



**NOTICE OF PUBLIC MEETING
WEDNESDAY, AUGUST 5, 2026 – 6:00 P.M.
BOARD OF ADJUSTMENT MEETING
AGENDA**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: MAY 6, 2026
- IV. REQUEST FOR VARIANCE FOR 937 BROWNELL AVENUE
- V. MISCELLANEOUS
- VI. ADJOURNMENT



MINUTES
BOARD OF ADJUSTMENT MEETING
May 6, 2026 –6:00 p.m.

CALL TO ORDER

A meeting of the Board of Adjustment of the City of Glendale was held on Wednesday, May 6, 2026. Chairman Lane called the meeting to order at 6:00 p.m.

ROLL CALL

Members Present

John Bugee
William Smit
Chairman Tom Lane

Members Absent

Susan Schoen
Mark Hewlett

Alternate Members Present

Marilyn Vollet
Danny Ramirez

Also present were Frank Johnson, City Administrator; Gabby Wesche, Community Engagement Officer; Kori Neely, City Engineer; and City Attorney, Kate Henry

APPROVAL OF MINUTES

Moved by Mr. Bugee, seconded by Mr. Smit and unanimously carried, to approve the minutes from the April 1, 2026 meeting as submitted.

**VARIANCE REQUEST –
Stream Buffer Encroachment
for New House – Jason and
Michelle Fank, 785 Bismark
Ave.**

Mr. Johnson reminded the Board of Adjustment that at their meeting on March 12, 2026, the Board requested that the applicant:

1. Model the proposed development's impact on the stream, per the recommendation of the City Engineer. Specifically, it was requested that the applicant provide a "no-rise" certificate from a licensed engineer.
2. Consider further revisions to the design that could move the building out of the impervious buffer.

Mr. Johnson asked the applicant, Nick Liuzza with NJL Homes, to provide some context of the project including the previous variances secured and the changes to the project plans since the project last appeared before the Board of Adjustment in March 2026.

Mr. Liuzza outlined the changes to the plans:

- He noted that they are no longer proposing a retaining wall or riprap in the vegetative buffer area. Mr. Liuzza noted that this removes the project from the first 25-foot buffer area closest to the stream.
- The house has been shifted forward slightly. The front southeast corner of the home now sits 39.15' from the property line

(compared to 43' in the previous design shown in Exhibit 2). The rear northwest corner is 27.67' from the top of creek (compared to 25.1' in the previous design).

- Instead of a swale on the western side of the property, the applicant is now proposing a berm along the property line.
- There are no changes to the overall size or footprint of the house or the detached garage.

Mr. Liuzza explained that their engineer completed the required modeling for the project. He noted that the modeling showed that the project would not be adding to any surcharge of the creek and that they secured a no rise certificate.

Mr. Liuzza noted that he brought the home 2.5 feet forward and lowered the top foundation, which lessened the need for the retaining wall.

Mr. Liuzza stated that they will make whatever revisions the Board requires regarding the riprap on the stream bank. He said they removed it from their plans, but their engineer advises keeping it to prevent future erosion. He said they understand if the Board says no to keep it out of the 25-foot buffer.

Mr. Johnson reminded the board that the applicant is asking for two variances that will require one vote each. The first variance is for the encroachment into the stream buffer area and the second is the front yard setback variance. In order to consider this variance for the stream buffer, the Board must consider the following elements:

- 1) Physical characteristics of the lot.
- 2) Are there feasible alternative designs? In other words, can the house be located or built in such a way that avoids building it in the stream buffer area?
- 3) Extent of the proposed intrusion.
- 4) Longterm impact on water quality.

Mr. Johnson noted that he believes that the project still intrudes into the first 25-foot stream buffer area. Although the wall is gone, the area will not remain in a natural vegetative state. He said that he spoke with the landscaper for this project, and that arborist's report states that all the trees and existing vegetation will be cleared to make this project happen.

Mr. Liuzza noted that he should have said that there will no longer be structures in the first 25-foot stream buffer area.

Mr. Liuzza asked if he needs an additional variance to have a fence added to the property in the vegetative setback as is noted in the submitted plans. Mr. Johnson said no—the Board of Adjustment can include this in a

variance if they choose to award one at this meeting by stating they grant a variance to approve the plans as submitted today.

Ms. Henry noted that the project was previously before the Board of Adjustment for variance consideration on March 12, 2026 and at that meeting, the following exhibits were entered into the records.

- 5) Appeal to the Board of Adjustment dated April 15, 2026, numbering 29 pages;
- 6) No-rise analysis prepared by the Sterling Company dated April 29, 2026, numbering 45 pages;
- 7) Affidavit of Publication for the public notice of this meeting reflecting its date and time;
- 8) Copy of the letter mailed to the neighboring property owners and a list of said owners

Ms. Henry clarified with Mr. Johnson that the Board of Adjustment is tasked with reviewing two variance requests—one related to the stream buffer and the other related to the front yard setback.

She also read the section of code related to stream buffer regulations—462.050:

“An undisturbed, natural vegetative buffer shall be maintained for 25 feet measured horizontally on both the banks of this stream, as measured, measured from the top of the stream bank.”

She clarified with Mr. Liuzza that the initial 25 feet that he has been referring to is the 25 feet referenced above. She also clarified that there is an additional setback that shall be maintained for 25 feet. She asked him to identify these elements on the plans provided to Board of Adjustment members.

Mr. Johnson clarified with the Board of Adjustment members the meaning of the no-rise certificate. He noted that the stormwater model basically shows that, during certain rain events, this development would have no impact on the base flood elevation of the stream. He explained that the model indicates that the stream’s base flood elevation would not increase during heavy rain events.

Mr. Johnson asked Mr. Liuzza how, from a practical perspective, building a new house and the additional impervious surface would not impact the creek. Mr. Liuzza explained that because the property will have a BMP and there will be a plan for handling stormwater, there is no increase in the volume of water coming off the property.

Mr. Johnson asked if anyone from the board had questions for Mr. Liuzza.

Mr. Ramirez asked what impact the house sitting three feet lower than initially planned would have on water control, downspouts drains, etc.

Mr. Liuzza explained that the changes make it easier to drain water to the front of the house and works better with the grade of the property.

Mr. Johnson asked Mr. Liuzza to explain the property's contours and the steepness of the property. He said that to eliminate the need for a retaining wall, the property's backyard now has a 3:1 slope, which makes the yard less flat and usable.

Ms. Neely verified Mr. Liuzza's statement and noted that the new design does reflect concessions made by the property owner to try and make the project work.

Ms. Vollet asked Mr. Liuzza why they decided to get rid of the swale and put a berm in place on the west side of the property.

Mr. Liuzza noted that his engineer is not present, but he speculated that with pushing the house down three feet, made a berm more compatible with the elevations and topography than a retaining wall.

Ms. Vollet asked if NJL considered moving the house location or layout to meet the existing code requirements.

Mr. Liuzza said the property owners preferred to maintain the existing layout.

Mr. Liuzza noted that the project no longer requires the variance that it previously secured for building height because the building is now 3-feet lower than originally planned.

Mr. Liuzza asked where the City would like NJL to put temporary and permanent erosion control measures on the property. Mr. Johnson explained that the Board can insert language in the approval, if granted, that states that the applicant must have stormwater control mechanisms approved by the City Engineer.

There was no public comment.

Chairman Lane made a motion to approve the requested variance related to the stream buffer variance.

The proposed resolution is as follows:

WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, does find and determine there is a "dashed blue line" stream as depicted

on the United States Geological Survey topographic map on the above-described property; and

WHEREAS, Section 462.050 of the Glendale Municipal Code requires that for such streams, an undisturbed natural vegetative buffer of 25' shall be maintained on both banks of the stream as measured from the top of the stream bank, and an additional buffer of 25' in which all impervious cover is prohibited shall also be maintained; and

WHEREAS, the applicant desires to construct a new home which would be located in a manner to violate the 25' impervious buffer setback and to perform land clearance, grading, and erosion control activities which would violate the 25' vegetative buffer setback; and

WHEREAS, the Board finds that the property's shape, topography or other physical conditions existing at the time of the adoption of the City's stream buffer regulations prevents land development unless a buffer variance is granted, or unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship as follows:

The lot has a steep grade, a large front yard setback and a stream that angles across the lot, which compresses the buildable area and would require the home footprint to be reduced beyond what is reasonable for the lot. The applicant's property's shape, topography and physical conditions existed at the time of the adoption of the stream buffer regulations, and the applicant has proposed mitigation measures to offset the effects of the proposed land development.

*NOW THEREFORE BE IT RESOLVED, that the appeal of the above applicant for a variance in the strict application of the stream buffer regulations as set forth in Section 462.050 of the Code of Ordinances **is approved** based on the findings of fact set out above.*

The applicant is hereby authorized to construct a new home and detached garage pursuant to the plans dated April 15, 2026, as submitted to the City of Glendale, that would have a total encroachment not to exceed 990 square feet in the 25' vegetative buffer and a total encroachment not to exceed 3,335 square feet in the impervious surface buffer; and would include stormwater mitigation plans as shown on such plans subject to approval by the City Engineer.

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

The motion was seconded by Mr. Ramirez.

The voice vote was as follows:

John Bugee	“Aye”
William Smit	“Aye”
Chairman Thomas Lane	“Aye”
Marilyn Vollet	“Aye”
Danny Ramirez	“Aye”

The motion passed with a vote of 5 Aye, 0 Nay, and 2 Absent

VARIANCE REQUEST –
Front Yard Setback
Encroachment for New House –
Jason and Michelle Fank, 785
Bismark Ave.

Mr. Johnson explained that the Fanks are requesting a variance to allow the home to encroach 3.35 feet into the required front yard setback, resulting in a front building line 39.15 feet from the front property line. He noted that the variance request is a direct result of the applicant’s efforts to minimize the intrusion into the stream buffer.

Mr. Johnson stated that this request is considered an area variance under the city zone code, which requires one of the following conditions be found by the Board of Adjustment in order to be granted:

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.

In this case, the applicant does have a more demonstrable hardship as it is the physical characteristics of the lot (the presence of the stream and the buffer requirements) that create a practical difficulty in the applicant complying with the setbacks in the zoning code. In addition, the proposed distance of 39.15’ is 1) a fairly minimal intrusion and 2) is still a greater setback than is common in many neighborhoods throughout Glendale, which typically fall in the 30-35’ range. As such, the applicant’s proposed intrusion is not likely to cause a substantial impact on the character of the neighborhood.

Mr. Johnson noted that in shifting the house forward, it remains mostly in line with the neighboring homes.

There was no public comment.

Mr. Bugee made a motion to approve the requested variance related to the stream buffer variance.

The proposed resolution is as follows:

WHEREAS, the Board of Adjustment of the City of Glendale, Missouri, has reviewed the application of Jason and Michelle Fank for a variance from the front yard setback requirements applicable to the above-described property; and

WHEREAS, Section 400.140(A)(3) of the Glendale Municipal Code requires a minimum front yard setback of 42.5 feet from the front property line; and

WHEREAS, the applicant proposes to construct a new single-family residence and detached garage that would encroach into the required front yard setback; and

WHEREAS, the Board finds that the property is subject to unique physical conditions, including its shape, topography, and other site constraints, which limit the buildable area of the lot; and

WHEREAS, the Board further finds that strict application of the front yard setback requirement would create an unnecessary hardship by unreasonably restricting the placement and size of a residence consistent with surrounding properties; and

WHEREAS, the Board finds that the hardship is not self-imposed and that the conditions upon which the request is based existed at the time of the adoption of the applicable zoning regulations; and

WHEREAS, the Board finds that granting the variance will not adversely affect the rights of adjacent property owners, will not alter the essential character of the neighborhood, and will be in harmony with the general intent of the zoning regulations; and

WHEREAS, the lot contains a stream subject to the buffer requirements in chapter 462 of the City zoning code and steep grades that limit the practical buildable area of the lot.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Adjustment of the City of Glendale, Missouri, hereby approves the request of Jason and Michelle Fank for a variance from the strict application of Section 400.140(A)(3) of the Glendale Municipal Code.

The applicant is authorized to construct a new home and detached garage in accordance with the plans dated April 15, 2026, as submitted to the City, that would have a total encroachment into the required 42.5-foot front yard setback of not more than 3.35'.

The Building Commissioner of the City is hereby instructed to act in accordance with this Resolution.

The motion was seconded by Ms. Vollet.

The voice vote was as follows:

John Bugee	“Aye”
William Smit	“Aye”
Chairman Thomas Lane	“Aye”
Marilyn Vollet	“Aye”
Danny Ramirez	“Aye”

The motion passed with a vote of 5 Aye, 0 Nay, and 2 Absent.

ADJOURN

Mr. Ramirez made a motion to adjourn the meeting. The motion was seconded by Mr. Bugee and unanimously carried to adjourn the meeting at 6:56 p.m.



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

APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: STL DESIGN AND BUILD DATE: 7/1/26
PROPERTY OWNER: Michael PEARL ZONING DISTRICT: _____
ADDRESS of PROPERTY: 937 Brownell Glendale, MO 63122
TELEPHONE: Day (314) 486-1575 Home (314) 736-5800

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:

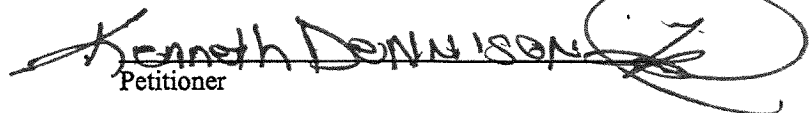
Please explain the basis for the appeal. In order to qualify for a variance, you must provide information as to why the variance request fits within at least one of the reasons under Section 1 above.

MR Pearl has a son that REQUIRES
AN ADA CHAIRLIFT to Get From the deck
height of 72" to the ground. As shown
in the drawing there is only one
place to install the lift which
leaves no spot to install stair.
That stair ENCROACHES onto the
easement. The attached layout
is the only way to Accomodate
the CHAIRLIFT.

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.

updated 9/19


Petitioner



DRAWING SCHEDULE

DECK PLAN	
COVER SHEET	A1
ELEVATIONS	A2
DECK PLAN	A3
DETAILS	A4
DETAILS 1	A5

DECK PROJECT:

973 BROWNELL AVE SAINT LOUIS, MISSOURI 63122

SCOPE OF WORK

REMOVE AND REPLACE EXISTING DECK ON REAR OF RESIDENCE.

APPLICABLE CODES:

- 2021 IBC (INTERNATIONAL BUILDING CODE)
- 2021 IRC (INTERNATIONAL RESIDENTIAL CODE)
- 2021 IMC (INTERNATIONAL MECHANICAL CODE)
- 2021 IPC (INTERNATIONAL PLUMBING CODE)
- 2020 NEC (NATIONAL ELECTRICAL CODE)



SITE CONDITIONS



RENDERING

AS AN INSTRUMENT OF SERVICE THIS DOCUMENT IS AND REMAINS THE PROPERTY OF STL DESIGN & BUILD AND MAY NOT BE USED FOR ANY PROJECT OTHER THAN THAT FOR WHICH IT WAS ORIGINALLY INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR THE ADVERSE CONSEQUENCES OF DEVIATIONS FROM INFORMATION PROVIDED IN THIS DOCUMENT. UNLESS SPECIFICALLY APPROVED IN WRITING BY STL DESIGN & BUILD, CONTRACTOR IS RESPONSIBLE FOR QUANTITIES, CONDITIONS, FIELD DIMENSIONS, JOB COORDINATION, PROJECT METHODS AND ALL OTHER CONTRACT REQUIREMENTS.



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PLANS PREPARED BY NON
LICENSED PROFESSIONAL

PROJECT NUMBER: STLDB-26-025

PLAN REVISION		
NO.	INFORMATION	DATE
1	ORIGINAL ISSUE	6/17/2026

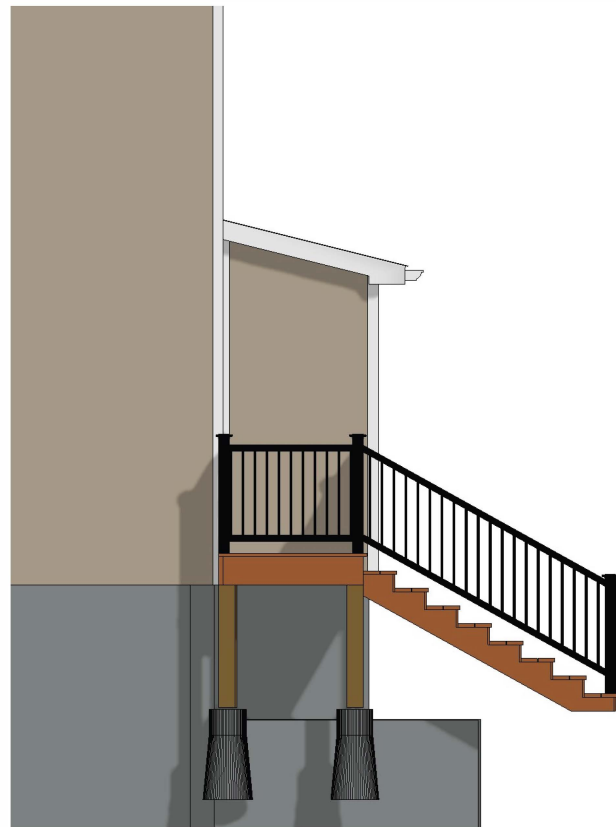
PRELIM. REVIEW SET: 6/17/2026
DRAWN BY: DAVE WILLIAMS
CHECKED BY:

SHEET:
COVER SHEET

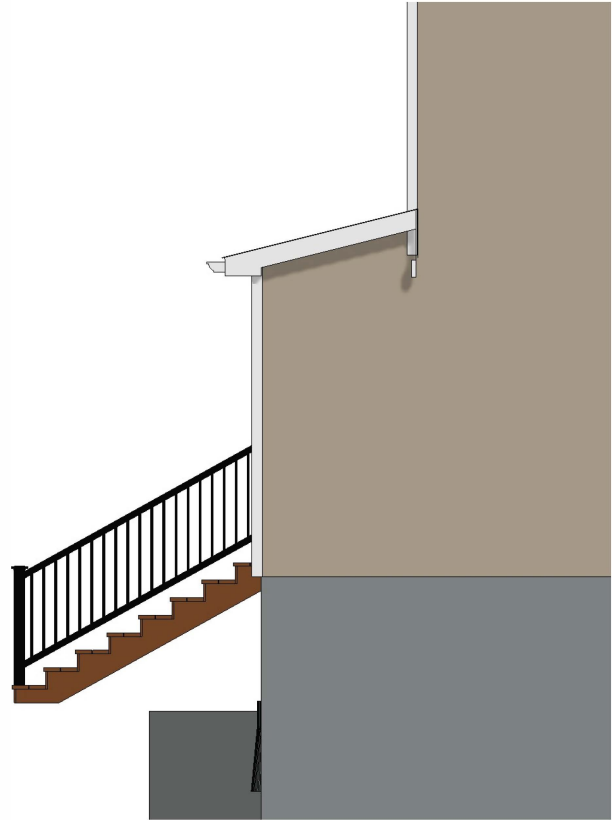
Top of Guard
3'-0"
Top of Deck
4'-9"±
GRADE



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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DRAWN BY: CHECKED BY:
DAVE WILLIAMS

SHEET:

ELEVATIONS

A2 / A5

GUARD RAIL:
WESTBURY TUSCANY C-10 BLACK TEXTURED ALUM
2" OR 4" END & INTERMEDIATE POST
HAND RAIL TOP CAP MEETS GRASPABLE
HAND RAIL CODE REQUIREMENTS
DECKING:
ARMADILLO TWILIGHT DECKING
ARMADILLO TWILIGHT DECK & STAIR PICTURE FRAME
ARMADILLO TWILIGHT FASCIA

DO NOT SCALE DRAWING BUILD TO DIMENSIONS ON PLAN
FIELD VERIFY ALL ELEVATIONS AND CONDITIONS

MATERIAL TESTING REPORTS SUPERCEED PLAN
INSTALLATION DETAILS

ALL FRAMING LUMBER TO BE A MIN OF PT. SYP. #1 GRADE LUMBER
RIBBON BOARD & PICTURE FRAME DECKING BLOCK @16" O.C. OR
CONTINUOUS SOLID BLOCKING AS NEEDED

STAIR LAYOUTS ARE A CLOSE ILLUSTRATION
STAIRS WILL BE ADJUSTED ON SITE WITH FINAL
FIELD VERIFICATION OF GRADE & DECK ELEVATION

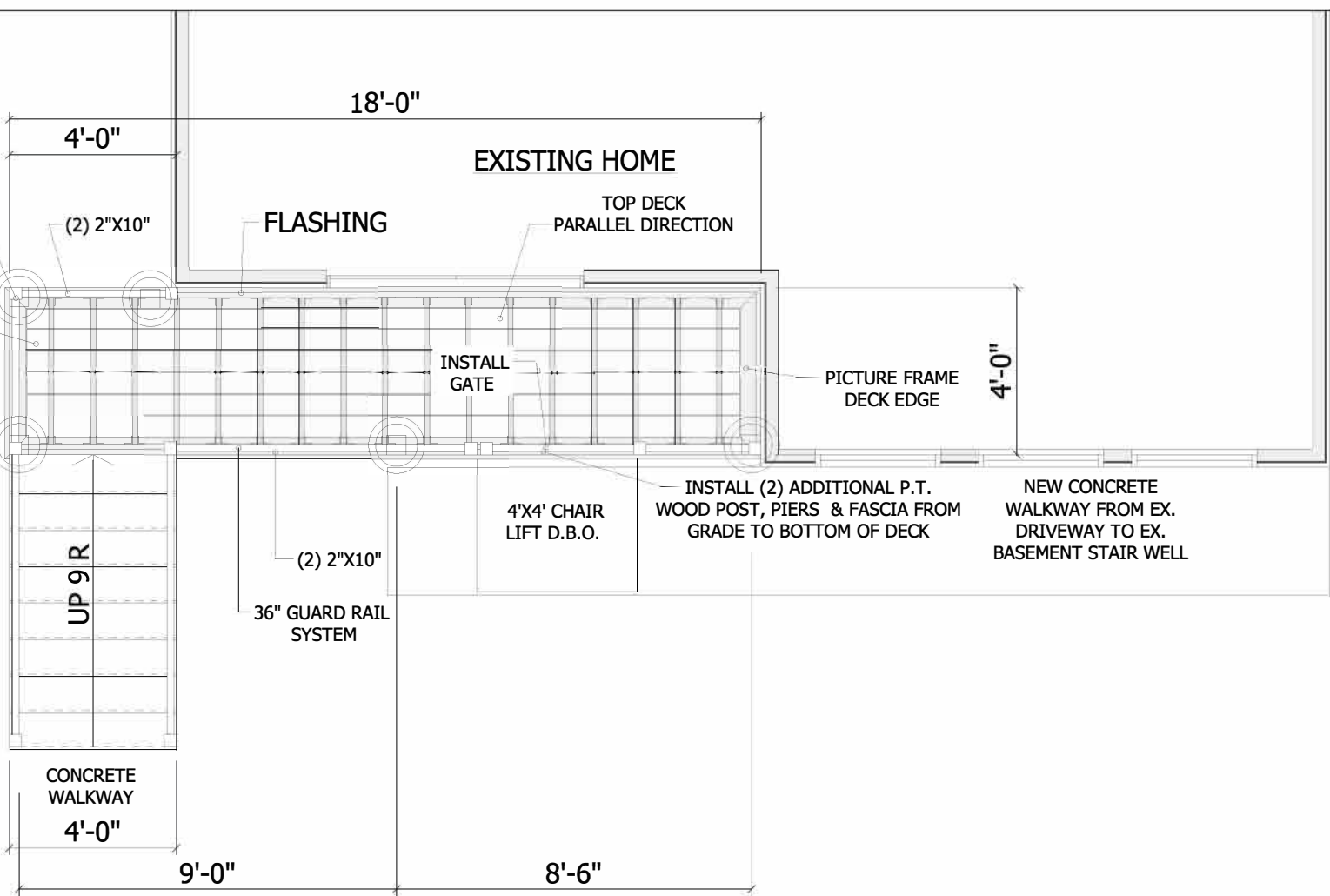
HANDRAILS (R311.7.8)
REQUIRED ON STAIRS 34" - 38" HEIGHT, MEASURED FROM A SLOPED
LINE EXTENDING FROM TREAD NOSING TO TREAD NOSING (R311.
7.8.1).
MUST BE GRASPABLE WITH CROSS SECTION AS FOLLOWS (R311. 7.8.3):
1. 1-1/4" TO 2" DIAMETER;
OR
2. OTHER APPROVED SHAPE HAVING MAXIMUM ALLOWABLE
HORIZONTAL WIDTH OF 2-1/4", MAXIMUM GRASPABLE PERIMETER
DIMENSION OF 6-1/4", AND MINIMUM 4" GRASPABLE PERIMETER
DIMENSION (R311. 7.8.3).
(SEE TESTING REPORT FOR EXACT RAIL DIMENSIONS)

DECK PLAN

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

2"x10" P.T. DECK
JOIST @ 12" O.C. W/
SIMPSON LUS-28 Z-MAX
OR EQUIVALANT ON 2"x10"
P.T. LEDGER ATTACHED
TO EXISTING RESIDENCE
W/ 1/2" CORROSION RESISTANT
LAGS @ 24" O.C.

12" DIA. TOP W/
16" BOTTOM BELL FLARE
PIER MIN. 30" BELOW
GRADE 6"x6" P.T.
WOOD SUPPORT POST
ATTACHED W/ SIMPSON
ABA-66Z Z-MAX OR
EQUIVALANT



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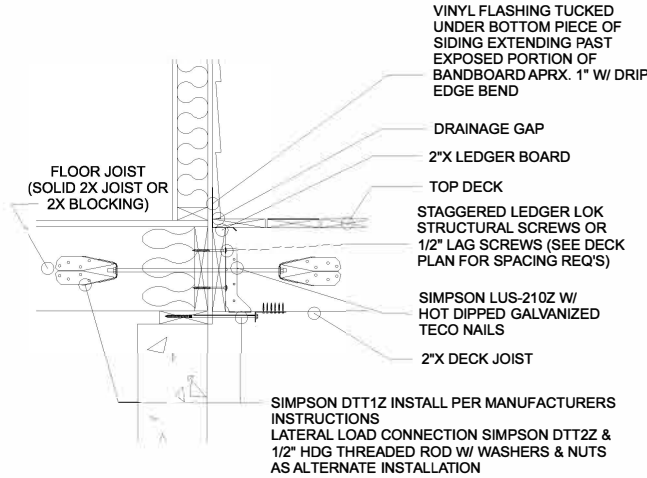
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DRAWN BY: DAVE WILLIAMS
CHECKED BY:

SHEET:

DECK PLAN

A3 / A5

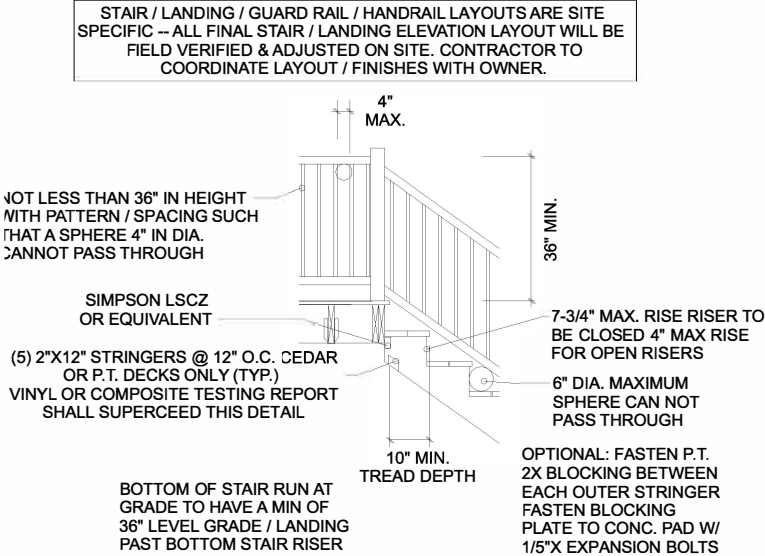


FLASHING DETAIL
SCALE: NOT TO SCALE

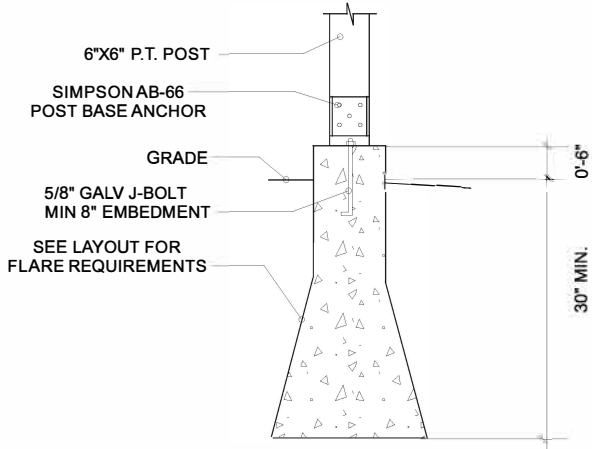
LATERAL BRACING:
ALL DECKS MUST BE Laterally Braced

SIMPSON DTT1Z
2018 IRC PROVISION FOR A 750 LB. LATERAL LOAD CONNECTION TO THE HOUSE AT FOUR LOCATIONS PER DECK 1 @ EACH END OF DECK & @ 10' O.C. MAX

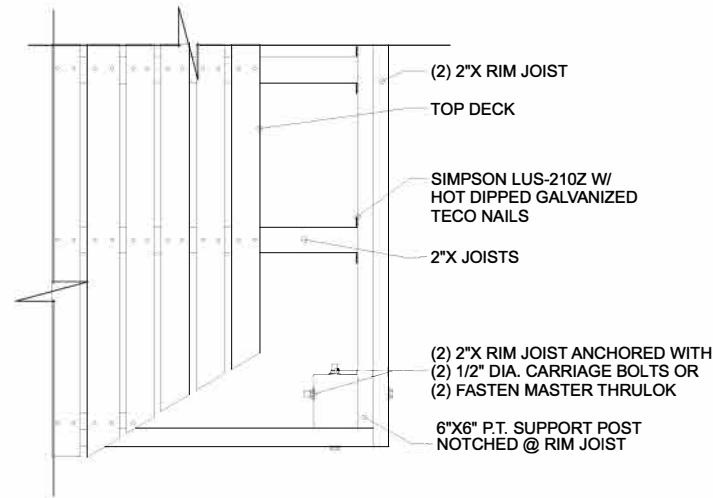
SIMPSON DTT2Z
(2) LATERAL BRACE POINTS (ADDITIONAL BLOCKING NECESSARY FOR I-TRUSS FLOOR JOISTS)
5' LGTH. OF 2\"/>



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

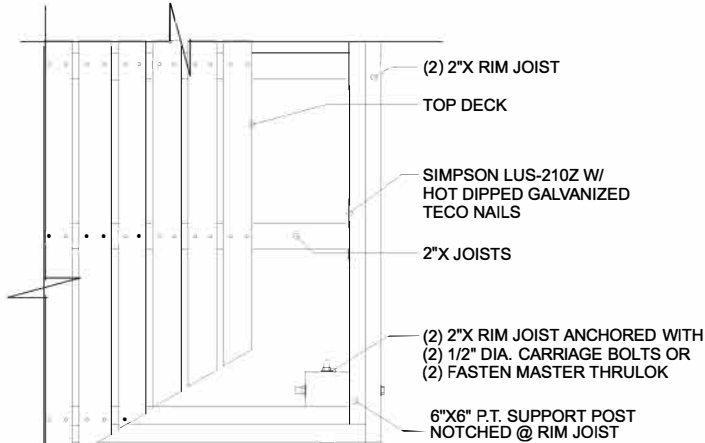


PIER DETAIL
SCALE: 1/4" = 1'-0"



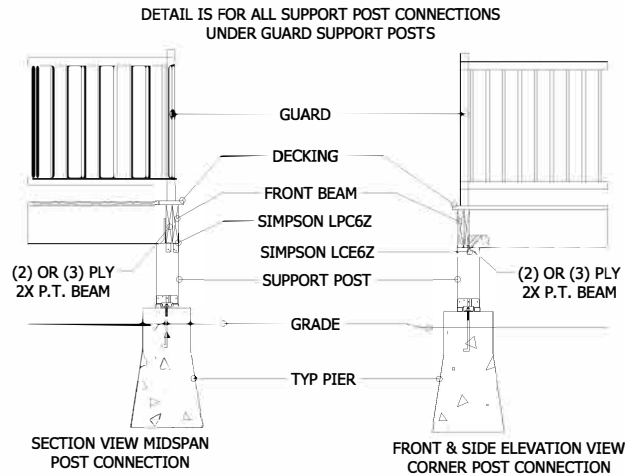
ADJUST PLACEMENT OF 6X6 P.T. FOR PROPER GUARD SUPPORT
INSTALLATION DECK SUPPORT POST TYPNOTCHED TO CRADLE RIM JOIST

DECK SUPPORT DETAIL 1.0
SCALE: 1/4" = 1'-0"



ADJUST PLACEMENT OF 6X6 P.T. FOR PROPER GUARD SUPPORT
INSTALLATION DECK SUPPORT POST TYPNOTCHED TO CRADLE RIM JOIST

DECK SUPPORT DETAIL 1.1
SCALE: 1/4" = 1'-0"



DECK SUPPORT DETAIL 1.2
SCALE: 1/4" = 1'-0"

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DRAFTING SERVICES PROVIDED BY:
WILLIAMS DRAFTING, LLC.
DAVE WILLIAMS
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IMPERIAL, MO 63052
DWILLDRAFT@GMAIL.COM
314-221-8383

PLANS PREPARED BY NON
LICENSED PROFESSIONAL

PROJECT NUMBER: STLDB-26-025

PLAN REVISION

NO.	INFORMATION	DATE
1	ORIGINAL ISSUE	6/17/2026

PRELIM. REVIEW SET: 6/17/2026

DRAWN BY: DAVE WILLIAMS	CHECKED BY:
----------------------------	-------------

SHEET:

DETAILS

A4 / A5

FOR 3 MEMBERS, FASTEN FROM BOTH SIDES OF OUTSIDE MEMBERS TO THE INSIDE MEMBER

ANY SPLICED MEMBER SHAL BE NAILED EACH SIDE OF SPLICE & SHALL BE OVER SUPPORT POST

FASTENER SPACING O.C.

20D COMMON NAILS EACH LAYER @ 32" O.C. STAGGARED TOP & BOTTOM

2-20D COMMON NAILS (FACE NAIL) AT ENDS & AT EACH SPLICE

10D BOX NAILS FACE NAILED @ 24" O.C. STAGGERED TOP & BOTTOM ON OPPOSITE SIDES

3-10D BOX NAILS (FACE NAIL) AT ENDS & AT EACH SPLICE

BEAM SPLIT DETAIL

SCALE: 1/2" = 1'-0"

TABLE R507.9.1.3(1)
DECK LEDGER CONNECTION TO BAND JOIST^{a,b}
(Deck live load = 40 psf, deck dead load = 10 psf, snow load ≤ 40 psf)

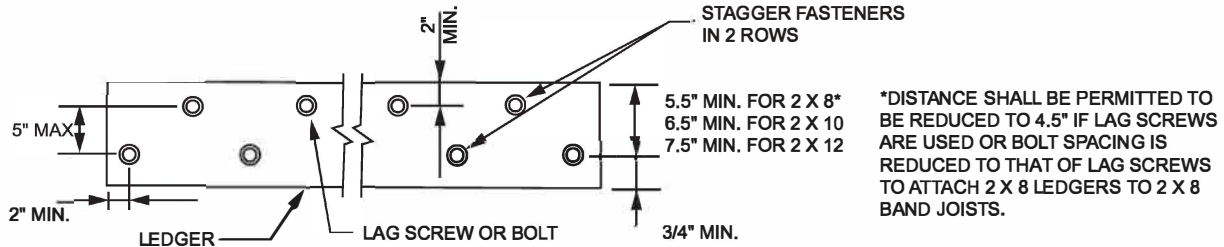
CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2-inch diameter lag screw with 1/2-inch maximum sheathing ^{c,d}	30	23	18	15	13	11	10
1/2-inch diameter bolt with 1/2-inch maximum sheathing ^d	36	36	34	29	24	21	19
1/2-inch diameter bolt with 1-inch maximum sheathing ^c	36	36	29	24	21	18	16

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Ledgers shall be flashed in accordance with Section R703.4 to prevent water from contacting the house band joist.
b. Snow load shall not be assumed to act concurrently with live load.
c. The tip of the lag screw shall fully extend beyond the inside face of the band joist.
d. Sheathing shall be wood structural panel or solid sawn lumber.
e. Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thiclness where combined with wood structural panel or lumber sheathing.

TABLE R507.9.1.3(2)
PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS				
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger ^a	2 inches ^d	3/4 inch	2 inches ^b	1 ³ / ₈ inches ^b
Band Joist ^c	3/4 inch	2 inches	2 inches ^b	1 ³ / ₈ inches ^b

For SI: 1 inch = 25.4 mm.
a. Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Figure R507.9.1.3(1).
b. Maximum 5 inches.
c. For enginøered rim joists, the manufacturer's recommendations shall govern.
d. The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Figure R507.9.1.3(1).



For SI: 1 inch = 25.4 mm.

FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

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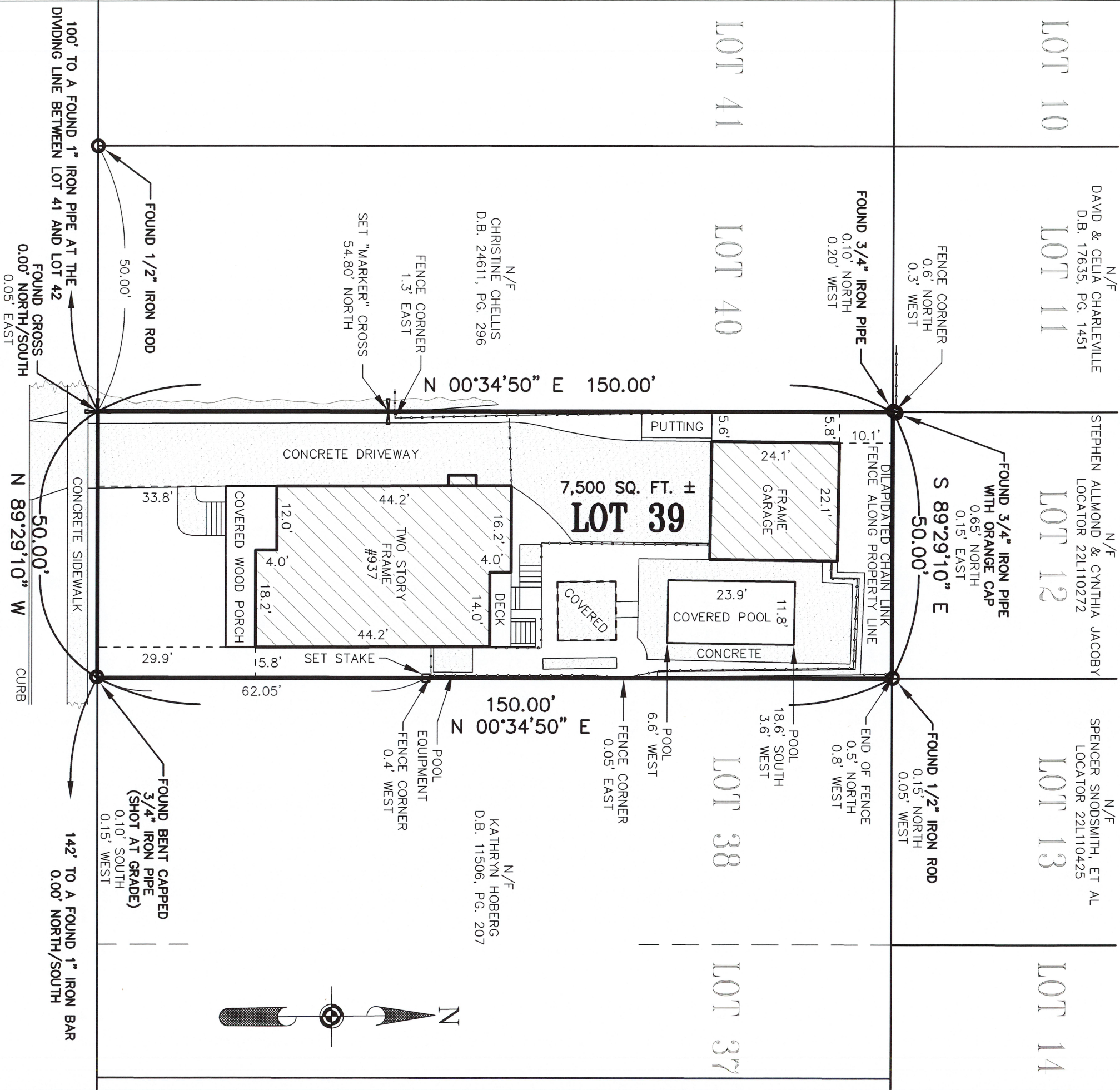
DRAWN BY: DAVE WILLIAMS
CHECKED BY:

SHEET:

DETAILS 1

A5 / A5

PROPERTY BOUNDARY SURVEY

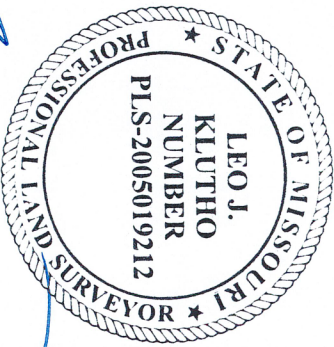


BROWNELL (50'W.) AVENUE

11/2025

A Title Policy was not provided, therefore, all Easements affecting this Property may not be shown.

This is to certify that we, **James Surveying Company**, at the request of **Eric & Jamie Schmitt and Michael Pearl**, we have, on the **7th day of November, 2025**, to the best of our ability and judgment, executed a Property Boundary Survey in accordance with the "Missouri Standards for Property Boundary Surveys" as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Agriculture, Division of Geology and Land Survey, on **Lot 39 in Block 2 of CHELSEA, according to the plat thereof recorded in Plat Book 5, Page 16 of the St. Louis County Records in St. Louis County, Missouri**, and that this Survey reflects all visible improvements, including fences and Easements, as depicted on the Record Plat and on the above mentioned Title Commitment. The subject property is an URBAN property as defined in said Standards. The Bearing Reference System was adopted from the plat of "Idlewild Subdivision", Plat Book 36, Page 39. The Building Lines and Easements, unless otherwise referenced, are taken from the Record Plat, the current Zoning Set Backs may not be shown. **This Boundary Survey is non-transferable.**

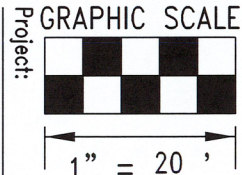


[Signature]

LEO J. KLUTHO

Professional Land Surveyor
In Responsible Charge
MISSOURI REGISTRATION NUMBER: PLS-2005019212
EXPIRES: DECEMBER 31, 2025

217655



Surveyed by: **A. Luecke**
Drafted by: **L. Klutho**
Dated: **November 11, 2025**
Revised: **-**

Project Number:
Property Boundary Survey: 937 Brownell Avenue, Glendale, MO 63122

10811 BIG BEND BOULEVARD, KIRKWOOD, MO 63122; PHONE: (314) 822-1006; FAX: (314) 822-0006
ORIGINAL CERTIFICATE/LICENSE NUMBER 000129

SAMPLE – APPROVAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: August 5, 2026

Appellant: Terri Voss, on behalf of the property owners

Address of Affected Property: 937 Brownell Ave.

Nature of Proposed Use: Deck Addition.

Requested Variance: Construct a deck that encroaches into the required 6’ side yard setback as required by Section 400.070(4).

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 deck not be located closer than 6’ from the side property line; and

WHEREAS, the applicant desires to construct a deck attached to the existing home that would be approximately 2’ from the property line, , which would be in violation of the 6’ setback required by the Zoning Code of the City of Glendale Section 400.070(4); 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 requires wheelchair access for their home due to a disability and, owing to the proximity of the rear building extension and basement stairwell, are constrained in where they can practically construct a wheelchair lift. The proposed overall square footage of the proposed intrusion is minor and is necessary for the applicant to have full use of their property.

[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 deck pursuant to the plans dated June 17, 2026, as submitted to the City of Glendale, that would encroach into the side yard setback by a maximum of 4'.

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

SAMPLE – DENIAL

JUDGMENT OF BOARD OF ADJUSTMENT

CITY OF GLENDALE, MISSOURI

Hearing Date: August 5, 2026

Appellant: Terri Voss, on behalf of the property owners

Address of Affected Property: 937 Brownell Ave.

Nature of Proposed Use: Deck Addition.

Requested Variance: Construct a deck that encroaches into the required 6' side yard setback as required by Section 400.070(4).

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 deck not be located closer than 6' from the side property line; and

WHEREAS, the applicant desires to construct a deck attached to the existing home that would be approximately 2' from the property line, , which would be in violation of the 6' setback required by the Zoning Code of the City of Glendale Section 400.070(4); 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 deck pursuant to the plans dated June 17, 2026, as submitted to the City of Glendale, that would encroach into the side yard setback by a maximum of 4'.

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

