



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

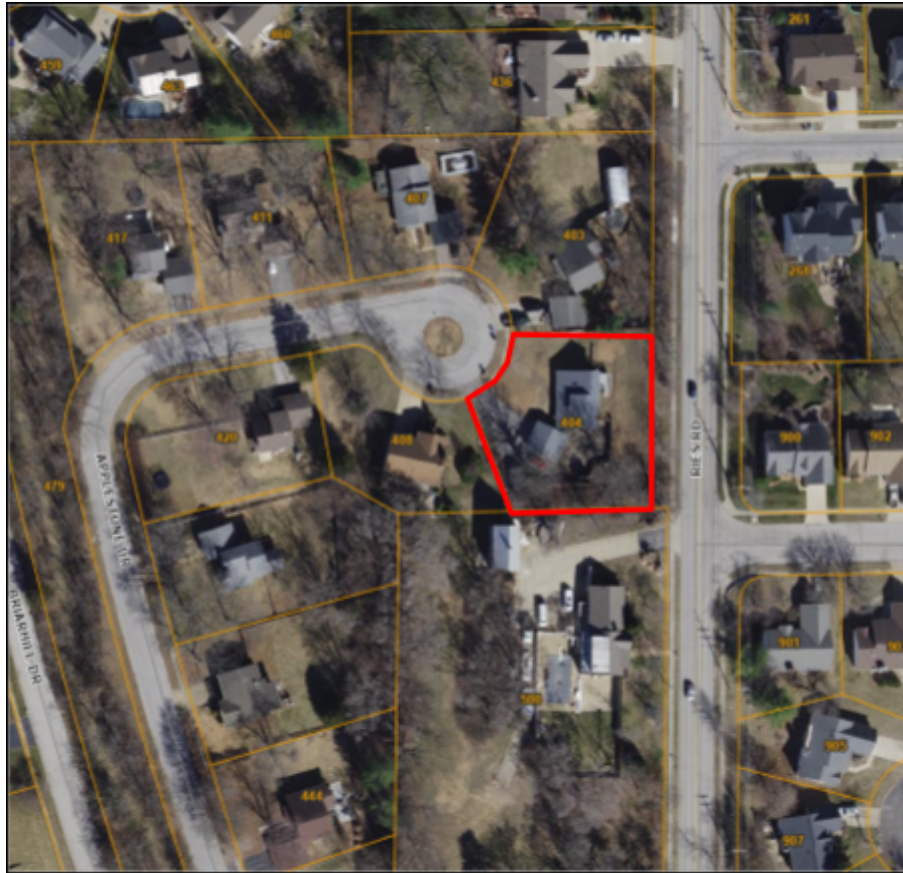


Figure 1 - Aerial view of the site. Source: St Louis County



Figure 2 - Looking at the property from Ries Road