



**NOTICE OF PUBLIC MEETING  
WEDNESDAY, DECEMBER 3, 2025 – 6:00 P.M.  
BOARD OF ADJUSTMENT MEETING  
AGENDA**

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- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: NOVEMBER 18, 2025
- IV. REQUEST FOR VARIANCE BY ERIN VENABLE

Appeal by Erin Venable to extend the front porch of their residence located at **40 Algonquin Wood Pl.** The proposed porch would exceed the 25' setback for porches in the R-1 zoning district permitted by **Section 400.070(7) of the Glendale Zoning Code.**

- V. PUBLIC HEARING: 40 ALGONQUIN WOOD PL. VARIANCE REQUEST
- VI. MISCELLANEOUS
- VII. ADJOURNMENT

This meeting will be held at the Glendale City Hall Auditorium at 424 N. Sappington Road and will be open to the public.

*Gabrielle Wesche*

Gabrielle Wesche  
Community Engagement Officer

POSTED: \_\_\_\_\_, 2025 – \_\_\_ P.M.



**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**NOVEMBER 18, 2025 –6:00 p.m.**

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**CALL TO ORDER**

A meeting of the Board of Adjustment of the City of Glendale was held on Tuesday, November 18, 2025. Chairman Lane called the meeting to order at 6:00 p.m.

**ROLL CALL**

Members Present

Ken Finnerty  
William Smit  
Chairman Thomas Lane  
Mark Hewlett

Members Absent

Susan Schoen

Alternate Members Present

John Bugee

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; City Attorney Jim Hetlage; Court Reporter Seth Arndt.

**APPROVAL OF MINUTES**

Moved by Mr. Finnerty, seconded by Mr. Bugee and unanimously carried, to approve the minutes from the September 3, 2025 meeting as submitted.

**VARIANCE REQUEST –  
Maximum Building Height for  
House - Jason & Michelle  
Frank, 785 Bismark Ave.**

Nick Liuza, owner of NJL Custom Homes, was sworn in by the court reporter, Mr. Arndt. He noted that he’s attending the meeting on behalf of the property owners Jason and Michelle Frank.

- City Attorney Jim Hetlage entered into the record the following exhibits:
1. The variance requests and the letter and photos that were attached.
  2. Building plan, site plan, and renderings.
  3. The City of Glendale’s Zoning code, specifically 400.130.

Mr. Johnson summarized the project, stating that the applicant intends to build a new home and detached garage on the property. Because both structures would exceed the 35-foot height limit outlined in Section 400.130 of the Glendale Municipal Code, two variances are required—one for the residence and one for the garage.

He explained that the code provides a very specific way of measuring building height using the **Average Grade Elevation (AGE)**. Using this measurement, the height of the applicant’s proposed residence is 38.89’, which exceeds the allowed maximum of 35’.

Mr. Liuza stated that his clients are seeking a height variance due to significant grading challenges on the property. The lot slopes roughly 30 feet—from elevation 554’ at the front to 524’ at the rear—resulting in

calculated building heights that appear taller than the home's actual visual height from the street. Under the AGE calculation, the proposed home measures 38.89', exceeding the 35' maximum. The variance requested for the house is for an additional height of 3.89' beyond the allowable maximum height.

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

Mr. Bugee made a motion to approve the variance requesting approval to construct a building exceeding 35' by 3.89' in accordance with the presented building plans.

**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 that the height of any residence not be greater than 35'; and*

*WHEREAS, the applicant desires to construct a new home that is 38.89' in height, as measured from the top of the highest roof ridgeline to the average grade elevation, which would be in violation of the maximum height of 35' allowed by the Zoning Code of the City of Glendale Section 400.130; 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 steep grade which falls 30 feet from the front yard of the property to the rear yard that, due to the way average grade elevation is calculated, results in a height for the new residence that technically exceeds the maximum allowed by zoning, rather than because it is unusually tall or oversized, especially as it would appear from the street. This is demonstrated by the fact that the height of the new residence as measured from the front grade line is only 31.73', which is within the maximum limit. Further, the west 1/3 portion of the building with the steepest portion of the grade change steps down from the main portion of the home and has a lower roof line. If the average grade calculation is measured using only the eastern 2/3 portion of the home, then the height of the building is exactly 35' and also within the limit.*

*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 a new residence pursuant to the plans dated October 23, 2025, as submitted to the City of Glendale, that would be 38.89' in height.*

*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	Absent
Chairman Thomas Lane	“Aye”
John Bugee	“Aye”
Ken Finnerty	“Aye”
Mark Hewlett	“Aye”
William Smit	“Aye”

The motion passed with a vote of 5 Aye, 0 Nay, and 1 Absent

**VARIANCE REQUEST –**  
Maximum Building Height for  
Detached Garage - Jason &  
Michelle Frank, 785 Bismark  
Ave.

Mr. Johnson noted that as with the proposed home, the applicant has requested a variance for garage height based primarily on the significant grading drop from the front to the rear of the lot.

He explained that as with the proposed residence, the applicant is correct in noting that steep grade changes do result in height measurements that are higher on paper, at least as the structures are viewed from the street. However, unlike with the residence, the garage would exceed the height requirement whether you used an AGE or measured it off the front grade. He noted that the height limit for garages is 20', and even the more generous measurement of the garage height exceeds this by 35 percent.

Mr. Bugee confirmed that the applicant has to prove that they have a hardship. Mr. Hetlage said yes. He also noted that the Board of Adjustment can approve the variance as requested, approve it with a lower variance amount than requested, or deny the request.

The Board asked Mr. Liuza why the extra height was needed and if there were additional elements proving a hardship. Mr. Liuza said that the applicant wants a 12-foot plate line so he can fit his lift to work on cars. The architect of the project would like the gables on the front of the garage to match the gables on the front of the house because they run parallel to each other.

Mr. Johnson asked what a normal plate line for a garage would be and he stated 9-foot. Mr. Johnson said he thinks the code's intent is to have a roof line that aesthetically matches the front of the house, and it does allow for garages to have additional height "if it is necessary to match the roof pitch of the main residential structure...subject to a determination made by the Building Commissioner." However, he noted that the garage will appear oversized compared to the home, and there is nothing unique about the lot that would justify allowing such a tall garage when other property owners have built multi-story garages that stay within the limit.

Mr. Johnson determined that the additional roof height was not needed because of topography challenges, but for a different use and that doesn't meet the definition of a hardship. Mr. Liuza asked if a modified variance was possible. Mr. Hetlage reminded the Board that instead of approving a 12.3' variance as requested by the applicant, they could approve a variance for an additional height shorter than 12.3' such as 6' or 8'.

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

Mr. Finnerty made a motion to approve the variance with a modification allowing a maximum building height of 29.3' rather than 20'.

**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 that the height of any accessory garage not be greater than 20', subject to a determination by the building commissioner that additional height may be permitted to match the roof pitch of the main residential structure; and*

*WHEREAS, the applicant desires to construct a new garage that is 29.3' in height, as measured from the top of the highest roof ridge line to the average grade elevation, which would be in violation of the maximum height of 20' allowed by the Zoning Code of the City of Glendale Section 400.130; 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 steep grade which falls 30 feet from the front yard of the property to the rear yard that, due to the way average grade elevation is calculated, results in a technically higher height for the garage, rather than because it is unusually tall or oversized, especially as it would appear from the street.*

*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 a new garage pursuant to the revised plans originally submitted on October 23, 2025 to the City of Glendale, that would allow a maximum buildable height of 29.3' based on the AGE.*

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

The motion was seconded by Mr. Hewlett

The voice vote was as follows:

Susan Schoen	Absent
Chairman Thomas Lane	"Aye"
John Bugee	"Aye"
Ken Finnerty	"Aye"
Mark Hewlett	"Aye"
William Smit	"Aye"

The motion passed with a vote of 5 Aye, 0 Nay, and 1 Absent

**ADJOURN**

Mr. Finnerty motioned to adjourn the meeting. The motion was seconded by Mr. Bugee and unanimously carried to adjourn the meeting at 7:00 p.m.



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

## APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: Bryan McKinney DATE: Nov 11, 2025  
PROPERTY OWNER: Erin Venable ZONING DISTRICT: \_\_\_\_\_  
ADDRESS of PROPERTY: 40 Algonquin Glendale, MO 63122  
TELEPHONE: Day ( 636 999-ROOF (7663) Home ( 314 324 3689

### *Section 1: Basis for Granting Variances:*

A variance can only be granted when the strict application of the zoning regulations of Chapter 400 of the Glendale Municipal Code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property by reason of at least one of the following:

- a. *Area Variances.* When, by reason of exceptional narrowness, shallowness or shape of a specific piece of property on April 24, 1963, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, which condition is not generally prevalent in the neighborhood, the strict application of the area regulations of this Chapter would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property, the Board is hereby empowered to authorize upon an appeal relating to such property, a variation from such strict application so as to relieve such difficulty or hardships.
- b. *Use Variances.* The Board of Adjustment is empowered to grant use variances only upon findings that all of the following five factors are established:
  1. The applicant will be deprived of all beneficial use of the property under any of the permitted uses in the zoning district in which the property is located, all beneficial use being lost only where the property is not suitable for any use permitted in the City's zoning ordinance for that zoning district; and
  2. The applicant has sufficiently demonstrated unnecessary hardship by expert testimony and/or documentation and not mere conclusionary or lay opinion that the property in question cannot yield a reasonable return if used only for a purpose or purposes permitted in the zoning district in which that property is located; and
  3. The plight of the owner is due to exceptional or unique circumstances and not due to general conditions in the neighborhood; and
  4. The use to be authorized by the variance would not alter the essential character of the neighborhood; and
  5. The proposed use to be authorized by the use variance would not constitute a change in the district map, impair an adequate supply of light and air to adjacent property, increase congestion in public streets, increase the danger of fire, materially diminish or impair established property values within the surrounding area and would not in any other respect impair the public health, safety, comfort, morals and welfare of the City.

For details of the Board's authority to grant a variance, see Sections 400.910-400.970 of the Glendale Code.

Please note that the desire to use certain space, whether interior or exterior, in a particular manner is not a basis for the Board to grant a variance.

*Section 2: Explanation for Applicant's Appeal:*

Please explain the basis for the appeal. In order to qualify for a variance, you must provide information as to why the variance request fits within at least one of the reasons under Section 1 above.

Ms. Venable's Front Porch is in need of replacement, where the roof decking and joists are no longer in good shape and the current concrete porch entrance is broken in more than a few places. Most of this work is original to the house, which is estimated to be approximately 60 years old or older. Because of the age of the house and previous remodels, Ms. Venable is getting all new siding, roof, and other exterior improvements. It is logical to also replace the front porch while this other work is to be accomplished.

As you can see by the attached picture, even her current porch does not meet setback requirements. She would like to enlarge the front porch enough to allow easy access into the front door. Currently, her front porch is only 5'-2" wide, which does not allow for any chairs or seating on the porch with room left over to access the door for entry – people have to leave the porch and walk around to get to the door. Widening the front porch to 9'-0" would allow people to stay on the sidewalk and covered porch area to gain better access to the front door.

A variance is requested to allow Ms. Venable to have the current porch extend an additional 4' – 0" for better access, to allow better connections with her neighbors, and to increase property values with the upgrades.



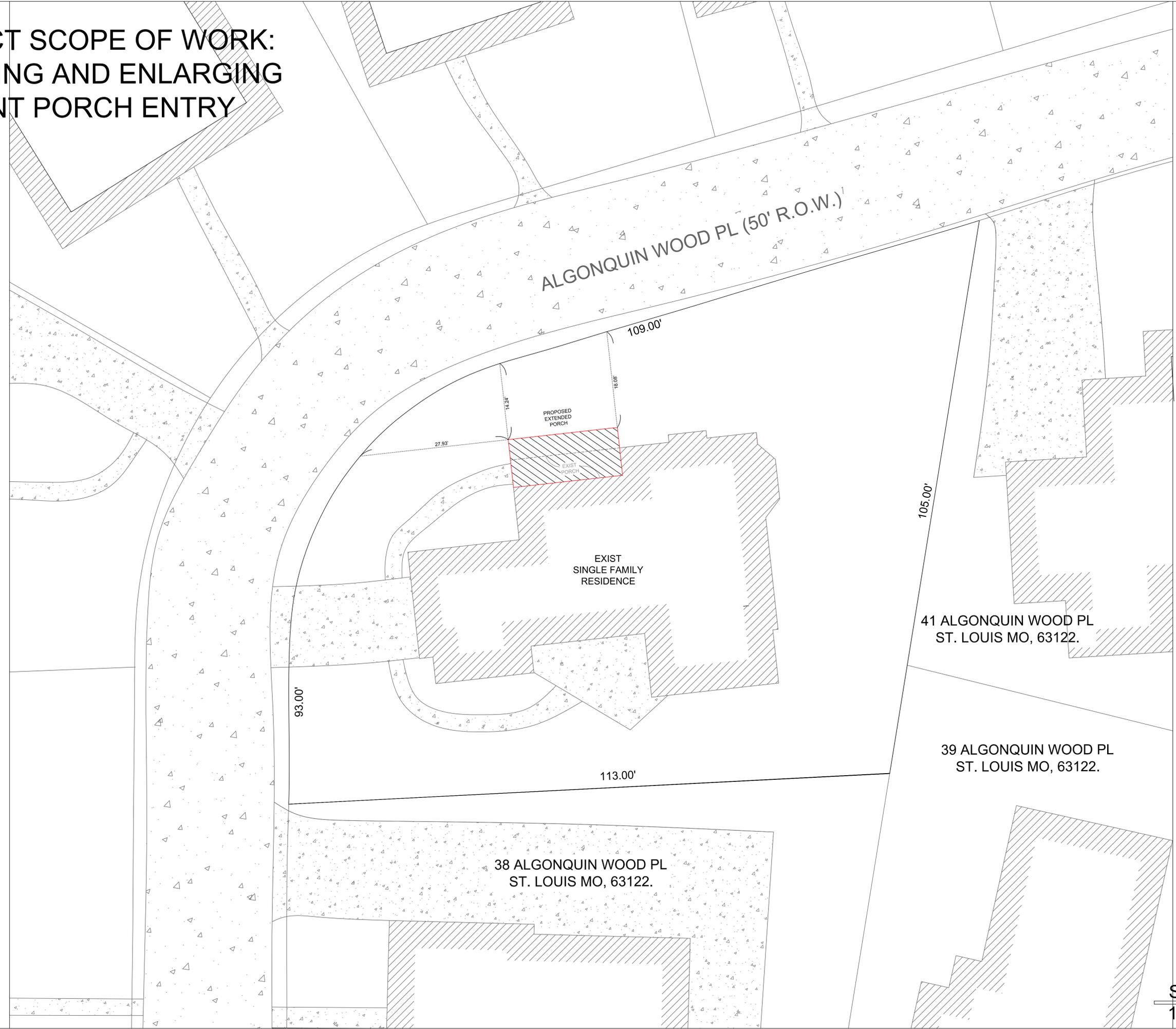
The Board of Adjustment meeting is the first Wednesday of every month at 6:00 p.m. Along with the \$100.00 application fee, the following must be submitted:

- 1.) The reason(s) for the variance under the Board's authority (see above).
- 2.) Ten (10) copies of scaled drawings to include an existing survey, site plan and any other construction drawings.
- 3.) Photographs of both the owner's property and the adjacent property or properties relevant to the property line and setback requirements in question. Photographs should include existing structures and other existing site improvements relevant to the property line.

*Erica Venable*  
Petitioner

**PROJECT SCOPE OF WORK:  
REPLACING AND ENLARGING  
FRONT PORCH ENTRY**

PAUL  
MARCELLUS  
DE HART,  
ARCHITECT  
Missouri A-7050  
3149 Harlequin Ln  
St. Louis, MO 63139  
314 249 7285



**SITE PLAN**  
1" = 10'-0"

REVISION HISTORY		
MARK	DATE	DESCRIPTION
	10/03/2025	GENERAL RELS

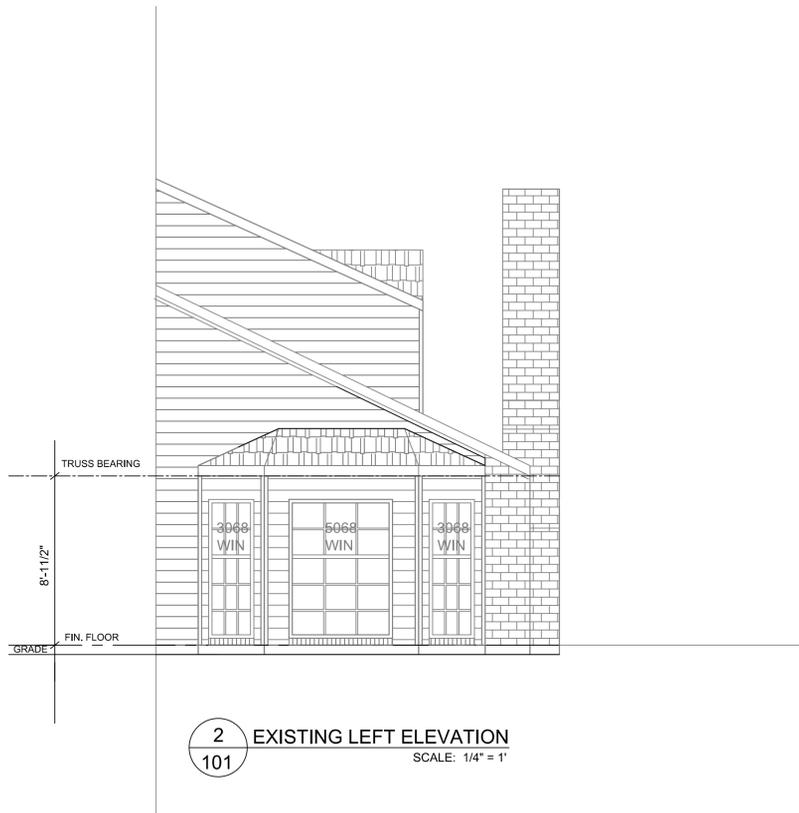
PROJECT LOCATION  
40 ALGONQUIN WOOD  
ST. LOUIS, MO 63122  
ERIN VENEBLE

SHEET TITLE  
**SITE PLAN**

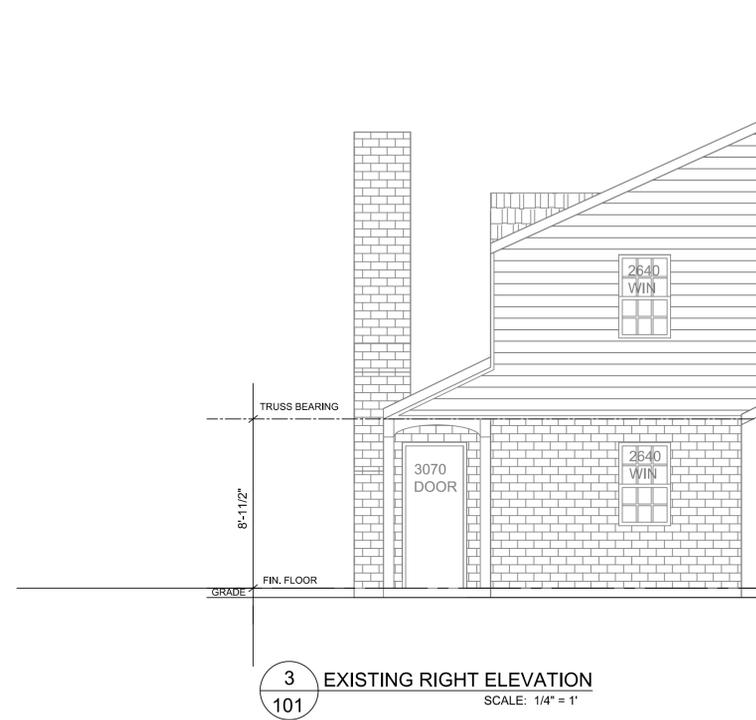
SHEET NUMBER  
**100**



1 EXISTING FRONT ELEVATION  
101 SCALE: 1/4" = 1'



2 EXISTING LEFT ELEVATION  
101 SCALE: 1/4" = 1'



3 EXISTING RIGHT ELEVATION  
101 SCALE: 1/4" = 1'

PAUL  
MARCELLUS  
DE HART,  
ARCHITECT  
Missouri A-7050  
3149 Harlequin Ln  
St. Louis, MO 63139  
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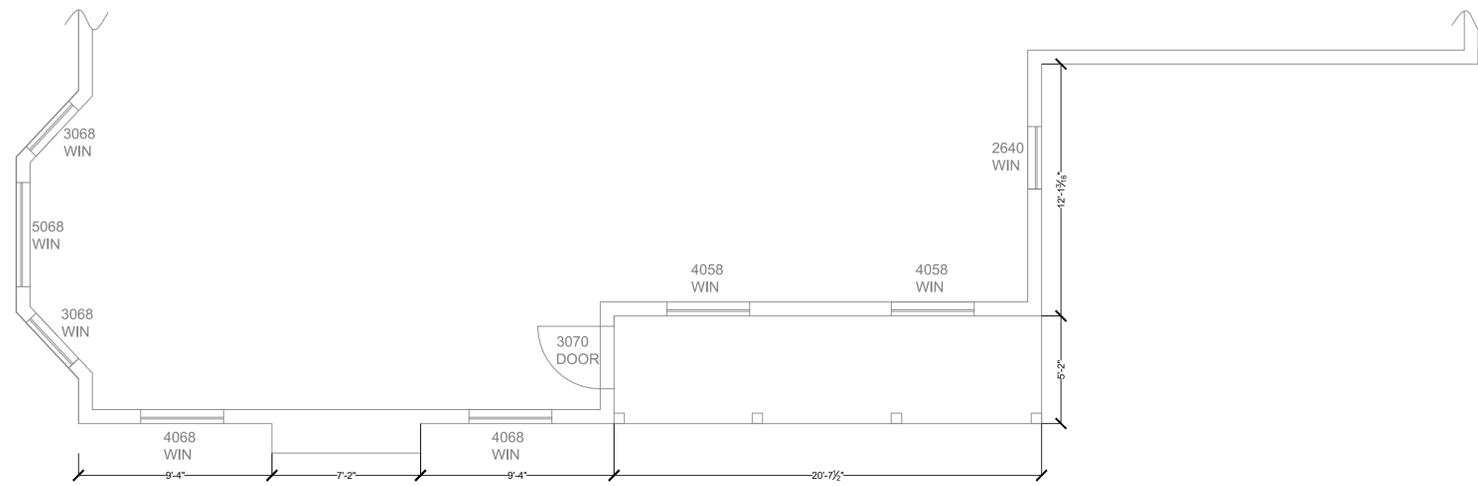


REVISION HISTORY		
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	10/23/2025	GENERAL RELS

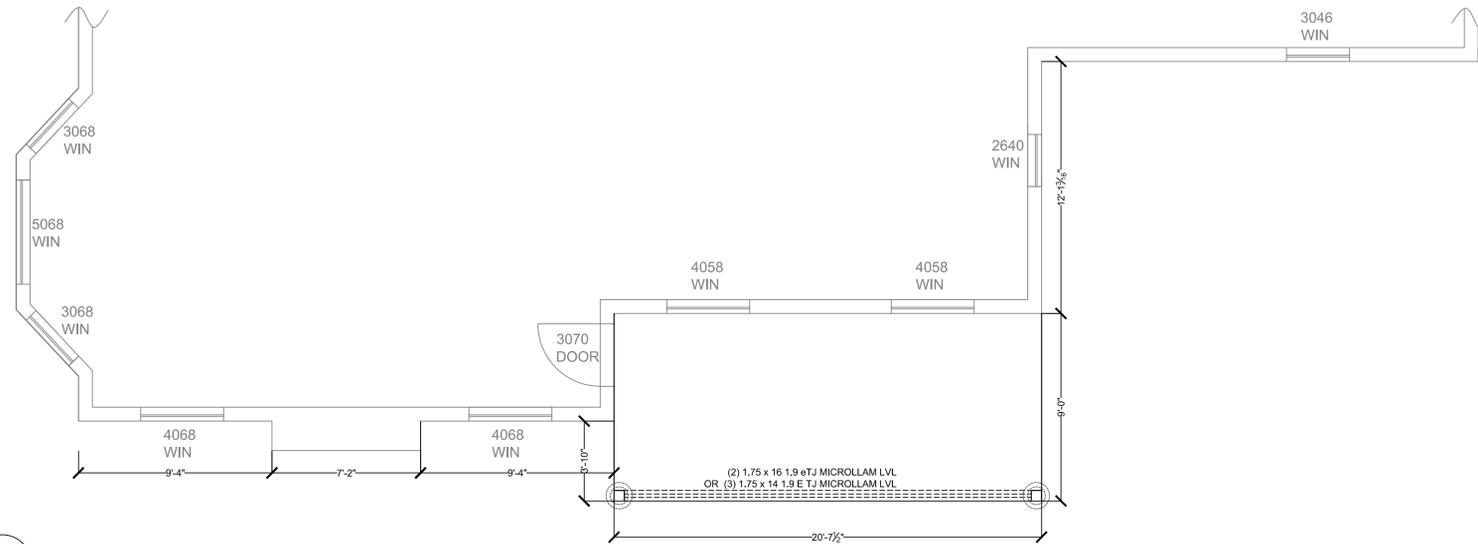
PROJECT LOCATION  
40 ALGONQUIN WOOD  
ST. LOUIS, MO 63122  
ERIN VENEBLE

SHEET TITLE  
FRONT PORCH  
ELEVATIONS

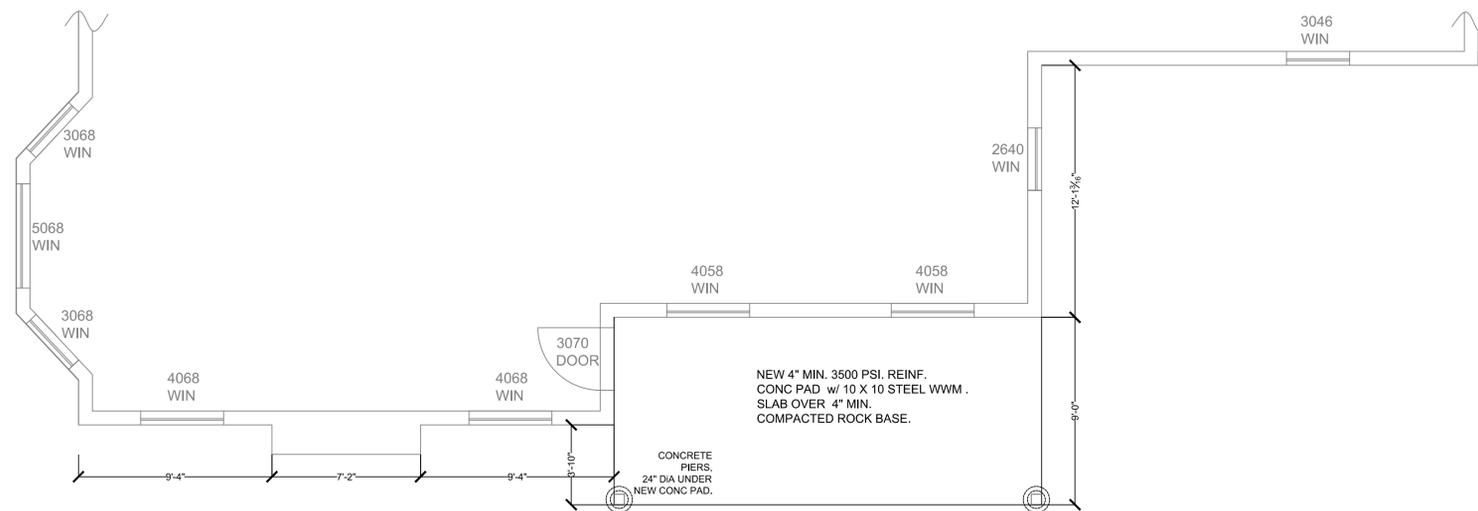
SHEET NUMBER  
A-1



1 EXISTING PORCH PLAN VIEW  
102 SCALE: 1/4" = 1'



1 NEW PORCH MAIN PLAN  
102 SCALE: 1/4" = 1'



1 NEW PORCH PIER PLAN  
102 SCALE: 1/4" = 1'

PAUL  
MARCELLUS  
DE HART,  
ARCHITECT  
Missouri A-7050  
3149 Harlequin Ln  
St. Louis, MO 63139  
314 249 7285



REVISION HISTORY		
MARK	DATE	DESCRIPTION
	10/03/2025	GENERAL RELS

PROJECT LOCATION  
40 ALGONQUIN WOOD  
ST. LOUIS, MO 63122  
ERIN VENEBLE

SHEET TITLE  
**FRONT PORCH  
PLAN VIEW**

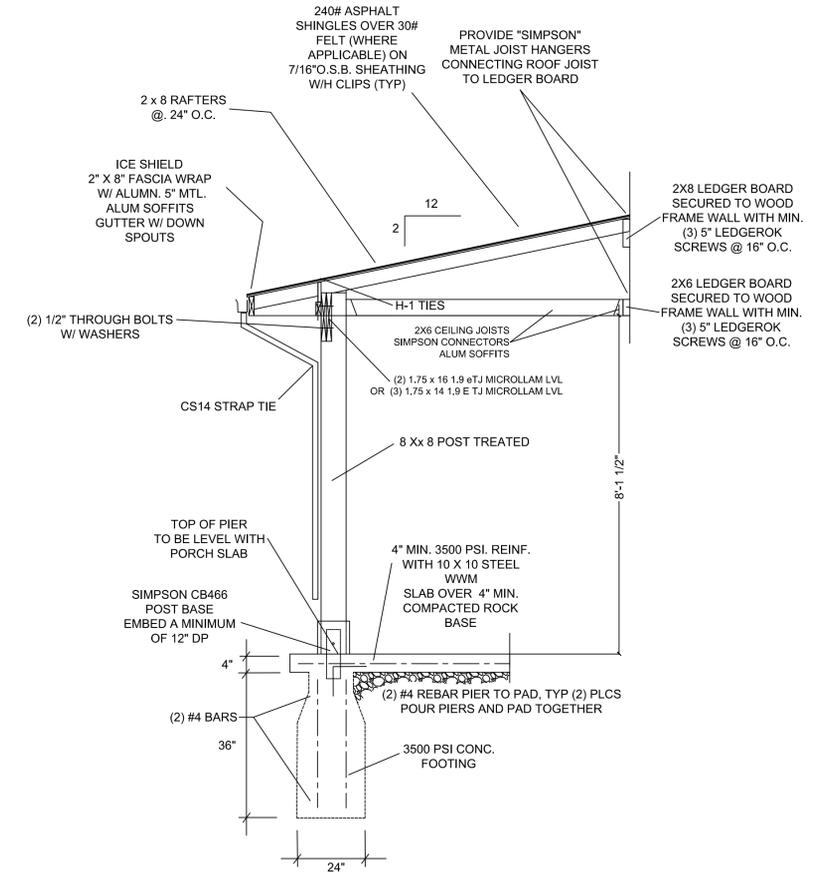
SHEET NUMBER

**A-2**

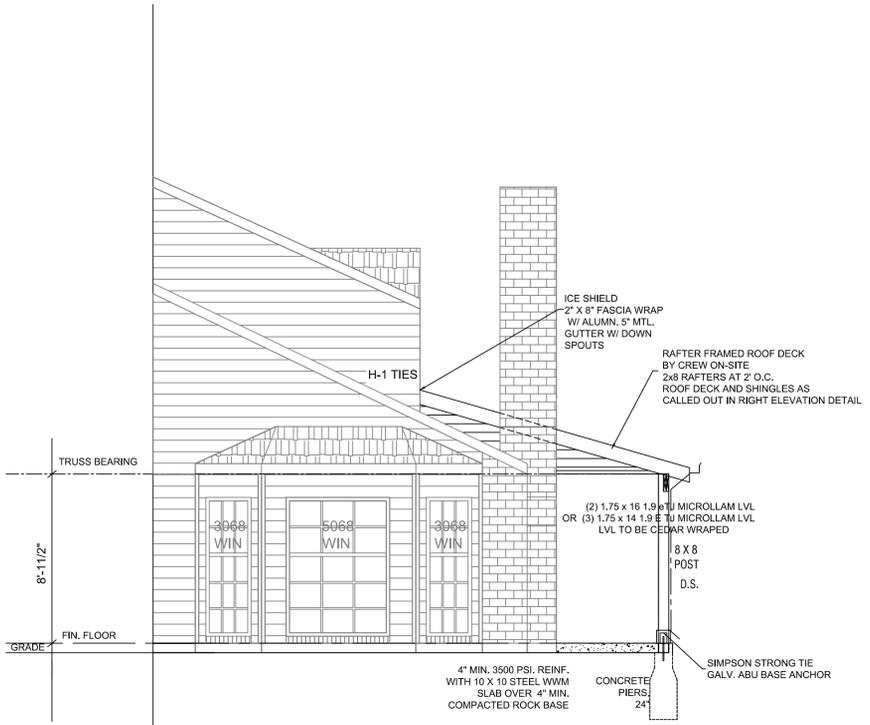
PAUL MARCELLUS DE HART, ARCHITECT  
 Missouri A-7050  
 3149 Harlequin Ln  
 St. Louis, MO 63139  
 314 249 7285



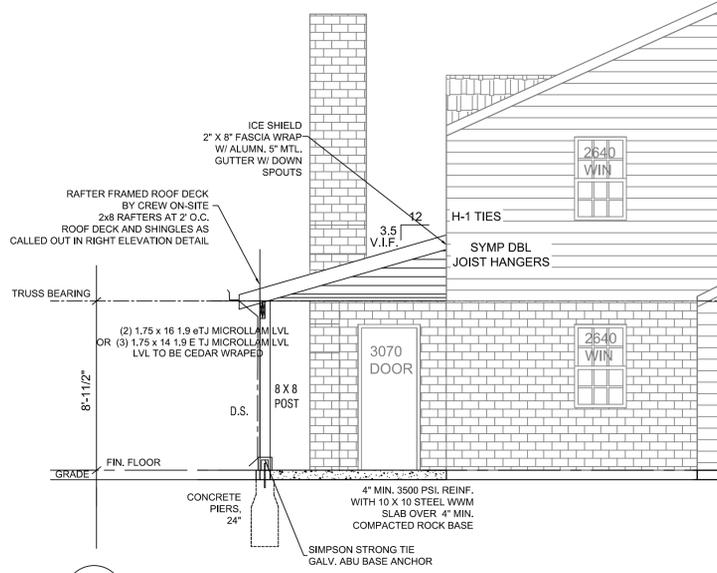
**1** NEW FRONT ELEVATION  
 103 SCALE: 1/4" = 1'



**4** TYP POST SECTION  
 103 SCALE: 1/2" = 1'



**2** NEW LEFT ELEVATION  
 103 SCALE: 1/4" = 1'



**3** NEW RIGHT ELEVATION  
 103 SCALE: 1/4" = 1'

REVISION HISTORY		
MARK	DATE	DESCRIPTION
	10/23/2025	GENERAL RELS

PROJECT LOCATION  
 40 ALGONQUIN WOOD  
 ST. LOUIS, MO 63122  
 ERIN VENEBLE

SHEET TITLE  
**FRONT PORCH  
 ELEVATIONS**

SHEET NUMBER  
**A-3**

**DIVISION 1 - GENERAL REQUIREMENTS**

- 1.1 THE FOLLOWING DRAWINGS AND NOTES ARE BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2009 UNIFORM PLUMBING CODE. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO COMPLETE ALL WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND IN ACCORDANCE WITH INDUSTRY STANDARDS. COMPLIANCE WITH THESE NOTES AND DRAWINGS DOES NOT NECESSARILY COVER ALL RESTRICTIONS REQUIRED. BUILDING AND FIRE DISTRICT PERMIT APPROVAL MUST BE OBTAINED BEFORE CONSTRUCTION STARTS.
  - 1.2 PRIOR TO BEGINNING THE WORK, PROMPTLY NOTIFY THE ARCHITECT/ENGINEER/DRAFTER OF ANY DISCREPANCIES OR ERRORS DISCOVERED IN THESE DOCUMENTS. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ONLY WRITTEN INTERPRETATIONS OR DOCUMENTED CHANGES FROM THE ARCHITECT/ENGINEER/DRAFTER ARE BINDING. THE ARCHITECT/ENGINEER/DRAFTER WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTION. CONTRACTOR SHALL VISIT THE SITE AND BE FAMILIAR WITH ALL CONDITIONS AFFECTING THE WORK.
  - 2.1 **FLOOR PLAIN:** BASEMENT FLOOR ELEVATION MUST BE ABOVE 100 YEAR FLOOD PLAIN. LOW SILL MUST BE MINIMUM 2 FEET ABOVE FLOOD PLAIN ELEVATION.
  - 2.2 **SOIL BEARING CAPACITY:** GENERAL CONTRACTOR TO CONFIRM AND NOTIFY ARCHITECT/ENGINEER/DRAFTER BY WRITING IF LESS THAN 2000 PSF. BEFORE PROCEEDING WITH THE WORK.
  - 2.3 **FINISH GRADES:** AT BUILDING TO BE MIN. 8" BELOW TOP OF FOUNDATION AT FRAME OR FRAME WITH BRICK VENEER AND 6" MIN. BELOW FULL MASONRY WALLS. SLOPE GRADE AWAY FROM BUILDING MIN. 1" PER FOOT FOR A DISTANCE OF 8'-0". OR TO A SWALE.
  - 3.1 **COMPRESSIVE STRENGTH OF CONCRETE** AT 28 DAYS SHALL BE MINIMUM:
    - A. 2500PSI - BASEMENT SLABS
    - B. 3000PSI - FOUNDATION AND BASEMENT WALLS, FOOTINGS AND PIERS.
    - C. 3500PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE SLABS, AND DRIVEWAYS.
  - 3.2 ALL CONCRETE SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH SECTION R402.2 IRC, AND WITH ASTM C260-06.
  - 3.3 ADMIXTURES USED MUST CONFORM WITH SECTION 1905 IBC, AND BE APPROVED BY THE ARCHITECT/ENGINEER/DRAFTER. FOOTINGS & PIERS: BOTTOM OF ALL FOOTINGS AND PADS TO SET ON VIRGIN SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID UNDISTURBED VIRGIN SOIL. BOTH SHALL BE MINIMUM 30" BELOW GRADE. VAPOR BARRIER: 6 MIL POLYETHYLENE FILM IS REQUIRED UNDER ALL INTERIOR CONCRETE SLABS. OVERLAP SEAMS MIN 6", AND SEAL. CONCRETE FOUNDATION HEIGHT LIMITS: MAX 8FT POUR HT WITH 8" THICK WALL. MAX 9FT POUR HT WITH 9" THICK WALL.
- DIVISION 4 - MASONRY**
- 4.1 **BRICK/STONE VENEER:** 1" MAX AIR SPACE BETWEEN VENEER AND SHEATHING. PROVIDE CORROSION RESISTANT CORRUGATED SHEET METAL WALL TIES, MINIMUM 22 GA X 7/8" WIDE AT 24" O.C. VERTICALLY, AND AT 24" O.C. HORIZONTALLY AND ONE TIE PER 2.67 SF. FASTENED WITH #8 COMMON NAILS. IF WATER-RESISTANT SHEATHING IS NOT USED BEHIND VENEER PROVIDE MIN 14" ASPHALT SATURATED BUILDING FELT (OR APPROVED EQUAL), FULL HEIGHT OVER SHEATHING, BEHIND VENEER. PROVIDE FLASHING AND WEEPS (3/16") AT MAX 33" O.C., OVER ALL WALL OPENINGS AND AT FOUNDATIONS. TYPICAL
  - 4.2 **MASONRY FIREPLACES:** SHALL BE INSTALLED ACCORDING TO DETAILS ON PLANS. FLUE SHALL BE SIZED BY MASONRY CONTRACTOR (BASED ON FIGURE R1001.1 IRC), WHO SHALL WARRANT THAT THE FIREPLACE FACE SHALL BE A MINIMUM OF 6" FROM THE OPENING. COMBUSTIBLE MATERIAL ABOVE AND PROJECTING MORE THAN 1 1/2" FROM A FIREPLACE FACE SHALL HAVE A MINIMUM CLEARANCE OF 12" ABOVE FIREPLACE OPENING. AIRSPACE CLEARANCES TO COMBUSTIBLES FROM THE EXTERIOR SURFACE OF THE FIREPLACE WALLS SHALL BE MINIMUM 4" AND FOR SMOKE CHAMBER WALLS AND CHIMNEYS SHALL BE MINIMUM 2". CHIMNEYS LOCATED OUTSIDE THE EXTERIOR WALLS THAT PASS THROUGH A SOFFIT OR CORNICE, SHALL HAVE 1" MINIMUM AIR SPACE CLEARANCE. MASONRY FIREPLACE WALLS TO BE MINIMUM THICKNESS OF 8" OF MASONRY INCLUDING 2" FIRE BRICK. ALL CLAY TILE FLUES SHALL ALSO BE SURROUNDED WITH A MINIMUM OF 4" OF SOLID MASONRY.
  - 4.3 CONTRACTOR SHALL NOT BACKFILL UNTIL CONCRETE FOUNDATION WALLS HAS CURED FOR A MINIMUM OF 7 DAYS.
- DIVISION 5 - STRUCTURAL STEEL**
- 5.1 STEEL TO BE MINIMUM A36 GRADE STEEL. ALL STEEL BEAMS TO HAVE MINIMUM 4" BEARING AND BE GROUDED SOLID INTO BEAM POCKETS WITH "NON-SHRINK" GROUT. ALL STEEL BEAMS, COLUMNS, AND LINTELS TO BE SHOP PRIMED.
  - 5.2 PROVIDE STEEL ANGLE AT ALL MASONRY OPENINGS (U.N.O.). VERIFY SIZE WITH ARCHITECT/ENGINEER/DRAFTER IF NOT INDICATED.
- DIVISION 6 - FRAMING NOTES**
- 6.1 FRAMING TO BE IN ACCORDANCE WITH THE "NATIONAL FOREST PRODUCTS MANUAL FOR WOOD FRAME CONSTRUCTION".
  - 6.2 **MATERIALS AND DESCRIPTIONS:**
    - FLOOR JOISTS: TO BE GRADE-MARKED MINIMUM 975 F5 (2X12'S) OR 1050 F6 (2X10'S) SINGLE MEMBER USE. 1200 PSI, UNLESS NOTED OTHERWISE. (EXPOSED TO EXTERIOR - PRESSURE TREATED)
    - ALL FLOOR FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS: (SEE TABLE R 301.5 IRC)
      - FLOOR AREAS OTHER THAN SLEEPING ROOMS LL 40 LBS PER SQ FT
      - SLEEPING ROOMS LL 30 LBS PER SQ FT
      - BALCONY (EXTERIOR) LESS THAN 100 SQ FT LL 60 LBS PER SQ FT
      - DECK LL 40 LBS PER SQ FT
      - STAIRS SHALL BE DESIGNED FOR A 100 PSF LIVE LOAD OR 300 LB CONCENTRATED LOAD ON 4 SQ INCHES AT MID SPAN OF TREAD, WHICHEVER PRODUCES THE GREATER STRESSES.
      - POSTS: (2) 2X TO BE INTERPRETED AS (2) 2X "CRIPPLES" GLUED AND NAILED PLUS MINIMUM (1) FULL HEIGHT UNBROKEN STUD. ALL POSTS TO BE BLOCKED SOLID TO TOP OF STRUCTURE BELOW. STUDS USED AS POSTS TO BE SPECIALLY-DESIGNED PINE-FIR. MINIMUM POST SIZE 2-X4 WITH THICKNESS. TYPICAL UNDER ALL BEAMS AND HEADERS U.N.O.
      - INTERIOR PARTITIONS: MINIMUM 2X4 @ 16" O.C. U.N.O. (ALL FRAMING TO BE 16" O.C. TYPICAL, U.N.O.).
      - HEADERS: MINIMUM 2-2X10'S GLUED AND NAILED U.N.O. TYPICAL AT ALL DOORS AND WINDOWS.
      - SUB FLOOR: 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND NAILED (SUGGEST RING SHANK NAILS) TO JOISTS.
      - FLOOR UNDERLAYMENT: MINIMUM 1/4" OSB OR LUAN OVER SUB FLOOR AT VINYL FLOORING.
      - EXTERIOR WALL SHEATHING: IRC APPROVED INTERMEDIATE GRADE SHEATHING, AT 1/2" CDX PLYWOOD OR 7/16" OSB PROVIDE LATERAL BRACING WHEN RIGID FOAM SHEATHING IS USED, CONSISTING OF 1/2" PLYWOOD 4 FT EACH WAY AT EACH CORNER OR METAL CROSS BRACING CUT INTO THE STUDS. BRACING SHALL COMPLY WITH SECTION 602.10 IRC CODE.
      - ROOF SHEATHING: MINIMUM 1/2" THICK CDX PLYWOOD WITHOUT EDGE SUPPORT OR MINIMUM 3/8" THICK PLYWOOD OR 7/16" OSB 240 ROOF/FLOOR RATING WITH EDGE SUPPORT. EDGE SUPPORT SHALL BE TONGUE AND GROOVE EDGES, PANEL EDGE CLIPS (MIDPOINT OF SPAN BETWEEN EACH SUPPORT), OR 2X BLOCKING.
      - EXPOSED EXTERIOR MATERIALS TO BE APPROVED EXTERIOR GRADE. EXTERIOR METAL CONNECTORS SHALL BE GALVANIZED.
      - NAILING TO BE IN ACCORDANCE WITH TABLE R602.3 (1) OF THE CURRENT APPROVED IRC CODE.
    - 6.3 **FIRE BLOCKING:** TOP AND BOTTOM OF ALL CONVENTIONAL, DOUBLE STUD, AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED. FIRE BLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIRE BLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

- 6.4 **DRAFT STOPPING:** CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT A MAXIMUM 1000 SF INTERVALS PARALLEL TO MAIN FRAMING MEMBERS.
  - 6.5 PROVIDE A 22"x30" MINIMUM ACCESS PANEL IN ALL ATTIC AREAS WHICH HAVE A CLEAR HEIGHT OF AT LEAST 30".
  - 6.6 **DECK DOORS:** SECURELY BARRICADE DOORS UNTIL DECK IS BUILT AND APPROVED TYPICAL.
  - 6.7 **DOUBLE FLOOR JOISTS** AROUND STAIR OPENINGS, FIREPLACE HEARTH'S, AT CORNERS OR CANTILEVERED DECKS AND UNDER PARALLEL PARTITIONS (TYPICAL AT ALL OPENINGS, UNO). BEARING PARTITIONS AND POST SHALL BE UNBROKEN (RUN CONTINUOUS) FROM BEARING TO STRUCTURE BELOW.
  - 6.8 **CABINET SUPPLIER** TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ASSURE EXACT FIT OF CABINETS AND FREE OPERATION OF ALL DOORS AND DRAWERS. SCRIBE CABINETS TO WALL AS REQUIRED.
  - 6.9 **HANDRAILS:** SHALL NOT PROJECT MORE THAN 4 1/2" INTO REQUIRED STAIRWAY WIDTH. HANDRAILS AT STRAIGHT RUN STAIRS TO BE CONTINUOUS, ALLOWABLE DIAMETER OF INTERIOR STAIRCASE HANDRAIL IS 2" MAXIMUM AND 1 1/4" MINIMUM UNLESS OTHERWISE SPECIFIED. SEE SECTION 311.5.6 IRC.
  - 6.10 **GUARDS:** PROVIDE MIN 36" HEIGHT GUARDS ALONG BALCONIES, AREAWAYS, AND OPEN SIDED WALKING SURFACES WHERE THE DIFFERENCE IN FLOOR LEVEL IS MORE THAN 30".
  - 6.11 **ROOF OVER FRAMING:** MIN 2/8" S' AT 16" O.C., UNLESS NOTED OTHERWISE ON PLANS. ALL OVER FRAMING TO BEAR AT 30 DEGREE ANGLE FROM THE PERPENDICULAR AT ALL ROOF FRAMING. (MAX 10'-0" SPAN).
  - 6.12 **TRUSS REQUIREMENTS:**
    - A. TRUSSES TO BE DESIGNED BY OTHERS. COMPLY WITH APPA NDS-91 AND TPI 1-95. FABRICATOR'S RESPONSIBILITIES INCLUDE BUT ARE NOT LIMITED TO DESIGNING ALL TRUSSES MUST BE DESIGNED TO RESIST HORIZONTAL THRUST. NO HORIZONTAL THRUST SHALL BE APPLIED TO ANY WALLS. ALL TRUSSES TO BE TWO (2) POINT BEARING UNLESS NOTED OTHERWISE. TRUSSES TO BE DESIGNED TO MINIMIZE TOTAL DEFLECTION AND PENETRATION MUST BE TAKEN INTO ACCOUNT WHEN DESIGNING TRUSS SYSTEM. TOTAL LOAD DEFLECTION OF TRUSS SYSTEM NOT TO EXCEED 1/360. SCISSOR TRUSSES WITH HORIZONTAL MOVEMENT GREATER THAN 1/2" TO BE ANCHORED WITH TC SIMPSON ANCHORS ON ONE END, OR APPROVED EQUAL SUPPLIED BY THE TRUSS COMPANY. TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS, PRODUCT DATA FOR ALL TRUSS COMPONENTS, STRESS DIAGRAMS (WHICH HAVE BEEN SEALED BY AN AUTHORIZED PROFESSIONAL ENGINEER LICENSED TO PRACTICE STRUCTURAL ENGINEERING IN MISSOURI) AND A TRUSS LAYOUT PLAN SHOWING ALL TRUSS LOCATIONS, HANGERS, CONNECTORS, SPACING, PITCH, GIRDERS CROSS BRACING. FABRICATOR SHALL COORDINATE HIS WORK WITH THE ARCHITECTURAL PLANS AND NOTIFY THE ARCHITECT/ENGINEER/DRAFTER OF VARIATIONS PRIOR TO FABRICATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATION TRUSS DRAWINGS. GENERAL CONTRACTOR SHALL SUBMIT TRUSS DRAWINGS TO THE ARCHITECT/ENGINEER/DRAFTER FOR REVIEW FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL VARIATIONS MUST BE BROUGHT TO THE ATTENTION AND APPROVED BY THE ARCHITECT/ENGINEER/DRAFTER.
    - B. MINIMUM LOADS REQUIREMENTS:
      - TOP CHORD: 20 LB PER SQ FT. LIVE LOAD
      - BOTTOM CHORD: 10 LB PER SQ FT DEAD LOAD
      - BOTTOM CHORD OF ATTIC TRUSSES: 40 LB PER SQ FT LIVE LOAD
      - BOTTOM CHORD @ STORAGE AREAS: 20 LB PER SQ FT LIVE LOAD (TO BE APPLIED WHEN THE TRUSS HAS A WEB CONFIGURATION THAT ALLOWS A RECTANGLE SPACE OF 24" HORIZ. X 42" VERT. BETWEEN THE WEBS AND BOTTOM CHORD.)
      - EXCEPTION: THE BOTTOM CHORD 20 LB LL. DESIGN CRITERIA MAY BE DELETED FOR HOUSE AND/OR GARAGE ATTICS ACCESSIBLE ONLY THROUGH 22"x30" ATTIC SCUTTLE (NO PULL DOWN STAIRS, ETC.) AND COMPLYING WITH THE FOLLOWING: GARAGE AREAS: WARNING SIGNAGE (EACH SIDE) PLUS A BARRIER OBSTRUCTION RAILING ON EACH SIDE OF THE SCUTTLE.
      - HOUSE (HABITABLE) AREAS: WARNING SIGNAGE (EACH SIDE).
      - THE SIGN SHALL BE METAL AND BE A MINIMUM SIZE OF 40 SQUARE INCHES WITH 1" MINIMUM LETTERS IN DISTINGUISHABLE COLORS AND SHALL BE FASTENED TO A TRUSS AT PLUS 36" PREFERABLY DIRECTLY ABOVE OR WITHIN 18" OF THE EDGE OF THE SCUTTLE OPENING. THE SIGN SHALL READ "WARNING- TRUSSES NOT DESIGNED FOR ATTIC STORAGE." A SIGN IS REQUIRED ON BOTH SIDES OF SCUTTLE OPENING.
      - THE OBSTRUCTION RAIL (GARAGE ATTICS) SHALL BE A MIN 1X4, 2X4, OR 3/8X6" PLYWOOD RAILING SECURELY FASTENED TO THE TRUSSES ON EACH SIDE OF THE SCUTTLE OPENING AT 24" - 30" ABOVE THE BOTTOM CHORD. THIS MAY BE DONE BY THE TRUSS FABRICATOR IN THE SHOP OR AS FIELD INSTALLATION BY THE BUILDER.
  - 6.13 **WHERE APPLICABLE (SEE FOUNDATION PLAN)**
    - TJI FLOOR SYSTEM: SHALL BE IN ACCORDANCE WITH ASTM D, BY TRUSS JOIST MACMILLAN. SEE DRAWINGS FOR SIZE AND LOCATION. USE 40#LL AND 10# DL WITH L/480 TOTAL LOAD. AT TILE AND MARBLE FLOORS USE 22# DL AND L/600. COMPLY WITH TJI EXPERT DRAWING AND MANUFACTURERS DETAILS, INCLUDING BUT NOT LIMITED TO BEARINGS, BLOCKING, RIM BOARDS, AND METAL HANGERS, ETC. NAIL ALL MULTIPLE PLY BEAMS AND HEADERS MIN. 2 ROWS 12" OC AND PER MANUFACTURERS RECOMMENDATIONS USE SCREW SHANK NAILS. DON NOT USE RING SHANK NAILS.
    - GENERAL CONTRACTOR SHALL PROVIDE TJI EXPERT DRAWINGS AT 1/4" = 1'-0" FOR ARCHITECTS/ENGINEERS/DRAFTERS REVIEW FOR GENERAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS BEFORE ORDERING. GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING TJI EXPERT DRAWING. ALL VARIATIONS MUST BE BROUGHT TO THE ATTENTION AND APPROVED BY THE ARCHITECT/ENGINEER/DRAFTER. ARCHITECT/ENGINEER/DRAFTER DOES NOT TAKE RESPONSIBILITY FOR TJI EXPERT DRAWING. DISREGARD REFERENCE TO CONVENTIONAL 2X FLOOR JOIST NOTES.
- DIVISION 7 - THERMAL REQUIREMENTS**
- 7.1 **GROUNDWATER:** AN EVALUATION OF THE SOIL FOR THE PRESENCE OR ABSENCE OF GROUND WATER IS REQUIRED PRIOR TO THE POURING OF CONCRETE. IF GROUND WATER IS PRESENT PROVIDE DRAIN TILE INSIDE AND OUTSIDE OF FOUNDATION AND WATERPROOF WITH AN APPROVED "WATERPROOFING" SYSTEM. JOINTS TO BE LAPPED AND SEALED PER MANUFACTURERS INSTALLATION INSTRUCTIONS. ALL JOINTS IN WALLS AND FLOORS TO BE WATER TIGHT. SEE SECTION R406.
  - 7.1A PROVIDE 15" DIAMETER X 18" DEEP SUMP HOLE WITH FITTED COVER IF FOUNDATION PIPE CANNOT BE DAYLIGHTED (GRAVITY DISCHARGED). SUMP DISCHARGE SHALL BE PIPED TO A STORM DRAIN OR "DAYLIGHTED", DISCHARGING TO OR WITHIN 10' OF A SIDEWALK, DRIVEWAY, STREET, PROPERTY LINE, OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.
  - 7.2 **ROOFING**
    - ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW (2:12). (VERIFY WITH MANUFACTURER).
    - UNDERLAYMENT: MINIMUM TYPE I, PER ASTM D226-95 (COMMONLY CALLED 15# ASPHALT FELT). A DOUBLE LAYER OF UNDERLAYMENT IS REQUIRED WHEN ROOF SLOPE IS LESS THAN 4:12.
    - FLASHING: PROVIDE CORROSION-RESISTANT METAL FLASHING AT ALL WALL AND ROOF INTERSECTIONS, CHANGES IN ROOF SLOPE OR DIRECTION, AROUND ALL ROOF OPENINGS, INTERSECTIONS WITH CHIMNEYS, INTERSECTION WITH EXTERIOR WALLS AND PORCHES AND DECKS, ETC. ROLLED ROOFING OR TWO (2) LAYERS OF TYPE I UNDERLAYMENT MAY BE SUBSTITUTED FOR FLASHING AT THE ROOF VALLEY PROVIDED THE SHINGLES ARE INTERLACED. UNDERLAYMENT SUBSTITUTED FOR VALLEY FLASHING SHALL BE INSTALLED TO EXTEND AT LEAST 18" BEYOND ROOF VALLEY OR HIP FROM EITHER DIRECTION. SEE SECTION R905.
    - ASPHALT ROLL ROOFING: INSTALL ON ROOFS OF LESS THAN 3:12 SLOPE, APPLY PARALLEL TO THE EAVES. IT SHALL NOT BE INSTALLED ON ROOF SLOPES BELOW 1:12. MINIMUM ROOF SLOPE 1/4:12 WITH APPROVED LOW-SLOPE ROOF COVERING MATERIALS.
    - ICE AND WATER SHIELD AN ICE SHIELD IS REQUIRED UNDER SHINGLES/ROOFING OF 2 LAYERS OF TYPE I UNDERLAYMENT CEMENTED TOGETHER OR AN APPROVED WATERPROOFING MEMBRANE EXTENDING FROM THE EDGE OF THE EAVE TO AT LEAST 24" (MEASURED HORIZ) INSIDE THE EXTERIOR WALL LINE WHERE THE ROOF SLOPE IS GREATER THAN OR EQUAL TO 4:12 AND THE EAVE OVERHANG IS LESS THAN 12" (MEASURED HORIZ) FROM THE SHEATHING TO THE OUTSIDE FACE OF THE GUTTER BOARD, OR WHERE THE ROOF SLOPE IS LESS THAN 4:12 AND GREATER THAN OR EQUAL TO 2:12. SEE SECTION 905.2.7.1.

- 7.3 **GUTTERING SYSTEM:** ALL GUTTERS AND DOWN SPOUTS TO BE SIZED AND LOCATED BY OTHERS, AND BE INSTALLED PER "SMACNA" RECOMMENDATIONS, UNY DOWN SPOUT LOCATIONS INDICATED ON PLANS OR ELEVATIONS TAKE PRECEDENCE. DOWN SPOUTS SHALL DISCHARGE TO "SPLASH BLOCKS" DIRECTED AWAY FROM FOUNDATION, OR DRAIN TILE, WHICH IS CONNECTED TO STORM SEWER, OR "DAYLIGHTED".
- 7.4 **THERMAL REQUIREMENTS**
  - CODE AND SECTION 5102 IRC. MINIMUM "R"VALUES (OBTAINED BY INSULATION MATERIAL USED ONLY, NOT BE THE TOTAL SYSTEM):
    - A. ROOF/CEILING: MIN R-38
    - B. FRAME WALL AND BAND JOINTS: MIN R-13
    - C. FLOOR OVER UNHEATED CRAWL SPACE OR GARAGE: MIN R-19
    - D. BASEMENT FOUNDATION WALL: MIN 10/13 (FROM TOP OF CONCRETE POUR TO A MIN OF 24" BELOW OUTSIDE FINISHED GRADE OR TO BASEMENT)
  - EXCEPTION UP TO A MAXIMUM OF 20 BE EXPOSED ABOVE THE OUTSIDE FINISH GRADE/GROUND LEVEL AS UNINSULATED CONCRETE FOUNDATION WALL. THE FOUNDATION WALL AREA ABOVE THE OUTSIDE GRADE/GROUND THAT MAY BE UNINSULATED IS DETERMINED BY THE FOLLOWING FORMULA:
    - 20 TIMES THE BASEMENT WALL HEIGHT OF ALL WALLS (INCLUDING INSULATED EXTERIOR FRAME WALLS FOR WALK OUT BASEMENT AND WALLS COMMON TO BOTH BASEMENT AND ATTACHED GARAGES) TIMES THE PERIMETER OF THESE BASEMENT WALLS.
  - E. SLAB-ON-GRADE FLOORS:
    - MIN R-10 PERIMETER INSULATION 24" DOWNWARD FROM THE SLAB.
- 7.5 **M. MECHANICAL DUCTS:**
  - AT UNHEATED CRAWL AND ATTIC SPACES MIN R-10
  - CAULKINGS AND SEALANTS: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND PARTITIONERS FOR UTILITY SERVICE THROUGH WALLS, FLOORS AND ROOF AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER. WEATHER STRIPPING IS REQUIRED ON ALL EXTERIOR WINDOWS AND DOORS. CORROSION RESISTANT IS REQUIRED AT THE TOP AND SIDES OF ALL EXTERIOR DOORS AND WINDOWS AND AT THE INTERSECTION OF ALL MASONRY AND FRAME CONSTRUCTION. SILL SEAL IS REQUIRED AT FOUNDATION. SEPARATE VAPOR BARRIER (OR EQUIVALENT) IS REQUIRED ON EXTERIOR WALLS.
- 7.6 **LIGHT AND VENTILATION:**
  - GLASS AREA IN HABITABLE ROOMS SHALL NOT BE LESS THAN 8% OF FLOOR AREA SERVED. ONE-HALF OF THIS AREA MUST BE AVAILABLE FOR UNOBSTRUCTED VENTILATION WITH SCREENS INCLUDED. THE MIN OPENAGE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
  - ATTIC VENTILATION (NET FREE) AREA IS TO BE AT LEAST 1/150 OF THE AREAS SERVED. TWO REMOTE VENTS REQUIRED FOR EACH (MINIMUM), WHERE RIDGE OR GABLE VENTS AND HALF, HALF OF THE AREA TO BE PROVIDED BY RIDGE OR GABLE VENTS AND HALF BY EAVE OR CORNICE VENTS. EXCEPTION: REQUIRED AREA MAY BE REDUCED TO 1/300 WHERE THE VAPOR RETARDER IS PROVIDED ON THE CONDITIONED SIDE OF THE INSULATION OR IF THE GABLE OR RIDGE VENTS ARE LOCATED IN THE UPPER ONE-THIRD OF THE ATTIC. SEE SECTION R806.
  - UNFINISHED BASEMENTS AND UTILITY ROOMS REQUIRE VENTILATION IN THE AMOUNT OF .05 CFM/SQ FT OF AREA.
  - NATURAL VENTILATION MAY BE SUBSTITUTED AT THE RATIO OR 1% OF THE FLOOR AREA SERVED.
- 7.6.1 **DIVISION 8 - WINDOWS AND DOORS**
  - WINDOWS: SEE SECTION 1026 IRC. ALL WINDOWS MUST HAVE A WINDOW U-VALUE = 0.32 AND ALL BEING MUST HAVE ONE WINDOW FOR
  - A. MAXIMUM HEIGHT TO BOTTOM OF CLEAR OPENING - 44". MINIMUM CLEAR WIDTH - 20" MINIMUM CLEAR HEIGHT - 24". MINIMUM CLEAR OPENING AREA 5.7 SQ FT.
  - EXCEPTION: GRADE FLOOR WINDOWS WHERE THE SILL IS LESS THAN 6 FT ABOVE GRADE, MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT.
  - B. THE EMERGENCY ESCAPE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE, TOOL, OR EXTRA FORCE BEYOND THAT REQUIRED FOR NORMAL OPERATION.
  - SKYLIGHTS: SHALL BE DOUBLE GLAZED AND NOT EXCEED 1% OF THE ROOF AREA. ACRYLIC OR APPROVED EQUAL.
  - DOORS: DOOR TO HOUSE FROM GARAGE SHALL BE 1 3/4" SOLID OR HONEYCOMB CORE STEEL OR 1 3/4" SOLID WOOD DOOR WITH A 4" MINIMUM SILL ABOVE THE GARAGE FLOOR. MIN 36" GARAGE MUST HAVE AT LEAST ONE SWINGING EXIT DOOR FROM GARAGE TO THE HOUSE OR DIRECTLY TO THE OUTSIDE. EXCEPTION: NOT REQUIRED WHERE THE OVERHEAD DOOR IS 10' LESS THAN WIDTH.
- 7.6.2 **TEMPERED GLAZING: REQUIRED AT**
  - A. GLAZING IN ALL DOORS, GUARDS AND RAILINGS, SHOWER/BATH/TUBS ENCLOSURES.
  - B. GLAZING IN ANY PORTION OF A WALL ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, ETC. WHICH IS LOCATED LESS THAN 60" ABOVE A STANDING SURFACE.
  - C. ANY GLAZING MATERIAL ADJACENT TO A DOOR IF THE NEAREST VERTICAL EDGE OF THE GLAZING MATERIAL IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND IF THE BOTTOM EDGE OF THE GLAZING MATERIAL IS LESS THAN 60" ABOVE THE FLOOR.
  - D. GLAZING IN WINDOWS MEETING ALL OF THE FOLLOWING:
    - 1) INDIVIDUAL PANE GREATER THAN 9 SQ FT.
    - 2) BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
    - 3) TOP EDGE MORE THAN 36" ABOVE FLOOR.
    - 4) WALKING SURFACE WITHIN 36" HORIZONTALLY.
- 7.6.3 **DOOR LOCKS WITH THUMB TURN ON INSIDE ARE PERMITTED.** ALL MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. INSIDE KEY OPERATION IS PERMITTED PROVIDED THE KEY CANNOT BE REMOVED FROM THE LOCK WHEN LOCKED FROM THE INSIDE.
- 7.6.4 **DIVISION 9 - FINISHES**
  - 9.1 **DRYWALL:** DRYWALL INSTALLATION MUST BE IN ACCORDANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICES FOR THICKNESS, FASTENING AND TAPING ON CORRECT STUD SPACING. FIRE RATED DRYWALL ASSEMBLIES SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED TEST ASSEMBLIES. DRYWALL TO BE FASTENED IN ACCORDANCE WITH TABLE R702.3.3 OF THE CURRENT APPROVED IRC CODE. PROVIDE WATER RESISTANT GYPSUM BOARD IN ALL PLUMBING AREAS, IE BATHTUB AND SHOWER, ETC. USE ONE LAYER OF 5/8" TYPE X DRYWALL ON WALLS, CEILING OR PARTITIONS SEPARATING GARAGE FROM HABITABLE SPACE.
  - 9.20 **BATT INSULATION INCLUDING THE VAPOR RETARDER A FLAME SPREAD RATING EXCEEDING 100.** BATT INSULATION INCLUDING THE VAPOR RETARDER SHALL NOT BE LEFT EXPOSED IN BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. FOAM PLASTIC INSULATION SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING BY HALF INCH GYPSUM WALLBOARD.
- 7.6.5 **DIVISION 13 - SPECIALTIES**
  - 13.1 **PREFAB FIREPLACE UNIT INSTALLATION**
    - CONTRACTORS SHALL CAREFULLY REVIEW PRE-FAB FIREPLACE UNIT INSTALLATION INSTRUCTIONS BEFORE FRAMING ENCLOSURE FOR FIREPLACE AND BEFORE INSTALLING 8:1 UNIT. COMPLY CAREFULLY WITH ALL MANUFACTURERS INSTRUCTIONS, LOCAL FIRE DEPARTMENT REQUIREMENTS AND CLEARANCES. FIREBLOCK AROUND CHIMNEYS WITH NON-COMBUSTIBLE FIREBLOCKS AT ALL CEILING AND FLOOR LEVELS. FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127. DO NOT ALTER OR MODIFY THE FIREPLACE OR ITS COMPONENTS UNDER ANY CIRCUMSTANCE. ANY MODIFICATION OR ALTERATION OF THE FIREPLACE SYSTEM, INCLUDING BUT NOT LIMITED TO THE FIREPLACE UNIT, CHIMNEY COMPONENTS AND ACCESSORIES, MAY VOID THE WARRANTY, LISTINGS AND APPROVALS OF THE SYSTEM AND CAN RESULT IN AN UNSAFE AND POTENTIALLY DANGEROUS INSTALLATION.
  - 13.2 **DIVISION 15 - MECHANICAL PLUMBING**
    - P15.1 WORK SHALL CONSIST OF ALL SERVICES TYPICALLY KNOWN AS "DESIGN/BUILD" AND SHALL INCLUDE THE FURNISHING OF CONSTRUCTION DOCUMENTS, AS REQUIRED, MATERIALS, LABOR, EQUIPMENT AND TOOLS TO INSTALL A COMPLETE AND OPERABLE SYSTEM OF PLUMBING AND SEWERING.
    - P15.2 ALL WORK TO BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES, RULES, AND ORDINANCES. PLUMBING CONSTRUCTION SHALL CONFORM TO THE FOLLOWING IN THE JURISDICTIONS STATED BELOW: ST. LOUIS CITY 2009 UNIFORM PLUMBING CODES.

- P15.3 **SERVICE LINES:** SERVING SINGLE FAMILY DWELLINGS SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
    - A. 3/4" SERVICE LINE- UP TO 1 1/2 BATHS
    - B. 1" SERVICE LINE- UP TO 3 1/2 BATHS
    - C. 1 1/4" SERVICE LINE- UP TO 6 BATHS
    - D. 1 1/2" SERVICE LINE- MORE THAN 6 BATHS
 THIS COUNT INCLUDES: 1- CLOTHES WASHER WITH DISHWASHER, 1- CLOTHES WASHER SUPPLY AND LAUNDRY SINK, AND 2- 1/2" EXTERIOR CONTINUOUS USE HOSE BIBBS. ROUGH-IN FIXTURES SHALL BE INCLUDED IN THE COUNT.
  - P15.4 **LEAD FREE SOLDER:** IS REQUIRED ON ALL COPPER WATER SUPPLY PIPING.
  - P15.5 **BASEMENT AREA:** WYD DRAINS AND FOUNDATION DRAINAGE SYSTEMS MAY NOT BE CONNECTED TO SANITARY SEWER. WATER SERVICE PIPE AND THE BUILDING SEWER ARE TO BE A MINIMUM 100" APART, HORIZONTALLY.
  - P15.6 **HOSE BIBBS:** ARE TO BE FREEZE-PROOF OR SHALL INCLUDE, A MAIN SHUT OFF VALVE (WITH DRAIN) IN THE BASEMENT SPACE.
  - P15.7 **SHOWER AND BATH TUB ENCLOSURES:** SHALL HAVE WALLS AND FLOORS CONSTRUCTED OF SMOOTH, NON-CORROSIVE NONABSORBENT AND WATERPROOF MATERIALS. INSTALLATION AT WALLS SHALL NOT BE LESS THAN 6'-0" ABOVE THE ROOM FLOOR LEVEL.
  - P15.8 **HVAC (M) MECHANICAL:**
    - HVAC WORK SHALL CONSIST OF ALL SERVICES TYPICALLY KNOWN AS "DESIGN/BUILD", AND SHALL INCLUDE THE FURNISHING OF CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND ALL MATERIALS, LABOR, EQUIPMENT, AND TOOLS REQUIRED TO PROVIDE A COMPLETE AND OPERABLE SYSTEM OF HEATING, VENTILATING, AND AIR CONDITIONING. ALL "HVAC" EQUIPMENT AND DUCTWORK TO COMPLY WITH ALL LOCAL ORDINANCES AND TO BE INSTALLED PER SMACNA RECOMMENDATIONS. ALSO ALL HVAC CONSTRUCTION SHALL CONFORM TO THE FOLLOWING JURISDICTIONS STATED BELOW: ST. LOUIS CITY: 2018 INTERNATIONAL MECHANICAL CODE, IMC.
  - HVAC PLANS SHALL INCLUDE FURNACE LOCATION, TYPE (FAN ASSISTED INDUCED DRAFT OR NATURAL DRAFT), FLUE SIZE, DUCT LAYOUT AND DIFFUSER LOCATIONS. A SECTION DETAIL SHALL BE PROVIDED SHOWING ALL GAS APPLIANCES, FLUE SIZES, CONNECTORS, LENGTHS, HEIGHTS, AND CLEARANCE DIMENSIONS. UNDERGROUND DUCTWORK SHALL CONFORM TO ASTM D1784 AND D2412.
  - M15.2 **THERMOSTATS:** USED FOR HEATING AND COOLING SHALL BE CAPABLE OF BEING SET FROM 55 F. TO 85 F., AND SHALL BE CAPABLE OF OPERATING THE SYSTEMS HEATING AND COOLING SEQUENCES. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR HVAC SYSTEMZONE.
  - M15.3 **APPROVED VENT SYSTEMS:** FOR ALL APPLIANCES SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
  - M15.4 **FLUE SHALL EXTEND ABOVE THE ROOF THAT THEY PENETRATE A MINIMUM OF THREE FEET.** FLUE OUTLETS SHALL BE TWO FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' HORIZONTALLY. PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES.
  - M15.5 **COMBUSTION AIR:** IF AIR AVAILABLE FOR COMBUSTION FOR THE GAS APPLIANCES IS REDUCED TO LESS THAN 40 CUBIC FEET PER 1000 BTU INPUT RATING OF ALL APPLIANCES IN THE SPACE, COMBUSTION AIR SHALL BE PROVIDED BY
    - A. LOWER DOORS,
    - B. HIGH AND LOW OPENINGS IN THE WALLS TO ADJACENT SPACE, SIZED TO PROVIDE AT LEAST ONE UNOBSTRUCTED SQUARE INCH PER 1000 BTU OF ALL APPLIANCES, OR
    - C. HIGH AND LOW DIRECT OPENINGS IN THE WALLS TO OUTSIDE, SIZED TO PROVIDE AT LEAST ONE UNOBSTRUCTED SQUARE OMJ (ER 4000 BTU) OF ALL APPLIANCES SEE CHAPTER 17 "COMBUSTION AIR" IRC.
  - M15.6 **MINIMUM CLEARANCE FOR COMBUSTIBLES IS 18" UNLESS THE LISTED MANUFACTURERS INSTALLATION INSTRUCTIONS ALLOW FOR A REDUCED CLEARANCE.** 18" OF CLEARANCE IS REQUIRED AT THE FRONT OF THE APPLIANCE FOR SERVICE.
  - M15.7 **EACH GAS APPLIANCE SHALL HAVE A GAS SHUTOFF VALVE AND GROUP JOINT UNION.** A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES. GAS PIPING SHALL BE IDENTIFIED AT INTERVALS OF NO MORE THAN 25 FEET IN CONCEALED LOCATIONS AND NOT MORE THAN 50 FT IN EXPOSED LOCATIONS.
  - M15.8 **EXHAUST FANS:** BATHROOM FANS SHALL EXHAUST 50 SFM MINIMUM TO THE EXTERIOR. DISCHARGE IS ACCEPTABLE AT GABLE VENTS, ROOF VENTS, LEAVE AND SOFFIT VENTS, PROVIDED THE EXHAUST DUCT IS FASTENED DIRECTLY TO SUCH VENTS AND BACKUP OF CONDENSATION IS PREVENTED. CLOTHES DRYERS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, AND EXHAUST TO THE EXTERIOR. KITCHEN RANGE HOODS SHALL EXHAUST 100 CFM MINIMUM TO THE EXTERIOR. NOTE: IF KITCHEN RANGE HOOD IS NOT PROVIDED NATURAL VENTILATION MAY BE PROVIDED VIA OPERABLE WINDOWS. DOWN-DRAFT COOK UNITS TO BE VENTED PER MANUFACTURERS REQUIREMENTS.
- DIVISION 16 - ELECTRICAL**
- 16.1 WORK SHALL CONSIST OF ALL SERVICES TYPICALLY KNOWN AS "DESIGN/BUILD", AND SHALL INCLUDE THE FURNISHINGS OF CONSTRUCTION DOCUMENTS AS REQUIRED, MATERIALS, LABOR, EQUIPMENT, AND TOOLS TO PROVIDE A COMPLETE AND OPERABLE SYSTEM OF ELECTRIC, POWER, AND LIGHTING.
  - 16.2 ALL WORK TO BE INSTALLED IN ACCORDANCE WITH THE 1999 NATIONAL ELECTRIC CODE, N.E.C. AND WITH ALL LOCAL CODES, RULES, AND ORDINANCES. ALL MATERIALS TO BE USED SHALL BE APPROVED BY (UL) UNDERWRITERS LABORATORIES.
  - 16.3 ALL WIRING FROM PANEL TO HOUSE SHALL BE COPPER.
  - 16.4 RECESSED LIGHT FIXTURES TO BE TYPE "I.C." AT INSULATED CEILING/ATTIC SPACES.
  - 16.5 **PANEL BOARD** TO BE CIRCUIT BREAKER TYPE AND SHALL NOT BE INSTALLED IN BATHROOMS OR CLOTHES CLOSETS. LIGHTING IS REQUIRED IN THE VICINITY OF THE ELECTRICAL PANEL. A MINIMUM OF 36" CLEARANCE IS REQUIRED IN FRONT OF THE ELECTRICAL PANELS AND MINIMUM 6'-8" HEADROOM IS REQUIRED.
  - 16.6 **GROUNDING:** RECEPTACLE AND LIGHTING CIRCUITS IN BATHROOMS AND IN VICINITY WITH GROUND TYPE. IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 5 FT OF THE POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC 250-81 OR 250-83.
  - 16.7 **SMOKE DETECTORS:** INTERCONNECTED, AC PRIMARY POWERED, WITH BATTERY BACKUP. INSTALLATION SHALL MEET NFPA-72-89. LOCATE AS FOLLOWS:
    - A. ONE AT EACH LEVEL IN UNDERGROUND UNITS, BATHROOMS AND IN VICINITY OF EACH BEDROOM ENTRANCE. LOCATE BEDROOM HALLWAY DETECTOR UPSTREAM FROM OR NEAR RETURN AIR GRILLE.
    - B. IN ANY ROOM WITH VAULTED CEILING WHERE A PERSON WOULD HAVE TO TRAVEL THROUGH THAT ROOM TO EXIT A BEDROOM. ROOMS WITH VAULTED CEILINGS SHALL HAVE SMOKE DETECTORS LOCATED WITHIN 3 FT MEASURED HORIZONTALLY FROM THE RIDGE. SMOKE DETECTORS LOCATED IN ROOMS WITH COFFERED OR SIMILAR CEILINGS SHALL BE LOCATED AT THE HIGHEST PORTION OF THE CEILING.
  - 16.8 AT LEAST ONE LIGHTING DEVICE IS REQUIRED IN EACH ATTIC, CRAWL SPACE, BASEMENT, OR UTILITY ROOM THAT IS USED FOR STORAGE OR CONTAINS HEATING, AIR CONDITIONING, OR OTHER EQUIPMENT REQUIRING SERVICING. LOCATE LIGHT SWITCH AT ENTRY.
  - 16.9 INTERIOR STAIRWAYS TO BE PROVIDED WITH MINIMUM OF 10 FOOT-CANDLES MEASURED AT EVERY TREAD NOSING. INTERIOR STAIRWAYS SHALL HAVE ILLUMINATED LIGHTING CONTROLS AT EACH FLOOR LEVEL. ALL EXTERIOR STAIRWAYS SHALL HAVE LIGHTING CONTROLLED BY EACH FLOOR LEVEL AT THE DWELLING OR AUTOMATICALLY ACTIVATED BY MANUAL OVERRIDE OR CONTINUOUSLY OPERATED.
  - 16.10 KITCHEN AND DINING AREA COUNTER TOP RECEPTACLES SHALL BE SUPPLIED BY AT LEAST TWO DIFFERENT CIRCUITS. ALL RECEPTACLES SHALL BE G.F.I. RECEPTACLES MAY NOT BE INSTALLED FACE-UP IN COUNTERS. ALL RECEPTACLES INTENDED TO SERVE COUNTER TOP SURFACES SHALL BE G.F.I.
  - 16.11 **LIGHTING IN CLOTHES CLOSETS:** MUST HAVE ENCLOSED LAMPS AND MAINTAIN 12" MINIMUM CLEARANCE FOR INCANDESCENT FIXTURES AND 6" MINIMUM CLEARANCE AT FLUORESCENT AND RECESSED FIXTURES. PENDANT FIXTURES ARE PROHIBITED IN CLOSETS.
  - 16.12 **FIXTURES AT BATH TUBS:** HANGING FIXTURES, TRACK LIGHTING, AND CEILING FANS SHALL NOT BE INSTALLED WITHIN 3 FT HORIZONTALLY OF A BATHTUB, MEASURED FROM THE OUTSIDE EDGE OF THE TUB AND 8 FEET VERTICALLY FROM THE TOP OF THE TUB RIM. RECEPTACLES SHALL NOT BE INSTALLED WITHIN A BATH TUB OR SHOWER SPACE.

ALL WORK TO CONFORM TO ALL BUILDING AND CONSTRUCTION CODES APPLICABLE TO LOCALITY, WHERE STRUCTURE, OR STRUCTURES, IS TO BE ERRECTED. IF ANY DISCREPANCY IS FOUND IN THESE DRAWINGS BEFORE PROCEEDING WITH THE CONSTRUCTION, THE PERSON/PERSONS RESPONSIBLE FOR THE CONSTRUCTION MUST HAVE REGULAR INSPECTIONS OF THE CONSTRUCTION THAT THESE DRAWINGS REPRESENT. THEY MUST BE PERFORMED BY A QUALIFIED THIRD PARTY ON A DAILY/WEEKLY BASIS AND MUST BE KEPT ON FILE BY THAT PARTY. THE ARCHITECT/ENGINEER/DRAFTER WILL NOT BE RESPONSIBLE FOR ANY ORAL INSTRUCTION OR INTERPRETATION OF THIS DOCUMENT. NOTE: UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATIONS ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.

PAUL MARCELLUS DE HART, ARCHITECT  
Missouri A-7050  
3149 Harlequin Ln  
St. Louis, MO 63139  
314 249 7285



**REVISION HISTORY**

MARK	DATE	DESCRIPTION
	10/03/2025	GENERAL RELS

**PROJECT LOCATION**

40 ALGONQUIN WOOD  
ST. LOUIS, MO 63122  
ERIN VENEBLE

**SHEET TITLE**

GENERAL NOTES

**SHEET NUMBER**

A-4

**SAMPLE – APPROVAL**

**JUDGMENT OF BOARD OF ADJUSTMENT**

**CITY OF GLENDALE, MISSOURI**

**Hearing Date:** December 3, 2025

**Appellants:** Erin Venable

**Address of Affected Property:** 40 Algonquin Wood Place

**Nature of Proposed Use:** Renovation and extension of existing porch.

**Requested Variance:** Construct a porch that encroaches into the required 25’ front yard setback as required by Section 400.170(7).

**Resolution:**

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 that any front yard porch not be located closer than 25’ from the property line; and

WHEREAS, the applicant desires to extend their existing porch so that it is between 14.24’ and 18.08’ from the front property line, which would be in violation of the maximum height of the 25’ setback required by the Zoning Code of the City of Glendale Section 400.170(7); 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 applicant’s home was built in 1950, prior to the adoption of the zoning code, and the subject lot is an irregular shape with a long, curved corner that significantly cuts down the amount of front yard on both the north and west sides. The proposed extension is modest and would still be within the typical setback of other homes located in the center island of the Algonquin Woods Place subdivision, which contains several unique lots that do not conform to the zoning code.

[And, further . . . (add further bases to grant the variance below if deemed necessary)

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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 a new porch pursuant to the plans dated October 3, 2025, as submitted to the City of Glendale, that would project 9' from the home and encroach into the front yard porch setback by a maximum of 10.76'.

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

# SAMPLE – DENIAL

## JUDGMENT OF BOARD OF ADJUSTMENT

### CITY OF GLENDALE, MISSOURI

**Hearing Date:** December 3, 2025

**Appellants:** Erin Venable

**Address of Affected Property:** 40 Algonquin Wood Place

**Nature of Proposed Use:** Renovation and extension of existing porch.

**Requested Variance:** Construct a porch that encroaches into the required 25' front yard setback as required by Section 400.170(7).

#### **Resolution:**

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 that any front yard porch not be located closer than 25' from the property line; and

WHEREAS, the applicant desires to extend their existing porch so that it is between 14.24' and 18.08' from the front property line, which would be in violation of the maximum height of the 25' setback required by the Zoning Code of the City of Glendale Section 400.170(7); and

WHEREAS, the Board finds that the property on which such violation is proposed (1) was not exceptionally narrow, shallow or of unusual shape at the time of the adoption of the Zoning Ordinance, nor (2) does it possess any extraordinary or exceptional topographical characteristics, nor (3) is there any other 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, if the strict application of the zoning regulations as to setback were followed.

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

The applicant is hereby not authorized to construct a new porch pursuant to the plans dated October 3, 2025, as submitted to the City of Glendale, that would project 9' from the home and encroach into the front yard porch setback by a maximum of 10.76'.

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



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772 [www.glendalemo.org](http://www.glendalemo.org)

November 20, 2025

Dear Property Owner/Resident:

The Board of Adjustment of the City of Glendale will hold a public hearing on **Wednesday, December 3, 2025, at 6:00 p.m.** in the **Glendale Auditorium**, located at **424 N. Sappington Road, Glendale, MO 63122**, to consider the following appeal:

**Erin Venable** submitted an appeal requesting approval to replace and enlarge the front porch of their residence located at 40 Algonquin Wood Place. The proposed porch would exceed the maximum front yard setback for unenclosed porches of 25 feet in the R-1 zoning district as defined and **Section 400.070 of the Glendale Zoning Code**.

The Board of Adjustment Ordinance requires that adjoining property owners be notified when plans are to be reviewed by the Board of Adjustment (BOA). The BOA will meet to consider the plans submitted by Erin Venable at this Board of Adjustment meeting. This meeting is open to the public and you are welcome to attend. If you wish to submit written comments regarding this appeal, please email to [permits@glendalemo.org](mailto:permits@glendalemo.org) or mail/deliver to City Hall.

A copy of the plans are available for review at Glendale City Hall (open Monday-Friday, 8:00 am to 5:00 pm) or on the city's website at [www.glendalemo.org/BOAprojects](http://www.glendalemo.org/BOAprojects).

Should you have any questions about this upcoming meeting, please do not hesitate to contact me.

Thank you,

*Gabrielle Wesche*  
Community Engagement Officer  
314-909-3023  
[gmacaluso@glendalemo.org](mailto:gmacaluso@glendalemo.org)

Name	Address	City, State	Zip
Current Owner/Resident	41 Algonquin Wood Place	St. Louis, MO	63122
Current Owner/Resident	38 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	39 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	20 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	21 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	22 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	23 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	24 ALGONQUIN WOOD PL	St. Louis, MO	63122
Current Owner/Resident	25 ALGONQUIN WOOD PL	St. Louis, MO	63122