



Staff Report

Subject: 326 Turfwood Drive

Department/Program: Administration (Planning & Zoning/Building Department)

Explanation:

Request for a fence in the front yard of a corner lot on the northeast corner of Turfwood Drive and Towerwood Drive. There is currently a chainlink fence on the property. (The proposed fence would be located in the same place in the front yard that lies along Towerwood Drive.) It would be a six foot (6') high white vinyl privacy fence. The fence would then continue along the rear property and other side property line, terminating at the rear corner of the residence.

Recommendation:

Section 7-224 of the City's Code of Ordinances prohibits fences "within the front yard area between the street right-of-way line and the building line" except with the permission of the Board of Aldermen. It goes on to reference Article XVI, Section 9 of the Zoning Ordinance for submittal details, which include: a site plan showing the location of the fence; height of the fence; proposed landscaping on the right of way side of the fence; an illustration of the type of fence; and the approximate grade of the area of the fence. The application shall include an agreement by the property owner that the fence shall be maintained; permit annual inspection by the city; and the property owner shall agree to make any repairs found necessary after such inspection, on penalty of revocation of such permit.

Section 9 also requires front yard fences to be uniform and harmonious with similar fences in the neighborhood; and be installed with the finished side facing the roadway.

As proposed, this fence differs from similar petitions because it does not include landscaping on the right-of-way side. However, it complies with the necessary requirements and does not obstruct sight distance for drivers at the intersection. Staff recommends relocating the fence a minimum of five feet (5') into the property to allow for landscaping, along with the property owner's agreement to the stated requirements above.

Submitted By: Lynn Sprick

Date: January 13, 2025



Looking east, past the property along Towerwood Drive



Another view looking east, past the property along Towerwood Drive



Looking north, past the property along Turfwood Drive



Aerial view of property

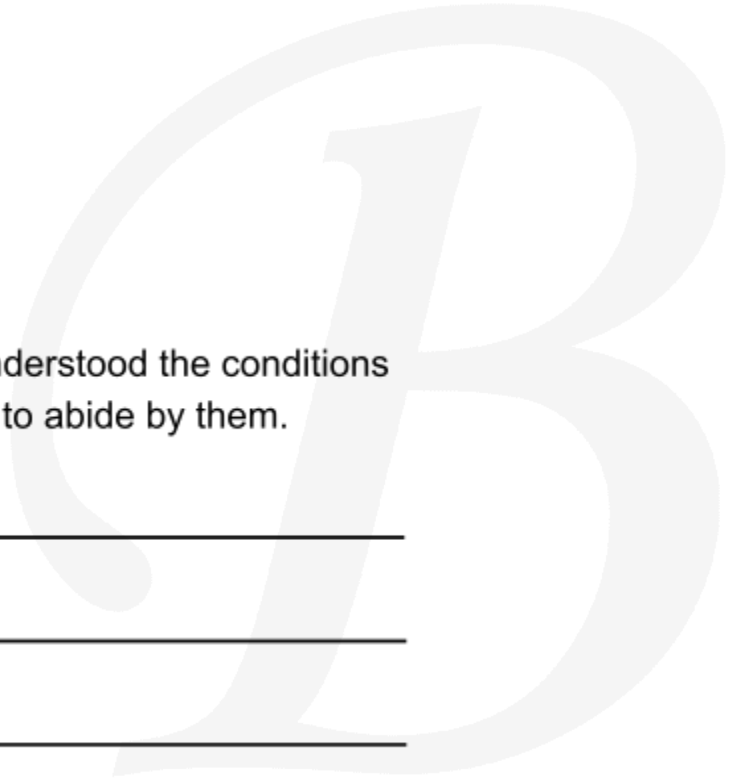


I, the undersigned, have read and understood the conditions outlined in the staff report and agree to abide by them.

Signature: _____

Name: _____

Date: _____



12/19/2024

Board of Aldermen
City of Ballwin
1 Government Center
Ballwin, MO 63011

Board of Aldermen,

I am writing to request approval for a 6 foot privacy fence for my corner lot at 326 Turfwood Dr, Ballwin MO 63021.

I purchased this home back in 2020 with the appeal of the corner lot and side yard for my dogs to play in. The house currently has a chain link fence which is in need of replacement. For the security and privacy of the residence I have employed the services of a very reputable company Kirkwood Fence to perform the work.

This proposed fence does not block the views of cars at the intersection. This intersection also has a stop sign when coming towards Turfwood from Towerwood. The fence would go around the entire yard and would be located exactly where the current fence resides with no changes other than being a 6 foot high fence.

I have already received approval from the HOA of Westglen to have this fence installed as it meets their criteria.

As the homeowner I will follow all city codes and ordinances to comply and meet with your approval process.

In addition to replacing the current broken down fence this will be visually appealing and provide security as well it will allow my dogs the full freedom to use the yard as I envisioned when I purchased this home just 4 years ago. I see this as an investment in my home and for the City of Ballwin.

Please let me know if you need any additional info. to approve my proposed fence.

Sincerely,
BOB AXLEY
326 Turfwood Drive
314-852-8902



FENCE PERMIT / APPLICATION

CODE ENFORCEMENT DEPT · 1 GOVERNMENT CTR · BALLWIN MO 63011 · (636) 227-2129 · inspections@ballwin.mo.us

PERMIT #:

LOCATION (ADDRESS): 326 Turfwood Dr	DATE: 12/13/24
OWNER: Bob Axley	PERMIT NUMBER:
CONTACT PERSON: Bob Axley	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: (314) 852-8902	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: 79handsunset@gmail.com	

CONTRACTOR: Kirkwood Fence	CONTACT PERSON: Cooper Moore
ADDRESS: 425 N Hwy Dr	PHONE: 314-575-8397
EMAIL: cmoore@kirkwoodfence.com	

FENCE INFORMATION

PRIVACY CHAIN LINK
 NON-PRIVACY WOOD
 POOL VINYL
 ALUMINUM
 OTHER: _____

CORNER LOT*
 STREETS AT FRONT & REAR OF PROPERTY*


HEIGHT FROM GROUND: 6' tall _____ FT / IN.

- *CONDITIONS**
(These conditions apply only to corner or double-frontage lots)
- No part of the fence may be located in the public right-of-way.
 - Fence must have a gate to provide access to right-of-way for maintenance purposes.
 - Fence must be erected with the finished side facing the roadway.
 - Fence must blend with existing nearby front yard fences in orientation, color, style, height, materials, and location.
 - Fence must be located so as not to obstruct the view of motorists or pedestrians in the vicinity.

Two copies of your plot plan, showing the location of the fence, must be submitted with this application.

I hereby certify that the information contained in this application and accompanying drawings or plats is correct, and that I will conform with all applicable laws of the City of Ballwin.

The undersigned warrants either (i) the plans have been approved by any applicable Board of Trustees, or other subdivision governing body; or (ii) that there is no relevant subdivision Board or Trustee group for which approval is required.



 OWNER/CONTRACTOR

12/13/24

 DATE

PERMITEE MUST CALL FOR A FINAL INSPECTION WHEN THE FENCE HAS BEEN COMPLETED

	▶ REVIEWED ◀
	_____ PLANS EXAMINER APPROVAL
	_____ INSPECTOR APPROVAL (if needed)
	Date: _____

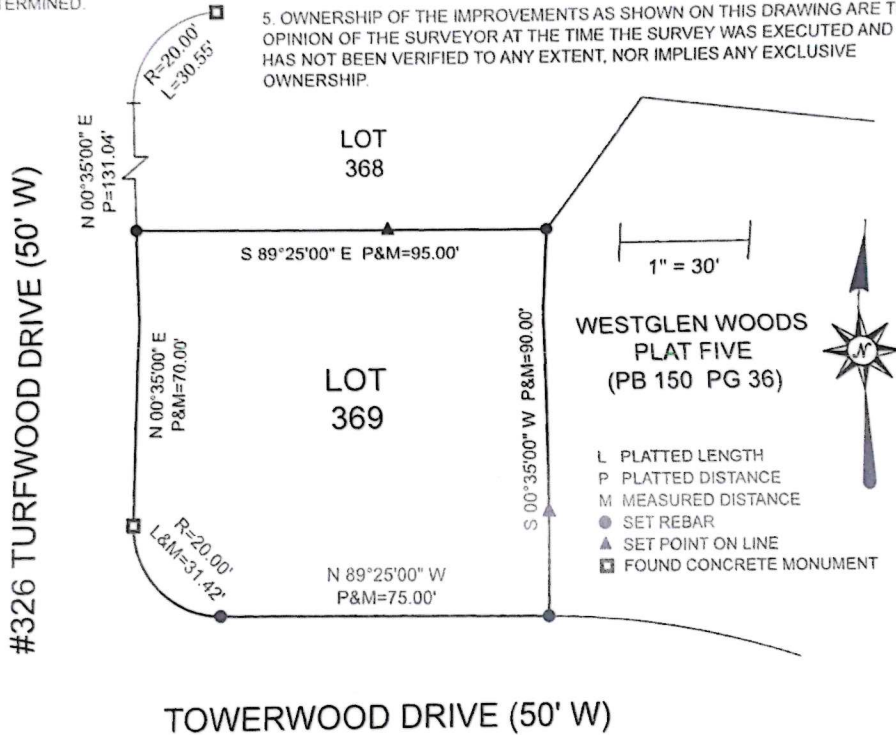
BOUNDARY SURVEY

LOT 369 WESTGLEN WOODS PLAT ONE PB 133 PG 32, ST LOUIS COUNTY, MO

SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF WESTGLEN WOODS PLAT ONE PER PLAT BOOK 133 PAGE 32 OF THE ST LOUIS COUNTY RECORDS.
2. BUILDING LINES SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT SETBACK AND SIDEYARD REQUIREMENTS MAY EXIST ACCORDING TO CURRENT ORDINANCE AND ZONING STANDARDS AND ARE NOT SHOWN ON THIS DRAWING.
3. NO RESEARCH PERTAINING TO EASEMENTS WAS COMPLETED BY CARDINAL SURVEYING & MAPPING AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS. ITEMS LOCATED INTO EASEMENT AREAS MAY OR MAY NOT BE AT RISK. SEEK LEGAL ADVISE IF YOU HAVE QUESTIONS. THE EASEMENTS SHOWN ON THIS DRAWING ARE THOSE THAT ARE SHOWN GRAPHICALLY ON THE RECORD PLAT AND THOSE LISTED PER FREEDOM TITLE COMPANY COMMITMENT #20LT08942 (6629/328 - DOES NOT AFFECT SUBJECT PROPERTY).
4. SURVEY COMPLETED TO URBAN PROPERTY BOUNDARY ACCURACY STANDARDS PER 20 CSR 2030-16.010 OF THE MISSOURI STATE STATUTES AND ACCURATELY REFLECTS ALL VISIBLE IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS PER ABOVE REFERENCED TITLE COMMITMENT, AND EVIDENCE OF VISIBLE EASEMENTS LOCATED AT THE TIME OF SURVEY. AN ALTA WAS NOT PERFORMED AND UTILITY LOCATION HAS NOT BEEN DETERMINED.

5. OWNERSHIP OF THE IMPROVEMENTS AS SHOWN ON THIS DRAWING ARE THE OPINION OF THE SURVEYOR AT THE TIME THE SURVEY WAS EXECUTED AND HAS NOT BEEN VERIFIED TO ANY EXTENT, NOR IMPLIES ANY EXCLUSIVE OWNERSHIP.



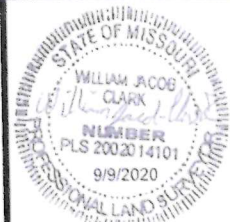
SHEET 2 OF 2



PO BOX 278
COTTLEVILLE, MO 63338
PHONE: 636.922.1001
Corp # 2005000229
www.CardinalSurveying.com

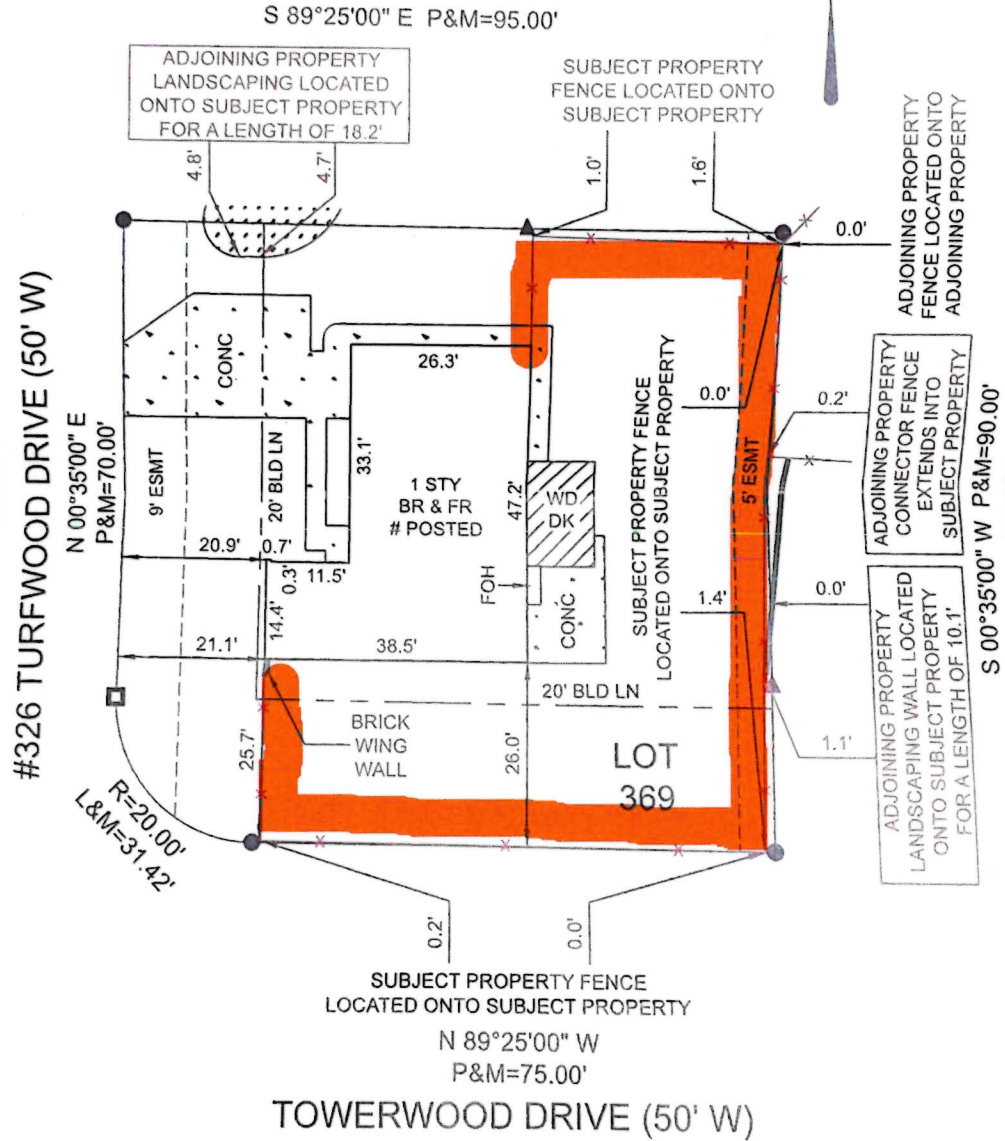
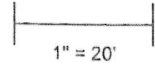
JOB #2009092
FB 584-2
FIELD WORK BY: TAO/SDP
DRAWN BY: BSR/MAG
REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON SEPTEMBER 2, 2020 A REQUEST BY FREEDOM TITLE COMPANY WAS MADE FOR A BOUNDARY SURVEY AND TO LOCATE THE IMPROVEMENTS ON THE ABOVE NAMED TRACT AND THAT THE RESULTS ARE, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTED HEREON



BOUNDARY SURVEY LOT 369 WESTGLEN WOODS PLAT ONE PB 133 PG 32, ST LOUIS COUNTY, MO

- ✕ FENCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ON LINE
- ▣ FOUND CONCRETE MONUMENT



SHEET 1 OF 2

Cardinal
Surveying & Mapping

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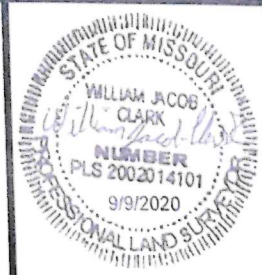
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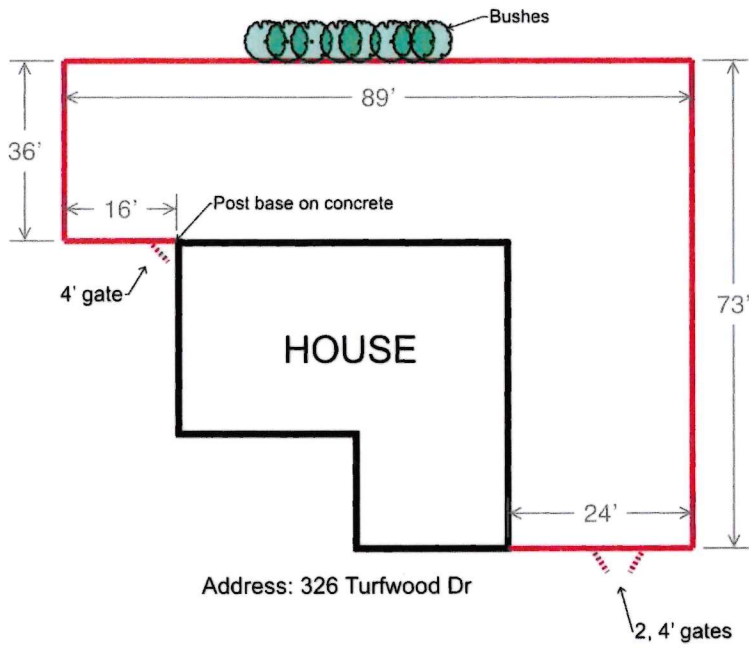
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— New fence

DRAWING
NOT TO
SCALE



