



Staff Report

Subject: 597 Highland Ridge Drive

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

Explanation:

Request for a fence in the front yard of a corner lot on the southwest corner of Highland Ridge Drive and Fieldstone Lane. The petitioner is requesting approval to install a fence on the property, extending from the existing fence on the south side of the property, across the west side of the property into the “secondary” front yard, terminating five feet(5’) from the property line along Fieldstone Lane.

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.

The proposed fence would be constructed of black aluminum and be four feet (4’) tall. It complies with the necessary requirements and does not obstruct sight distance for drivers at the intersection. Staff recommends approval with the property owner's agreement to the stated requirements above.

Submitted By: Lynn Sprick

Date: June 9, 2025



Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Proposed fence location - looking north onto Fieldstone Lane



Figure 3 - Looking south toward Highland Ridge Drive - proposed fence location shown in red

Mary Lewandoski

597 Highland Ridge Dr
Ballwin, MO 63011
636-393-9345

Date: JUNE 3, 2025

To the Ballwin Municipality Board,

City of Ballwin
14811 Manchester Road
Ballwin, MO 63011

Subject: Request for Fence Placement Approval – 597 Highland Ridge Dr

Dear Members of the Board,

My name is Mary Lewandoski, and I am the homeowner at **597 Highland Ridge Dr, Ballwin, MO 63011**. I am writing to formally request an exception to the current municipal fencing ordinance that restricts fence placement on corner lots.

Due to the corner lot designation, the side yard of my property—facing **Fieldstone Lane**—is classified as a "front yard" under Ballwin municipal code. This classification prevents me from extending a fence beyond the side of my home's structure. As a result, the permitted fence line significantly limits the usable portion of our backyard.

I am respectfully requesting approval to extend our fence line **from the side of the house to the edge of the property line bordering Fieldstone Lane**. The proposed fence will be a **three-rail cast aluminum** design, which is pre-approved by the City of Ballwin. I am including the following supporting documents with this request:

- Property land survey
- Aerial view of the lot
- Product specifications of the proposed fence

This request is made primarily for **safety and usability reasons**. We have a **three-year-old child and two dogs**, and the current fencing limitation makes it difficult to create a secure and functional outdoor space. If we were to install the fence as currently allowed, it would effectively cut our backyard in half—leaving an aesthetically awkward layout and inadequate space for safe play and use.

Importantly, the proposed fence **does not obstruct views for neighboring homes or drivers** along Fieldstone Lane. It simply allows us to make full use of our lot in a safe, attractive, and community-conscious way.

We respectfully ask the board to consider this request and grant approval to extend our fence to the property line. We appreciate your time and consideration in reviewing this matter.

Sincerely,
Mary Lewandoski



8:30



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Search here



Fieldstone Ln

Fieldstone Ln

Fieldst



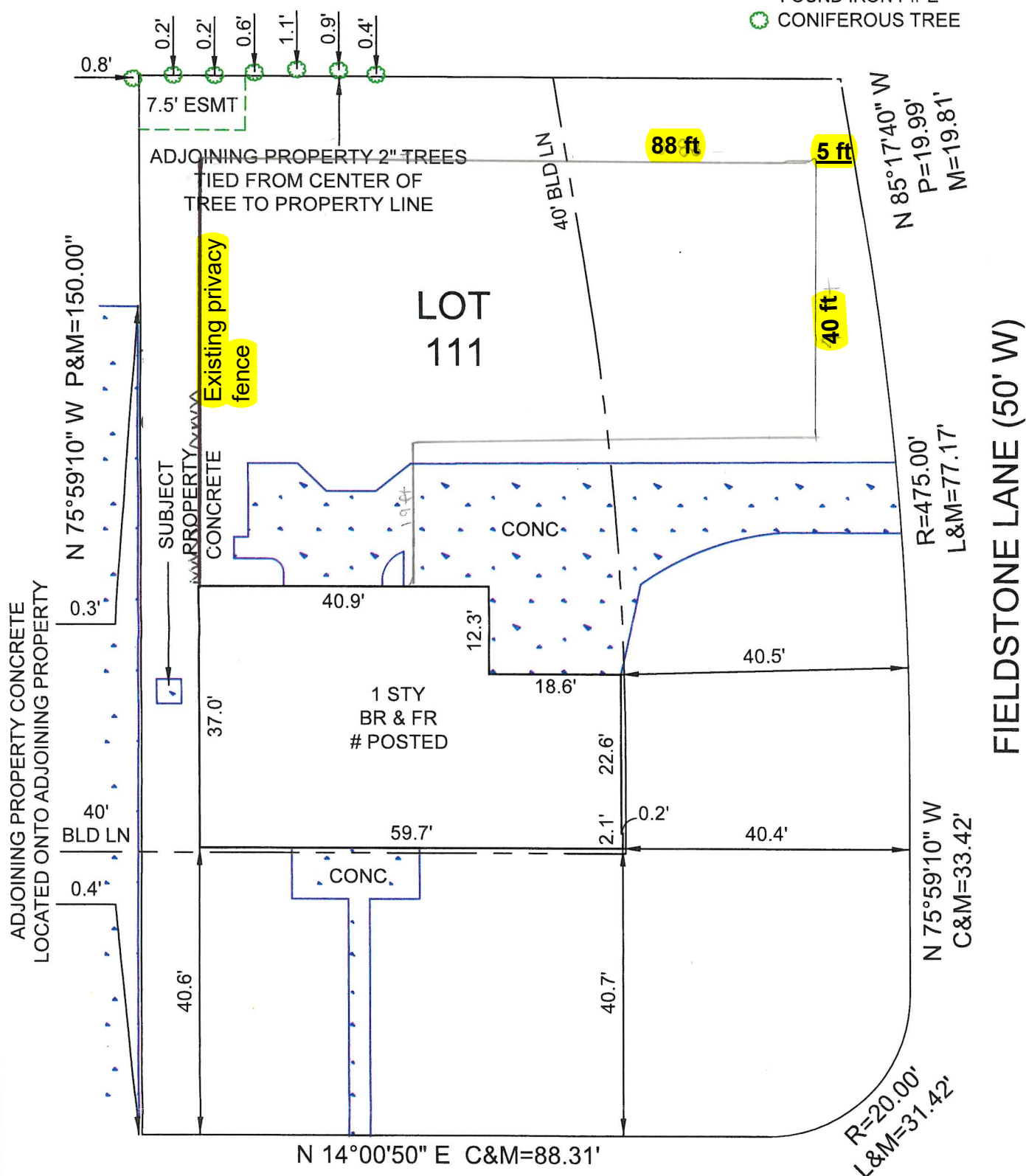
20 ft
5 m



View

P=N 14°00'50" E 98.82'
M=N 14°06'56" E 98.85'

- C CALCULATED DISTANCE
- L PLATTED LENGTH
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ON LINE
- FOUND IRON PIPE
- 🌲 CONIFEROUS TREE



#597 HIGHLAND RIDGE DRIVE (50' W)

SHEET 1 OF 2



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

REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

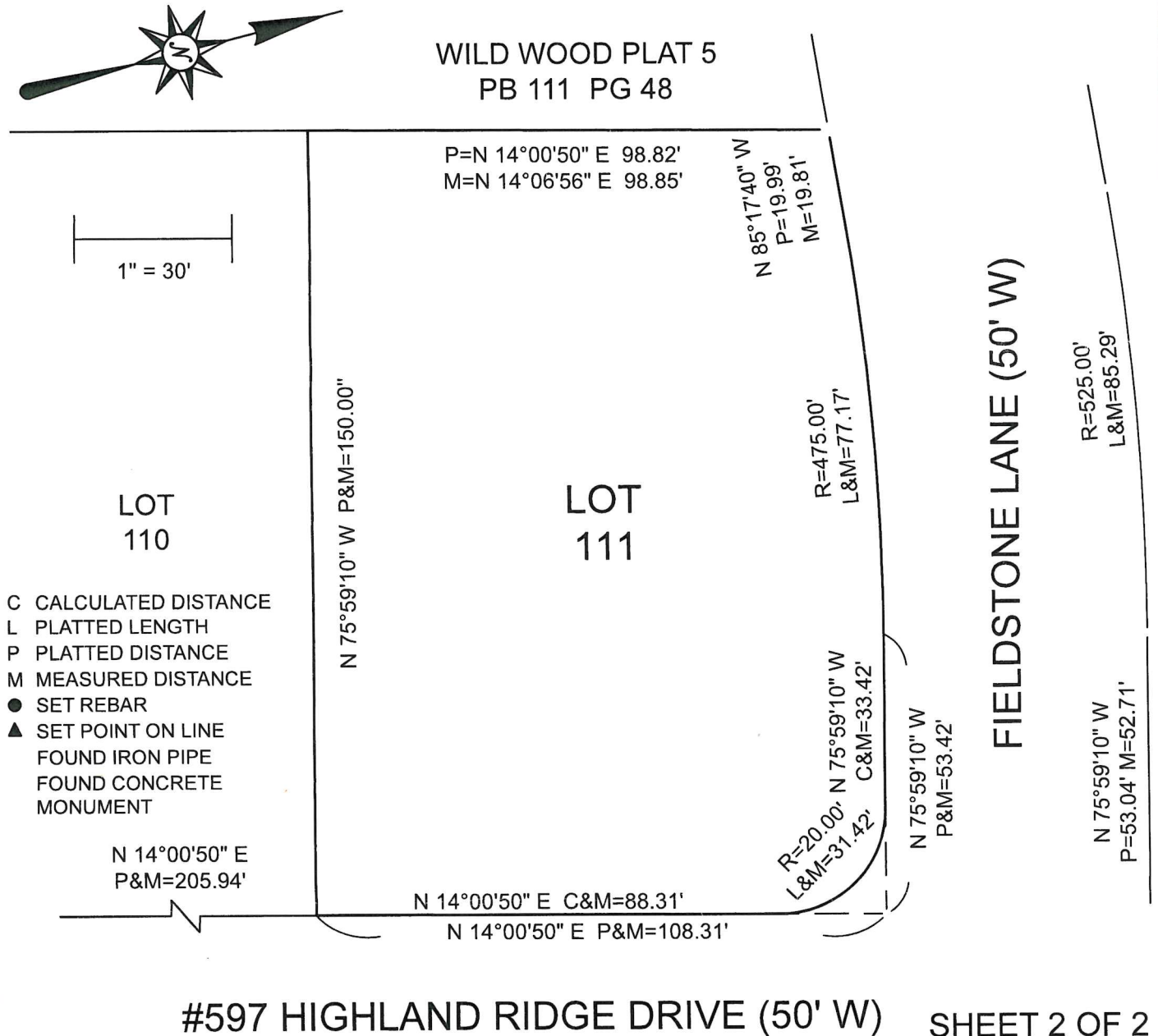
THIS IS TO CERTIFY THAT ON
MAY 26, 2020 A REQUEST BY
FREEDOM TITLE COMPANY WAS
MADE FOR A BOUNDARY SURVEY
AND TO LOCATE THE
IMPROVEMENTS ON THE ABOVE
NAMED TRACT AND THAT THE
RESULTS ARE, TO THE BEST OF
MY KNOWLEDGE, CORRECTLY
REPRESENTED HEREON.



BOUNDARY SURVEY
LOT 111 WILD WOOD PLAT 3
PB 109 PG 69, ST LOUIS COUNTY, MO

SURVEYORS NOTES:

1. BASIS OF BEARING PER RECORD PLAT OF WILD WOOD PLAT 3 (ALSO KNOWN AS OAK TREE FARM) PER PLAT BOOK 109 PAGE 69 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 #20LT05193 (5339/120 - PREDATES THE RECORD PLAT).
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.



PO BOX 278
COTTLEVILLE, MO 63338
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JOB #2006005
FB 556:4
FIELD WORK BY: TAO/TLS
DRAWN BY: BSR
REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON
MAY 26, 2020 A REQUEST BY
FREEDOM TITLE COMPANY WAS
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