

Staff Report

Subject: 384 Sunfield Pl

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

Explanation:

Request for a fence in the front yard of a corner lot on the west side of Baxter Road, approximately 500 feet north of Greenmore Drive. This lot is considered a through lot, meaning it has road frontage along both the front and rear property line. The petitioner is requesting approval of a new fence on the property, along the rear property line.

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.

Recommendation:

Currently, there is a chain link fence installed at the proposed location. The proposed fence would be a six foot (6') tall wood privacy fence, consistent with the neighboring fence. 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: July 14, 2025



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



Figure 2 - Looking southeast along Baxter Road



Figure 3 - Fence location - looking northwest along Baxter Road

Dan T. Bowers 384 Sunfield Place Ballwin, MO 63011 314-495-9685

Date: July 2nd, 2025

To the Ballwin Municipality BoardCity of Ballwin
14811 Manchester Road
Ballwin, MO 63011

Subject: Request for re-installation of Fence following completion of AR-1555 – 384 Sunfield Place

Dear Members of the Board,

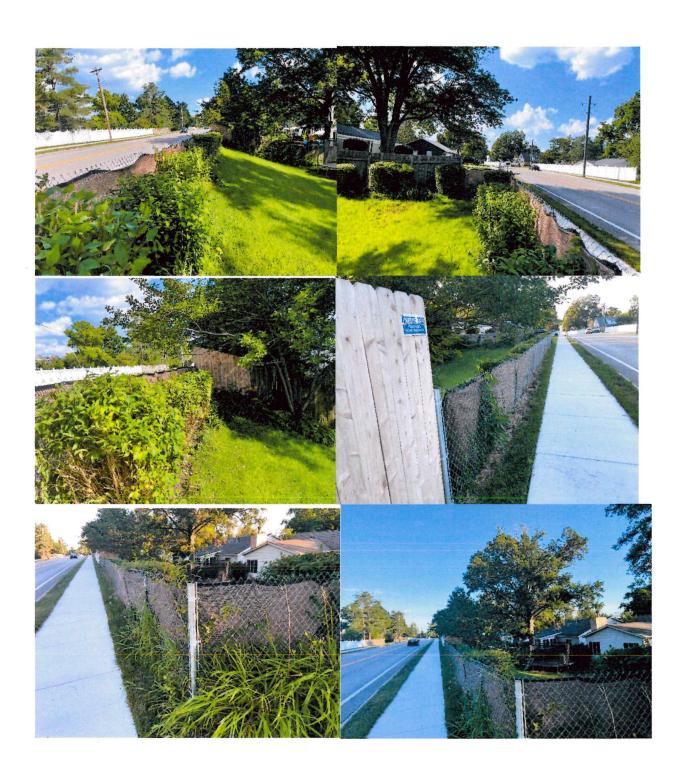
My name is Dan Bowers and I am the homeowner at **384 Sunfield Place, Ballwin, MO 63011**. I am writing seeking approval to re-install a wood weather-treated fence adjacent to Baxter Road now that County Project Number: AR-1555 is complete.

The proposed fence line is a greater distance from both the street and sidewalk from its previous installation pre-construction. In addition, the fence line will align and connect with my immediate neighbor (southeast) fence, a portion of which is within my propery.

I respectfully request your approval following your review of the submitted permit and photos following my signature. I appreciate your time and consideration, as well as the efforts to improve our streets, pedestrian walkways, and property values.

Best Regards, Dan Bowers

Danny James





T#: 35-052-04



CITY OF BALLWIN

FENCE PERMIT / APPLICATION

INSPECTOR APPROVAL (if needed)

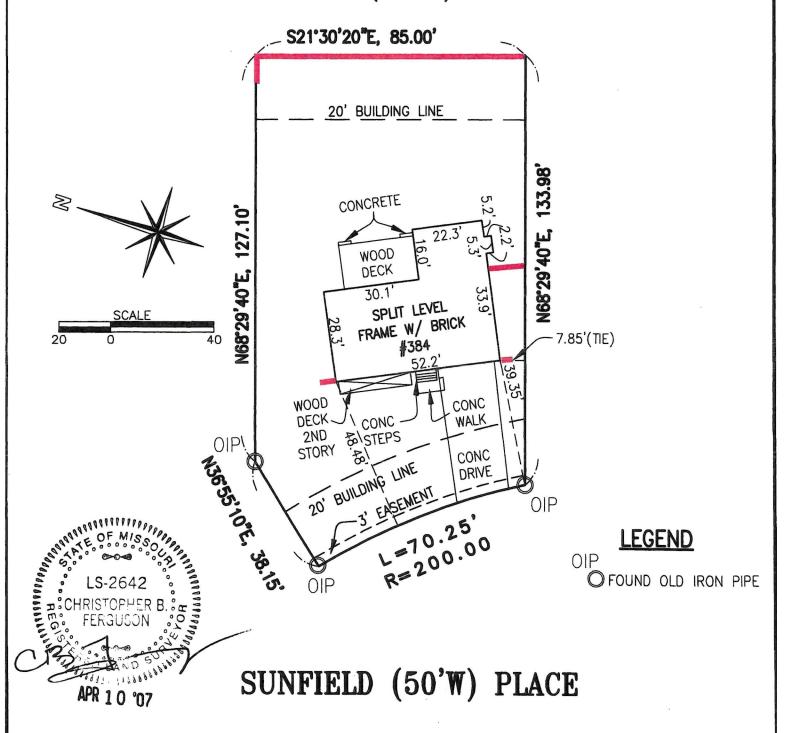
Date:

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

LOCATION (ADDRESS): 384 SUNTIPLA PLACE	DATE:
OWNER: Dan Bowers	PERMIT NUMBER:
CONTACT PERSON:	PERMIT FEE: 🔾 \$45
PHONE:	☐ MAIL TO: Homeowner Contractor
EMAIL:	
CONTRACTOR: Makic Fence & DOCK CONTACT ADDRESS: 359 HOrn Aug. 103135 EMAIL: Info @ Makic Fence Com 02	PERSON: Sado Cerimovic PHONE: 314-443-7185 Sado a makic fence com
PRIVACY CHAIN LINK NON-PRIVACY WOOD VINYL POOL ALUMINUM OTHER: CORNER LOT* STREETS AT FRONT & REAR OF PROPERTY*	(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 I hereby certify that the information contained in this application and ac will conform with all applicable laws of the City of Ballwin. The undersigned warrants either (i) the plans have been approved by sion governing body; or (ii) that there is no relevant subdivision Board of OWNER/CONTRACTOR	ecompanying drawings or plats is correct, and that I
PERMITEE MUST CALL FOR A FINAL INSPECTION WH	
	▶ REVIEWED ◀
RECEIVED	PLANS EXAMINER APPROVAL
JUN 03 2025	

SURVEYOR'S REAL PROPERTY REPORT LOT 44 OF COUNTRY GREEN ST. LOUIS COUNTY, MISSOURI

BAXTER (50'W) ROAD



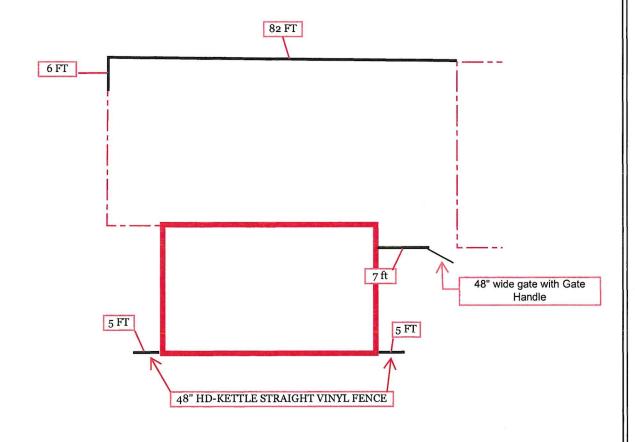
THIS IS TO CERTIFY THAT AT THE REQUEST OF DANIEL & CARRIE BOWERS, A SURVEYOR'S REAL PROPERTY REPORT WAS EXECUTED BY ME, OR UNDER MY DIRECT SUPERVISION ON THE 6TH DAY OF APRIL, 2007 ON #384 SUNFIELD, BALLWIN, MISSOURI, 63011 AND THAT THIS DRAWING IS A REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF INSPECTION.

Makic Fence and Deck Proposal / Service Contract Phone: (314) 866-5557 359 Horn Ave, St. Louis, MO 63125

CUSTOMER NAME DAN BOWERS	DATE 05/12/2025			
STREET 384 SUNFIELD PL.	CONTACT NAME DAN			
CITY, STATE AND ZIP BALLWIN, MO 63011	PHONE NUMBER 314-495-9685			
JOB SITE LOCATION SAME	2ND CONTACT			
CUSTOMER EMAIL DANBOWERS314@GMAIL.COM	PHONE NUMBER			

Est. 2022

SALES REPRESENTATIVE SADO CERIMOVIC		or made real residence and real sections are real sections and real sections and real sections are real sections are real sections and real sections are real sections.		SALES REP. EMAIL SADO@MAKICFENCE.COM				
TYPE PRESSURE TREATED	COLOR	неі GHT 72"	DDU (4.0) (POST SIZE AND TOP 4" PRESSURE TREATED FLAT		INSTALL FT 95 FT
TYPE VINYL	COLOR WHITE	неі с нт 48"	1			POST SIZE AND TOP 5" FLAT		INSTALL FT 10 ft
PERMIT MAKIC TO OBTAIN PERMIT	The second secon		DIRT FROM POST LEAVE ON S		7.44 M. A		GAP HEIGHT UNDER THE FENCE STANDARD	



Deposit: \$2,050.00 The Balance Due In Full Upon Completion. Total Cost:\$4,010.00

SEE THE ATTACHED TERMS AND CONDITIONS OF CONTRACT WHICH ARE EXPRESSLY INCORPORATED HEREIN BY REFERENCE. BY SIGNING THIS CONTRACT, CUSTOMER ACKNOWLEDGES RECEIPT AND ACCEPTANCE OT THE TERMS AND CONDITIONS OF CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this Service Contract effective the date and year below. **Customer Signature** Date **Authorized Signature** Date **Makic Fence and Deck**