



Board of Adjustment Agenda

Thursday, January 22, 2026 at 6:30 PM

Brentwood City Hall 2348 S. Brentwood Blvd.

CITY OF BRENTWOOD

BRENTWOOD CITY HALL COUNCIL CHAMBERS

2348 S BRENTWOOD BLVD.

BRENTWOOD, MO 63144

THE CITY OF BRENTWOOD WILL PROVIDE REASONABLE ACCOMMODATIONS FOR PEOPLE WITH DISABILITIES TO ENABLE THEIR ATTENDANCE AT CITY MEETINGS.

PLEASE CONTACT THE CITY ADMINISTRATOR'S OFFICE AT 314-962-4800 EXTENSION 8608, USE RELAY MISSOURI 1- 800-735-2966 TDD OR CONTACT US BY EMAIL AT OPITTMAN@BRENTWOODMO.ORG AT LEAST 72 HOURS PRIOR TO THE MEETING YOU WISH TO ATTEND TO MAKE YOUR ACCOMMODATION REQUEST.

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Citizens are encouraged to participate in the meeting in the following manner:

1. In person - Brentwood City Hall 2348 S. Brentwood Blvd.

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2. Click the link to join the Zoom webinar: <https://zoom.us/j/95767001285>

Residents who join via this link will have the opportunity to speak during the public comments portion of the meeting, as scheduled on the agenda.

To participate during the public comments, click the "raise hand" button.

Once the Clerk calls on you, unmute and identify yourself when you speak so others know who is talking and so we can correctly identify you in the meeting minutes.

If you are not speaking, please mute yourself via your phone mute or the Zoom application muting option.

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1. CALL TO ORDER

2. ROLL CALL

3. AGENDA APPROVAL

4. CITIZEN COMMENTS

- A. An opportunity for members of the public to address the Board of Adjustment regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes.

5. NEW BUSINESS

- A. Variance for the property addressed as 8601 Rosalie Ave, Brentwood MO 63116 from Section 400.2400(A) which provides that no fence or screen except those allowed under Section 400.2410, Subsection (D) shall be erected, constructed or maintained within a front yard in any dwelling district. Section 400.2410(D)(a) requires an ornamental open fence not to exceed 48” inches in height, may be permitted when located to the side or rear of the residence within a front yard setback, provided that it is set back at least 5 feet from the property line or 10 feet from the street curb whichever is greater, and is constructed of open slatted decorative metal fencing. The Applicants received a variance on September 24, 2024, which allowed a 5 foot tall fence that was at least 30% open (at a minimum) one foot from the property line within the setback of Helen Ave. Construction started with 15% openness which was inconsistent with the approved plans and the variance. The Applicants are seeking approval of a revised Variance to allow for the five foot tall fence that is 15% open along Helen Avenue.
- B. Variance from Section 400.1330(D)(5)(a) of the Brentwood Code of Ordinances for the property addressed as 5 Stratford Lane, Brentwood MO 63116 in the B Single Family District that requires the driveway may not be wider than the width of the garage plus twenty-four (24) inches as measured at the main opening in width of door, but in no event shall the driveway exceed forty percent (40%) of the front or rear yard area in which the driveway is located. The proposal is to allow for the extension of the driveway beyond the existing width for an additional 6 feet.

6. DIRECTOR OF PLANNING AND DEVELOPMENT REPORT

7. CITIZEN COMMENTS

8. ADJOURNMENT

- A. Adjourn Meeting

This meeting will be livestreamed on YouTube and/or recorded. The recording will be made available on the City’s YouTube channel. Please be aware that your presence may be recorded.