



## **Staff Report**

**Subject:** 1024 Hollybend Dr

**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 Hollybend Drive and Hollybend Court. The petitioner is requesting approval of a new fence on the property, extending from the back corner of the house, into the “secondary” front yard, terminating approximately seven feet (7’) from the property line along Hollybend Court.

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:**

This fence has already been constructed. It is white vinyl and six feet (6’) 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:** July 14, 2025



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



Figure 2 - Fence location - looking east onto Hollybend Court



Figure 3 - Fence location - looking west from neighbor's driveway toward Hollybend Drive

July 7<sup>th</sup>, 2025

Board of Alderman

City of Ballwin

1 Government Center

Ballwin, Mo. 63001

I am writing this letter to request your approval for the construction of a fence at 1024 Hollybend Drive, Ballwin, Mo. 63011, which is located on a corner cul-de-sac lot.

Per city code, corner lots are subject to specific zoning regulations, especially concerning heights and placement of fences to ensure safety and visibility. I am seeking approval to install a fence to enhance the privacy of our backyard project while adhering to the requirements of the city ordinance.

**Proposed fence details:**

- Location: The fence would be placed per the attached drawing along the sides and rear yard of the property. ( A new swimming pool was just installed)
- Height of fence: The proposed fence is 6' tall and will comply with city regulations for corner lots, ensuring there is no obstruction to the visibility of the intersection.
- Materials: The fence will be built using high quality, durable white Vinyl. This fence will complement the aesthetics of the neighborhood and provide the safety and privacy needed for the pool. The fence will follow all pool codes, having self-closing and

latching pool code gates. ( These will open away from pool per code)

I have taken every precaution to ensure that the fence will not interfere with traffic visibility or public pedestrian safety. We are committed to following all codes and ordinances related to both pool and fence construction.

I am asking for your consideration and approval to proceed with this project. Please let me know if there is any additional documents or questions you need answered or provided in order to help in processing this request. I will be planning on attending the next meeting to provide any further information if needed.

Thank you for your time and consideration with this matter.

Ed Burke (Burke Construction)  
Tyler Dougherty (Homeowner)  
1024 Hollybend Drive



# FENCE PERMIT / APPLICATION

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

PERMIT #:

LOCATION (ADDRESS): <u>1024 Hollybend Drive</u>	DATE: <u>6/25/2025</u>
OWNER: <u>Jennifer Dougherty</u>	PERMIT NUMBER: _____
CONTACT PERSON: <u>Ed Burke</u>	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: <u>636-978-7740</u>	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: <u>Eb@burkeconstructionstl.com</u>	

CONTRACTOR: <u>Burke Construction</u>	CONTACT PERSON: <u>Ed Burke</u>
ADDRESS: <u>150 Neger Ln Augusta 63332</u>	PHONE: <u>636-978-7740</u>
EMAIL: <u>Eb@burkeconstructionstl.com</u>	

**FENCE INFORMATION**

PRIVACY                       CHAIN LINK  
 NON-PRIVACY               WOOD  
 POOL                               VINYL  
                                                  ALUMINUM  
                                                  OTHER: \_\_\_\_\_

CORNER LOT\*  
 STREETS AT FRONT & REAR OF PROPERTY\*

HEIGHT FROM GROUND: 6 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.

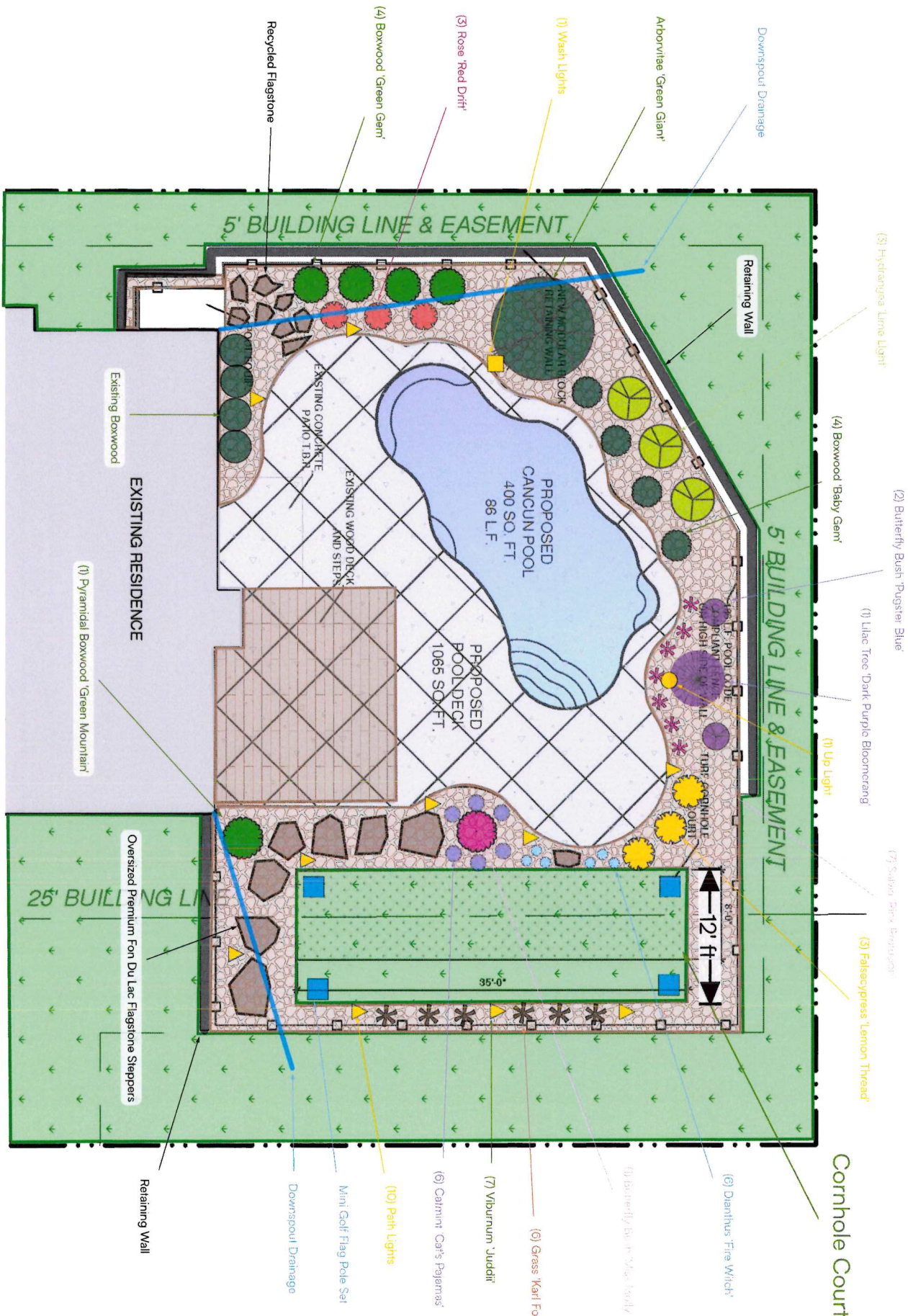
The undersigned warrants either (i) the plans have been approved by any applicable Board of Trustees, or other subdivision governing body; or (ii) that there is no relevant subdivision Board or Trustee group for which approval is required.

Ed Burke  
OWNER/CONTRACTOR

6/25/2025  
DATE

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

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

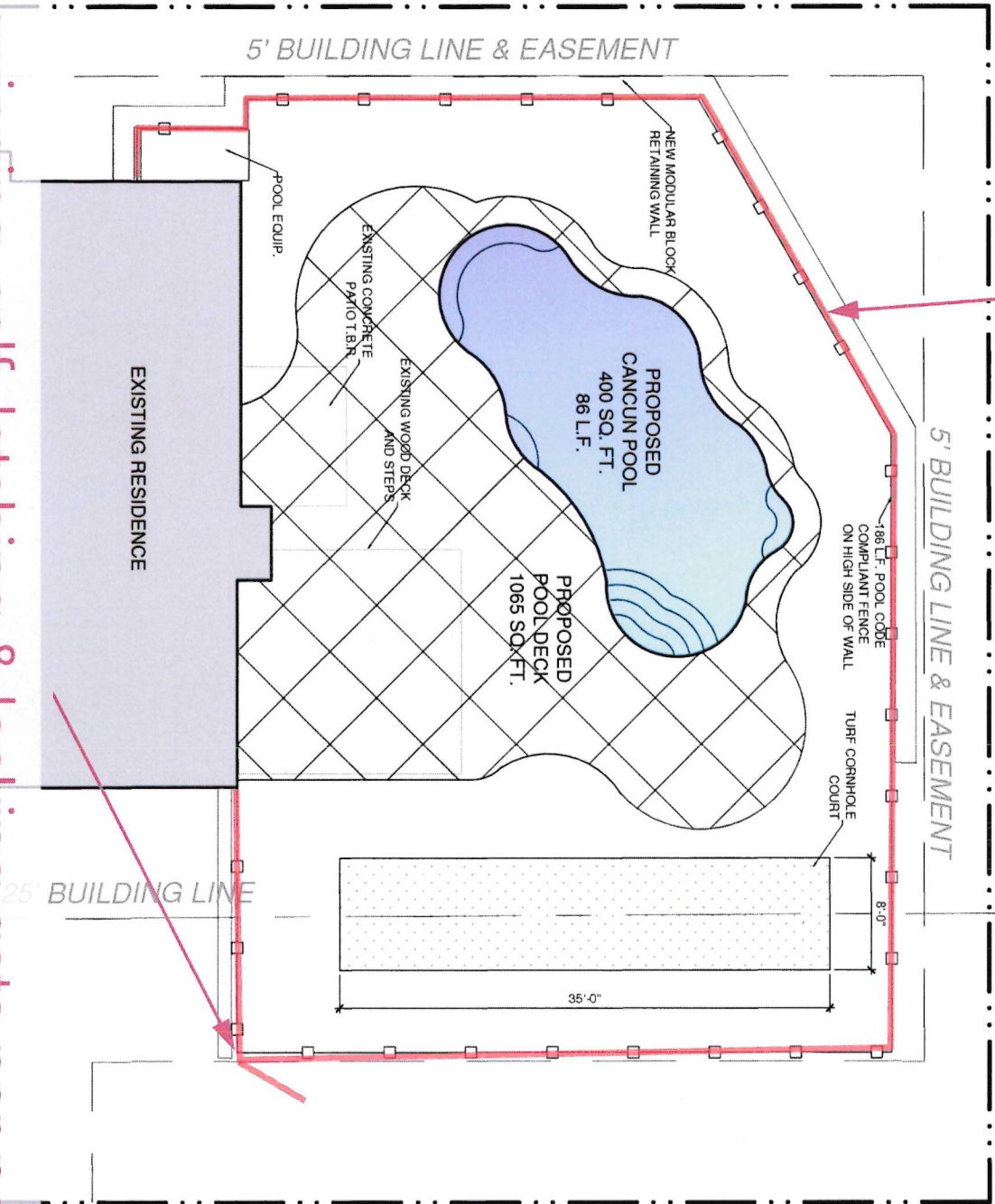


<b>THE DOUGHERTY RESIDENCE</b> 1024 HOLLYBEND DRIVE BALLWIN, MO		
DATE: 10-3-2024	SCALE: 1/8" = 1'-0"	POOL PLAN
DRAWN: SJM	CHECKED BY: GC	PAGE 1 OF 1



Cornhole Court 12'x35'

# 6 Ft Vinyl (Pool-Code) Privacy Fence



Outward swinging, self-latching & locking gate per pool code

THE DOUGHERTY RESIDENCE 1024 HOLLYBEND DRIVE BALLWIN, MO		
DATE: 10-3-2024	SCALE: 1/8" = 1'-0"	POOL PLAN
DRAWN: SJM	CHECKED BY: GC	PAGE 1 OF 1





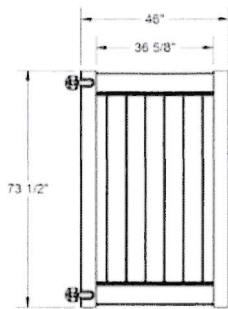
HAVEN SERIES	6' X 8' DOGWOOD					
	White		Sand		Clay	
	QTY	SKU	QTY	SKU	QTY	SKU
Description:						
6' x 8' Dogwood GL (72"H)		73028041		73028032		73053892
5" x 5" x 108" Line Post (ET)		73025999		73028002		73053887
5" x 5" x 108" Corner Post (ET)		73028000		73028003		73053885
5" x 5" x 108" End/Gate Post (ET)		73028001		73028004		73053886
5" x 5" Pyramid Post Cap		73003093		73003769		73054107
5" x 5" Gothic Post Cap		73003094		73003760		N/A
5" x 5" New England Post Cap		73045003		73045004		73054108
6' x 46" Dogwood Walk Gate*		73025969		73025971		73054202
6' x 58" Dogwood Drive Gate*		73025970		73025973		73054203

\*Hinges included (see below for options).

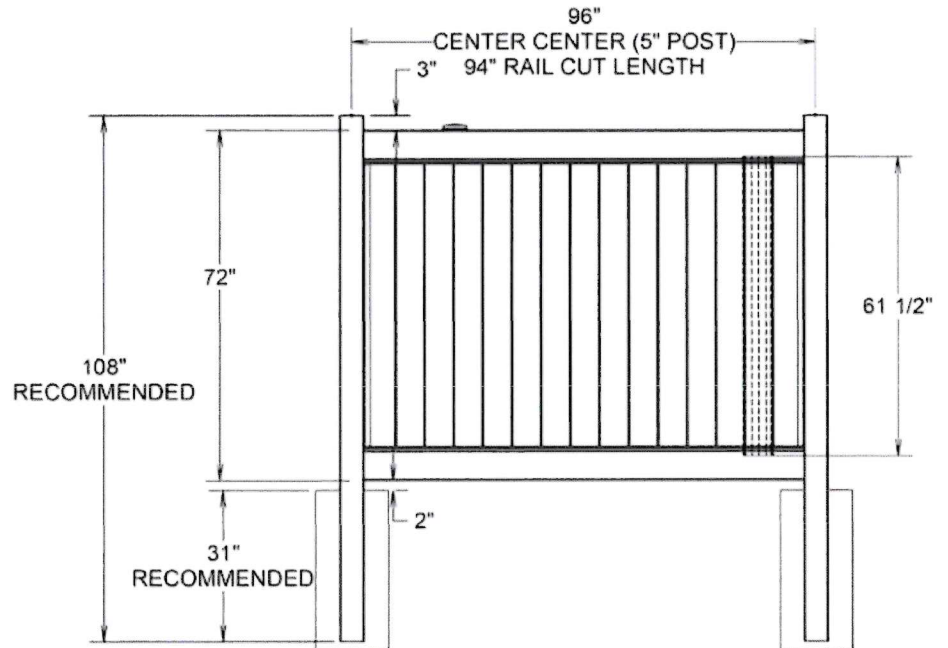
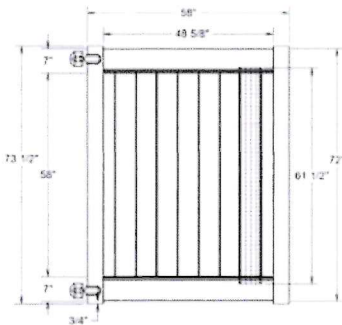
QuickShip available in White, Sand, and Clay only.  
Applies to: Fence Panels; Line, Corner, End and Gate Posts; and 4' and 5' Wide Gates.



Walk Gate



Drive Gate



Description:	Black	
	QTY	SKU
Heavy-Duty Contemporary Hinge		73014300
Gate Handle		73014320
Gate Stop		73014321
Heavy-Duty Drop Rod — 24"		73014305
Locking Gravity Latch with 2-Sided Key Entry/Push Button		73050187
5" x 5" x 106" Gate Post Insert		73003463

Material Per 8' Section		
QTY	ITEM	DIMENSION
2	Decorative Rails	2" x 7" x 94"
15	GlideLock (.035) Boards	7/8" x 6" x 61 1/2"
2	U-Channels	7/8" x 1 3/8" x 58.37"



Bottom Rail End View Profile

Hardware can be found on pages 102.



Note: Gates to be self locking & latching, outward swinging gates

Dealer Info:

Note: Latch to be located 54" or greater above ground

