



MINUTES
BOARD OF ADJUSTMENT MEETING
SEPTEMBER 3, 2025 –6:00 p.m.

CALL TO ORDER

A meeting of the Board of Adjustment of the City of Glendale was held on Wednesday, September 3, 2025. Chairman Lane called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Susan Schoen
Ken Finnerty
Chairman Thomas Lane

Members Absent

Mark Hewlett

Alternate Members Present

Wrenn Kates

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Deputy City Clerk; City Attorney Allie Sievers; Court Reporter Mark Arndt.

APPROVAL OF MINUTES

Moved by Mr. Finnerty, seconded by Ms. Kates and unanimously carried, to approve the minutes from the May 7, 2025 meeting as submitted.

**BOARD OF ADJUSTMENT
CHAIRMAN & VICE
CHAIRMAN ELECTION**

Ms. Sievers explained that the Board of Adjustment is required to elect a new chairman and vice chairman each year to serve for a one-year term.

Ms. Kates nominated Mr. Lane to serve as chairman and Mark Hewlett as Vice Chairman for a one-year term.

The motion was first by Mr. Finnerty and seconded by Ms. Schoen determining that Mr. Lane will serve as Board of Adjustment chairman and Mr. Hewlett will serve as Board of Adjustment vice chairman from September 3, 2025 to September 3, 2026.

**VARIANCE REQUEST –
Distance of Accessory
Building from Main Building**
– Michael Simon, 47 Berry
Wood Dr.

Mr. Johnson explained that the applicant proposes constructing a new detached garage in the rear yard of the house. Section 400.070(3) of the Glendale Municipal Code requires that accessory buildings which are not part of the main building be located no closer than 10’ to any other building.

Mr. Dennis Sharp with Coach House of St. Louis was sworn in by the court reporter and presented the applicant’s variance request noting that they would like to construct a 16’ x 24’ garage approximately 1’ away from a small existing covered wood deck and 6.9’ away from the north side of the house.

Mr. Simon, the applicant and homeowner, was sworn in by the court reporter and explained with Mr. Sharp that the variance for the proposed detached garage is necessary because a 10' wide sewer easement on the northern border of the property restricts the buildable area of the lot and makes it narrower than it would be otherwise. They also noted that there is a drop off at the rear of the property that further limits where and how a garage could be located on the property.

Mr. Simon submitted photos of his property showing the area where the proposed garage would be located.

Chairman Lane asked if anyone in the audience would like to make a public comment. There was no public comment.

City Attorney Allie Sievers entered into the record the following exhibits:

1. Mr. Simon's Board of Adjustment Application
2. The executive summary produced by the City Administrator and provided to the Board of Adjustment.
3. The City of Glendale's Zoning Code
4. The photos submitted by the applicant.

Mr. Johnson clarified that there will be two separate variances with their own motions.

Mr. Lane asked if anyone in the audience would like to make a public comment.

Ms. Kates made a motion to approve the variance requesting approval to construct an accessory building less than 10 feet away from a main building as required by Section 400.070(3).

The proposed resolution is as follows:

WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, does find and determine that the above-described property is in Zoning District R-1, which said district requires accessory buildings which are not part of the main building to be not closer than 10 feet from the main building or another accessory building; and

WHEREAS, the applicant desires to construct a detached garage 6.9 feet from the main building which would be in violation of the Zoning Code of the City of Glendale Section 400.070(3); and

WHEREAS, the Board finds that the property on which such violation is proposed possessed the following extraordinary or exceptional situations not generally prevalent in the neighborhood which would result in peculiar and exceptional practical difficulties or exceptional and undue hardship on

the owner of such property as set out below, if the strict application of the zoning regulations as to setback were followed:

The property contains a 10-foot-wide sewer easement on the northern border of the property that significantly reduces the buildable area of the lot and effectively restricts development of accessory buildings; and causes the lot to function as though it were narrower than its actual recorded dimensions. And, further the unique topography of the backyard has significant drop-off and the requirement of the applicant to install fire blocking materials in the garage to limit the risk of fire spreading to the main structure.

*NOW THEREFORE BE IT RESOLVED, that the appeal of the above applicant for a variance in the strict application of the zoning regulations **is approved** based on the findings of fact set out above.*

The applicant is hereby authorized to construct an detached garage pursuant to the Coach House Garages plans dated July 25, 2025, as submitted to the City of Glendale, that would be located 6.9 feet from the north side of the house.

The Building Commissioner of the City is instructed to act accordingly.

The motion was seconded by Mr. Finnerty.

The voice vote was as follows:

Susan Schoen	“Aye”
Chairman Thomas Lane	“Aye”
Wrenn Kates	“Aye”
Ken Finnerty	“Aye”
Mark Hewlett	Absent

The motion passed with a vote of 4 Aye, 0 Nay, and 1 Absent

ADJOURN

Ms. Kates motioned to adjourn the meeting. The motion was seconded by Mr. Finnerty and unanimously carried to adjourn the meeting at 6:27 p.m.