

September 23, 2020

Brentwood Board of Adjustment  
Brentwood Planning & Development  
Brentwood, MO 63144  
Attn: Lisa Koerkenmeier, Director of Planning and Development

Dear Ms Koerkenmeier and Board of Adjustment Members,

We are submitting an "Application for Zoning Variance" seeking a variance of 12' into the required 25' setback along the East property line of 8500 Genevieve Ave. in order to alleviate the hardship present on this property.

We want to thank you for hearing our first presentation in August of this year. Since then, we have spent much time and effort researching and are now presenting you with **all new evidence and information** supporting our request. Attached you will find (**new evidence items in bold**):

- Site plan conforming to the site plan requirements
- Information regarding the unique conditions that exist at this location, **including the original Bompert Heights subdivision document**
- **An examination of all 218 homes that currently sit on corner lots in Brentwood** (excluding York Village and Yorkshire Court Lane)
- **Data and analysis of new homes built in "Zone B" in the last 20 years**
- **Photographs of 8500 Genevieve Ave. including documentation of the green space around the property outside of the property lines**
- **Precedents considered previously by the Board of Adjustment for houses on corner lots (2012-2019)**
- **Photographs for other corner lot properties along Helen Ave. and the actual distance between the home at each location and the curb**
- **Information on traffic patterns on Genevieve Ave.**

Thank you very much for your consideration. We hope that with this new evidence, we can get your full support for the variance we requested. Please feel free to contact us at (314) 435-4925 or via email at [nick\(at\)njclark.com](mailto:nick(at)njclark.com) with any questions or clarifications regarding the documents submitted.

Respectfully,

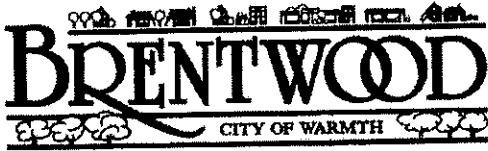


Nicholas Clark



Kathleen Clark

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SEP 23 2020  
CITY OF BRENTWOOD  
PLANNING DEPT.



# Board of Adjustment Application for Zoning Variance

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. The Board of Adjustment is authorized by Missouri State Statutes to hear two types of cases relating to the administration and enforcement of zoning regulations: (1) Appeals from the interpretation of administrative officials in the enforcement of the zoning regulations; and (2) Applications for variances from strict application of zoning regulations. Generally, the Board of Adjustment determines whether an applicant has demonstrated sufficient "practical difficulties or unnecessary hardship" to warrant variation from application of a particular zoning regulation.

Check (✓) the type of variance for which you are applying:

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, density, setbacks, greenspace) requirements of a zoning district.

Appeal of an administrative determination

STATE OF MISSOURI } Board of Adjustment Case: \_\_\_\_\_  
CITY OF BRENTWOOD } Hearing Date: \_\_\_\_\_  
Petition for Appeal from Zoning Regulations }

## I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's Record: Clerk Nicholas J & Kathleen L T/E  
Address: 2448 Helen Ave.  
City: Brentwood State: MO Zip: 63144  
Tel.: 314-435-4925 Alt. Tel.: \_\_\_\_\_ Fax: \_\_\_\_\_

Petitioner, if other than owner(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Tel.: \_\_\_\_\_ Alt. Tel.: \_\_\_\_\_ Fax: \_\_\_\_\_  
Legal Interest: \_\_\_\_\_

- Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

## II. PROPERTY INFORMATION

Project Address: 8500 Genevieve Ave  
Tax ID/ Locator Number: 21K610961  
Acreage: 0.2 (to the nearest tenth of an acre)  
Current Zoning District: "B" Single-Family Residential  
Legal Description of Property: Compact Heights Lot 15 Block 3 Plat Page 20



# Board of Adjustment Supplemental Application Information for Zoning Variance

**Please complete the sections below as applicable:**

**A. Setbacks/ Height:**

The Petitioner(s) request the following setback(s):

Front Yard: \_\_\_\_\_

Side Yard: 13' along Helen Ave

Rear Yard: \_\_\_\_\_

Height: \_\_\_\_\_

The city of Brentwood Zoning Ordinance regulations require the following setback(s) for this site:

Front Yard: 25' (30' platted along Geneva Ave)

Side Yard: 5 foot (25' along Helen Ave)

Rear Yard: 20'

Height: 35'

The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board. With a 25' setback along Helen along with the 5' setback to the side neighbor on this 50' lot, the maximum buildable width on this lot would be 20' which as shown by our evidence makes this lot unbuildable.

**B. Signage:**

Number and size of allowable attached business signs by Ordinance: \_\_\_\_\_

Number and size of freestanding business signs by Ordinance: \_\_\_\_\_

The Petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: \_\_\_\_\_

**REQUIRED APPLICATION MATERIALS**

The filing deadline for the Board of Adjustment is thirty (30) days prior to the regular meeting date.

Place a check mark on the line to indicate inclusion of the item with the application submittal.

Application fee of \$100

10 copies of the official application form

10 copies of a site plan conforming to site plan requirements (see site plan review application) and indicating the necessary variances.

For additional information, please contact the Director of Planning & Development at (314) 963-8629.

