



**NOTICE OF PUBLIC MEETING
WEDNESDAY, FEBRUARY 4, 2026 – 6:00 P.M.
BOARD OF ADJUSTMENT MEETING
AGENDA**

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES: DECEMBER 3, 2025

IV. REQUEST FOR VARIANCE BY MARK AND ANN PRATT

Appeal by Mark and Ann Pratt to construct a rear addition at **41 Berry Oaks Lane** which would encroach into the 30' rear yard setback in violation of Section 400.140(C) of the Glendale Zoning Code and to construct a front porch that would encroach into the 25' porch setback in violation of Section 400.070(7).

V. REQUEST FOR VARIANCE BY ANDREW HASKENHOFF

Appeal by Andrew Haskenhoff to construct a carport at **900 Brownell Ave.** that would encroach into the 6' side yard setback in violation of Section 400.190(B) of the Glendale zoning Code.

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: January 30, 2026 – 2:30 P.M.



MINUTES
BOARD OF ADJUSTMENT MEETING
DECEMBER 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, December 3, 2025. Chairman Lane called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

Susan Schoen
Chairman Thomas Lane
Mark Hewlett

Members Absent

Ken Finnerty
William Smit

Alternate Members Present

John Bugee

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Community Engagement Officer; and City Attorney Jim Hetlage;

APPROVAL OF MINUTES

Moved by Ms. Shoen, seconded by Mr. Hewlett and unanimously carried, to approve the minutes from the November 18, 2025 meeting as submitted.

**VARIANCE REQUEST –
Setback Encroachment for
Porches – Erin Venable, 40
Algonquin Wood Place**

Paula Arbuthnot with Creative Designs for Decisive Minds was sworn in by City Administrator/City Clerk Frank Johnson. She noted that she is attending the meeting on behalf of the property owner, Erin Venable.

Ms. Arbuthnot explained that the home’s existing front porch is too narrow to fit in a chair and isn’t large enough for Ms. Venable to comfortably accommodate herself and her young children as they enter and leave the home.

City Attorney Jim Hetlage entered into the record the following exhibits:

1. The two-page application for the variance and five pages of additional materials including the site plan, drawings, and general notes submitted to the Board of Adjustment (7 pages total).
2. Notice of variance request and the list of recipients who have received notice of the hearing.
3. The City of Glendale’s Zoning code, specifically Section 400.070(A)(7) of the Glendale Municipal Code requires that unenclosed front porches extend no more than 10’ from the building and maintain a setback of 25’ in the R-1 district.

Ms. Arbuthnot also noted for the record that the front porch needs to be replaced because the roof decking and joists are in a state of decay and rot.

Mr. Hewlett asked if the applicant conducted a comparison study to see if the house with a larger porch will make it closer to the street than the other houses on the street.

Ms. Arbuthnot said they did not do a comparison study, but she noted that the house has a deeper front yard than the other houses on the street.

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

Ms. Schoen made a motion to approve the requested variance.

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 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 400.070(A)(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.

The motion was seconded by Mr. Bugee.

The voice vote was as follows:

Susan Schoen	“Aye”
Chairman Thomas Lane	“Aye”
John Bugee	“Aye”
Ken Finnerty	Absent

Mark Hewlett
William Smit

“Aye”
Absent

The motion passed with a vote of 4 Aye, 0 Nay, and 2 Absent

ADJOURN

Ms. Schoen motioned to adjourn the meeting. The motion was seconded by Mr. Hewlett and unanimously carried to adjourn the meeting at 6:15 p.m.

The Countian - St. Louis County
1400 S. Highway Drive
Fenton, MO, 63099
Phone: 3144211880 Fax: 0

THE COUNTIAN ST. LOUIS

Affidavit of Publication

To: Glendale, City Of - GABRIELLE WESCHE
424 N Sappington Rd
St. Louis, MO, 631224763

Re: Legal Notice 4127993, City of Glendale

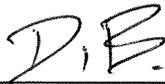
State of MO)

) SS:

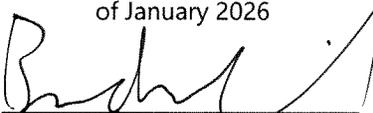
County of St. Louis County)

Before the undersigned Notary Public personally appeared David Blumenthal on behalf of The Countian - St. Louis County, St. Louis County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 01/20/2026 edition and ending with the 01/20/2026 edition for a total of 1 publications, and that the date of publications were as follows: 01/20/2026.

Publishers fee: \$53.55

By: 
David Blumenthal

Sworn to me on this 22nd day
of January 2026

By: 
Brandon M. Crail
Notary Public, State of MO
No. 20297982
Qualified in St. Louis County
My commission expires on
March 5, 2028

PUBLIC NOTICE

The Board of Adjustment of the City of Glendale will hold a public hearing on **Wednesday, February 4, 2026, at 6:00 p.m.** in the **Glendale Auditorium**, located at **424 N. Sappington Road, Glendale, MO 63122**, to consider the following appeals:

Mark and Ann Pratt have submitted an appeal requesting approval to construct an addition to the rear of the existing residence at **41 Berry Oaks Lane** which would encroach into the rear yard setback in the R-1 zoning district in violation of Section 400.140(C) of the Glendale Zoning Code. Additionally, the applicants are requesting a variance from Section 400.070(7) that requires front porches to maintain a 25' setback from the front property line in order to build a front porch and ramp.

Andrew Haskenhoff has submitted an appeal requesting approval to construct a carport in the rear side yard of the existing residence at **900 Brownell Ave.** which would encroach upon the side yard setback in the R-2 zoning district in violation of Section 400.190(B) of the Glendale Zoning Code.

Members of the public are encouraged to attend the hearing or submit written comments regarding this appeal.

If you require special accommodations (e.g., for hearing impairment) to participate in the hearing, please contact **City Hall at 314-965-3600** by **Thursday, January 29, 2026** to make necessary arrangements.

4127993 County Jan. 20, 2026





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

APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: Max Bemberg DATE: 1/12/25
PROPERTY OWNER: PRATT MARK & ANN T/E ZONING DISTRICT: R-1
ADDRESS of PROPERTY: 41 BERRY OAKS LANE Glendale, MO 63122
TELEPHONE: Day (____) 314-626-3230 Home (____) _____

Section 1: Basis for Granting Variances:

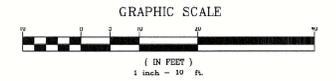
A variance can only be granted when the strict application of the zoning regulations of Chapter 400 of the Glendale Municipal Code would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of such property by reason of at least one of the following:

- 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.

PROPERTY BOUNDARY SURVEY



Allied National Title Insurance Company, Inc. - Commitment Number: 250 T04C31
 Date: May 20, 2025
 BENCHMARK: Based on G.P.S. Observation
 The location of existing underground facilities, structures and utilities, if and when shown, have been plotted from available surveys and records and do not necessarily reflect the actual existence, representation, size, type, number or location, therefore these locations must be considered approximate. There may be other, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, above or not shown, and any utilities shall be located in the field prior to any project construction.

This is to certify to the best of my belief, knowledge and ability, that James Surveying Company, at the request of Christian Roberts, on the 3rd day of June, 2025 and the 15th day of December, 2025, recorded a Property Boundary Survey, based on field information obtained from field personnel under direct personal supervision, and located the improvements on Lot 6 of BERRY OAKS LANE, according to the plat thereof recorded in Plat Book 43, Page 02 of the St. Louis County Records in St. Louis County, Missouri, and that the results of said survey is historical over the plat. The Bearing Reference System, Building Lines and Easements, unless otherwise referenced, were taken from the Record Plat, the current zoning Set Backs may not be shown.
 I also declare that under my supervision and to the best of my utility and professional judgment that the results shown herein are made in accordance with the Missouri Statutes, the Missouri Professional Surveyors Act and the Missouri Department of Agriculture, Division of Land Surveying and the Survey rules promulgated by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects, upon this Survey. This Survey is non-transferrable.
 12/19/2025



Leo J. Klutho
 Professional Land Surveyor In Responsible Charge
 Missouri Registration Number PLS-2005019212
 EXPIRES: DECEMBER 31, 2025

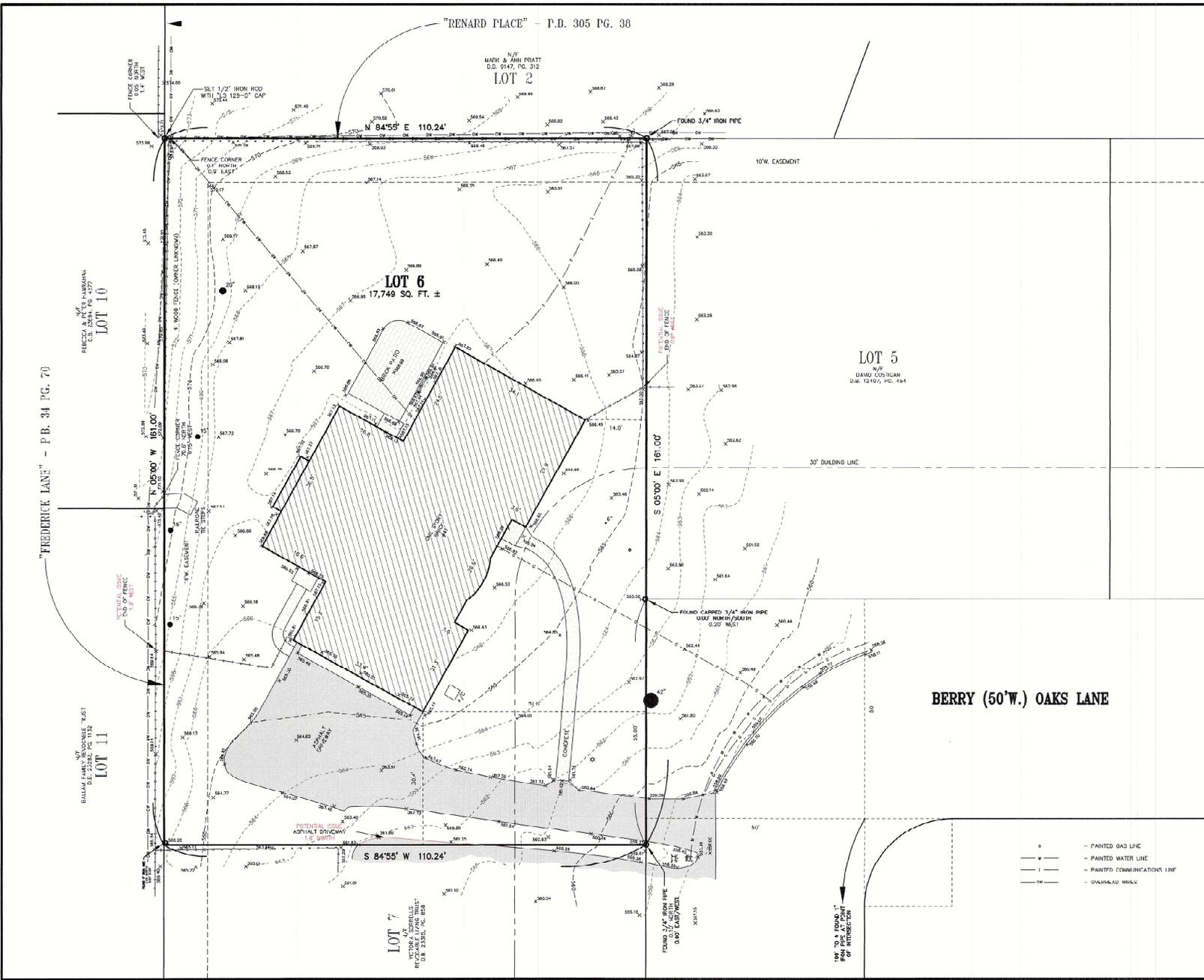
PROPERTY BOUNDARY SURVEY

James Surveying Company
 Professional Land Surveying Corporation
 Original Certificate/License No. 000129

Project Address: 41 Berry Oaks Lane
 Glendale, MO
 63122

REV.	DATE	BY	DESCRIPTION	PROJECT NUMBER
F.L.D.	C.W.	DES.		217295-A
DRW.	L.J.K.	CHK.	L.J.K.	SCALE: 1" = 10'
DATE PREPARED: DECEMBER 19, 2025				SHEET 1 OF 1

JAMES SURVEYING COMPANY
 LAND SURVEYORS
 10811 BIG BEND BOULEVARD, KIRKWOOD, MO, 63122
 PHONE: (314) 832-1006 FAX: (314) 832-0006



- - - PAINTED GAS LINE
- - - PAINTED WATER LINE
- - - PAINTED COMMUNICATIONS LINE
- - - OVERHEAD WIRE

"RENRAD PLACE" - P.D. 305 PG. 38
 "FREDERICK LANE" - P.B. 34 PG. 70
 BULLAM FAMILY RECOVERABLE TRUST
 D.B. 2336, PG. 1132
 LOT 11
 RUCICA & PETER HANBANY
 D.B. 2336, PG. 1077
 LOT 10
 N/4
 MARK & ANNI PRATT
 D.D. 9147, PG. 312
 LOT 2
 N/4
 DAN & SIOBHAN
 D.M. 12107, PG. 484
 LOT 5
 S/4
 W/4
 DAN & SIOBHAN
 D.M. 12107, PG. 484
 LOT 6
 17,749 SQ. FT. ±
 W/4
 S/4
 DAN & SIOBHAN
 D.M. 12107, PG. 484
 LOT 7
 W/4
 S/4
 DAN & SIOBHAN
 D.M. 12107, PG. 484
 LOT 7

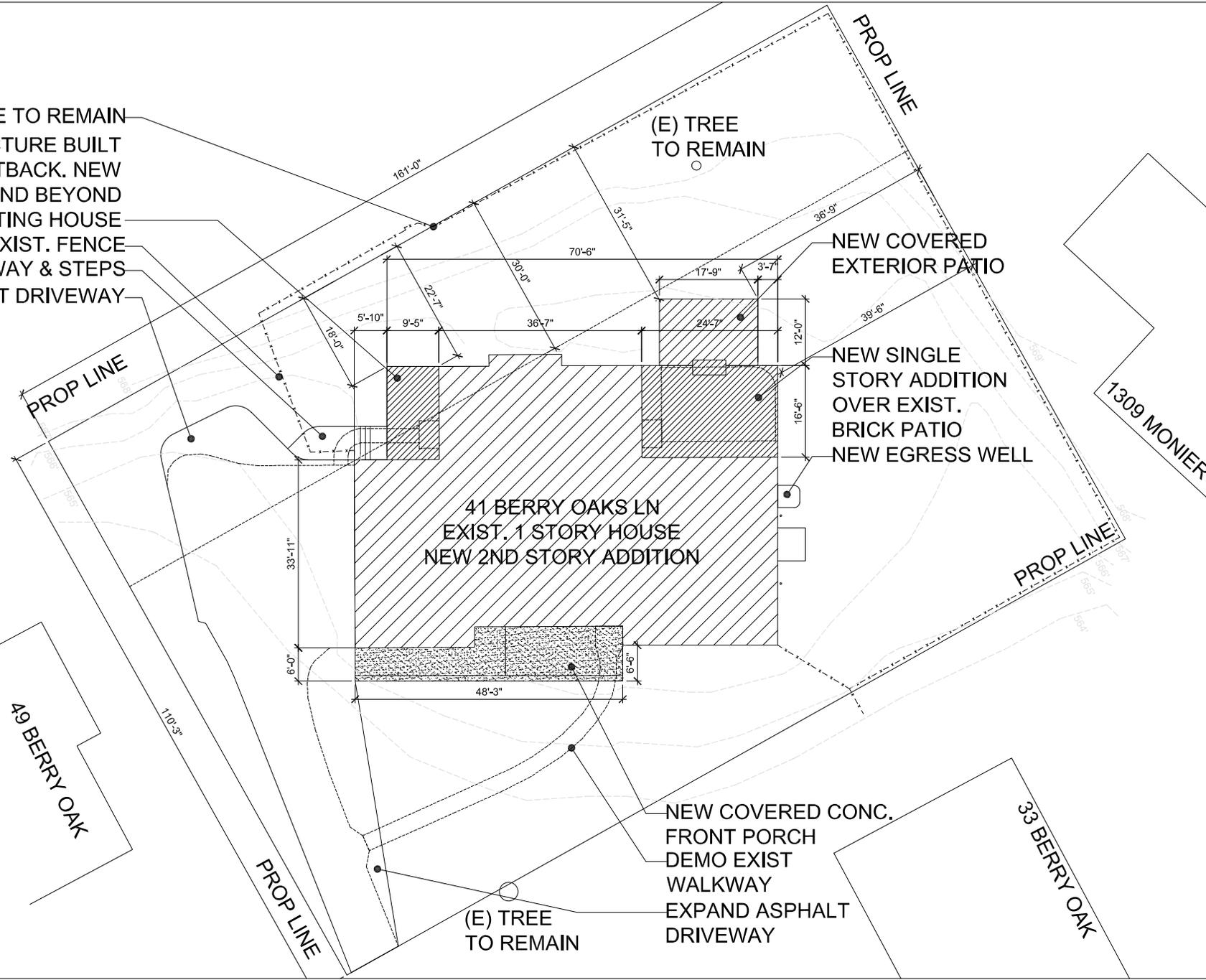
SITE PLAN

EXIST PERIMETER FENCE TO REMAIN
 NOTE - EXIST. STRUCTURE BUILT
 WITHIN REAR SETBACK. NEW
 MUDROOM NOT TO EXTEND BEYOND
 EXISTING HOUSE
 DEMO EXIST. FENCE
 NEW CONC. WALKWAY & STEPS
 EXPAND ASPHALT DRIVEWAY

NOTE: NO TREES
 TO BE REMOVED

 ALL PLANTING
 TO BE NEW GRASS

SITE PLAN
 1/16" = 1'-0"



49 BERRY OAK

33 BERRY OAK

1309 MONIER PL

41 BERRY OAKS LN
 EXIST. 1 STORY HOUSE
 NEW 2ND STORY ADDITION

(E) TREE
 TO REMAIN

NEW COVERED
 EXTERIOR PATIO

NEW SINGLE
 STORY ADDITION
 OVER EXIST.
 BRICK PATIO
 NEW EGRESS WELL

NEW COVERED CONC.
 FRONT PORCH
 DEMO EXIST
 WALKWAY
 EXPAND ASPHALT
 DRIVEWAY

(E) TREE
 TO REMAIN

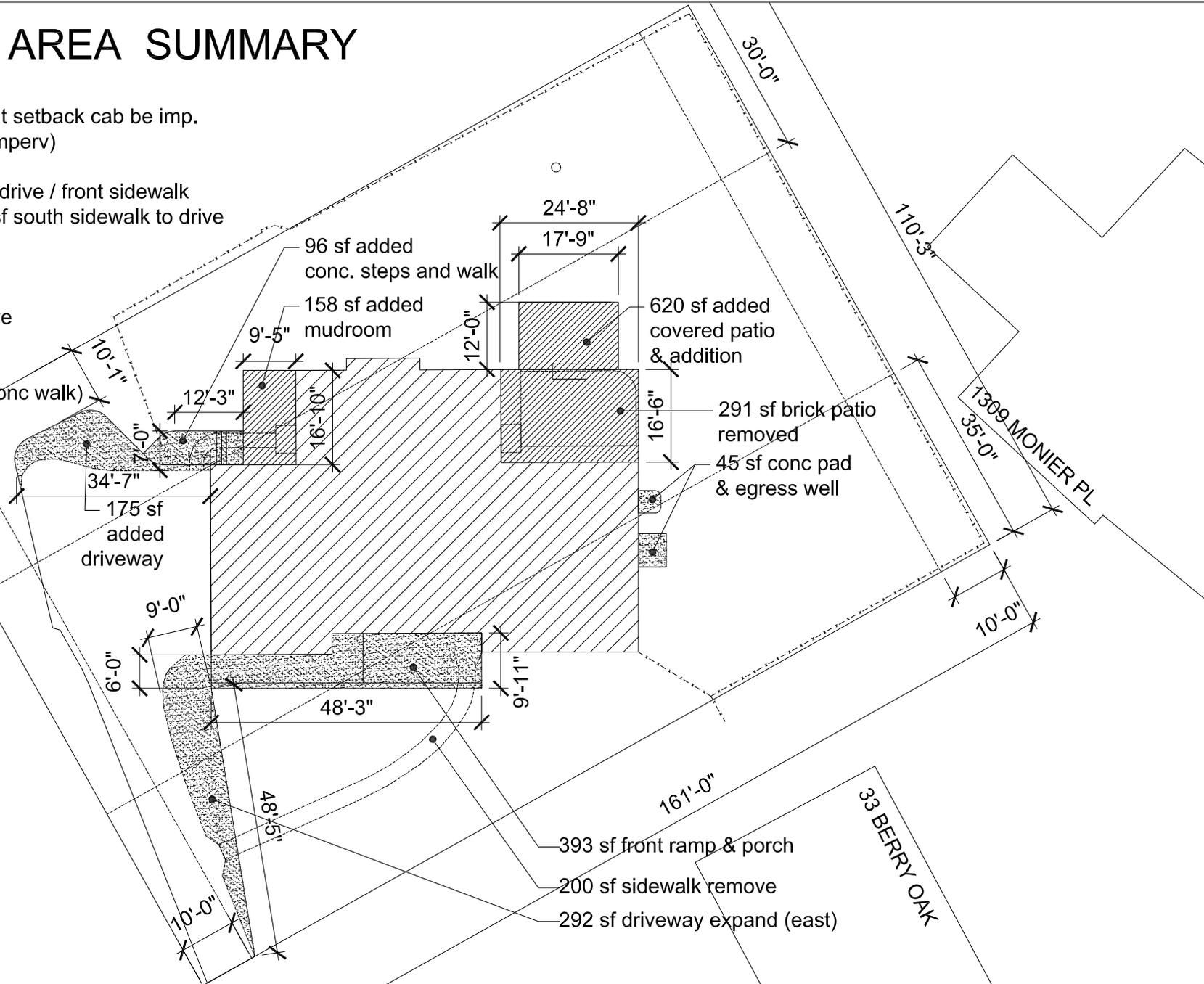
IMPERVIOUS AREA SUMMARY

imp - 55% total - 45% of front setback cab be imp.
 17865 sf site (9825 sf max imperv)

3126 sf house exist. + 2375 drive / front sidewalk
 291 sf rear brick patio + 61 sf south sidewalk to drive
 = 5,835 sf existing

5835 sf existing
 - 61 sf south sidewalk to drive
 - 200 sf front sidewalk
 - 291 sf brick patio
 + 271 sf add (west drive & conc walk)
 + 292 sf (east drive)
 + 393 sf front porch
 + 45 sf conc pad
 + 620 sf addition
 + 158 sf mudroom

7,062 sf proposed
 impervious area = 39%
 1227 sf increase



SITE PLAN
 1/16" = 1'-0"





MB Engineering, Inc.
606 Ryan Dr.
Energy, IL 62933
(314) 368-3040

Michael A. Buescher, P.E., (30) Engineering
Missouri No. E-200100114
MB Engineering, Inc. Missouri Authority No.
E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

NO.	DATE	DESCRIPTION
1	12-31-25	FOR REVIEW
2	01-08-26	CITY COMMENTS

41 Berry Oaks Ln.
Glendale, MO 63122

Plans are prepared for:
Bemberg Architecture
8001 Clayton Rd.
Clayton, MO 63117
(314) 626-3030

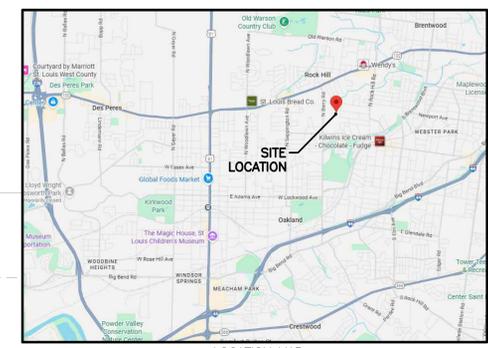
DATE: 12-31-25
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

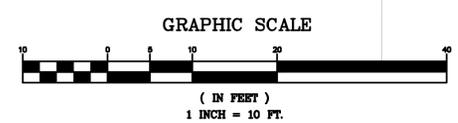
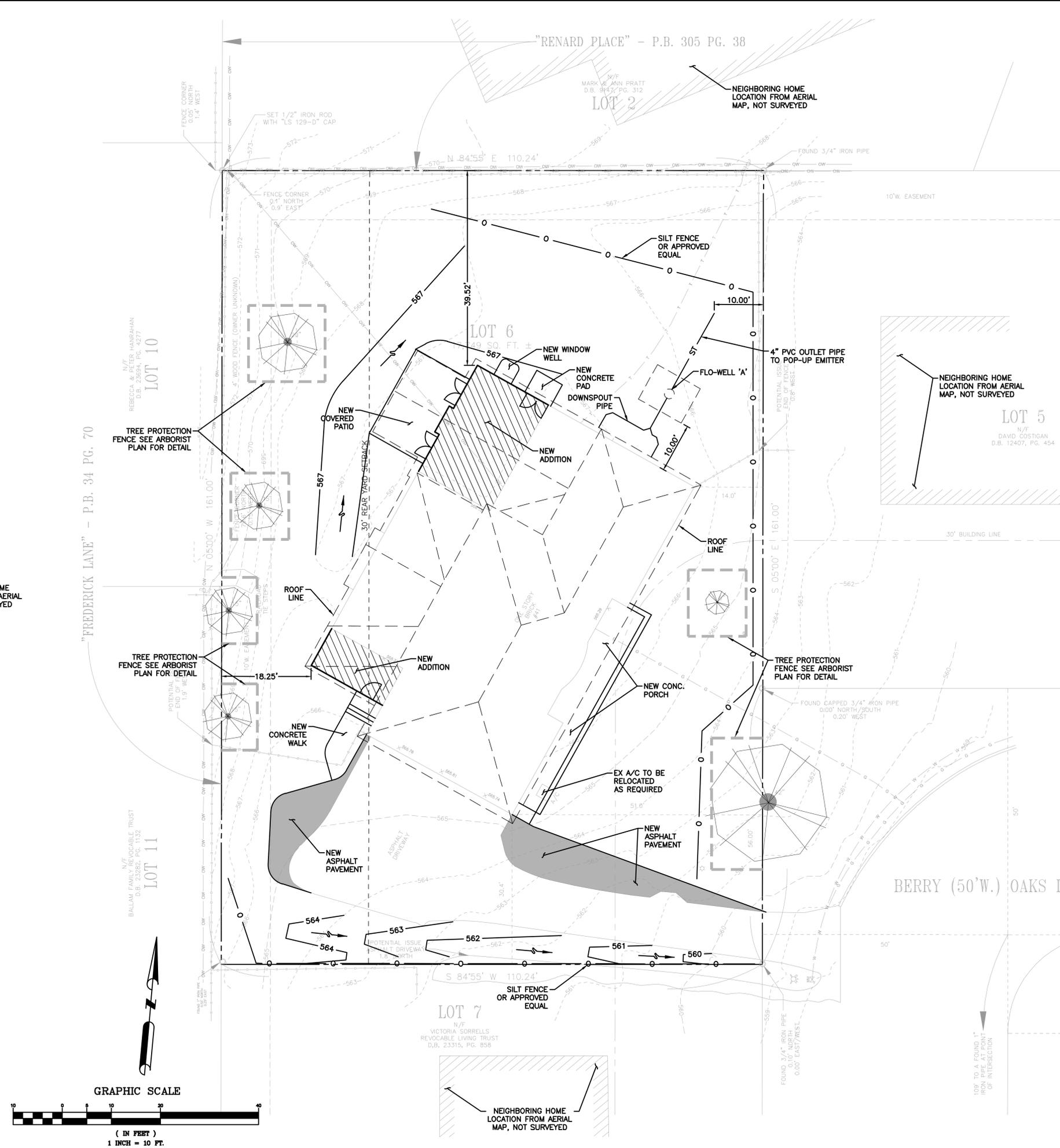
C1

PROJECT NO: 25-1118



NOTES:

- AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH MSD, AND/OR ALL OTHER UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
- NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
- SANITARY SEWER SERVICE: NO CHANGE TO THE SEWER SERVICE IS PROPOSED.
- WATER SERVICE: NO CHANGE TO THE WATER SERVICE IS PROPOSED
- GAS SERVICE: NO CHANGE TO THE GAS SERVICE IS PROPOSED.
- ALL DOWNSPOUTS TIED INTO FLO-WELL SHALL HAVE GUTTER GUARDS INSTALLED



NOT FOR CONSTRUCTION



MB Engineering, Inc.
606 Ryan Dr.
Energy, IL 62933
(314) 368-3040

Michael A. Buescher, P.E., Civil Engineering
Missouri Lic. E-200103714
MB Engineering, Inc. Missouri Authority No. E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

PROJECT REVISION:

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1	12-31-25	FOR REVIEW
2	01-08-26	CITY COMMENTS

41 Berry Oaks Ln.
Glendale, MO 63122

Plans are prepared for:
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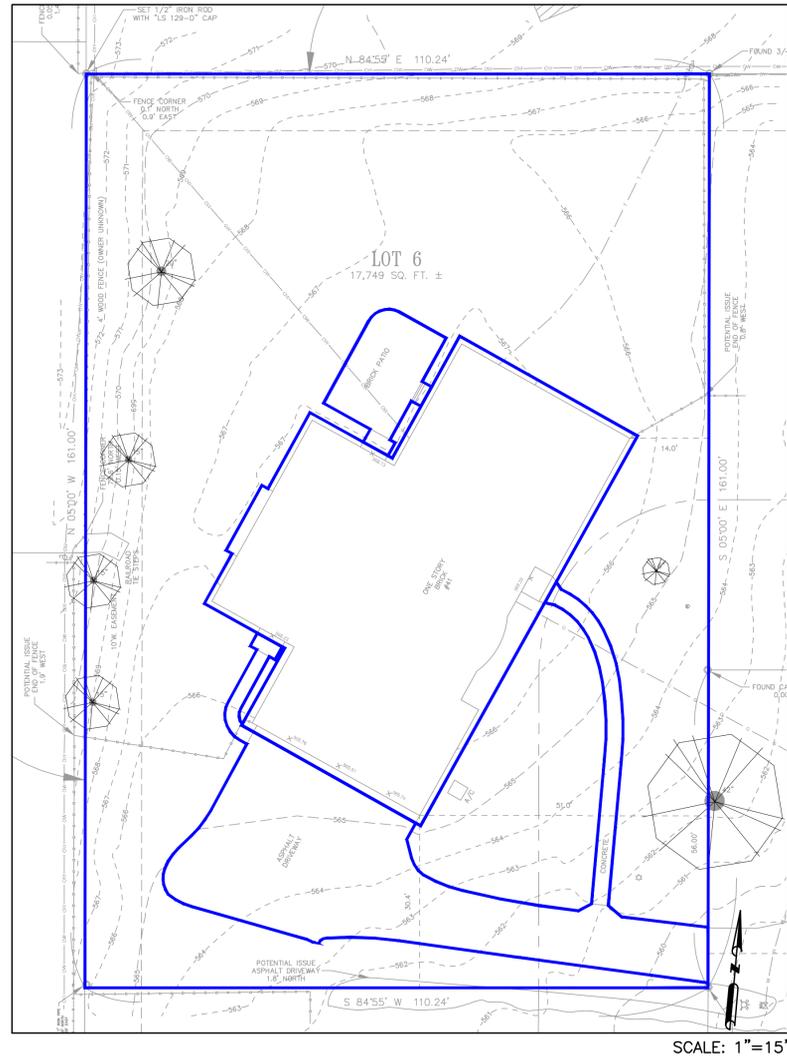
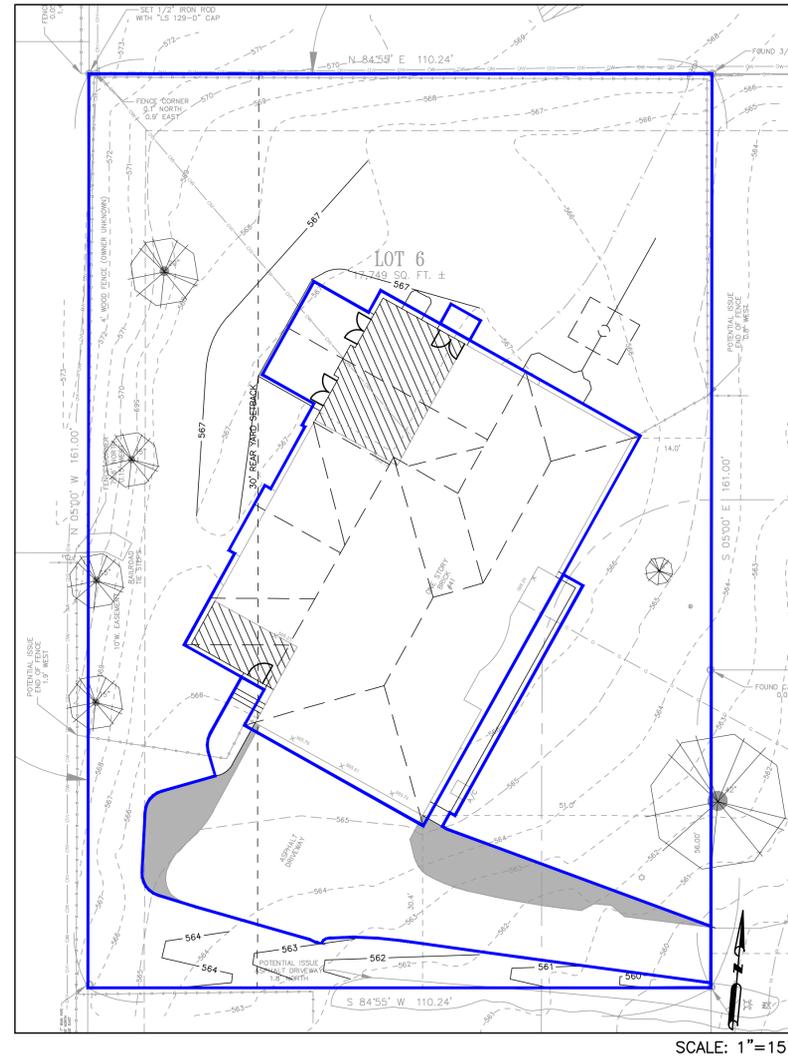
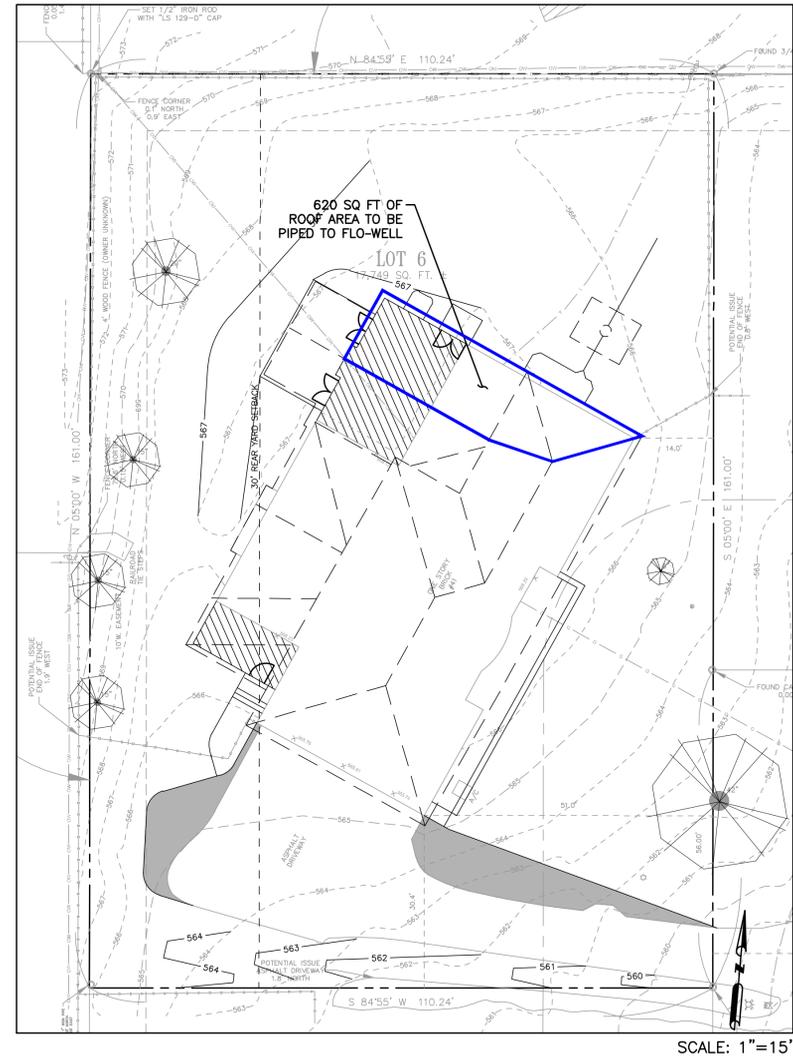
SHEET TITLE:
DRAINAGE AREA MAP

SHEET NUMBER:

C2

PROJECT NO: 25-1118

NOT FOR CONSTRUCTION



EXISTING AREA					
	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	3,490.38	19.67%	0.080	3.54	0.284
POOL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	2,143.86	12.08%	0.049	3.54	0.174
LAWN	12,114.39	68.26%	0.278	1.70	0.473
TOTALS	17,748.63	100.00%	0.407		0.931

PROPOSED AREA					
	AREA (SF)	COVERAGE	ACRES	PI	CFS
ROOF	4,244.66	23.92%	0.097	3.54	0.345
POOL	0.00	0.00%	0.000	3.54	0.000
PAVEMENT	2,396.90	13.50%	0.055	3.54	0.195
LAWN	11,107.07	62.58%	0.255	1.70	0.433
TOTALS	17,748.63	100.00%	0.407		0.973

0.043 CFS OF ADDITIONAL RUNOFF WILL NEED TO BE MITIGATED
 $0.043 / 3.54 * 43,560 = 529.12$ SQ FT MIN IMPERVIOUS AREA NEEDS TO BE COLLECTED

620 SQ FT OF IMPERVIOUS AREA WILL BE COLLECTED

CONTRIBUTING DRAINAGE AREA = 750 S.F.
 IMPERVIOUS COVER (I) = 100%
 $R_v = 0.05 + 0.009 * 100\% = 0.950$

$WQ_v = (P_c R_v * A) / 12 = (2.5 * 0.95 * 620) / 12 = 122.71$ C.F.

VOLUME OF STORM WATER STORAGE
 ASSUMING 40% POROSITY = 306.78 CF OF ROCK IS REQUIRED
 USING A 4 FOOT ROCK DEPTH = 76.70 SQ. FT.
 $8 * 10 = 80$ SQ. FT.

SILT FENCE

PHYSICAL DESCRIPTION - Silt fences are used as temporary perimeter controls, appropriate to the BMP, at sites where construction activities will disturb the soil. They can also be used on the interior of the site. A silt fence consists of a length of filter fabric stretched between anchoring posts spaced at regular intervals along the site at low and down slope areas. The filter fabric should be entrenched in the ground. When installed correctly and inspected frequently, silt fence can be an effective barrier to silt leaving the site in storm water runoff.

WHERE BMP IS TO BE INSTALLED - Silt fences apply to construction sites with relatively small drainage areas. They are appropriate in areas where runoff will occur as low-level flow, not exceeding 0.5 c.f.s. The drainage area for silt fences should not exceed 0.25 acre per 100-foot fence length (100 square feet per foot of fence). The slope length above the fence should not exceed 100 feet (NAHB, 1995). The fence should be designed to withstand the runoff from a 10-year peak storm event.

CONDITIONS FOR EFFECTIVE USE OF BMP - Spacing of parallel lengths of silt fence along slopes is relative to slope steepness as follows:

Type of Flow	Sheet flow only
Contributing Slope Length:	30 feet maximum for 3:1 slopes. 50 feet maximum for slopes between 3:1 and 10:1. 100 feet maximum for slopes under 10%.

For additional information see Section 906.70 of St. Louis County's Standard Specification for Highway Construction.

WHEN BMP IS TO BE INSTALLED - Prior to disturbance of natural vegetation and at intervals during construction of fill slopes. Install on the perimeter of the site (where storm water exits the site) prior to disturbance of natural vegetation, around material stock piles and interior to the site along slopes, at the base of slopes and at intervals during construction of slopes.

INSTALLATION / CONSTRUCTION PROCEDURES

- ✓ Drive post for fence line.
- ✓ Dig trench to required dimensions in front of posts for fabric burial.
- ✓ Attach wire mesh to posts.
- ✓ Attach fabric to posts, allowing required length below ground level to run fabric along bottom of trench.
- ✓ Backfill and compact soil in trench to protect and anchor fabric.

If a standard-strength fabric is used, it can be reinforced with wire mesh behind the filter fabric. This increases the effective life of the fence. The maximum life expectancy for synthetic fabric silt fences is about 6 months, depending on the amount of rainfall and runoff.

The stakes used to anchor the filter fabric should be wood or metal. Wooden stakes should have minimum dimensions of 2 by 2 inches if a hardwood like oak is used. Stakes from soft woods like No. 2 Southern Pine, should have minimum dimensions of 4 by 4 inches. When using steel (standard U, T, L or C shape sections) posts in place of wooden stakes, they should weigh no less than 1.0 lb/linear foot. If metal posts are used, attachment points are needed for fastening the filter fabric with wire ties. Posts should be at least 5 feet long and driven or placed at a slight upstream angle into the ground to a

minimum depth of 18 inches. Depth shall be increased to a minimum of 22 inches if fence is placed on a slope of 3:1 or greater. When the post embedment depth is impossible to obtain, the posts shall be adequately secured to prevent overturning of the fence due to sediment loading.

Erect silt fence in a continuous fashion from a single roll of fabric to eliminate gaps in the fence. If a continuous roll of fabric is not available, overlap the fabric from both directions only at stakes or posts. Overlap at least 6 inches.

The Geosynthetic filter fabric and wire mesh (when applicable) shall be no less than 30 inches above ground and are stapled or wired to the upslope side of the post. Staples should be a 17-gauge wire and 1/2 inch long. Excavate a trench to bury the bottom of the fabric fence in a "J" configuration at least 6 inches below the ground surface. The trench shall be backfilled with native soil and the soil compacted over the geotextile. This helps to prevent gaps from forming near the ground surface. Gaps would make the fencing useless as a sediment barrier.

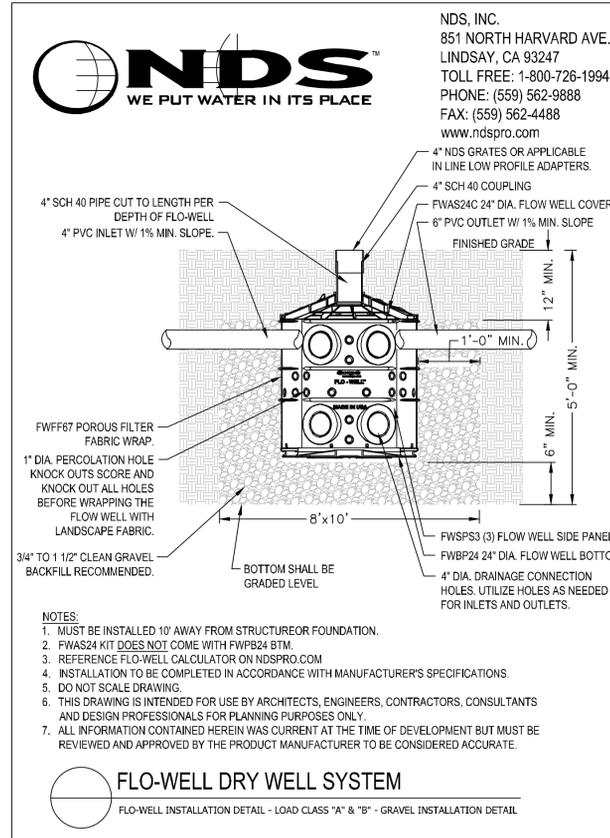
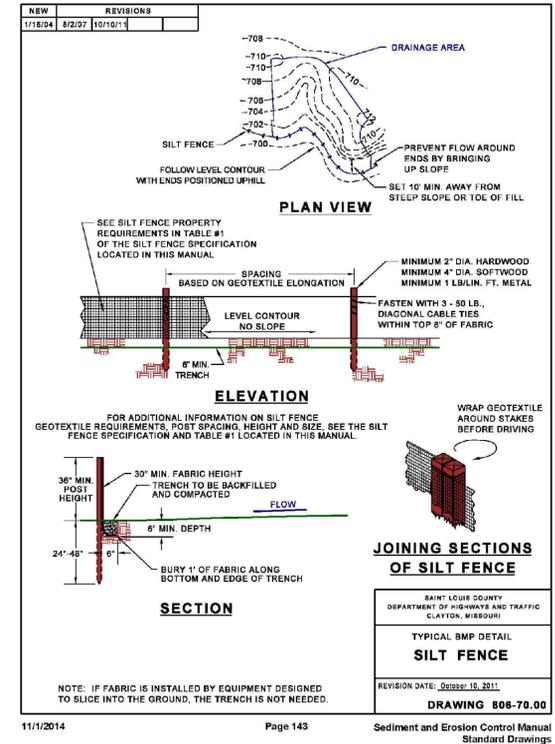
The height of the fence posts should be 38 (22-inch embedment) to 42 (18-inch embedment) inches above the original ground surface. If standard-strength fabric is used with 14-gauge steel wire with a mesh spacing of 6 inches by 6 inches (or a prefabricated polymeric mesh of equivalent strength), space the posts no more than 4 feet apart. If extra-strength fabric is used without wire mesh reinforcement, space the posts no more than 4 feet apart with woven or 6 feet apart with non-woven geosynthetic.

Alternate Construction: Install fence by slicing it into ground with specialized equipment. Install posts at reduced spacing indicated on detail.

LIMITATIONS - Do not install silt fences along areas where rocks or other hard surfaces will prevent you from uniformly anchoring the fence posts and entrenching the filter fabric. Installing fences in such an area greatly reduces their effectiveness and can create runoff channels leading offsite. Silt fences are not suitable for areas where large amounts of concentrated runoff are likely. Fence shall not be used when slope is 1:1 or greater and water flow rates exceed 2 cubic feet per minute. Open, windy areas present a maintenance challenge, too, because high winds can make the filter fabric deteriorate faster. Do not install silt fences across streams, ditches, or waterways (Smolen et al., 1988).

When the pores of the fence fabric become clogged with sediment, pools of water are likely to form on the uphill side of the fence. Setting and design of the silt fence should account for this. Take care to avoid unnecessarily diverting stormwater from these pools, causing further erosion damage.

MAINTENANCE CONSIDERATIONS - Inspect silt fences regularly and frequently, as well as after each rainfall event, to make sure that they are intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If you find gaps or tears, repair or replace the fabric immediately. Remove accumulated sediments from the fence base when the sediment reaches one-third to one-half the fence height. Remove sediment more frequently if accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event. When you remove the silt fence, remove the accumulated sediment, dress the area disturbed to give it a pleasing appearance and vegetate all bare areas as well.



Michael A. Buescher, P.E., Civil Engineering
Missouri P.E. E-200100174
MB Engineering, Inc. Missouri Authority No. E-2015041404
The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

NO.	DATE	DESCRIPTION
1	12-31-25	FOR REVIEW
2	01-08-26	CITY COMMENTS

PROJECT REVISION:

41 Berry Oaks Ln.
Glendale, MO 63122

Plans are prepared for:
Bemberg Architecture
8001 Clayton Rd.
Clayton, MO 63117
(314)626-3030

DATE: 12-31-25
DRAFTED BY: KB
APPRVD. BY: MB

SHEET TITLE:
TYPICAL DETAILS

SHEET NUMBER:
C3

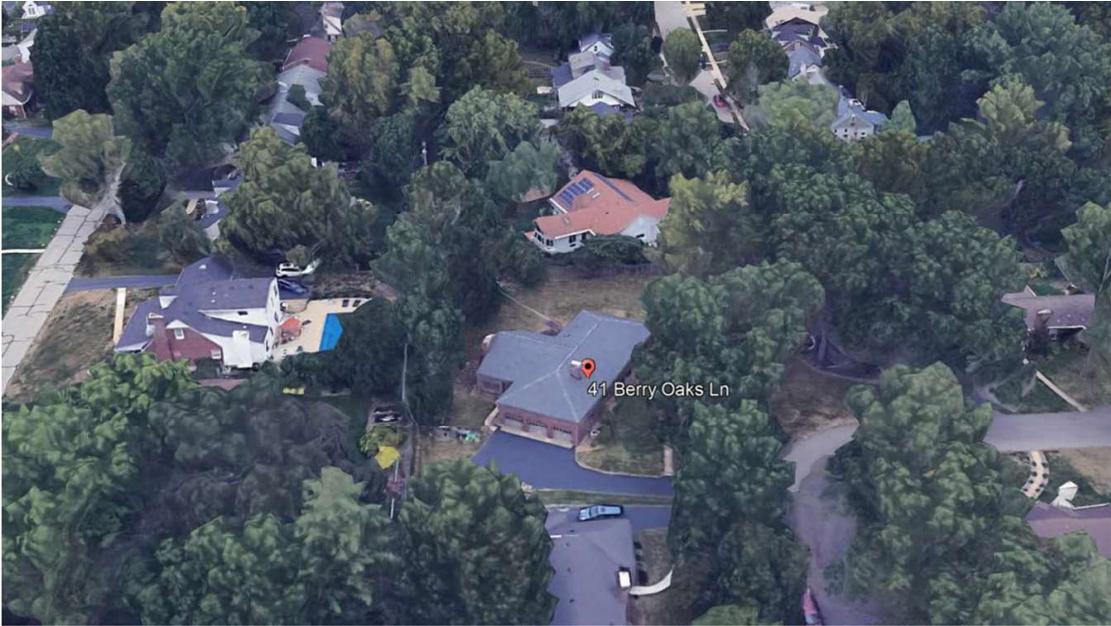
PROJECT NO: 25-1118

NOT FOR CONSTRUCTION

AERIAL IMAGES

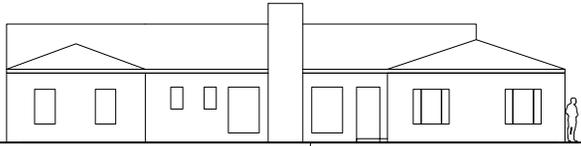


EXIST. VIEW FROM NORTH

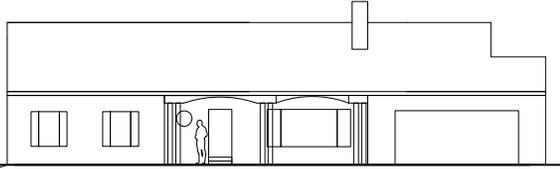
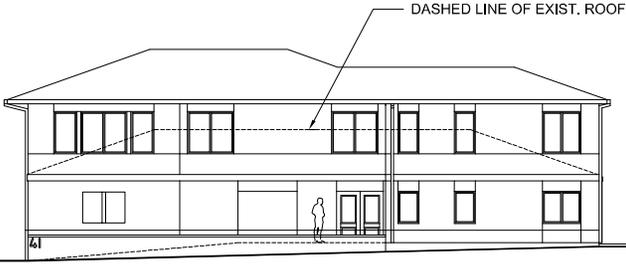


EXIST. VIEW FROM SOUTH

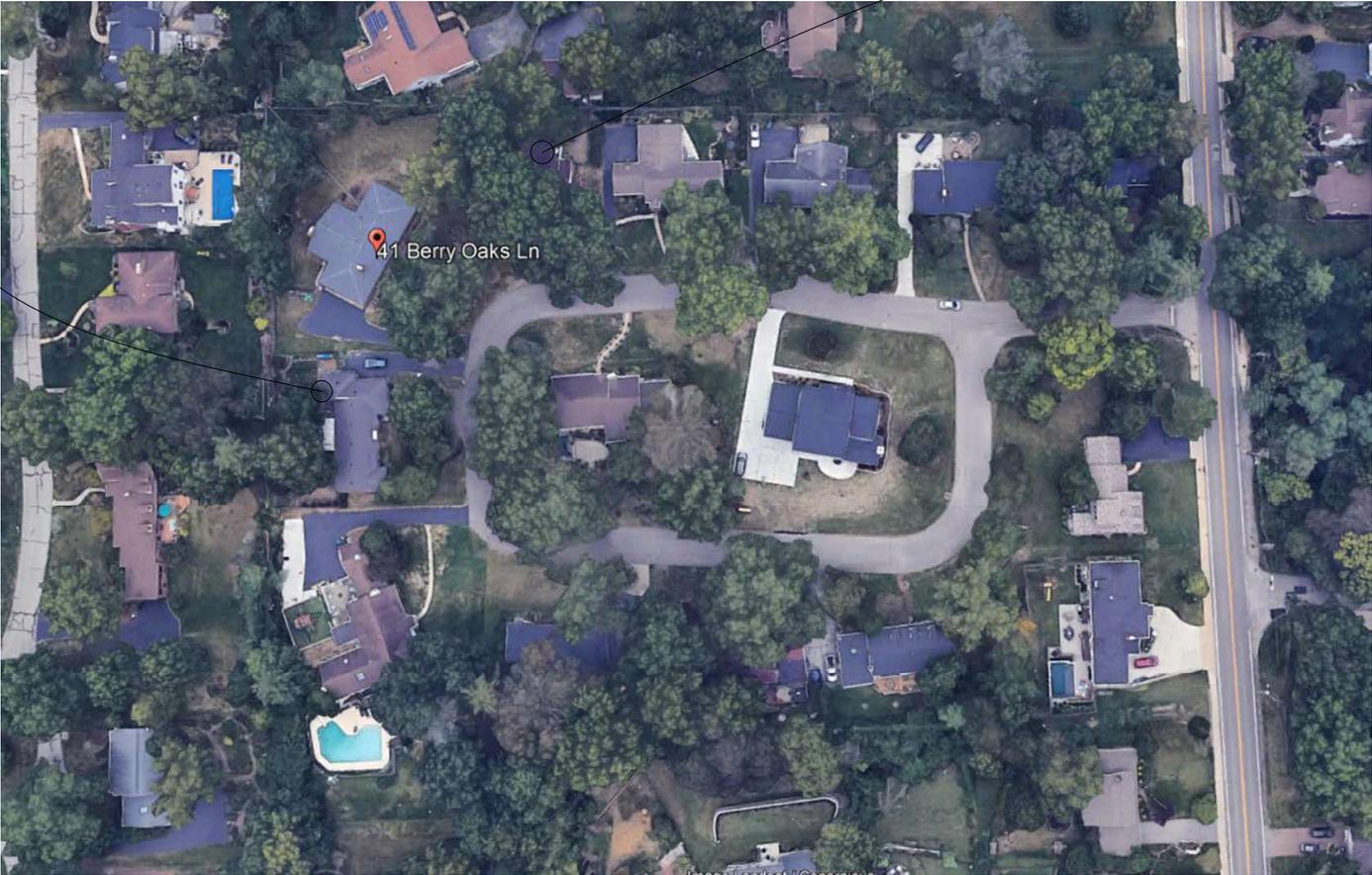
NEIGHBOR ELEVS



49 BERRY OAKS
1/16" = 1'-0"



33 BERRY OAKS
1/16" = 1'-0"



AERIAL MAP OF
NEIGHBORHOOD
NTS

Neighboring Property Photos

49 BERRY OAKS



33 BERRY OAKS



FAR SUMMARY

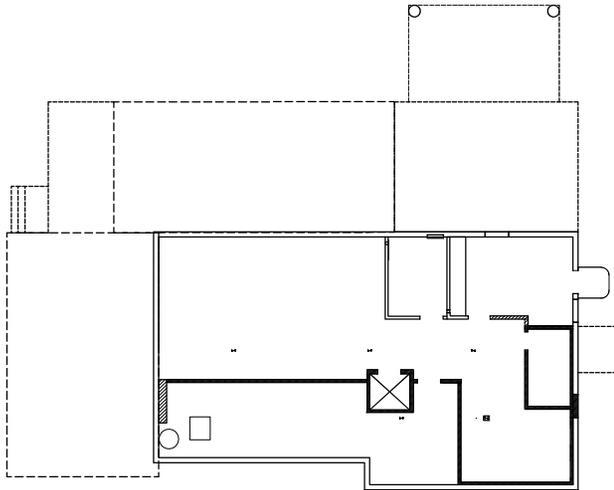
17865 sf site

FAR - 0.3 = 5359 sf total max

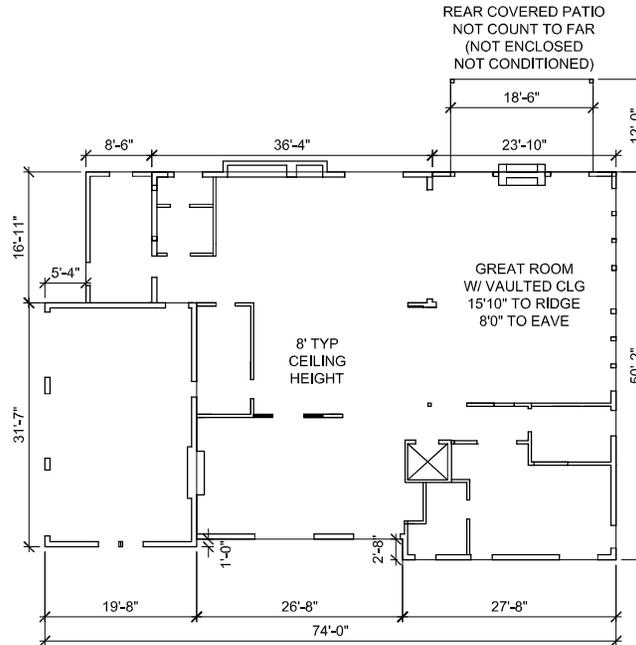
2350 sf exist total living area (621 sf garage)

2897 sf added

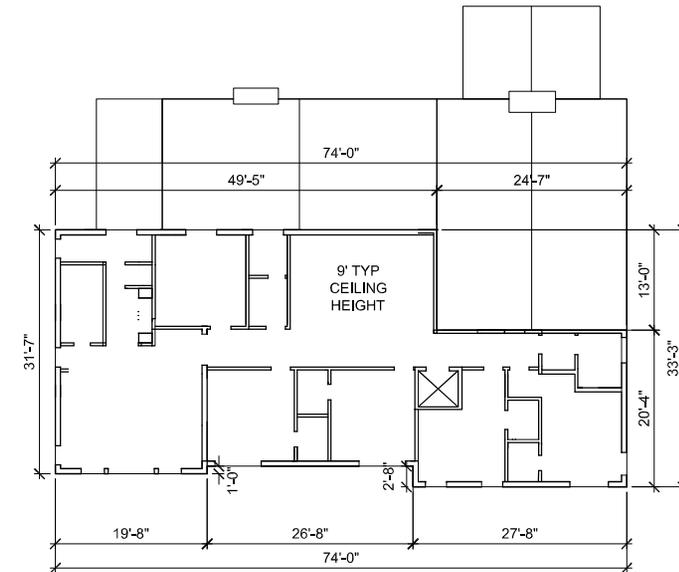
total = 5247 sf to FAR (complies) = 0.29 FAR



BASEMENT (LEVEL 0)
ENTIRELY BELOW GRADE
NOT COUNT TO FAR

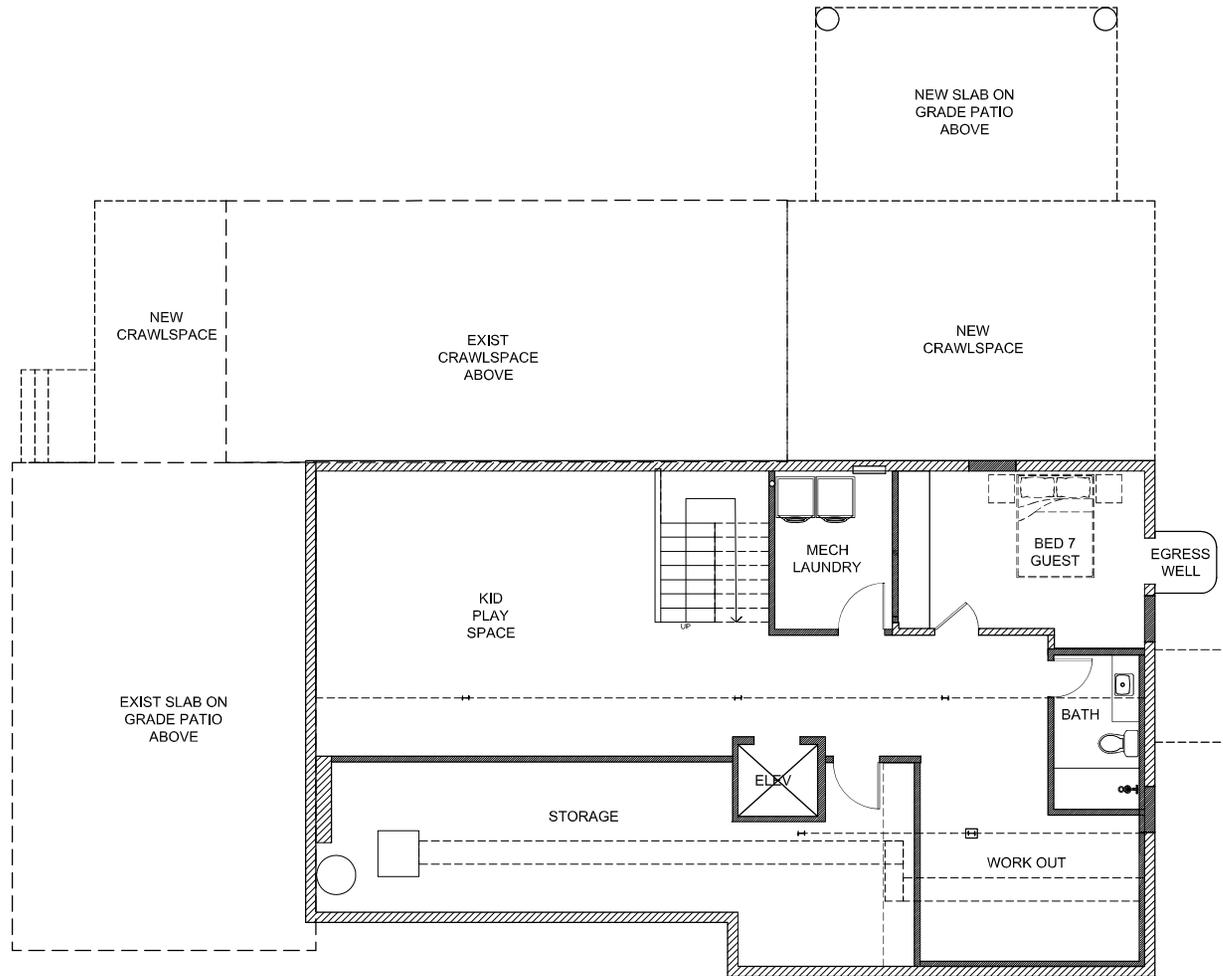


LEVEL 1
2898 sf existing & new
+ 621 sf garage / 2 = 311 sf to FAR
3,209 sf to FAR



LEVEL 2
2038 sf to FAR

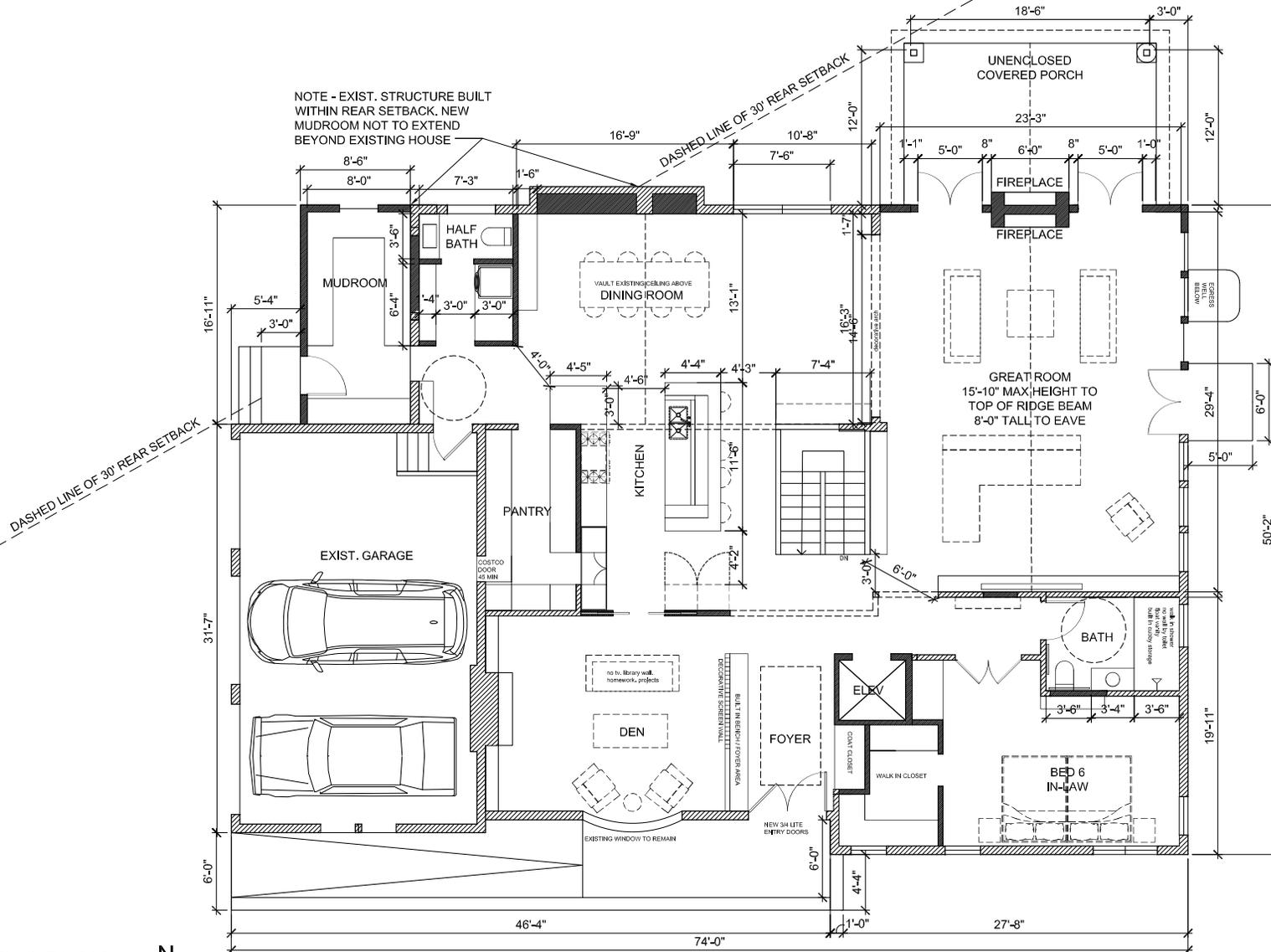
PLANS
1/16" = 1'-0"



LEVEL 0 PLAN
1/8" = 1'-0"



NOTE - EXIST. STRUCTURE BUILT WITHIN REAR SETBACK. NEW MUDROOM NOT TO EXTEND BEYOND EXISTING HOUSE



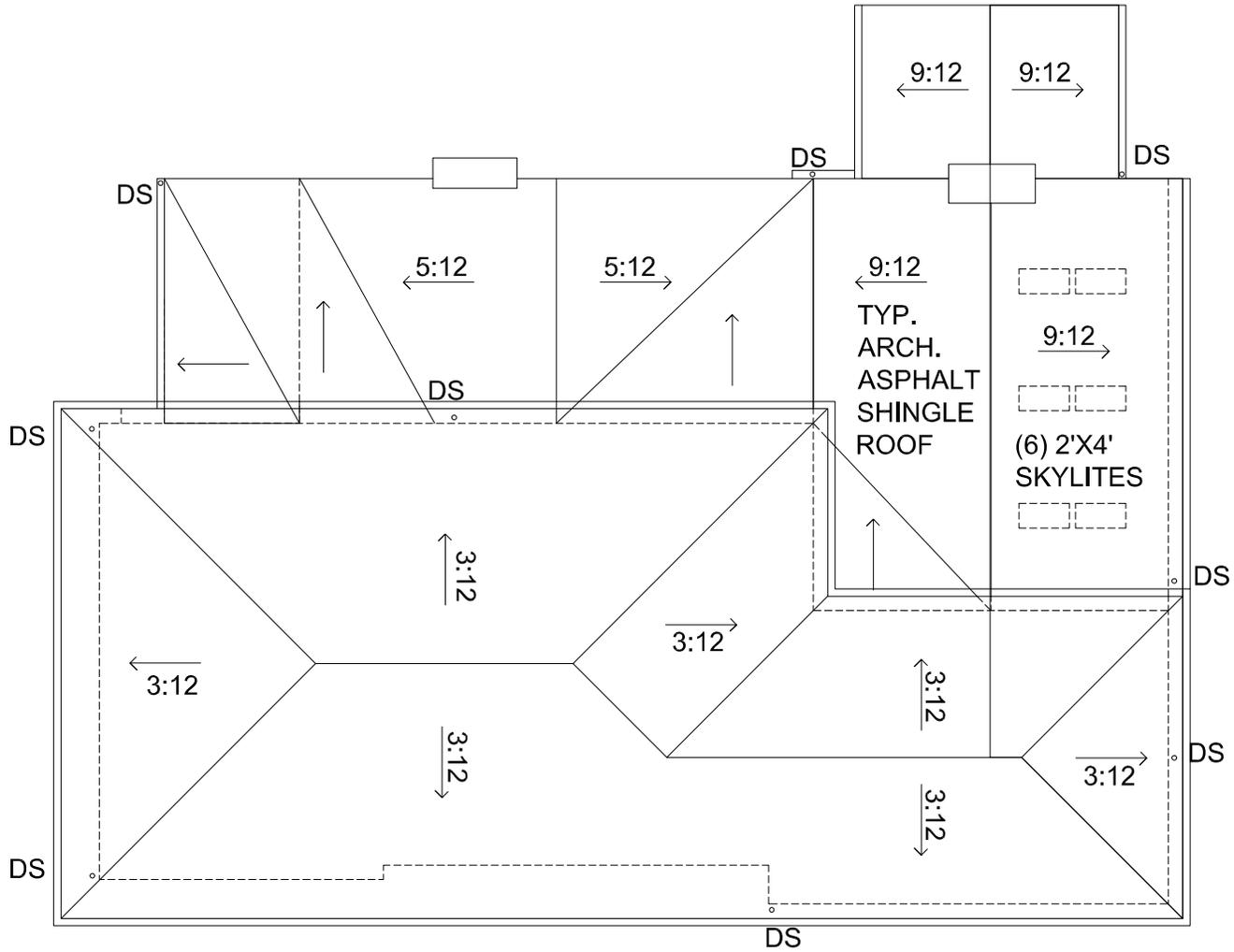
LEVEL 1 PLAN
1/8" = 1'-0"





LEVEL 2 PLAN
 1/8" = 1'-0"





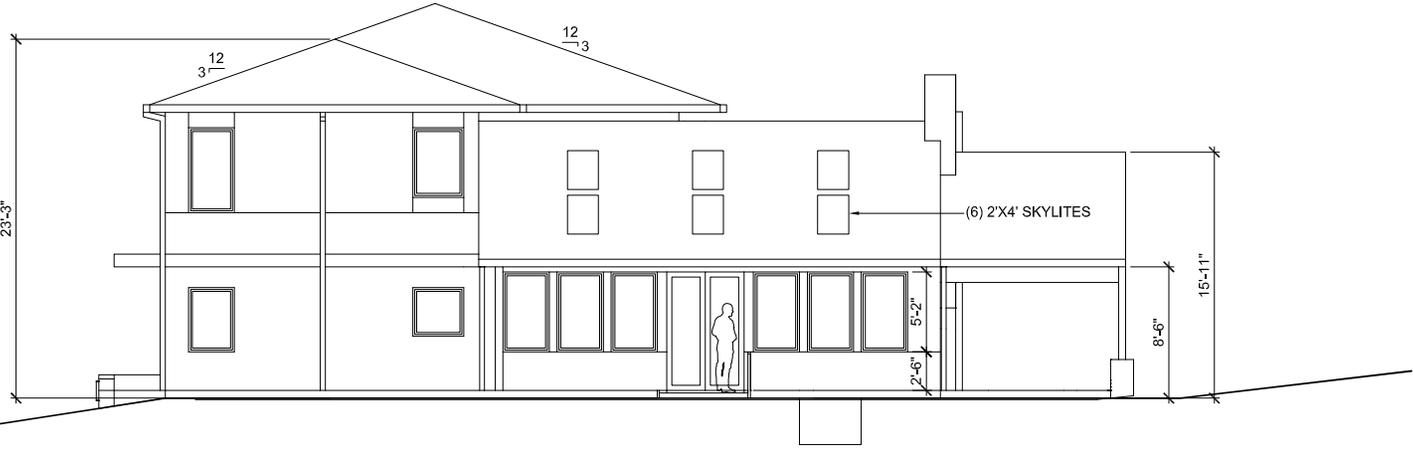
ROOF PLAN
 1/8" = 1'-0"



Exterior Elevations



East Elevation
 1/8" = 1'-0"

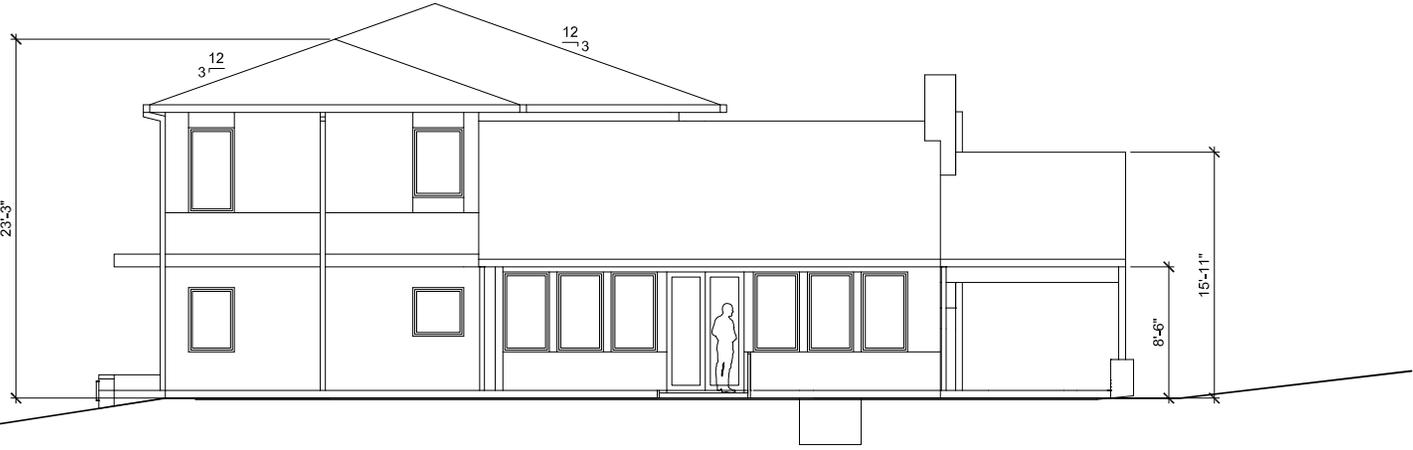


North Elevation
 1/8" = 1'-0"

Exterior Elevations



East Elevation
 1/8" = 1'-0"



North Elevation
 1/8" = 1'-0"

Rendered Exterior Elevations



East Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"

Rendered Exterior Elevations

NEW BRICK VENEER
ON CHIMNEY TO
MATCH COLOR OF
EXIST

NEW BRICK VENEER
ON CHIMNEY TO
MATCH COLOR OF
EXIST

NEW ARCH.
ASPHALT
SHINGLE ROOF
TYPICAL

HORIZONTAL
HARDI-LAP
SIDING-8" EXP

VERTICAL
HARDI-LAP
SIDING-4" EXP

EXIST. BRICK
TO REMAIN



West Elevation
1/8" = 1'-0"



1X10 HEAD PANEL
(DECORATIVE)

1X10 BAND BOARD

STONE VENEER
RETAINING WALL

South Elevation
1/8" = 1'-0"

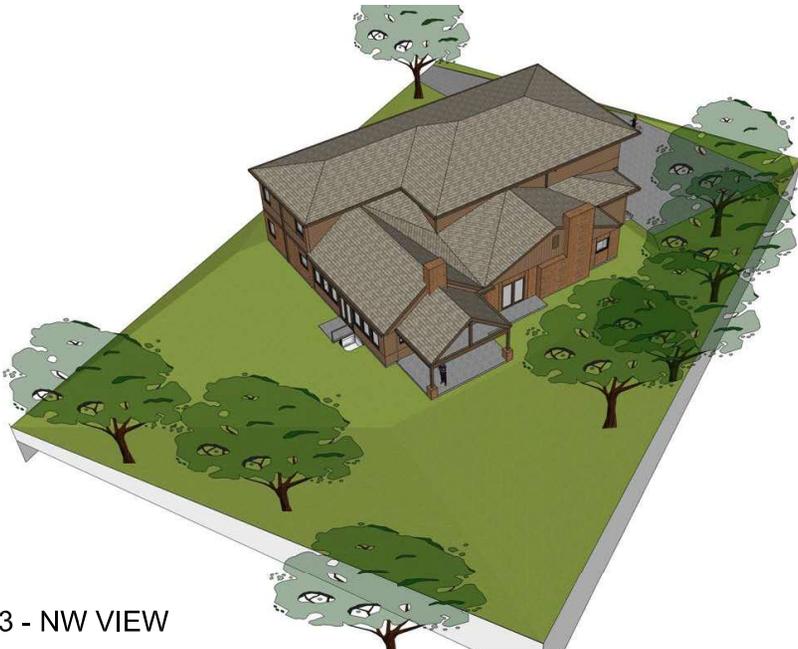
AERIAL RENDERS



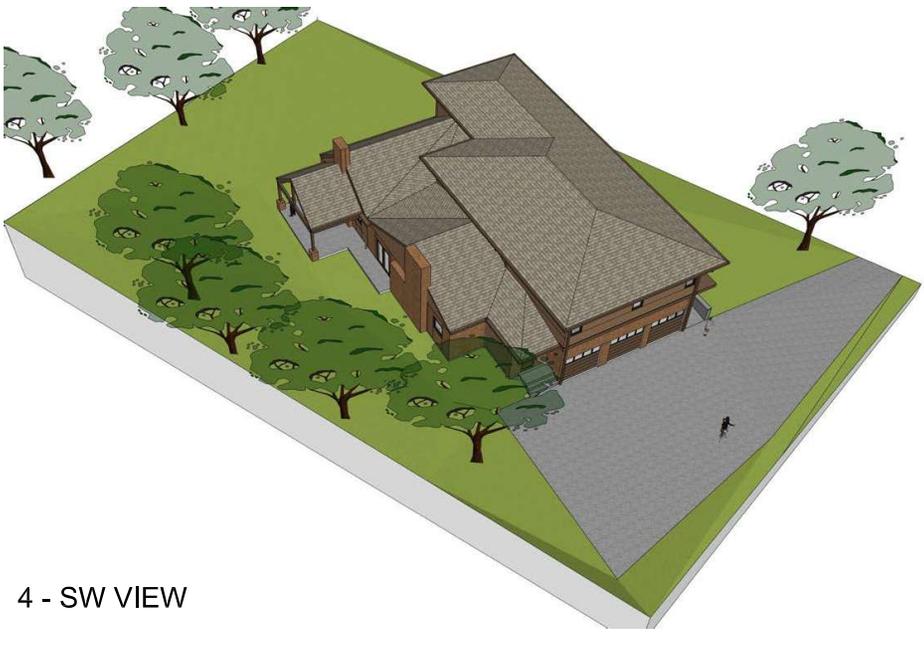
1 - SE VIEW



2 - NE VIEW



3 - NW VIEW



4 - SW VIEW

RENDERINGS



1 - SOUTHEAST VIEW (NOTE - FRONT WINDOW INTO GARAGE MISSING IN RENDERING - SEE EAST ELEVATION DRAWING)



2 - EAST VIEW



3 - NORTH EAST VIEW



4 - NORTH VIEW (NOTE: WINDOWS AND DOORS TO ADDITION WILL HAVE 12" TALLER HEAD HEIGHT & SKYLITES - SEE ELEV. DWGS)

RENDERINGS



5 - NORTHWEST VIEW 1



6 - NORTHWEST VIEW 2



7 - WEST VIEW (NOTE - PATIO DOORS TO BE LOCATED UNDER COVERED PATIO - SEE WEST EXT. ELEV DWG)



8 - SOUTHWEST VIEW - (NOTE - MUDROOM EXPANDED - SEE PLAN DWGS AND EXTERIOR ELEV DWGS)

RENDERINGS



9 - SOUTHWEST VIEW



10 - SOUTHEAST VIEW

Adjoining Addresses--Notified Properties

Resident	Address	City, State	Zip
Current Resident/Owner	33 Berry Oaks Lane	Glendale, MO	63122
Current Resident/Owner	49 Berry Oaks Lane	Glendale, MO	63122
Current Resident/Owner	30 Berry Oaks Lane	Glendale, MO	63122
Current Resident/Owner	1301 Monier Place	Glendale, MO	63122
Current Resident/Owner	17 Frederick Lane	Glendale, MO	63122
Current Resident/Owner	19 Frederick Lane	Glendale, MO	63122
Current Resident/Owner	21 Frederick Lane	Glendale, MO	63122

SAMPLE – APPROVAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Appellants: Mark and Ann Pratt

Address of Affected Property: 41 Berry Oaks Lane

Nature of Proposed Use: Construction of a Rear Addition

Requested Variance: Construct a first floor addition that encroaches into the required 30’ rear yard setback as required by Section 400.140(C).

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 building not be located closer than 30’ from the rear property line; and

WHEREAS, the applicant desires to construct a first floor rear addition so that it’s southwest corner would be located 18’ from the rear property line, which would be in violation of the maximum 30’ setback required by the Zoning Code of the City of Glendale Section 400.140(C); 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 1951, prior to the adoption of the zoning code, and the subject residence is positioned at an irregular angle so that the building lines are not parallel to the property lines, which causes the corner of the proposed addition to extend into the required rear yard. The position of the house and the lot’s relationship to the curved street frontage is unusual and a condition not generally prevalent in the neighborhood. Due to its angled nature, the proposed encroachment is modest and would not place the building line of the addition substantially close to the building lines of the adjacent rear yards on Frederick Lane.

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

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 not authorized to construct a first floor addition pursuant to the plans dated December 31, 2025, as submitted to the City of Glendale, that would encroach into the rear yard setback at its southwest corner by a maximum of 12'.

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

SAMPLE – DENIAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: February 4, 2026

Appellants: Mark and Ann Pratt

Address of Affected Property: 41 Berry Oaks Lane

Nature of Proposed Use: Construction of a Rear Addition

Requested Variance: Construct a first floor addition that encroaches into the required 30' rear yard setback as required by Section 400.140(C).

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 building not be located closer than 30' from the rear property line; and

WHEREAS, the applicant desires to construct a first floor rear addition so that it's southwest corner would be located 18' from the rear property line, which would be in violation of the maximum 30' setback required by the Zoning Code of the City of Glendale Section 400.140(C); 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 first floor addition pursuant to the plans dated December 31, 2025, as submitted to the City of Glendale, that would encroach into the rear yard setback at its southwest corner by a maximum of 12'.

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

SAMPLE – APPROVAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: February 4, 2026

Appellants: Mark and Ann Pratt

Address of Affected Property: 41 Berry Oaks Lane

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 400.070(A)(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 22.7' 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 400.070(A)(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 1951, prior to the adoption of the zoning code, and the subject residence is positioned at an irregular angle so that the building lines are not parallel to the property lines, which causes the corner of the proposed porch to extend into the required front yard. The position of the house and the lot's relationship to the curved street frontage is unusual and a condition not generally prevalent in the neighborhood. The proposed encroachment is modest and would still place the porch within the typical distance to the roadway of other homes located in the Berry Oaks Lane subdivision.

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

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 December 31, 2025, as submitted to the City of Glendale, that would encroach into the front yard porch setback at its northeast corner by a maximum of 2.3’.

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

SAMPLE – DENIAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: February 4, 2026

Appellants: Mark and Ann Pratt

Address of Affected Property: 41 Berry Oaks Lane

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

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Resolution:

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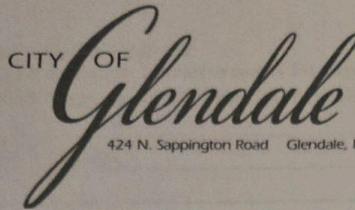
WHEREAS, the applicant desires to extend their existing porch so that it is between 22.7' from the front property line, which would be in violation of the maximum height of the 25' setback required by the Zoning Code of the City of Glendale Section 400.070(A)(7); and

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 December 31, 2025, as submitted to the City of Glendale, that would encroach into the front yard porch setback at its northeast corner by a maximum of 2.3'.

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

APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: Andrew Haskerhoff DATE: 1-14-2026
PROPERTY OWNER: ZONING DISTRICT:
ADDRESS of PROPERTY: 900 Brownell Ave Glendale, MO 63122
TELEPHONE: Day (314) 578-6042 Home ()

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 conclusory 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.

Explanation for Applicants Appeal
900 Brownell Ave/612 N. Sappington

-On March 14th 2025 I sustained major hail damage to my vehicles hence the need for a covered structure for protection from future incidents. This structure will also serve as a covered porch for the outbuilding

-The structure will consist of 2-6x6" wooden posts along with a header on the building to support the roof of an open air structure that will also give weather protection for the man door and garage door openings.

-The current structure is unique and sits well within the allotted 6' setback on 3 sides of the building and in order to provide ample weather protection to cover the man door and to not cover the existing window or electric meter we will need to start approx. 3' from the fence/property line.

-The structure will not be taller than the existing building and will cause no harm to surrounding properties. It would be located in the back of the adjoining lot and not near any other homes or structures.

Andrew M. Haskenhoff

Andrew M. Haskenhoff
Owner





7. EASEMENT GRANTED TO/FOR SEWER AS RECORDED IN BOOK 1382 PAGE 323 OF THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF SAINT LOUIS AND STATE OF MISSOURI RECORDS.[DOES NOT APPLY].

8. EASEMENT GRANTED TO/FOR SEWER AS RECORDED IN BOOK 1398 PAGE 13 OF THE RECORDER'S OFFICE, IN AND FOR THE COUNTY OF SAINT LOUIS AND STATE OF MISSOURI RECORDS.[DOES NOT APPLY].

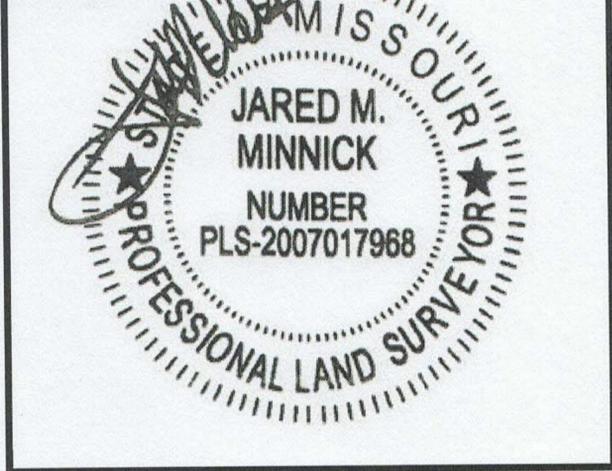
- SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: THE PETER J. TAYLOR REVOCABLE TRUST BK 17932 PG 364

- BASIS OF BEARING: ASSUMED, LOT ANGLES ADOPTED FROM RECORD PLAT AND FOUND MONUMENTS AS SHOWN.

- OWNERSHIP DETERMINATION OF IMPROVEMENTS IS BASED, TO THE BEST OF OUR ABILITIES AND JUDGMENT, ON FIELD OBSERVATIONS ONLY, NO GUARANTEE IS BEING MADE. PLEASE CONSULT PROPERTY OWNERS REGARDING OWNERSHIP OF ALL IMPROVEMENTS.

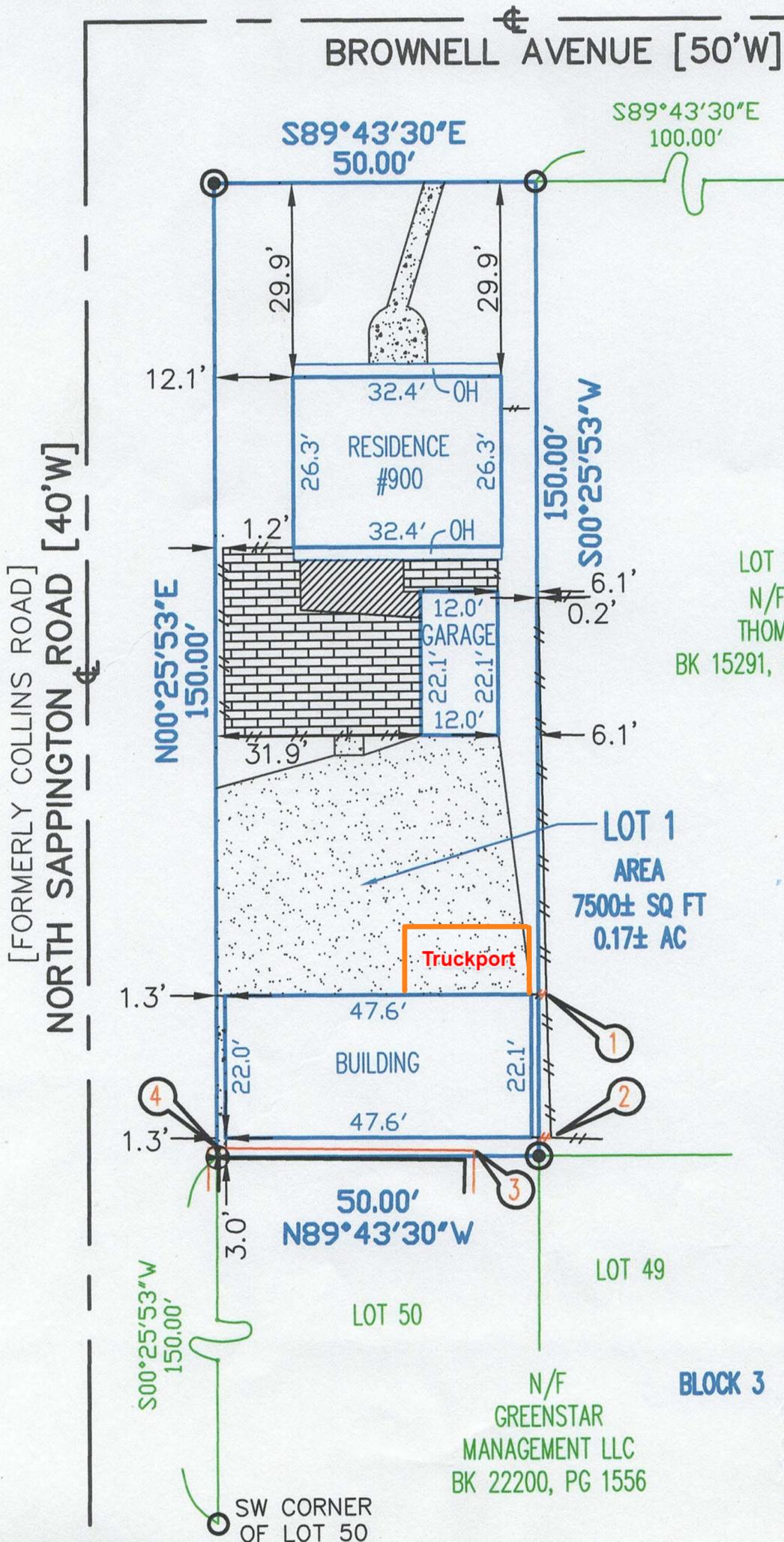
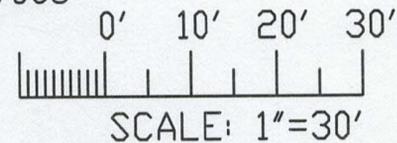
- SURVEY NOTES:

1. SUBJECT'S FENCE ENCROACHING 1.2' OUT OF LOT
2. SUBJECT'S FENCE ENCROACHING 1.9' OUT OF LOT
3. ADJOINER'S ROOF OVERHANG ENCROACHING 0.9' INTO LOT
4. ADJOINER'S ROOF OVERHANG ENCROACHING 1.4' INTO LOT; CONC ON BOTH SIDES OF LOT LINE, OWNER UNKNOWN



JARED MINNICK
LAND SURVEYOR
PLS-2007017968

8/15/19



LOT 2
N/F
THOMA
BK 15291, PG 2341

LOT 1
AREA
7500± SQ FT
0.17± AC

LOT 49

LOT 50

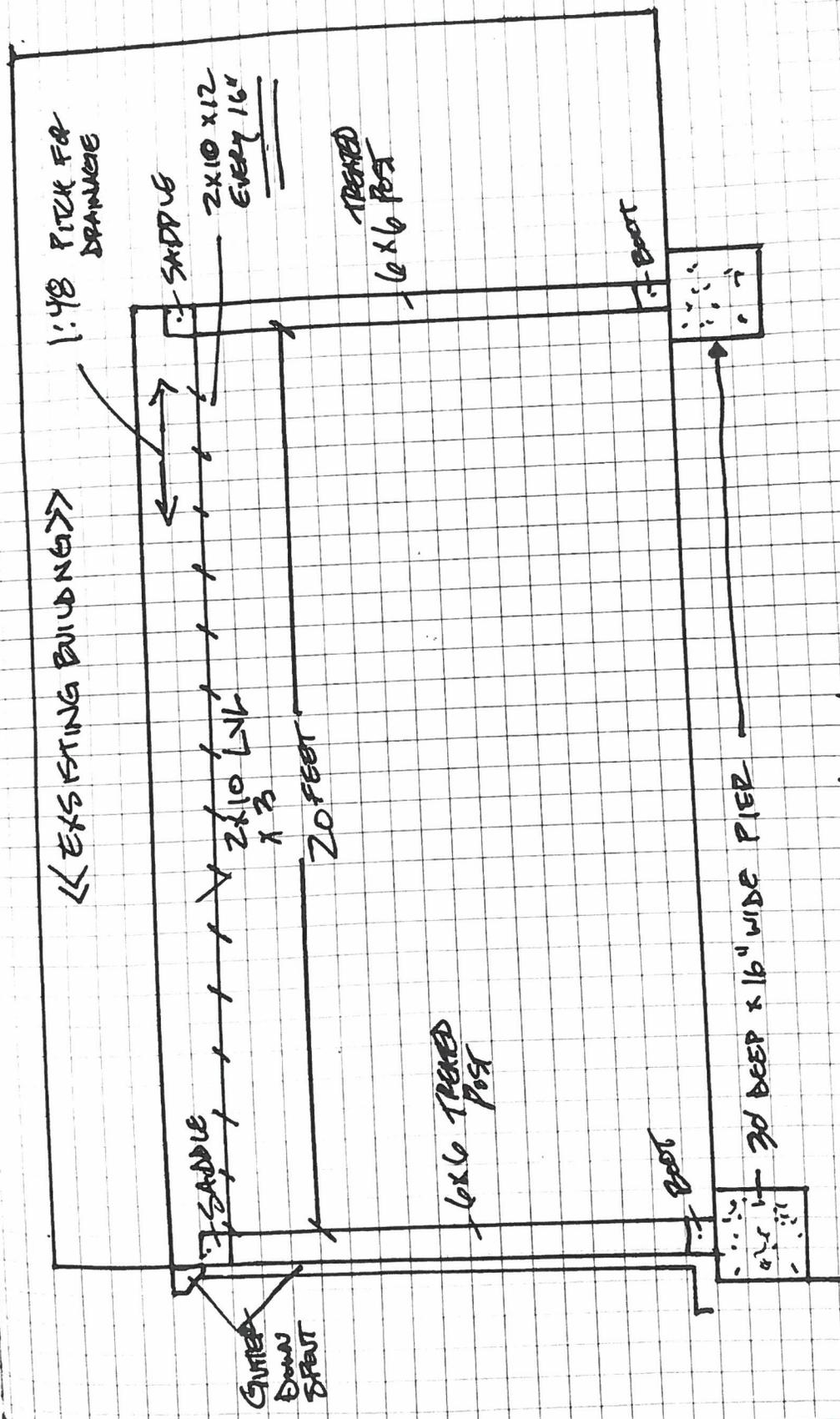
N/F
GREENSTAR
MANAGEMENT LLC
BK 22200, PG 1556

BLOCK 3



LEGEND	
1"=0.08'	CONC
2"=0.17'	WOOD
3"=0.25'	ASPH
4"=0.33'	BRICK
5"=0.42'	SET IRON ROD
6"=0.50'	WITH CAP
7"=0.58'	CUT CROSS
8"=0.67'	CUT CROSS
9"=0.75'	WOOD FENCE
10"=0.83'	WOOD FENCE
11"=0.92'	WOOD FENCE
12"=1.00'	WOOD FENCE





1:48 PICK FOR
DRAINAGE

<< EXISTING BUILDING >>

SADDLE

2x10 x 12
EVERY 16"

TREATED
6x6 POST

POST

2x10 LVL
X 3

20 FEET

SADDLE

TREATED
6x6 POST

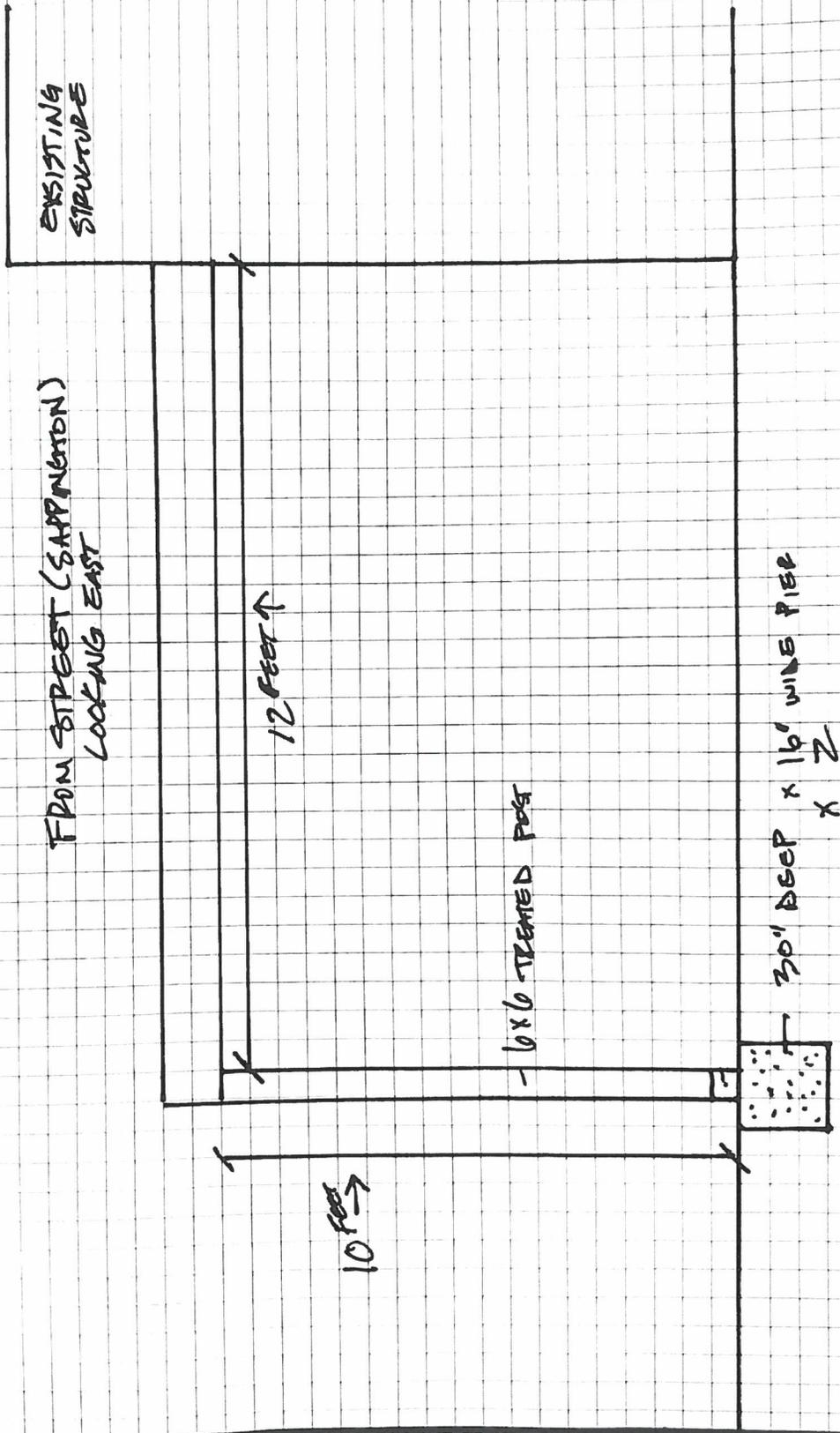
POST

CENTER
DOWN
SHEAT

30 DEEP x 16" WIDE PIER

SIDE VIEW
VIEW FROM HOUSE
LOOKING SOUTH

HAYENHOFF; OPEN VEHICLE COVER



TOP VIEW

SINGLE CAR
GARAGE

HOUSE
BACK YARD

EMITTER
DOWN SPOUT

FLAT ROOF

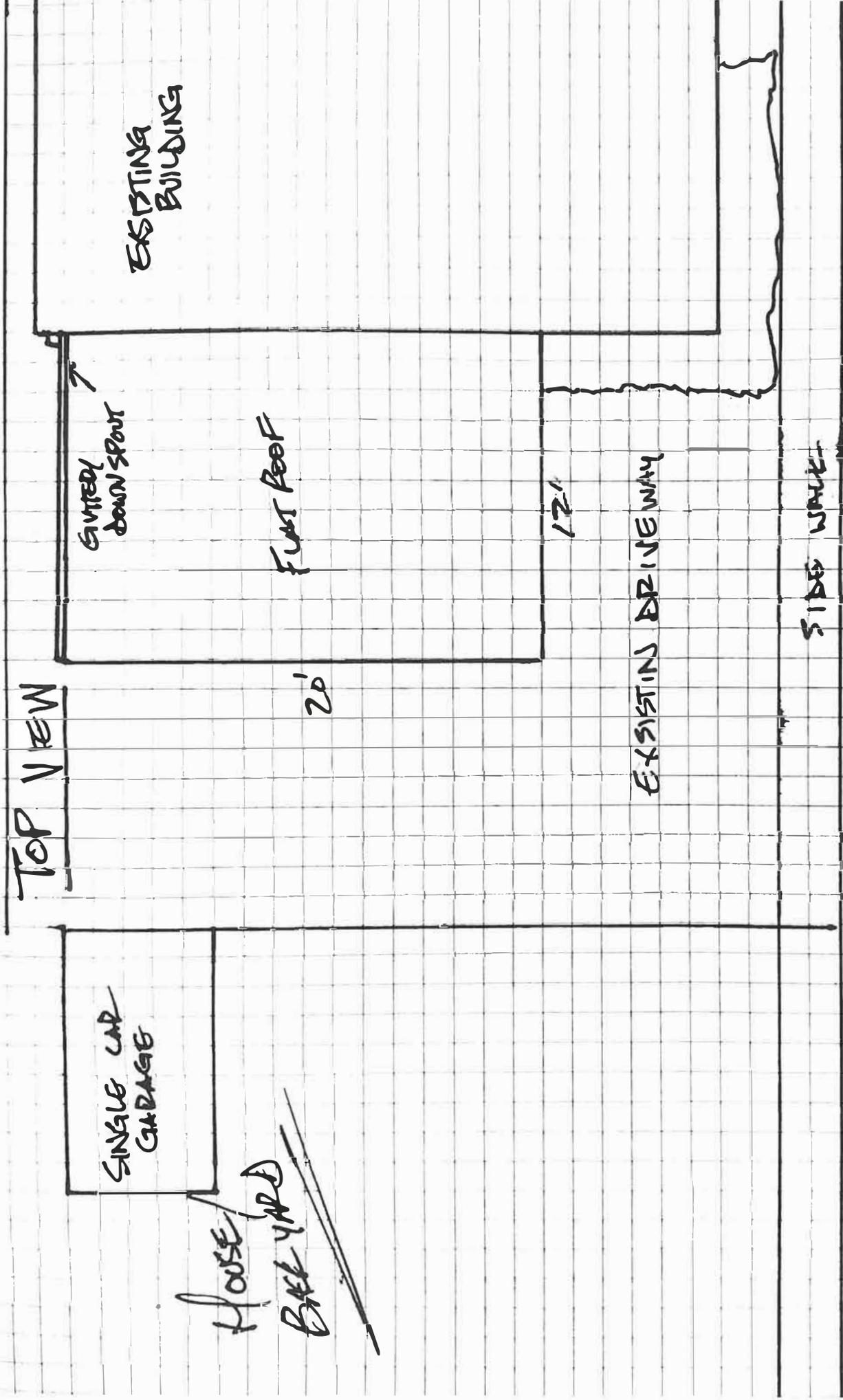
20'

12'

EXISTING DRIVEWAY

SIDE WALK

EXISTING
BUILDING



Adjoining Addresses--Notified Properties

Resident	Address	City, State	Zip
Current Resident/Owner	904 Brownell Ave.	Glendale, MO	63122
Current Resident/Owner	901 Dwyer Ave.	Glendale, MO	63122
Current Resident/Owner	348 S. Maple	St. Louis, MO	63119
Current Resident/Owner	903 Brownell Ave.	St. Louis, MO	63122
Current Resident/Owner	907 Brownell Ave.	Glendale, MO	63122
Current Resident/Owner	826 Brownell Ave.	Glendale, MO	63122
Current Resident/Owner	827 Brownell Ave.	Glendale, MO	63122
Current Resident/Owner	1 Highland Place	Glendale, MO	63122

Public Comment

From: [n.sido](#)
To: [Permits](#)
Subject: Application by 900 Brownell Avenue
Date: Thursday, January 29, 2026 1:07:17 PM

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Dear Sir/Madam,

Having reviewed the application and drawings submitted by Mr. Haskenhoff for a covered truckport at 900 Brownell Avenue, my only comment is that this seems completely inconsistent with Glendale's plan to limit construction to no more than 30% of a residential lot.

Respectfully submitted,
Nancy Sido
#1 Highland Place

SAMPLE – APPROVAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: February 4, 2026

Appellants: Andrew Haskenhoff

Address of Affected Property: 900 Brownell Ave.

Nature of Proposed Use: Addition of garage carport.

Requested Variance: Construct a carport that encroaches into the required 6’ side yard setback as required by Section 400.190(B).

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-2, which said district requires that any building or structure not be located closer than 6’ from the side property line; and

WHEREAS, the applicant desires to construct a carport attached to an existing accessory building that would be approximately 3’ from the property line, , which would be in violation of the 6’ setback required by the Zoning Code of the City of Glendale Section 400.190(B); 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 accessory building was built prior to the adoption of the zoning code, and the subject lot originally held a commercial building that was located close to the property lines, with the residential house added later in 1979. The proposed carport is a small, unenclosed structure that matches the height of the existing building and cannot be moved to within the setback without impacting its functionality due to the pre-existing location of the garage doors.

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

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 carport pursuant to the plans dated January 13, 2026, as submitted to the City of Glendale, that would project 12' from the accessory building and encroach into the side yard setback by a maximum of 3'.

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

SAMPLE – DENIAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: February 4, 2026

Appellants: Andrew Haskenhoff

Address of Affected Property: 900 Brownell Ave.

Nature of Proposed Use: Addition of garage carport.

Requested Variance: Construct a carport that encroaches into the required 6' side yard setback as required by Section 400.190(B).

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-2, which said district requires that any building or structure not be located closer than 6' from the side property line; and

WHEREAS, the applicant desires to construct a carport attached to an existing accessory building that would be approximately 3' from the property line, , which would be in violation of the 6' setback required by the Zoning Code of the City of Glendale Section 400.190(B); 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 carport pursuant to the plans dated January 13, 2026, as submitted to the City of Glendale, that would project 12' from the accessory building and encroach into the side yard setback by 3'.

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