



Staff Report

Subject: 487 Brightspur Lane

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

Explanation:

Request for a fence in the front yard of a corner lot on the southeast corner of Brightspur Lane and Brass Lamp Drive. The petitioner is requesting approval for the replacement of a fence on the property, extending from the side of the house, into the “secondary” front yard, along Brass Lamp Drive terminating approximately three feet (3’) from the right of way 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 replace the existing 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: August 11, 2025



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



Figure 2 - Fence location - looking south onto Brass Lamp Dr

Barbara Goldberg
487 Brightspur Lane
Ballwin, MO 63011

July 28, 2025

Board of Alderman
City of Ballwin
1 Government Center
Ballwin, MO 63011

Dear Members of the Board of Aldermen,

I am submitting this letter to formally request your permission to build a new fence at 487 Brightspur Lane, Ballwin, MO 63011, which is situated on a corner lot.

The proposed fence will be constructed with Eastern Cedar, a durable and visually pleasing material. It will be five feet tall and will span the side and back of my yard. I would like to assure the Board that the fence will comply with all relevant City codes and ordinances. It will be designed in a manner that does not obstruct visibility at the corner or impede safety in any way. Additionally, the design will enhance the overall appearance of my property and contribute positively to the aesthetic character of the neighborhood.

The installation will be performed by Chesterfield Fence and Deck, a reputable local company with experience in residential fencing projects. Please see the attached plans for the project.

I kindly request the Board's approval for this project and am happy to provide any additional information.

Sincerely,
Barbara Goldberg, Homeowner
487 Brightspur Lane, 63011

BRASS LAMP (50' W.) DRIVE

FOUND CONCRETE MONUMENT
"Stone" (PLAT)

L=22.67'
N 27°55'50" E 77.35'
CONCRETE SIDEWALK

SET 3/4" IRON PIPE
WITH 1/2" 129-D" CAP

N 69°17'10" W 121.75'

FOUND 1" IRON PIPE
0.20' SOUTH
0.10' EAST

LOT 156

14,857 SQ. FT. ±

CONCRETE
PAVER PATIO

PORCH

CONCRETE
DRIVEWAY

FOUND 1" IRON PIPE
0.15' SOUTH
0.20' EAST

N 42°35'50" E 98.93'

ENCROACHMENT
LANDSCAPE BED
2.3' WEST

S 62°04'10" E 57.63'

L=70.39'

BRIGHTSPUR (50' W.) LANE

"PROPERTY BOUNDARY SURVEY"





FENCE PERMIT / APPLICATION

CODE ENFORCEMENT DEPT • 1 GOVERNMENT CTR • BALLWIN MO 63011 • (636) 227-2129 • FAX (636) 207-2360 • inspections@ballwin.mo.us

LOCATION (ADDRESS): 487 Brightspur Lane	DATE:
OWNER: Barbara Goldberg	PERMIT NUMBER:
CONTACT PERSON: Barbara Goldberg	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: 314-496-4446	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: bjgstl@gmail.com	

CONTRACTOR: Chesterfield Fence & Deck	CONTACT PERSON: Laura DeMarco
ADDRESS: 620 Spirit Valley East Dr.	PHONE: 636-532-4054
EMAIL: info@chesterfieldfence.com	

FENCE INFORMATION

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> PRIVACY | <input type="checkbox"/> CHAIN LINK |
| <input type="checkbox"/> NON-PRIVACY | <input checked="" type="checkbox"/> WOOD |
| | <input type="checkbox"/> VINYL |
| <input type="checkbox"/> POOL | <input type="checkbox"/> ALUMINUM |
| | <input type="checkbox"/> OTHER: _____ |
- ☒ CORNER LOT*
- ☐ STREETS AT FRONT & REAR OF PROPERTY*
- HEIGHT FROM GROUND: 5' _____ 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.

Barbara Goldberg
OWNER/CONTRACTOR

7/18/2025
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: _____

PERMIT #: 25-51-52

Chesterfield Fence & Deck Company, Inc.

Chesterfield Sunrooms

620 Spirit Valley East Drive

Chesterfield, MO 63005

Phone: 636-532-4054

Fax: 636-532-8011

Email: info@chesterfieldfence.com



AGREEMENT

Date: **6/27/2025**
 Consultant: **Karen Marshall**
 Recd.: _____

Chesterfield Fence & Deck Co. (hereinafter called "Seller") agrees to furnish all necessary materials, labor, and workmanship to deliver/install and/or construct, and replace the improvements according to the following specifications, terms and conditions on the premises below described:

Purchaser Name	Barbara Goldberg	Residence #	0	Name:	
Co-Purchaser	0	<input type="checkbox"/> Cell <input type="checkbox"/> Bus.	314-496-4446		0
Email Address	bjgstl@gmail.com	<input type="checkbox"/> Cell <input type="checkbox"/> Bus.	0		0
Billing Address	487 Brightspur Lane	Ballwin	MO	63011	
		City	State	Zip	
Jobsite Address	same				
		City	State	Zip	

SPECIFICATIONS OF GOODS TO BE SUPPLIED

☐ Material Only ☒ Installed

Type of Material: ☒ Eastern Cedar ☐ Alumi-Guard Aluminum ☐ Prestige Aluminum ☐ Veka Deck / Rail
 Color: ☐ Western Cedar ☐ Veka Vinyl ☐ Ameristar Montage ☐ Horizons Deck / Rail
☐ Ozark Timber ☐ Other: _____ ☐ Western Cedar Deck ☐ Sunroom / Screen R.

WOOD, VINYL, ORNAMENTAL			Pickets	Rails		Posts		
Ft. / Gts.	Wth/Ht.	Style	Size / Mat'l / Top Style / Spacing	No. / Size	Mat'l	Size	Top Style	Mat'l
249'	5'	Forest Park	1x6/EC/DE/1"	3	EC	4x4	flat	EC
0	0	0	0	0	0	0	0	0
1	5'5'	gate with 6" hinge	0	0	0	0	0	0
0	0	post	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

Tearout/footage/Ht. **254'14"** Temp Fence Feet: **0** Fence must meet pool code ☐ Yes ☒ No

Property Stakes Present? ☐ Yes ☒ No Latch Type: **strap** Hinge: **privacy**

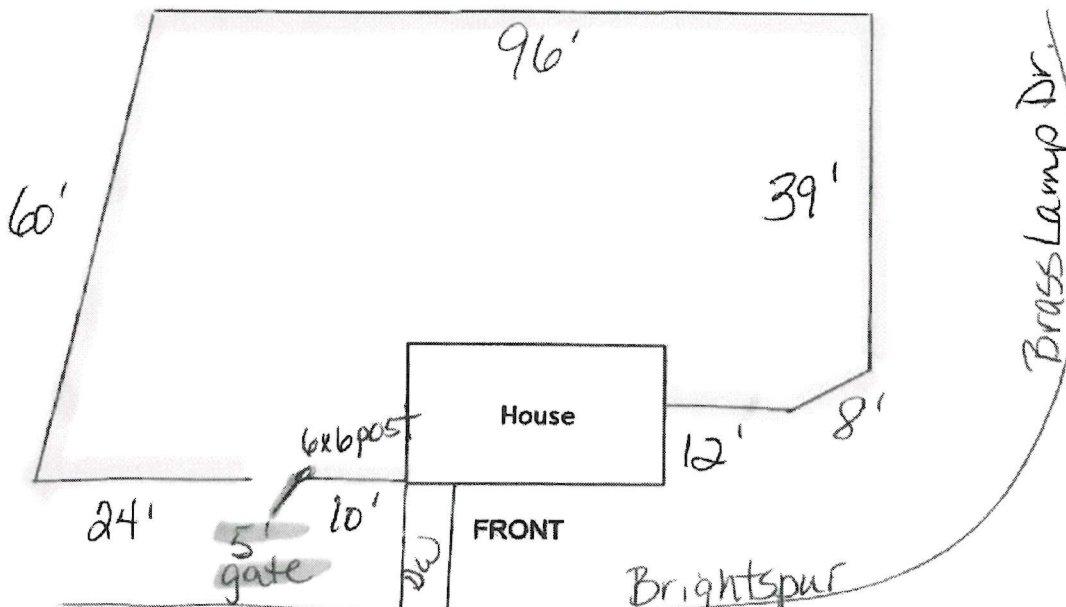
☐ Fence to be Stepped ☐ Fence to be Level at Top, Regardless of Grade/Terrain of Land ☒ Fence to Follow Grade/Terrain of Land

CHAIN LINK		Wire	Toprail	Line Posts	Terminals
Ft.	Ht.	Ga. / Fabric / Mesh	O.D. / W.Th. / Mat'l	O.D./W.Th./Mat'l	No / Type / O.D. / W.Th. / Mat'l
0	0	0	0	0	0
0	0	0	0	0	0

T-cable ☐ Std. Bwire ☐

JOB DETAIL / DRAWING (below)	Start Date	Completion Date	Installer(s)

Tear out and remove wood fence and gate
Install 249' Eastern Cedar, Forest park, 1x6DE picket, 1" gap, flat post
Install one 5' wide gate with 6x6 hinge post



Clearing: ☐ Y ☒ N
☐ sf ☐ lf

Core D. ☐ Y ☒ N
 J. Hmr. ☐ Y ☒ N
 Water ☒ Y ☐ N
 Electric ☒ Y ☐ N
 Driveway ☒ Y ☐ N

Directions: ☒ Attached Map #: _____

Bing Attached