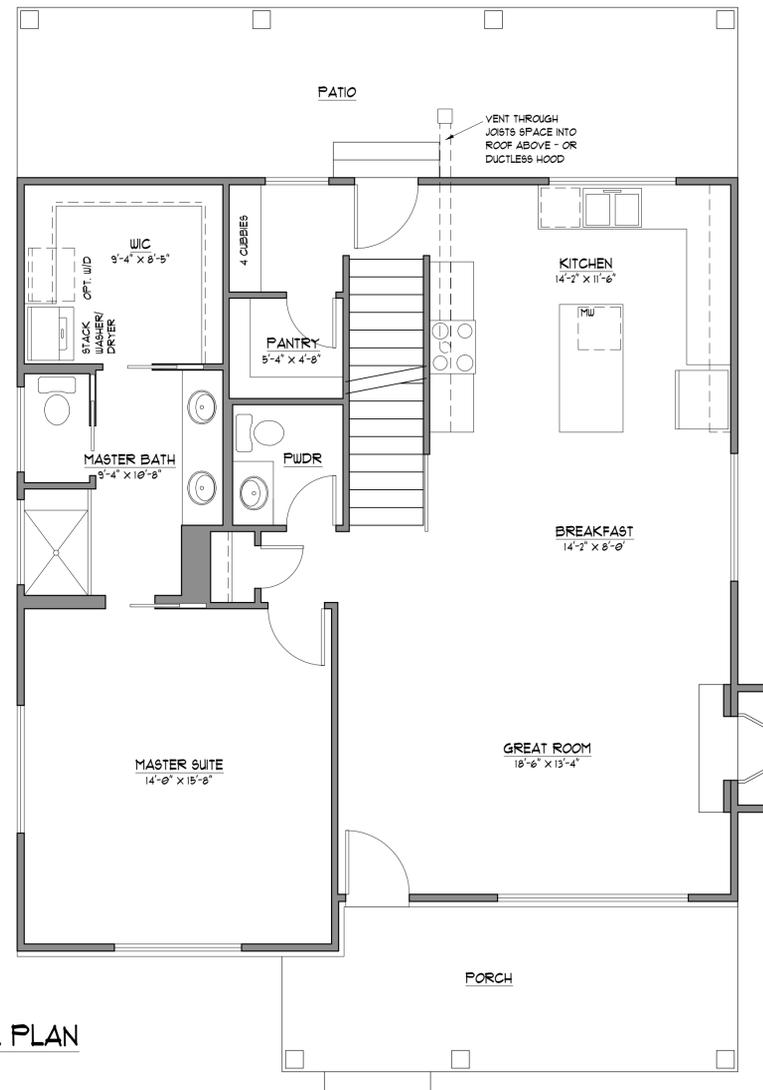
Max allowed on lot: 6,750sf / 30% = 2025.6sf

Proposed FAR 2202sf = 32.6%

1st Floor = 1191sf

2nd Floor = 1011sf

(Additional 177sf above maximum)



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"
SQUARE FEET: 1,191.00



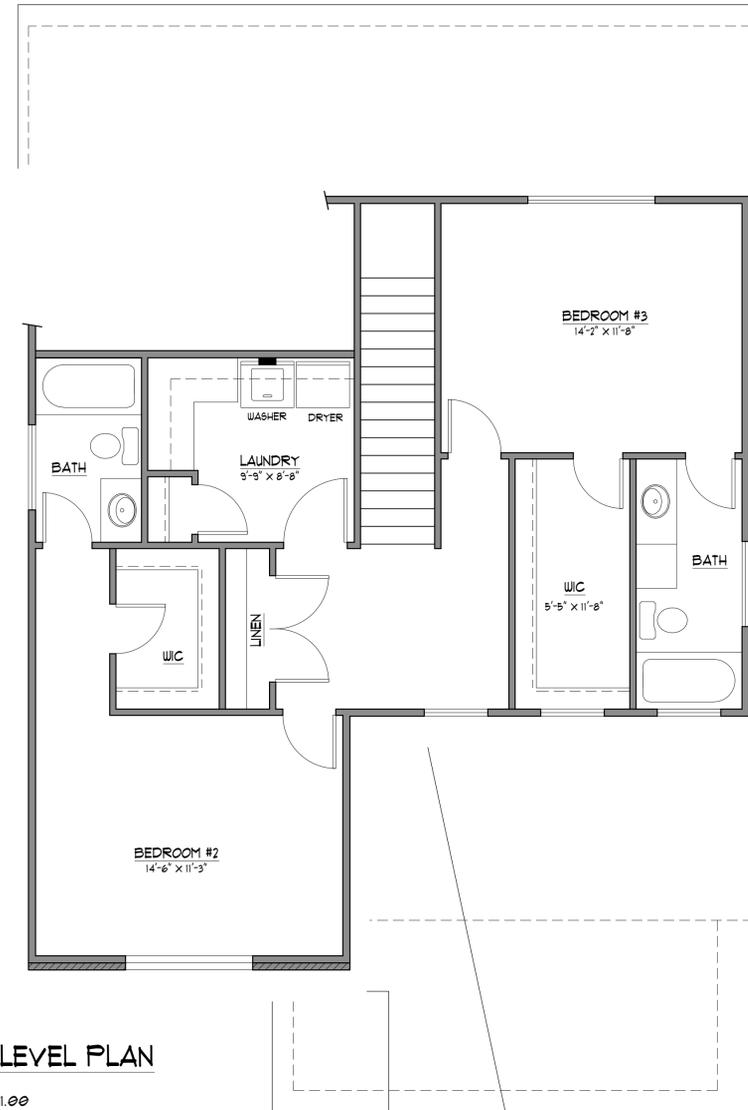
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A NEW RESIDENCE FOR:
810 BROWNELL AVE
GLENDALE, MO
BENCHMARK HOMES



SECOND LEVEL PLAN

SCALE: 1/4" = 1'-0"
SQUARE FEET: 1,011.00

DESCRIPTION:

JOB NUMBER: 25215
ISSUE DATE: 12.24.2025
REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:

SECOND LEVEL
PLAN

SHEET NUMBER:

A5



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A NEW RESIDENCE FOR:
810 BROWNELL AVE
GLENDALE, MO
BENCHMARK HOMES

DESCRIPTION:
JOB NUMBER: 25215
ISSUE DATE: 12.24.2025
REVISIONS:

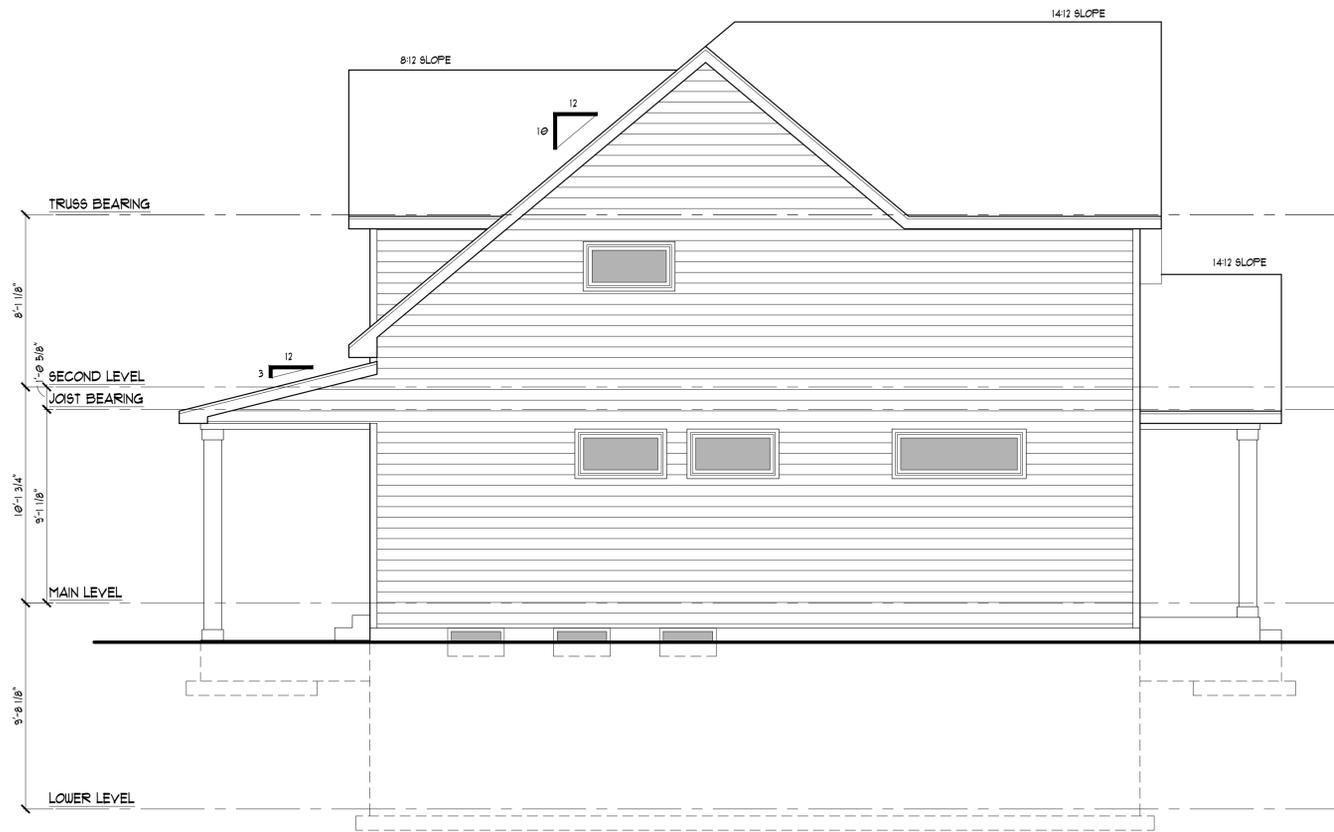
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EXTERIOR
ELEVATIONS

SHEET NUMBER:

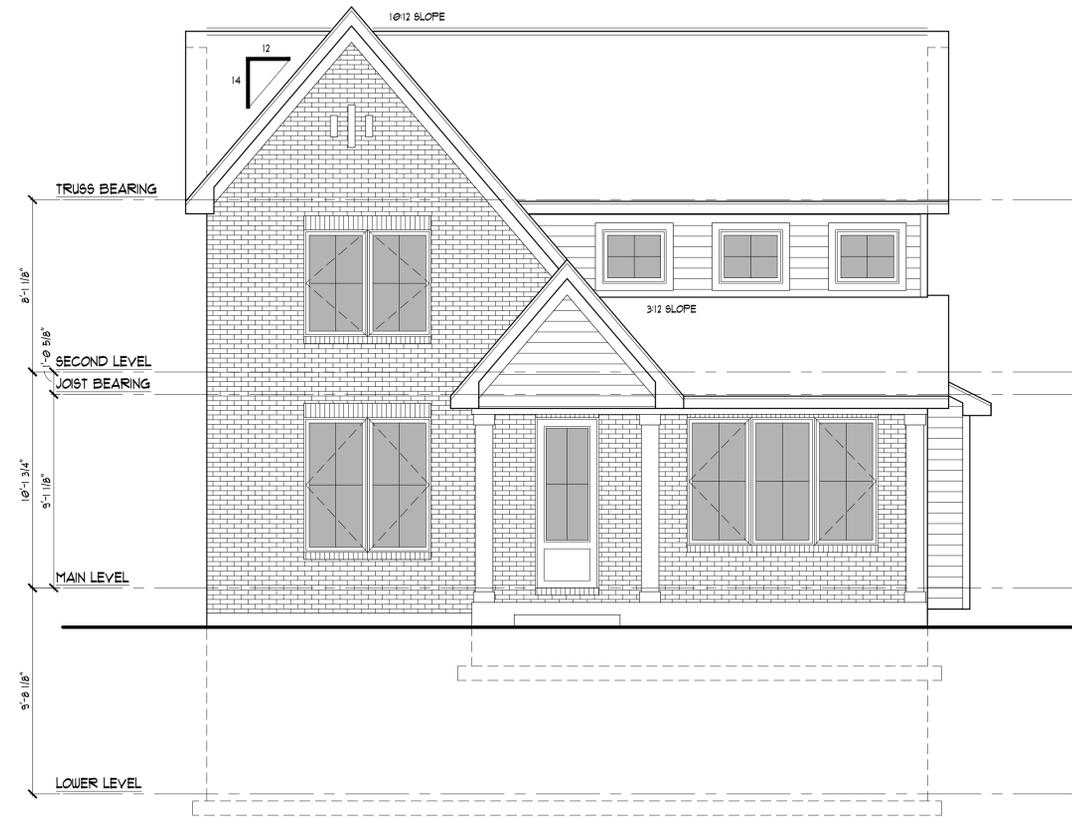
A7

OF 3



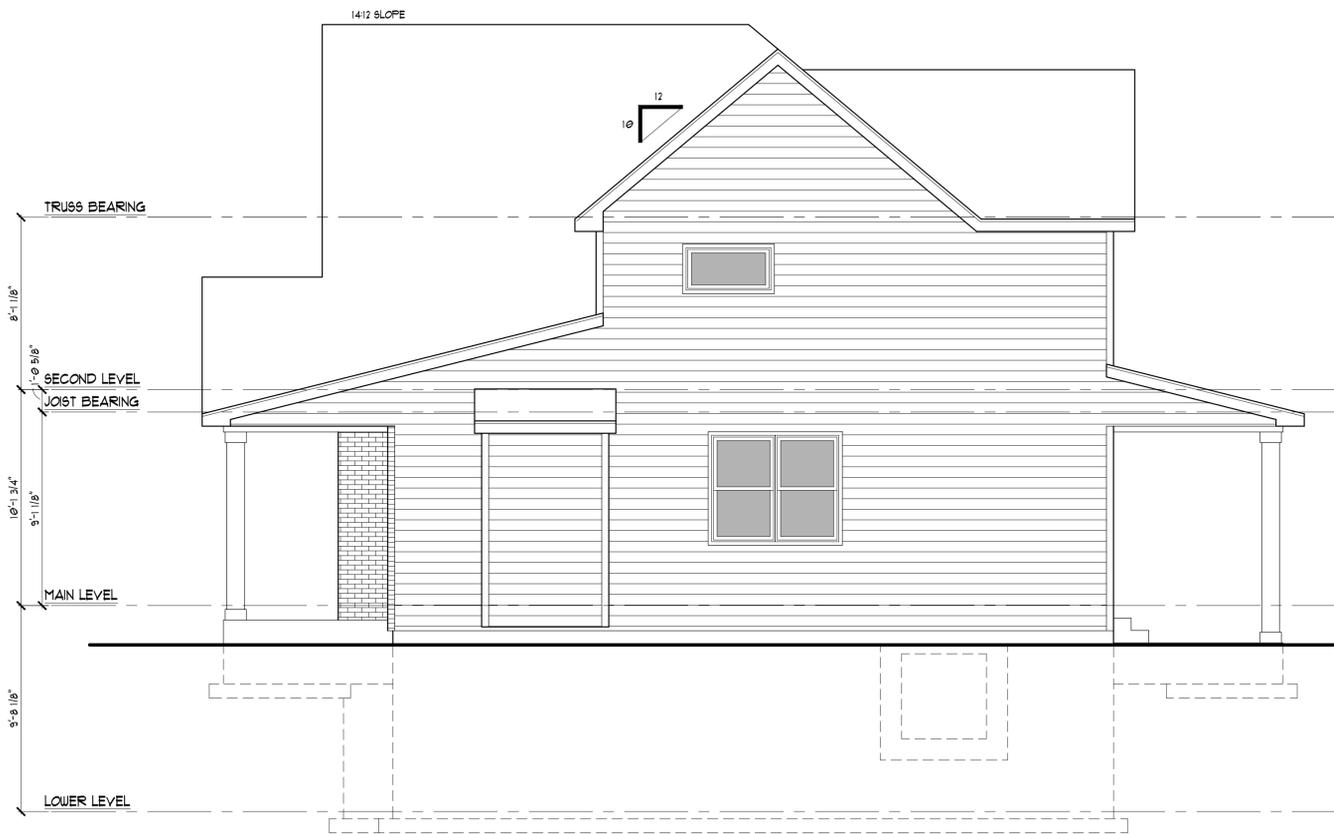
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



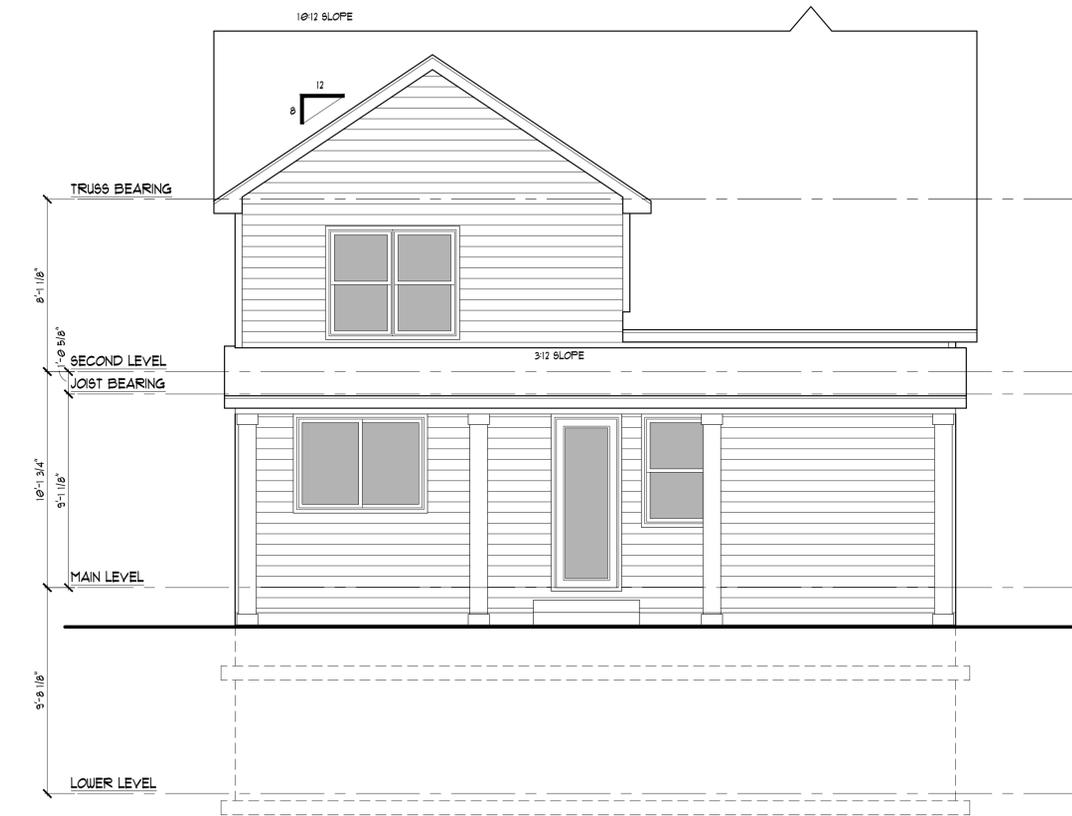
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

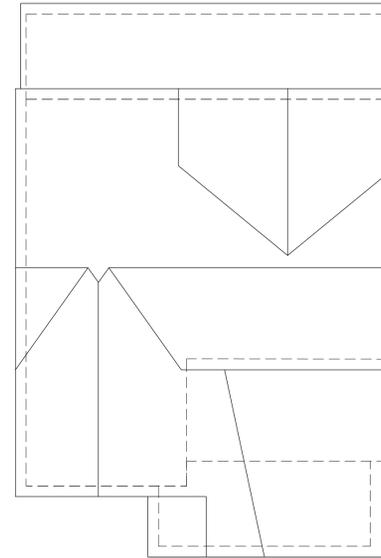


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ROOF PLAN

SCALE: 1/8" = 1'-0"

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810 BROWNELL AVE
GLENDALE, MO
BENCHMARK HOMES

DESCRIPTION:

JOB NUMBER: 25215

ISSUE DATE: 12.24.2025

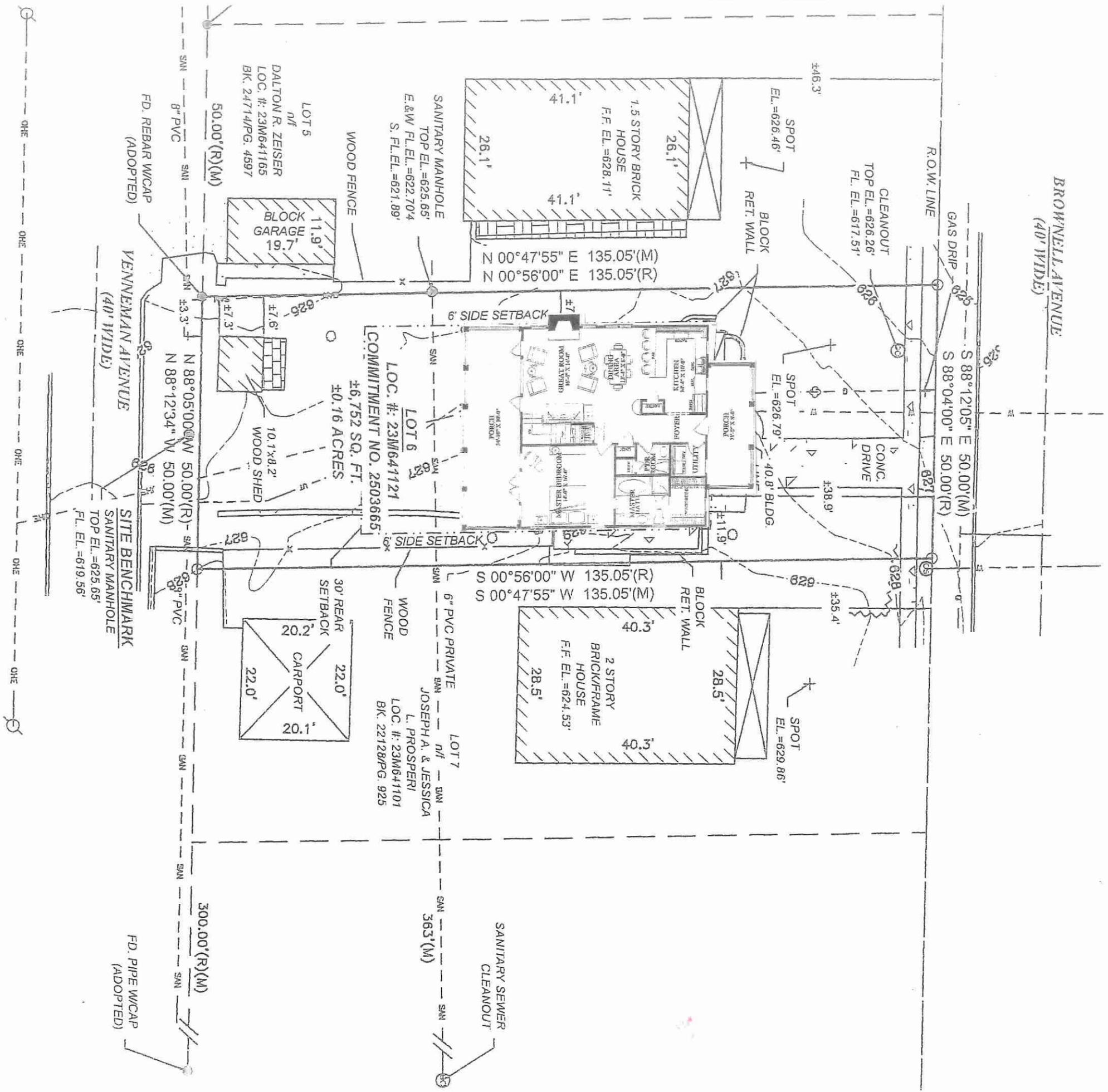
REVISIONS:

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A8



22

ACTION OF UTILITIES AS DELINEATED ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY OF
 UTILITY FEATURES. THE SURVEYOR HAS NOT UNDERTAKEN SUBSURFACE EXPLORATORY
 IRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT
 CTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE
 ONE CALL TICKET NUMBER 252820987 SURFACE FEATURES WERE LOCATED AT TIME OF FIELD



BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 6 IN BLOCK 2 OF LAWLER'S SUBDIVISION
ST. LOUIS COUNTY, MISSOURI
P.B. 16 PG. 29

LEGAL DESCRIPTION

LOT 6 IN BLOCK 2 OF LAWLER'S SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16 PAGE 29 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF BENCHMARK CUSTOM HOMEBUILDERS, INC., WE HAVE DURING THE MONTH OF OCTOBER, 2025 EXECUTED A BOUNDARY AND TOPOGRAPHIC SURVEY. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY AND ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR "URBAN" CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY CHECKPOINT SURVEYING AS TO THE PRESENT STATUS OF EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, DUANE D. DORMEIER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MISSOURI, DO HEREBY CERTIFY, THAT AT THE REQUEST OF BENCHMARK CUSTOM HOMEBUILDERS, INC., I MADE THE WITHIN AND FOREGOING SURVEY OF LAND AS HEREON DESCRIBED AND THAT THE SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME PERSONALLY ON OCTOBER 16, 2025; THAT SAID SURVEY MEETS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS AN "URBAN PROPERTY".

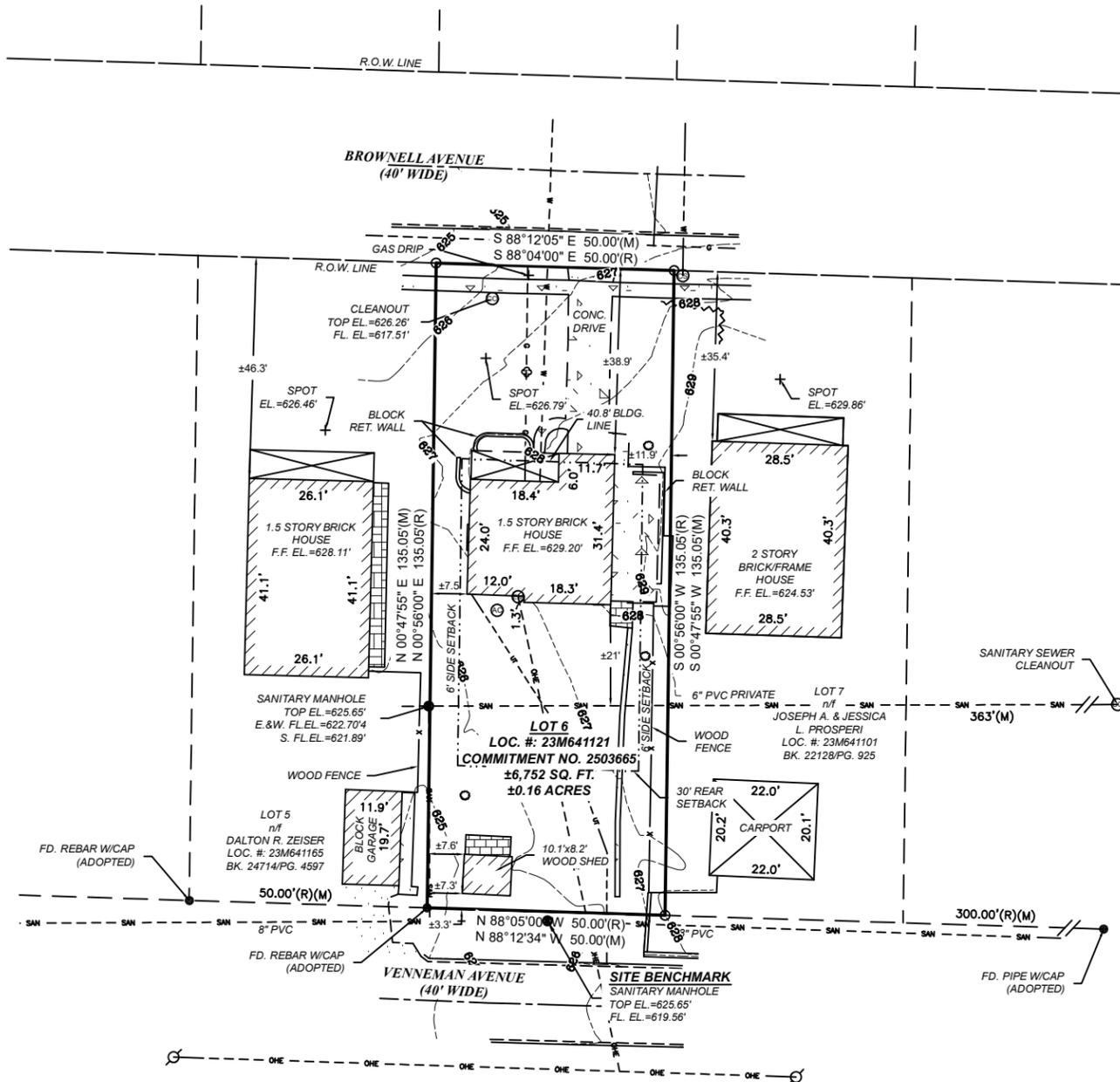
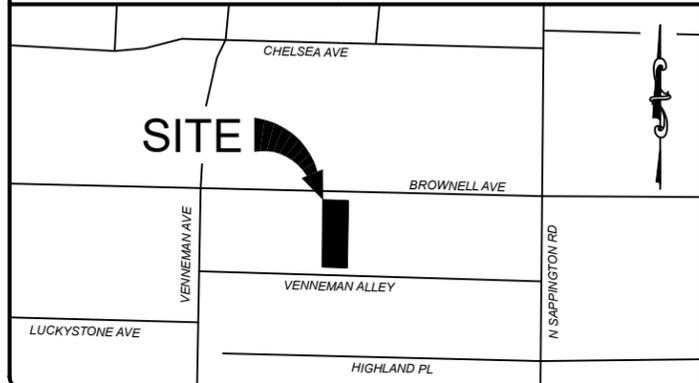
Duane D. Dormeier 10/16/2025
DUANE D. DORMEIER DATE
MO PLS NO. 2014020710



LEGEND:

●	- FOUND MONUMENT (AS NOTED)	—	- BOUNDARY LINE
○	- SET 1/2"x24" REBAR W/CAP PLS 2014020710	---	- LOT LINE
(R)	- RECORD DISTANCE	---	- RIGHT OF WAY LINE
(M)	- MEASURED DISTANCE	---	- SETBACK LINE
◆	- SITE BENCHMARK (AS NOTED)	---	- WALK
♂	- UTILITY POLE	---	- EDGE OF ASPHALT
⊙	- AIR CONDITIONER	---	- CENTERLINE OF ROAD
⊙	- ELECTRIC METER	---	- BACK OF CURB
⊙	- CLEANOUT	---	- GAS LINE
⊙	- TREE	---	- CONTOUR LINE
⊙	- SANITARY MANHOLE	---	- OVERHEAD ELECTRIC WIRE
⊙	- CURB STOP	---	- FENCE
⊙	- BUSH	---	- WATER LINE
⊙		---	- TREE LINE
		---	- RETAINING WALL
		---	- CURB FLOWLINE
		---	- UNDERGROUND TELEPHONE LINE
		---	- SANITARY LINE
		▨	- BUILDING HATCH
		▩	- CONCRETE HATCH
		▧	- ASPHALT HATCH
		▦	- BRICK HATCH
		▤	- PAVER HATCH

VICINITY MAP (N.T.S.)

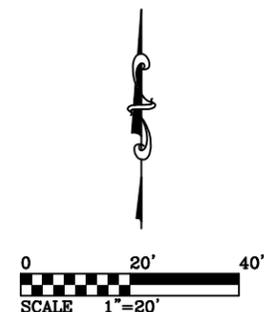


UTILITY DISCLAIMER:

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SURVEYOR'S NOTES:

- SOURCE OF TITLE: OLD REPUBLIC TITLE COMPANY OF ST. LOUIS, INC.; COMMITMENT NO. 2503665; COMMITMENT DATE: SEPTEMBER 10, 2025 @ 8:00 AM
- BASIS OF BEARING: MISSOURI STATE PLANE COORDINATES EAST ZONE (NAD83), GPS OBSERVED MODOT VRS NETWORK SYSTEM.
- VERTICAL DATUM: GPS OBSERVED MODOT VRS NETWORK SYSTEM (NAVD88). SITE BENCHMARK AS SHOWN HEREON
- SITE ADDRESSES: 810 BROWNELL AVENUE ST. LOUIS, MO 63122.
- GRANTOR: MAUREEN A. WAGNER
GRANTEE: BENCHMARK CUSTOM HOMEBUILDERS, INC.
- ALL EASEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
- CURRENT ZONING - R2 - SINGLE FAMILY DWELLING; SETBACKS ESTABLISHED THROUGH CITY OF GLENDALE ORDINANCE 400.190.



PROFESSIONAL REGISTRATIONS
CHECKPOINT SURVEYING LLC
LICENSE NO.
LS-2014026496
DUANE D. DORMEIER, PLS
MISSOURI LICENSE NO. 2014020710

3610 Andora Place
Saint Louis, Missouri 63125
Ph (314) 800-8446
www.checkpointsurveying.com

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 6 IN BLOCK 2 OF LAWLER'S SUBDIVISION
P.B. 16 PG. 29
ST. LOUIS COUNTY, MISSOURI

Project No.: 25-229
Date: 10/21/2025

Drawn By: S.L.S.
Checked By: D.D.D.

Revision No.	Date	Description

SHEET

1 OF 1