



Staff Report

Subject: 404 Applestone Drive

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

Explanation:

Request for a fence in the front yard of a corner lot at the terminus of Applestone Drive, approximately 0.26 mile northeast of Twigwood Drive. This lot is considered a “through lot” or “double frontage 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, terminating approximately ten feet (10’) from 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:

The proposed fence is a six-foot (6’) tall wood privacy fence to be constructed ten feet (10’) from the rear property line. It meets all applicable requirements and does not obstruct sight distance for drivers. Staff recommends approval, contingent upon the property owner’s agreement to the conditions outlined above.

Submitted By: Lynn Sprick

Date: August 11, 2025

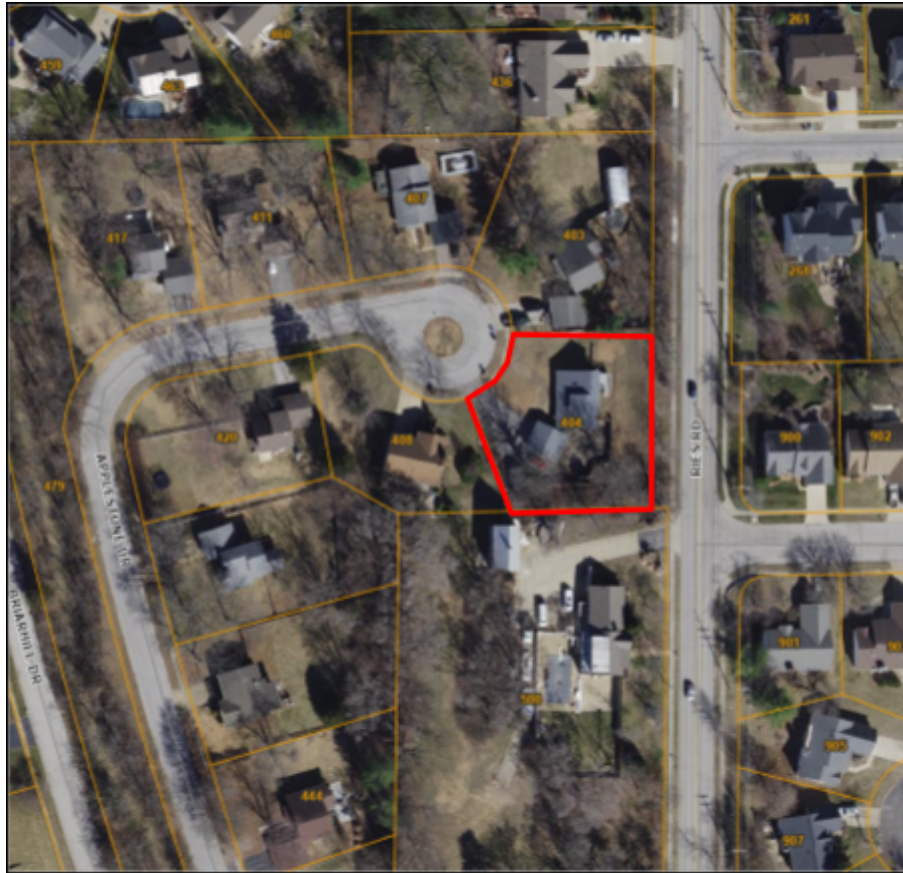


Figure 1 - Aerial view of the site. Source: St Louis County



Figure 2 - Looking at the property from Ries Road

Kathryn and Jason Nickell
404 Applestone Dr
Ballwin, MO 63021
636-627-1203

Date: July 23, 2025

To the Ballwin Municipality Board
City of Ballwin
14811 Manchester Road
Ballwin, MO 63011



Subject: Request for Fence Installation

Dear Members of the Board,

My name is Kathryn Nickell and I am the owner of **404 Applestone Drive, Ballwin, MO 63021**. I am writing seeking approval to install a 6 foot wood weathered privacy fence adjacent to Ries Road. The fence will not connect to our neighbor, allowing the 10 foot easement for sewer line access. It would follow the easement all the way around enclosing the yard in the back of the house. My husband and I just purchased the property this month and were unaware of the fence codes prohibiting the installation on our property. I respectfully request your approval following your review of the submitted permit.

Best Regards,

Jason and Kathryn Nickell



FENCE PERMIT / APPLICATION

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

PERMIT #: 25-52-60

LOCATION (ADDRESS): 404 Applestone Dr. Ballwin, MO 63021	DATE: 18 July 2025
OWNER: Jason Nickell	PERMIT NUMBER:
CONTACT PERSON: Jason Nickell	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: 636-627-1203	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: jcn5cent@gmail.com	

CONTRACTOR: N/A	CONTACT PERSON:
ADDRESS:	PHONE:
EMAIL:	

FENCE INFORMATION

- | | |
|---|--|
| <input checked="" type="checkbox"/> PRIVACY | <input checked="" type="checkbox"/> CHAIN LINK <small>only gates over driveway</small> |
| <input type="checkbox"/> NON-PRIVACY | <input checked="" type="checkbox"/> WOOD - backyard |
| <input type="checkbox"/> POOL | <input type="checkbox"/> VINYL |
| | <input type="checkbox"/> ALUMINUM |
| | <input type="checkbox"/> 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.


OWNER/CONTRACTOR

18 July 2025

DATE

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

RECEIVED

JUL 18 2025

CITY OF BALLWIN

► REVIEWED ◀

PLANS EXAMINER APPROVAL

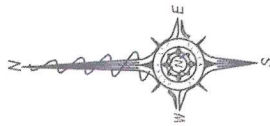
INSPECTOR APPROVAL (if needed)

Date: _____

BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

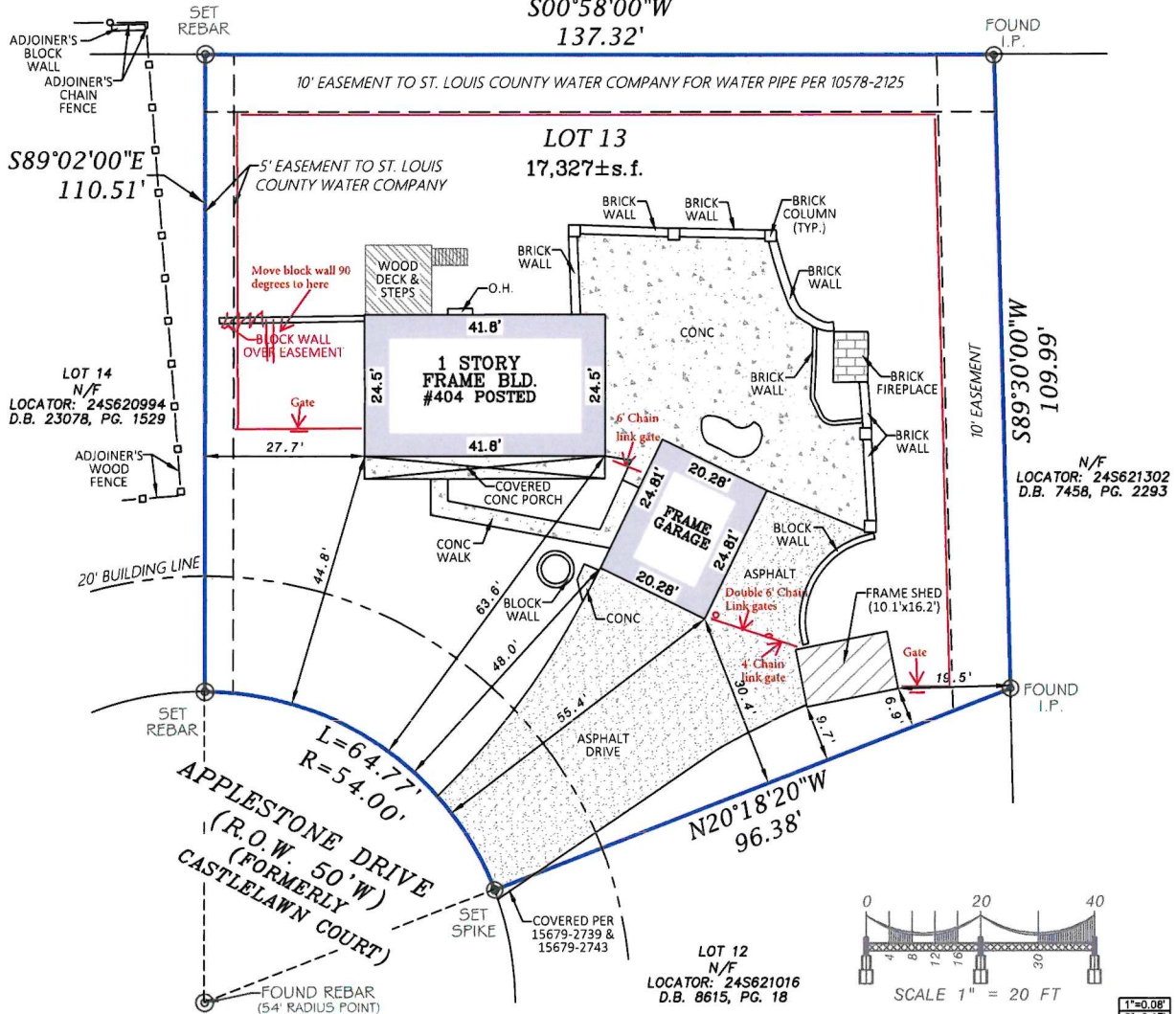
404 APPLESTONE DRIVE

LOT 13 OF THE MEADOWS PLAT ONE
PLAT BOOK: 154, PAGE: 32
ST. LOUIS COUNTY, MISSOURI



RIES ROAD (R.O.W. 50'W)

S00°58'00"W
137.32'



TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION, EASEMENTS, DEDICATIONS AND EXCEPTIONS, ALTEA, LLC, EXCLUSIVELY USED THE TITLE DOCUMENTS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & TITLE PARTNERS AGENCY, LLC, FILE/COMMITMENT NUMBER 25-346842-JBA.

8.) EASEMENT(S) GRANTED TO ST. LOUIS COUNTY WATER COMPANY PER 10578-2125; AS SHOWN HEREON.

9.) EASEMENTS FOR INGRESS AND EGRESS FOR THE REPAIR AND MAINTENANCE OF DRIVEWAY PER 15679-2739 & 15679-2743; AS SHOWN HEREON.

BASIS OF BEARINGS
THE MEADOWS PLAT ONE
PLAT BOOK: 154, PAGE: 32

LINE TYPES

—○— CHAIN FENCE	—+— BOUNDARY LINE
—□— EASEMENT	—X— WOOD/VINYL/ METAL FENCE
— — — SETBACK LINE	— — — WIRE FENCE
— — — PARCEL LINE	— — — BUILDING
— — — U.S. SURVEY SECTION LINE	— — — FOOTPRINT
	— — — CENTERLINE

CONTROLLING CORNERS USED:
I.P. - NORTHWEST CORNER LOT 12
I.P. - SOUTHWEST CORNER LOT 10

1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.5'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED
(R)=RECORD NR=NON-RADIAL P.B.=PLAT BOOK
PG.=PAGE D.B.=DEED BOOK S.F.=SQUARE FEET
NF=NOW OR FORMERLY CL=CENTERLINE
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY

ALTEA, LLC
Consulting Land Surveyors
3908 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63044
PHONE: (636) 477-6000
FAX: (636) 886-0950
WWW.ALTEA.LLC.COM
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PROJECT NUMBER: **25-1757-O**

SHEET **1** OF 1
FIELD CREW & FIELD DATE: **SMI-7/14/2025**
DRAFTER: **LD/SY**
DRAFTED ON: **7/16/2025**
REVIEWER: **BLH**
REVIEWED ON: **7/16/2025**

SURVEYOR'S STATEMENT
AT THE REQUEST OF JASON C. NICKELL, KATHRYN A. NICKELL, TITLE PARTNERS AGENCY, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ALTEA, LLC, HAS DURING THE MONTH OF JULY, 2025, EXECUTED A BOUNDARY RETRACEMENT & IMPROVEMENT SURVEY OF LOT 13 OF THE MEADOWS PLAT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 154, PAGE 32 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES.

THIS BOUNDARY SURVEY IS NON-TRANSFERABLE.

AS AGENT OF ALTEA, LLC
DATE **7-16-25**



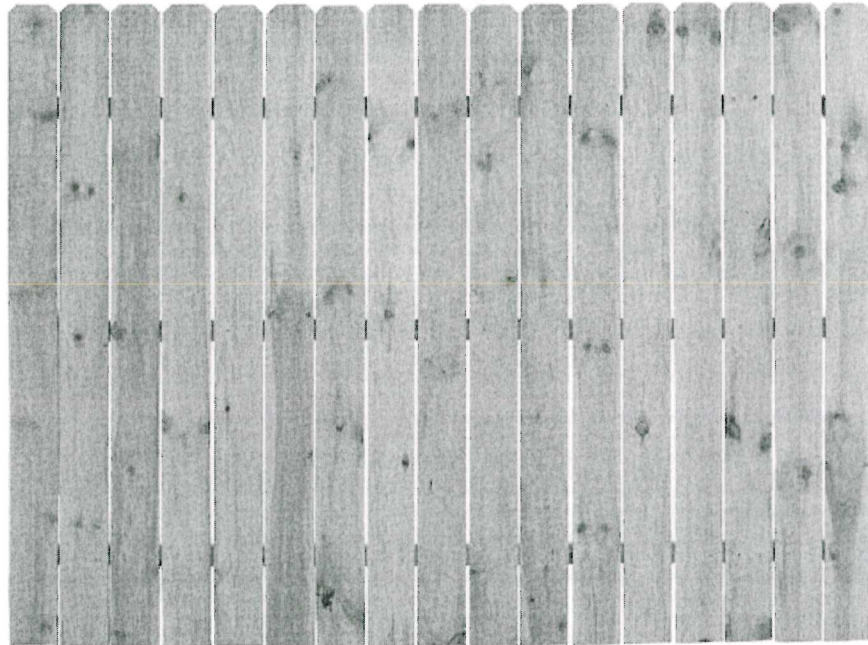
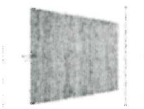
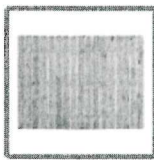
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 201302373

I, Jason Nickell, am in the middle of the home buying process and plan to close on the house on July 24th. I would like to start construction on the fence directly after closing and receiving the keys. I will be calling digrite 811 today (18 July). The fence additions are marked in red on the property survey. I will be moving the block wall that is currently over the property line as shown in the picture. 95% of project will be 6' wood plank fencing. I will install a 6'x6' chain link gate between the garage and the house. Double 6x6' gates + 6'x4' gate between the garage and shed over the driveway.

Outdoor Essentials

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

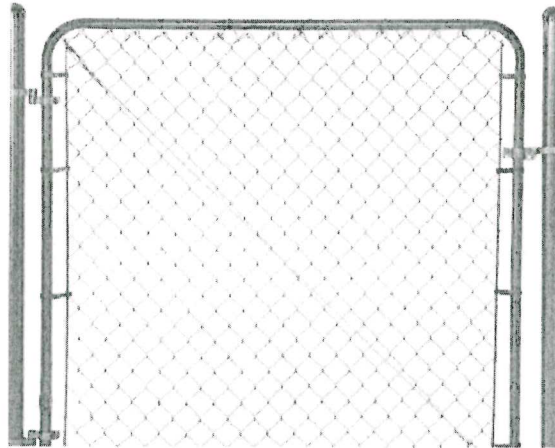
★★★★★ (1254) ✓ Questions & Answers (333)



Everbilt

6 ft. W x 6 ft. H Galvanized Steel Chain Link Fence Expandable Gate Kit (Actual Gate Width: 26 in. to 68 in.)

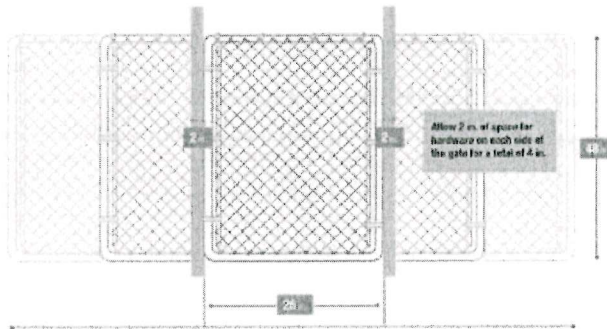
★★★★★ (322) Questions & Answers (84)



Everbilt

Expandable Chain Link 6 ft. W x 4 ft. H Galvanized Steel Fence Gate Kit

★★★★★ (322) Questions & Answers (84)



♡ 6

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card. ⓘ

Apply for a Home Depot Consumer Card

- Galvanized finish that complements any chain link fence
- Expandable gate can cover 28 in. to 68 in. opening
- Mounting posts are not included in the gate kit
- [View More Details](#)

Nominal Gate Width (ft.) x Nominal Gate Height (ft.): 6 ft. x 6 ft.

6 ft. x 4 ft.

6 ft. x 6 ft.

Unavailable at

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Delivering to [63021](#)

Pickup Nearby

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In stock 9.4 mi away

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Delivery

Thu, Jul 24

11 available

FREE

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More delivery methods in checkout

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card. ⓘ
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- [View More](#)

[Manchester I](#)

✓ 4 in stock .

Nominal Gate W

6 ft. x 4 ft.

Pickup at

[Manchester R](#)

Pickup