

Lisa Koerkenmeier

From: Aimee Quevreaux <aquevreaux@yahoo.com>
Sent: Saturday, October 10, 2020 1:39 PM
To: Lisa Koerkenmeier
Subject: Home at 8500 Genevieve

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Addressing the home (requesting to be built) on the corner of Genevieve and Helen. We have seen the site plans and feel it would be a lovely addition to the neighborhood. Nick and Katie Clark have been great neighbors for the last 8 years. Her father and step mother moved next door to us 6 years ago on Litzsinger Rd. We have lived in Brentwood for 35 plus years and have seen the neighborhood grow and flourish. This addition to the neighborhood would certainly be another great asset. Thank you, The Wagners

Sent from Yahoo Mail on Android

Lisa Koerkenmeier

From: Drew Nangle <Andrew.Nangle@EnvolveHealth.com>
Sent: Wednesday, October 14, 2020 9:22 AM
To: Lisa Koerkenmeier
Subject: House At 8500 Genevieve Ave

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Good Morning Lisa,

I am a Brentwood resident who lives at 8609 Litzsinger Rd. I am writing you to express my support in the building variance for the home at 8500 Genevieve Ave. It is my hope the City will allow the new owners to build the house they desire, which will require the City of Brentwood to approved a building variance. Please do all that you can to see to it the building variance gets approved, thanks!

Sencerly,

Drew Nangle, MBA
drewnangle@gmail.com
8609 Litzsinger Rd.
Brentwood, MO 63144
314-623-5213

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Lisa Koerkenmeier

From: Paul Stuart <pstuart49@gmail.com>
Sent: Tuesday, October 13, 2020 11:11 AM
To: Lisa Koerkenmeier
Subject: Home at 8500 Genevieve Ave

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Dear. Ms. Koerkenmeier:

My wife and I totally support the building of the new two-story home of the Clark family at Helen and Genevieve.

We sit on our front porch everyday and look directly at the empty lot at Helen and Genevieve. We'd like the look of the front elevation of the proposed home and think it is attractive and would add to the overall look of the neighborhood.

I graduated from Brentwood High School in 1967. Sure I like seeing some of the old familiar places, but we also enjoy a lot of the newer and bigger establishments in the Brentwood area. We walk an average of 4 miles a day, up and down the streets of Brentwood on both the east and west side of Brentwood Blvd. There are a lot of homes that were there when I was 16, that make me smile that they are still standing and look like a home for "Leave It To Beaver." But we also like the newer and bigger home being built that means the area is still vibrant and still growing. We love seeing younger families move-in that have young children. We don't want the neighborhood to become a senior citizens community in a plethora of "Aging-in-Place" tiny homes. We like the mix.

Being senior citizens ourselves, although I don't like the increase in my real estate taxes, that is more than offset by the love for the increase in our property value.

Respectfully,

Paul and Linda Stuart

Lisa Koerkenmeier

From: Sue Kaiser <konya210@yahoo.com>
Sent: Tuesday, October 20, 2020 12:52 PM
To: Lisa Koerkenmeier
Subject: Re: Brentwood Board of Adjustment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Board of Adjustment:

My name is Sue Kaiser. I live at 2444 Helen Ave., next door to the Clark's present residence and catty corner to the lot in question.

I am in favor of allowing the variance. I believe the proposed home will fit in with the character of the neighborhood at least as well as the previous home that was a ranch style. There are already several larger homes along Helen Ave. that face the lot. The plans call for maintaining the mature trees which is a big plus. I am concerned about what will become of the lot if the Clarks cannot build on it.

There is a definite trend toward larger homes in the neighborhood. This will probably continue because this is what people want. My guess is that within 10 years, the neighborhood will look very different. I think this is a positive development for the City of Brentwood, as older, smaller homes that have often reached the end of their usefulness give way to newer structures that attract young families.

I ask you to vote for the variance.

Sincerely,

Sue Kaiser

On Monday, October 19, 2020, 04:59:52 PM CDT, Lisa Koerkenmeier <lkoerkenmeier@brentwoodmo.org> wrote:

Sure that would be fine. You could send a letter or an email if you would like and I can forward it to the members and will enter it into the record THU evening. Thanks Sue.

Lisa

From: Sue Kaiser <konya210@yahoo.com>
Sent: Monday, October 19, 2020 4:53 PM
To: Lisa Koerkenmeier <lkoerkenmeier@brentwoodmo.org>
Subject: Re: Brentwood Board of Adjustment

Lisa Koerkenmeier

From: Morgan Nangle <morgannanglefnp@gmail.com>
Sent: Thursday, October 22, 2020 8:31 PM
To: Lisa Koerkenmeier
Subject: Support for Nick and Katie Clark

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Hello,

My name is Morgan Nangle. I live at 8609 Litzinger. I am writing to encourage you to approve the variance requested from the Clark family in hopes they can build their home on the corner of Helen and Genevieve. Please reach out to me if you have any questions or concerns.

Thank you for your time
Morgan Nangle

Lisa Koerkenmeier

From: martin george <mgeorge2293@hotmail.com>
Sent: Friday, November 6, 2020 1:15 PM
To: Lisa Koerkenmeier
Subject: 8500 Genevieve Ave. Support of Nick Clack

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lisa,

This is Martin George of 2452 Helen Ave. and 8309 Manchester Rd. that houses Feathercraft fly fishing.

I just wanted to write you a quick note to please do anything to support Nick Clark's efforts to build on that now vacant lot across the street from me.

I'm trying to clean up 8309 as best as I can to help the Manchester Rd., Corridor project to shine and for Feathercraft to remain a great destination business for even out-of-state customers that enjoy the sport.

Nicks now lot across the street from me held a very poor condition house and I think property values would be aided with some fresh construction by Nick rather than leaving it a vacant lot.

The kids Love playing in the lot with the current Covid environment. Maybe if it's too difficult for Nick or anybody to build on it properly just have Brentwood buy it from Nick at a price that's fair market value and make it into a small park for the kids...

Maybe some simple construction compromises or allotments can take place with agreements from people like me who are direct neighbors of the land and question.

Nick has been a great neighbor since moving in following the crash of the housing market.

I'm here to help the both of you as always Let me know what I can do.
Martin G. 314-308-2401

Lisa Koerkenmeier

From: Lisa Koerkenmeier
Sent: Tuesday, November 10, 2020 10:33 AM
To: Wendy LaBenne
Cc: Brandon Wegge; Sunny Sims; nick@njclark.com
Subject: RE: 8500 Genevieve Ave

Good morning Ms. LaBenne,

I am in receipt of your email in support of the variance request petitioned by Mr. and Mrs. Clark for property at 8500 Genevieve. I will include this correspondence with the Board of Adjustment members meeting packets and will enter it into the record at the public hearing to be held on November 17th. Thank you Ms. LaBenne.

Lisa Koerkenmeier, AICP
Director of Planning and Development
City of Brentwood | 2348 S. Brentwood Boulevard, Brentwood, Missouri 63144
314.963.8629 Direct | 314.962.5632 Fax | www.brentwoodmo.org

BRENTWOOD 1919-2019
100 YEARS



From: Wendy LaBenne <wlabenne@gmail.com>
Sent: Monday, November 9, 2020 9:27 PM
To: Lisa Koerkenmeier <lkoerkenmeier@brentwoodmo.org>
Cc: Brandon Wegge <bwegge@brentwoodmo.org>; Sunny Sims <esims@brentwoodmo.org>; nick@njclark.com
Subject: 8500 Genevieve Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Lisa

I am writing to you concerning the vacant lot directly next door to me, 8500 Genevieve Ave. I live at 8504 Genevieve Ave. I understand from the Clark family that they are experiencing some challenges in getting their variance request approved to build on the property at 8500 Genevieve Ave. I have reviewed the proposed front elevation, the conceptual site plan as well as the October 22 Board and Adjustment meeting document submitted by the Clark family. After reviewing this information, I fully support the Clark family's request for the 12 foot variance. Below are my reasons for this support.

1. What the Clark family proposes to build is aesthetically pleasing in terms of viewing the property from both Genevieve and Helen. In the October 22 document on page 4, there are 3 pictures showing the property. The second picture shows the property with the Brentwood requirement of 25 foot set back on both Helen Ave and Genevieve Ave. In having those two 25 foot setbacks, the lot with a house on it becomes VERY unappealing to the eye, and I would have a strong

preference not to live next to an unappealing looking lot. Further, I don't see someone paying what that lot costs to put a 2000 square foot home on it smashed up against the fence line to my property. If you look at homes that have been built in Brentwood when homes are torn down and a new one is built, they are not 2000 square feet they are larger, including corner lots.

2. The Clark family is the third owner of this lot, and the best at caring for the property. I see Nick out there mowing, taking care of the property, and I can see the care they take of their current residence. I believe they would make neighbors that I would like to have. The first buyer of the property didn't seem to know how to maintain the landscaping, and I had mimosa tree branches reaching over the fence near my roof. This resulted in me contacting the City of Brentwood inspector, Steve Muskopf, who came by to review the issue. The second owners were only there a brief period but at least mowed the property.

3. I am tired of being next to an empty lot. I am a single lady, and it is nice to have neighbors on either side of me in case I need something. Further, currently the empty lot is being used for baseball practice by kids. This is resulting in baseballs hitting my house and occasionally my brand new car.

4. I am concerned about the number of owners this lot has had. Anyone who buys this lot is going to ask for a variance as one of the previous owners did on 2/28/2019. If the City of Brentwood is set in stone about not providing a variance, the City will be facing the same issue again with the owner asking for a variance. Also, should the Clark family ultimately decide they need to sell the property, future buyers are going to start wondering about this lot (seeing three previous owners of a vacant lot) and could shy away from purchase. This could mean a reduction in price to sell the lot thus potentially affecting my property value as well.

As I am a Brentwood resident, I do have some questions to learn more about the City's building code.

1. I am curious, what was the City's rationale for declining the Clark family's previous request for the variance.

2. Why is a 25 square foot variance required on both Genevieve and Helen? The rationale that it is a corner lot makes no sense to me especially after reading the October 22 document which shows corner lot after corner lot on Helen in which there is NOT a 25 foot setback. Additionally, as noted in that same document, the previous home on that lot was not set back off Helen 25 feet. So why should this one?

3. If the city of Brentwood provided a variance for the same piece of property on 2/28/2019, why are they unable to do so now?

If you have any questions, you are welcome to reach out to me at 618-616-0337.

Sincerely,

Wendy LaBenne

8504 Genevieve Ave

Lisa Koerkenmeier

From: Caroline Ploeger <Caroline.ploeger@outlook.com>
Sent: Tuesday, November 10, 2020 5:04 PM
To: Lisa Koerkenmeier
Subject: 8500 Genevieve

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Caroline and my husband, Zack, and I live off of Helen Ave in Brentwood. We reviewed the 8500 Genevieve plan to build and support their plan.

Thank you,

Caroline Conard