



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 Board

City 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 property.

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

A handwritten signature in black ink, appearing to read 'Dan Bowers', with a stylized, cursive script.





FENCE PERMIT / APPLICATION

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

LOCATION (ADDRESS): 384 Sunfield Place	DATE:
OWNER: Dan Bowers	PERMIT NUMBER:
CONTACT PERSON:	PERMIT FEE: <input type="checkbox"/> \$45
PHONE:	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL:	

CONTRACTOR: Makic Fence & Deck	CONTACT PERSON: Sado Cerimovic
ADDRESS: 359 Horn Ave 63125	PHONE: 314-443-7185
EMAIL: info@makicfence.com or sado@makicfence.com	

FENCE INFORMATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> PRIVACY | <input type="checkbox"/> CHAIN LINK |
| <input type="checkbox"/> NON-PRIVACY | <input checked="" type="checkbox"/> WOOD |
| <input type="checkbox"/> POOL | <input checked="" type="checkbox"/> VINYL |
| | <input type="checkbox"/> ALUMINUM |
| | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> CORNER LOT* | |
| <input type="checkbox"/> STREETS AT FRONT & REAR OF PROPERTY* | |
| HEIGHT FROM GROUND: _____ 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.

On Back

OWNER/CONTRACTOR

DATE

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

RECEIVED JUN 03 2025 CITY OF BALLWIN	► REVIEWED ◀
	_____ PLANS EXAMINER APPROVAL
	_____ INSPECTOR APPROVAL (if needed)
	Date: _____

PERMIT #: 25-052-040

BAXTER (50'W) ROAD



OIP
 ○ FOUND OLD IRON PIPE

SUNFIELD (50'W) PLACE

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.

Est. 2022

FENCE & DECK MAKING

PHONE NUMBER

GAP HEIGHT UNDER THE FENCE STANDARD

