



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

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: AUGUST 5, 2026
- IV. REQUEST FOR VARIANCE FOR 71 FREDERICK LANE
- V. MISCELLANEOUS
- VI. ADJOURNMENT



MINUTES
BOARD OF ADJUSTMENT MEETING
August 5, 2026 – 6:00 p.m.

CALL TO ORDER

A meeting of the Board of Adjustment of the City of Glendale was held on Wednesday, August 5, 2026. Chairman Lane called the meeting to order at 6:05 p.m.

ROLL CALL

Members Present

Mark Hewlett
Chairman Tom Lane

Members Absent

Susan Schoen
John Bugee
William Smit

Alternate Members Present

Marilyn Vollet
Danny Ramirez
Wrenn Kates

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

APPROVAL OF MINUTES

Moved by Mr. Ramirez, seconded by Ms. Vollet and unanimously carried, to approve the minutes of the May 6, 2026 meeting as submitted.

**VARIANCE REQUEST –
Side Yard Setback**

Encroachment for Deck – 937
Brownell Ave.

Chairman Lane introduced the variance request for 937 Brownell.

City Attorney Mr. Hetlage entered into the record the following exhibits:

1. The application for the variance, numbering two pages;
2. The deck plans, numbering five pages;
3. The survey for 937 Brownell Ave.;
4. The City of Glendale's zoning code, specifically sections 400.070 and 400.190;
5. Five photos of the property provided by the applicant;
6. Two photos of the property, specifically of the existing deck stairs, taken by Mr. Ramirez during a pre-meeting site visit.

Kenneth Dennison with STL Design Build was sworn in by Court Reporter Seth Arndt. Mr. Dennison presented the project on behalf of the property owner, who was not in attendance.

Mr. Dennison stated that the property's existing deck is failing and the owner's son uses a wheelchair and is in need of an accessible entry into the home. He explained that the new deck will include a chair lift for the wheelchair.

Mr. Dennison said that there's not enough space in the backyard to build a ramp. He explained that he had explored every design option to avoid building the deck within the side yard setback. He noted that the deck would intrude into the side yard setback by 4'. The total square footage of the intrusion would be 16 square feet.

Mr. Ramirez asked if it would be possible to reconfigure the deck layout to avoid encroaching on the setback. Mr. Dennison noted that an existing retaining wall forces him to shift the stairs for the deck further to the east to accommodate the wheelchair lift.

Ms. Kates stated that her only concern with approving the variance is that a different future owner of the property could use the variance to expand the deck deeper into the yard.

Mr. Hetlage explained that the variance is worded in such a way that limits it to the deck plans submitted on June 17, 2026.

There was no public comment.

Ms. Vollet 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-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 Sections 400.070(4) and 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 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 this is the only wheelchair-accessible point for entry into the property.

*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.

The motion was seconded by Mr. Hewlett.

The voice vote was as follows:

Wrenn Kates	"Aye"
Mark Hewlett	"Aye"
Chairman Thomas Lane	"Aye"
Marilyn Vollet	"Aye"
Danny Ramirez	"Aye"

The motion passed with a vote of 5 Aye, 0 Nay, and 3 Absent

ADJOURN

Mr. Hewlett made a motion to adjourn the meeting. The motion was seconded by Ms. Kates and unanimously carried to adjourn the meeting at 6:31 p.m.



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

APPEAL TO THE BOARD OF ADJUSTMENT

APPLICANT: Billy & Krista Gluck, represented by Matt Wolfe DATE: 10.12.26
PROPERTY OWNER: Billy & Krista Gluck ZONING DISTRICT: _____
ADDRESS of PROPERTY: 71 Frederick Lane Glendale, MO 63122
TELEPHONE: Day (314) 960-0099 Architect. Home () Owner: (314) 504-0876

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.

We are in the process of making significant alterations to this older 1905 home, bringing it up to date and making it more functional for today's families. This is one of the original homes in the neighborhood and is located on a corner lot hence, we have two generous front yard setbacks. One off Frederick Lane and one off Frederick Lane Court leaving us with only one side yard with a setback of 10 feet and the "back" (South) with a 30 ft setback. The back happens to be where to structure is closest to the property line (36 ft +/-) and per the layout of the existing house the most usable outdoor area on site. However, being on the South it is subject to the backing sun, hence the 20 ft x 20 ft covered patio structure.

Per the zoning regulations if we add the detached covered patio we can be within 6 ft of the property line. If that same covered patio roof connects to the existing structure, then we must be 30 ft from the property line. Obviously, that would not fit. We are asking for a variance to allow us to attach the roofs so that we can enter the covered area from the main structure. In addition, by attaching the outdoor structure we will be further from the neighbors and property line (20 ft +/-). If we are denied, then the structure will be closer to the neighbors, and the owners will need to go outside to get under the roof of the covered patio. We have spoken with both neighbors, all of whom approve of this project and stated that they support that the structure be attached.

This structure will not alter the essential character of the neighborhood or negatively impact the property values of the neighbors. Since it is behind the house it will barely be visible from the streets.

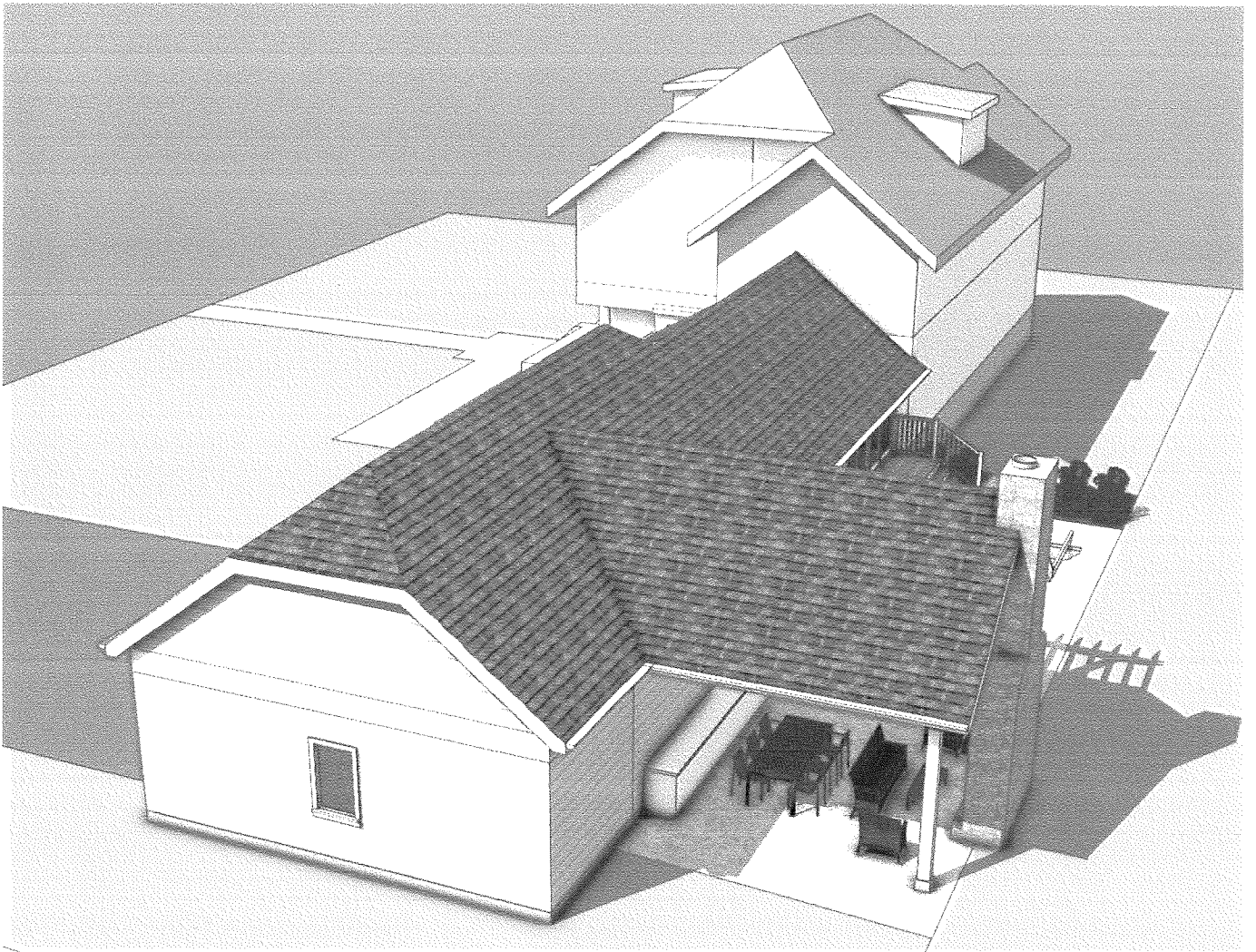
The Board of Adjustment meeting is the first Wednesday of every month at 6:00 p.m. Along with the \$100.00 application fee, the following must be submitted:

- 1.) The reason(s) for the variance under the Board's authority (see above).
- 2.) Seven (7) 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.

Matt Wolfe

Petitioner







Addition

Covered patio

FREDERICK LN

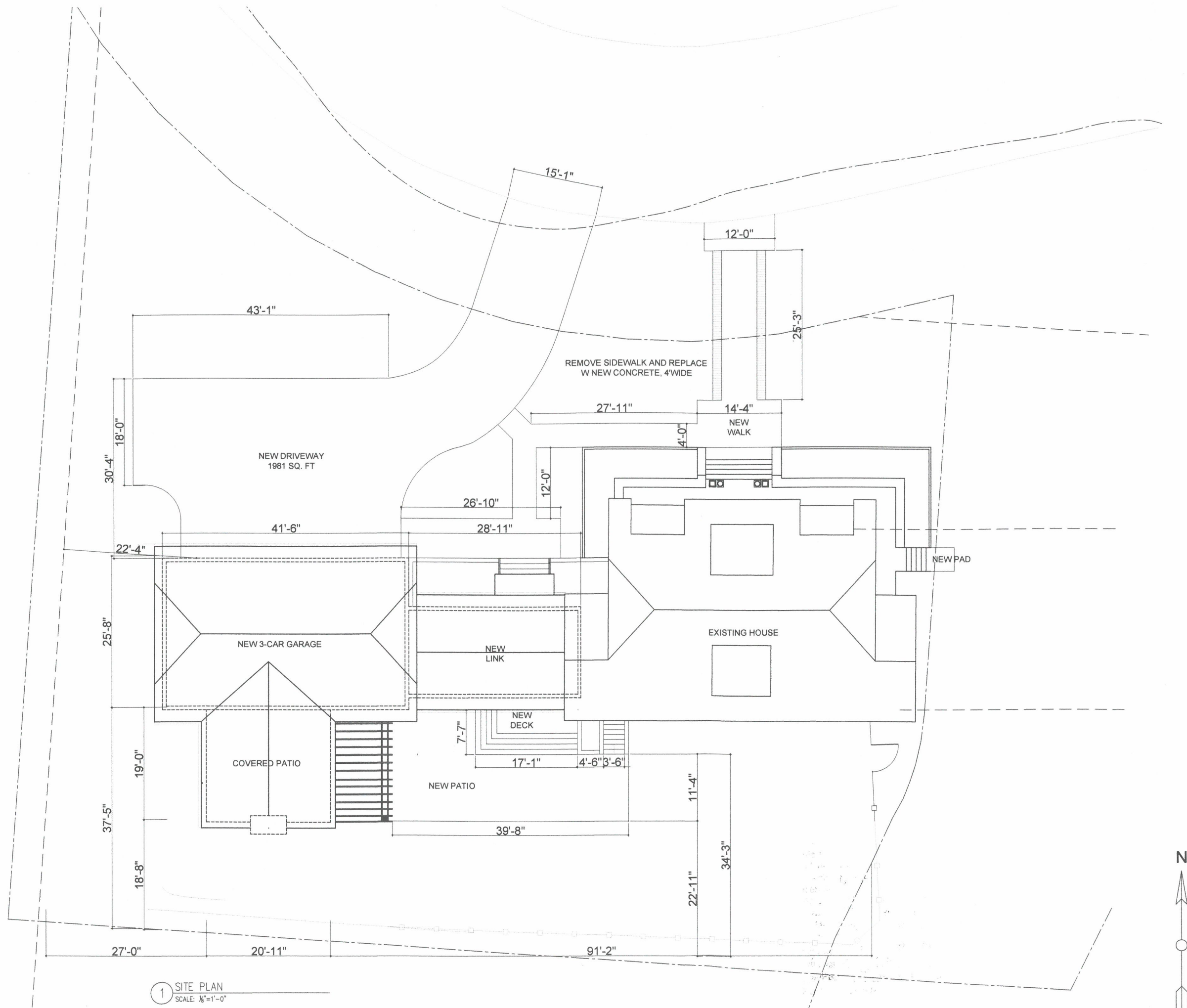
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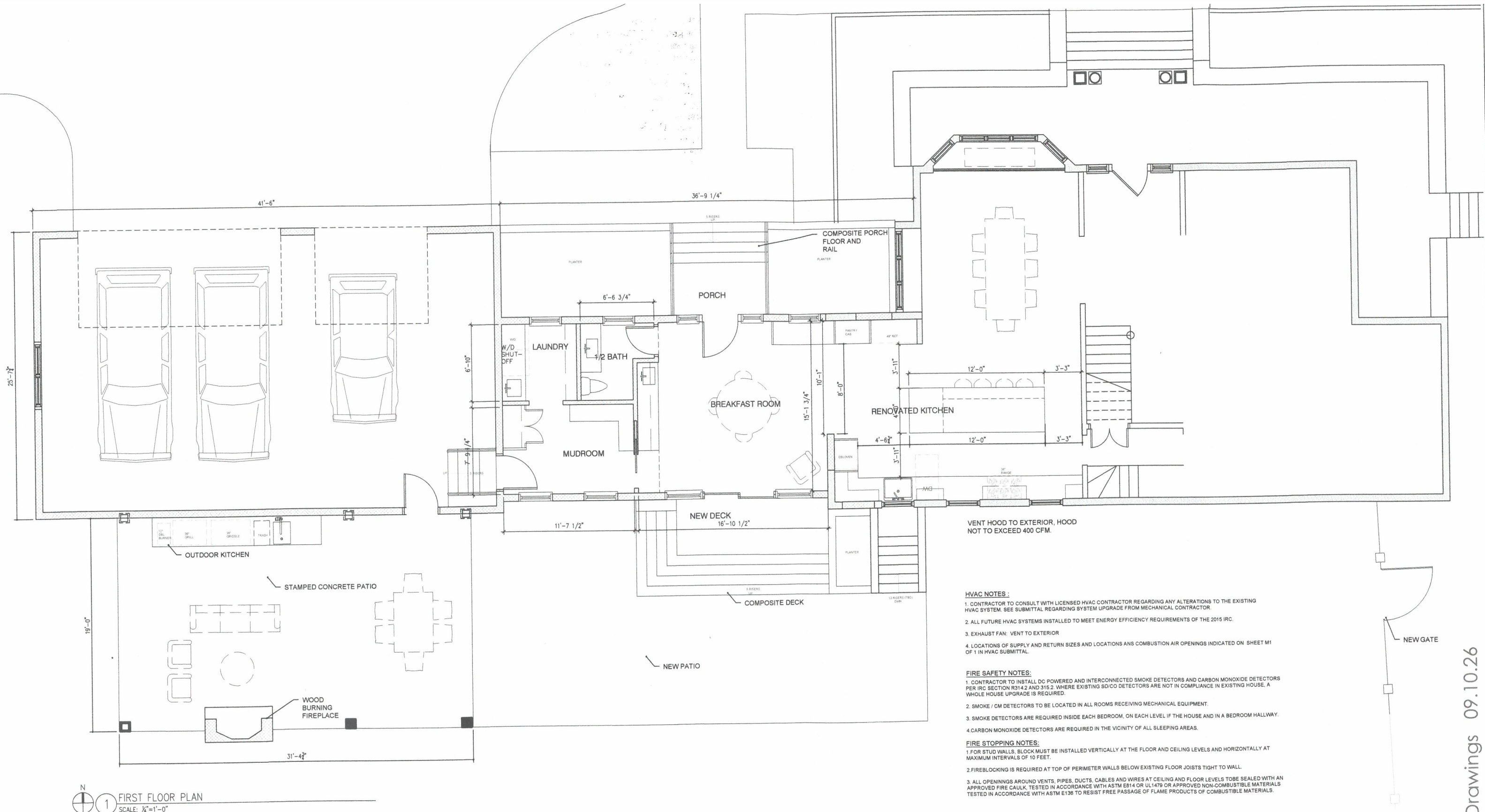


1 SITE PLAN
SCALE: 1/8"=1'-0"



GLUCK RENOVATIONS AND GARAGE
71 FREDERICK LANE GLENDALE, Missouri 63122

No.	Description	Date



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

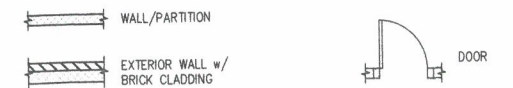
TERMITE PROTECTION / TREATED WOOD NOTE:
ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE NATURALLY DURABLE TERMITE-RESISTANT WOOD OR PRESSURE-PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH THE PROVISIONS OF SECTION R317.1. ALL TREATED WOOD THAT IS FIELD CUT TO BE TREATED IN ACCORDANCE WITH R317.1.

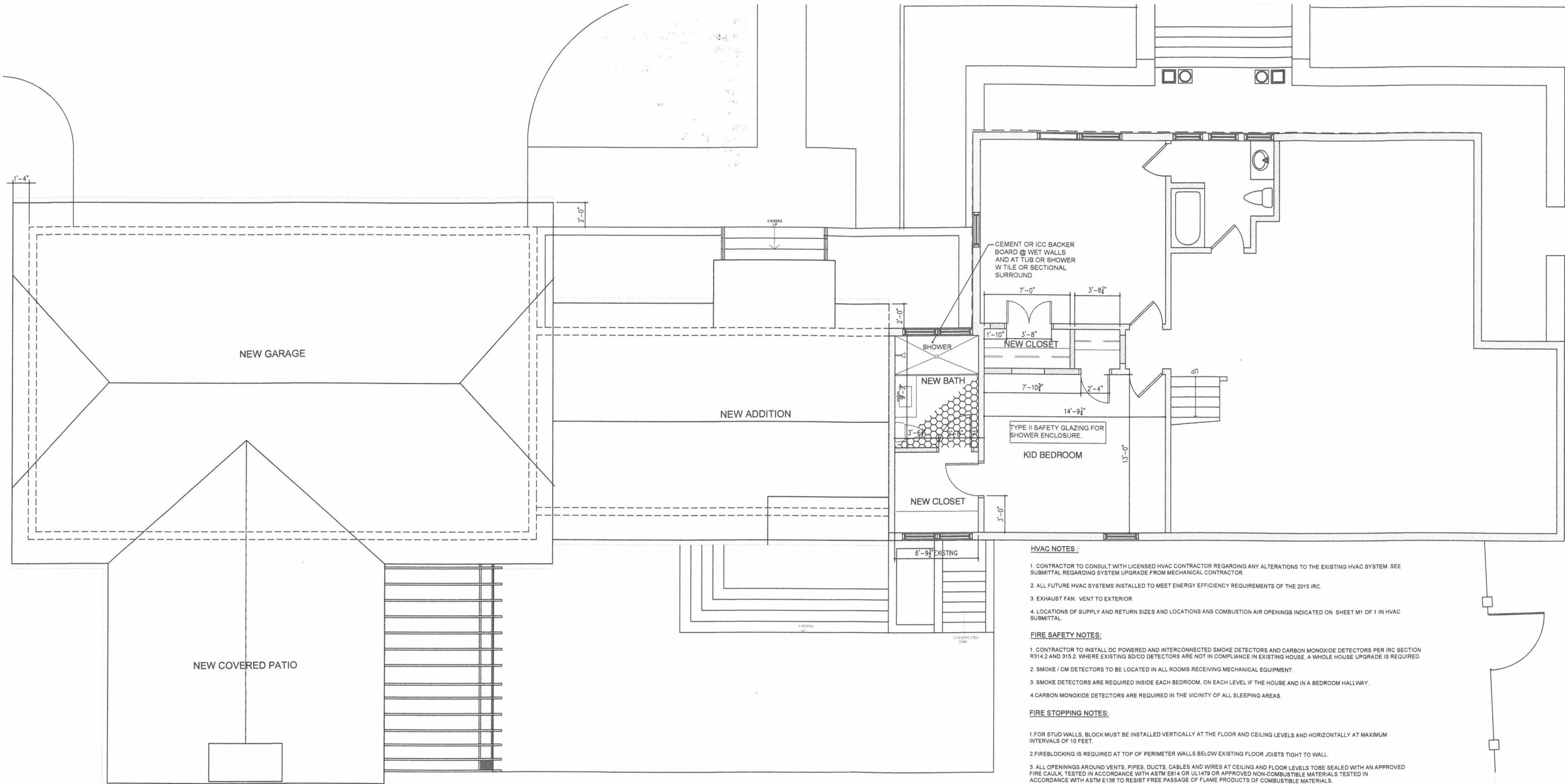
NOTE: Fb = 2800 AND E MIN = 2.0 FOR ALL ENGINEERED MEMBERS

PLAN NOTES

- EXTERIOR FRAME WALLS TO BE 2x6 AT 16" O.C. w/ R-19 INSULATION, UNLESS NOTED OTHERWISE
- INTERIOR WALLS TO BE 2x4 STUDS AT 16" O.C., UNLESS NOTED OTHERWISE
- FLOOR CONSTRUCTION TO BE 3/4" T&G PLYWOOD SUBFLOOR GLUED & NAILED TO FLOOR JOISTS PER PLAN, UNLESS NOTED OTHERWISE
- WINDOW & DOOR HEADERS TO BE 2-2x10, UNLESS NOTED OTHERWISE
- POSTS TO BE 2-2x (MATCH WALL STUD SIZE), UNLESS NOTED OTHERWISE; PROVIDE SOLID WOOD BLOCKING THROUGH FLOOR AT ALL POSTS ABOVE
- ALL INTERIOR DOORS TO BE 30" WIDE x 6'-8" TALL, UNLESS NOTED OTHERWISE
- CEILING HEIGHT: 9'-0" EXCEPT WHERE VAULTED AT NEW LINK

PLAN LEGEND





N
1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



WOLFE
ARCHITECTURE
AND DESIGN

7412 Manchester Rd
Maplewood, MO 63143

Phone: 314-960-0099
mattwolfe@WolfeAD.net

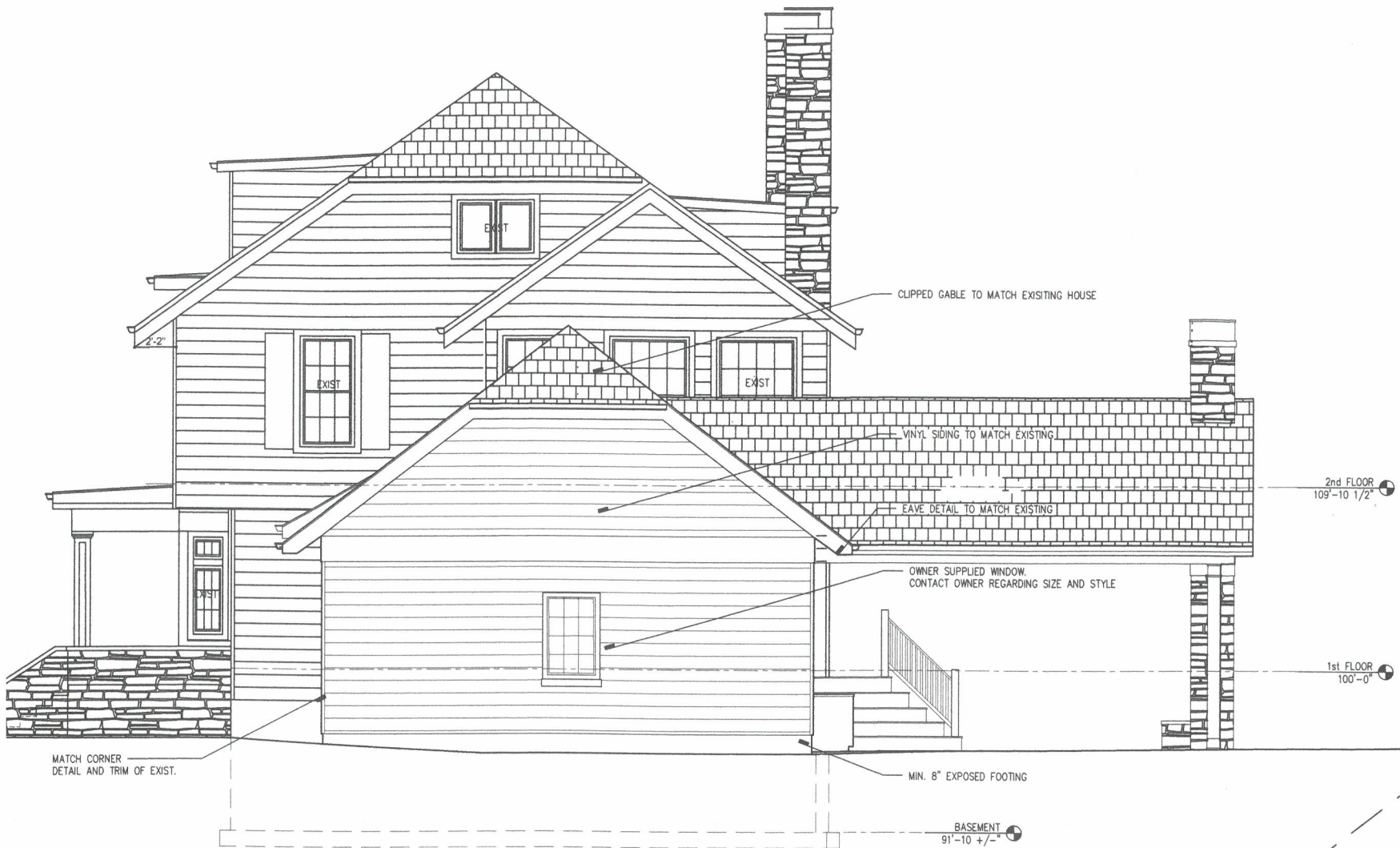
GLUCK RENOVATIONS AND GARAGE
71 FREDERICK LANE GLENDALE, MISSOURI 63122

No.	Description	Date

Matthew S. Wolfe - Architect
MO# A-5215

I HEREBY SPECIFY, PURSUANT TO RSMO, 337.411, THAT THE DOCUMENTS INTENDED TO BE AUTHENTICATED BY MY SEAL ARE LIMITED TO THE "A" DRAWING SEQUENCES INCLUDED HEREIN, AND I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS OF SERVICE PREPARED BY OR FOR THE CLIENT.

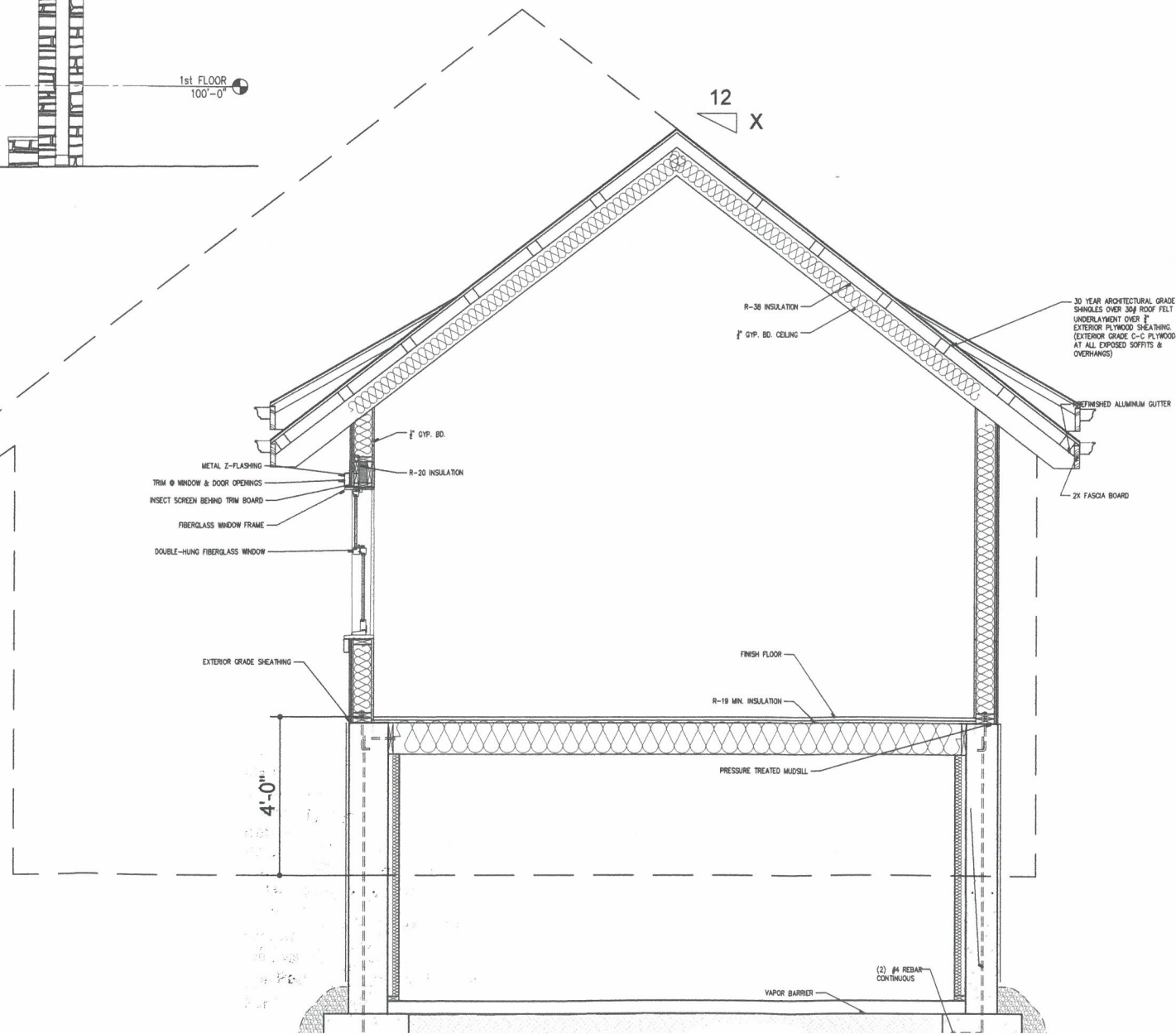
imin. BID Drawings 09.10.26



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

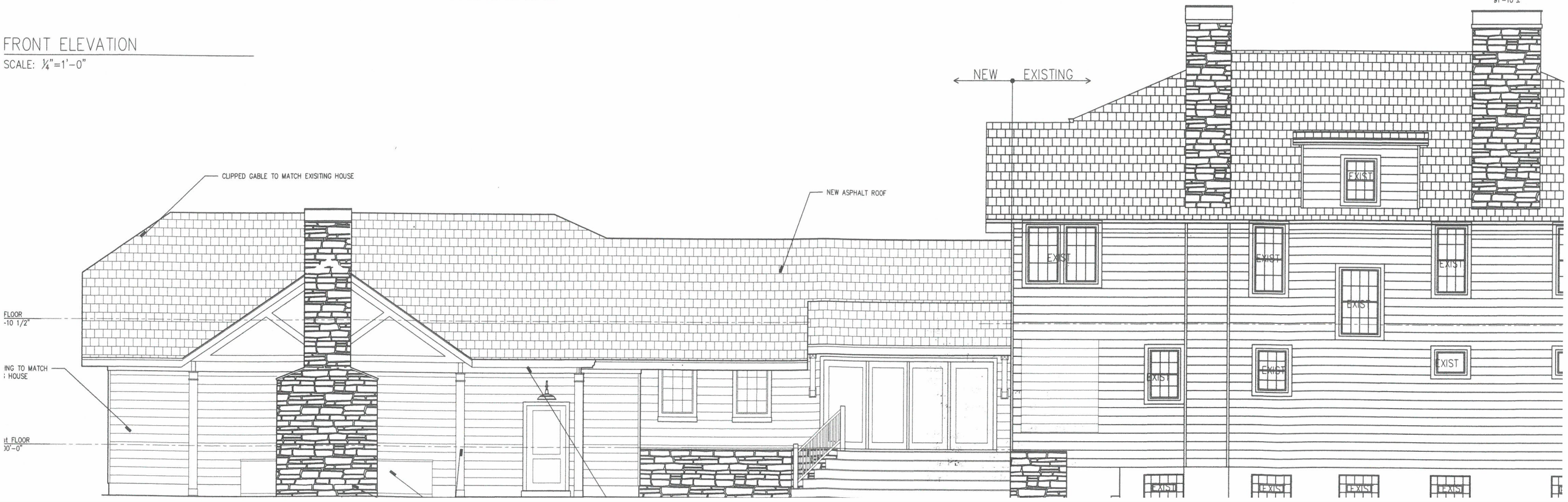
UPPER FLOOR
110'-0"

GROUND FLOOR
100'-0"
GRADE





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



GLUCK RENOVATIONS AND GARAGE
71 FREDERICK LANE GLENDALE, Missouri 63122

min. BID Drawings 09.10.26

No.	Description	Date

Matthew S. Wolfe - Architect
MO# A-5215

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