



Staff Report

Subject: 225 Baltray Court

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

Explanation:

Request for a fence in the front yard of a corner lot on the northwest corner of Baltray Court and Palm Bay 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 Palm Bay Drive terminating approximately four feet (4’) from the right of way line.

Recommendation:

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.

The proposed fence is a six-foot (6’) tall aluminum and vinyl 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 and surrounding properties. Source: St Louis County



Figure 2 - Proposed fence location - looking west from Baltray Court, onto Palm Bay Drive

Sachin & Debra Anand

225 Baltray Ct.

Ballwin, MO 63021

703-962-0502

Date: 07/17/2025

To The Ballwin Municipality Board,

City of Ballwin

14811 Manchester Road

Ballwin, MO 63011

Subject: Request For Fence Placement Approval - 225 Baltray Ct.

Dear Members of the Board,

We, Sachin and Debra Anand, are the homeowners at 225 Baltray Ct. Ballwin, 63021. We're writing to formally request an exception to the current municipal fencing ordinance that restricts fence placement on corner lots.

We are seeking a permit to replace our existing fence, which was in place when we purchased our home in 2015. The proposed fence would have the same layout as the current fence.

Due to the corner lot designation, the side yard and part of the back yard of our property – facing Palm Bay Dr. – is classified as a “front yard” under the Ballwin Municipal Code. This classification prevents us from placing a new fence beyond the side of our home's structure. As a result, the permitted new fence line would remove a significant portion of our existing backyard.

We are respectfully requesting approval to place our new fence in the same location as our existing fence, extending from the side of the house to the edge of the property line bordering Palm Bay Dr. The proposed fence will be a vinyl fence with aluminum posts, which has been approved by the HOA.

I am including the following supporting documents with this request:



FENCE PERMIT / APPLICATION

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

LOCATION (ADDRESS): 225 BALTRAY CT. BALLWIN MO 63021	DATE: 7/14/25
OWNER: SACHIN & DEBRA ANAND	PERMIT NUMBER:
CONTACT PERSON: SACHIN ANAND	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: 703-962-0502	<input checked="" type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: sach2201@gmail.com	

CONTRACTOR: HOME OWNER	CONTACT PERSON: SAME AS ABOVE
ADDRESS:	PHONE:
EMAIL:	

FENCE INFORMATION

- | | |
|---|---|
| <input checked="" type="checkbox"/> PRIVACY | <input type="checkbox"/> CHAIN LINK |
| <input type="checkbox"/> NON-PRIVACY | <input type="checkbox"/> WOOD |
| <input type="checkbox"/> POOL | <input checked="" 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

DATE

7/14/25

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

RECEIVED

JUL 16 2025

CITY OF BALLWIN

► REVIEWED ◀

PLANS EXAMINER APPROVAL

INSPECTOR APPROVAL (if needed)

Date: _____

PERMIT #: 25-52-59

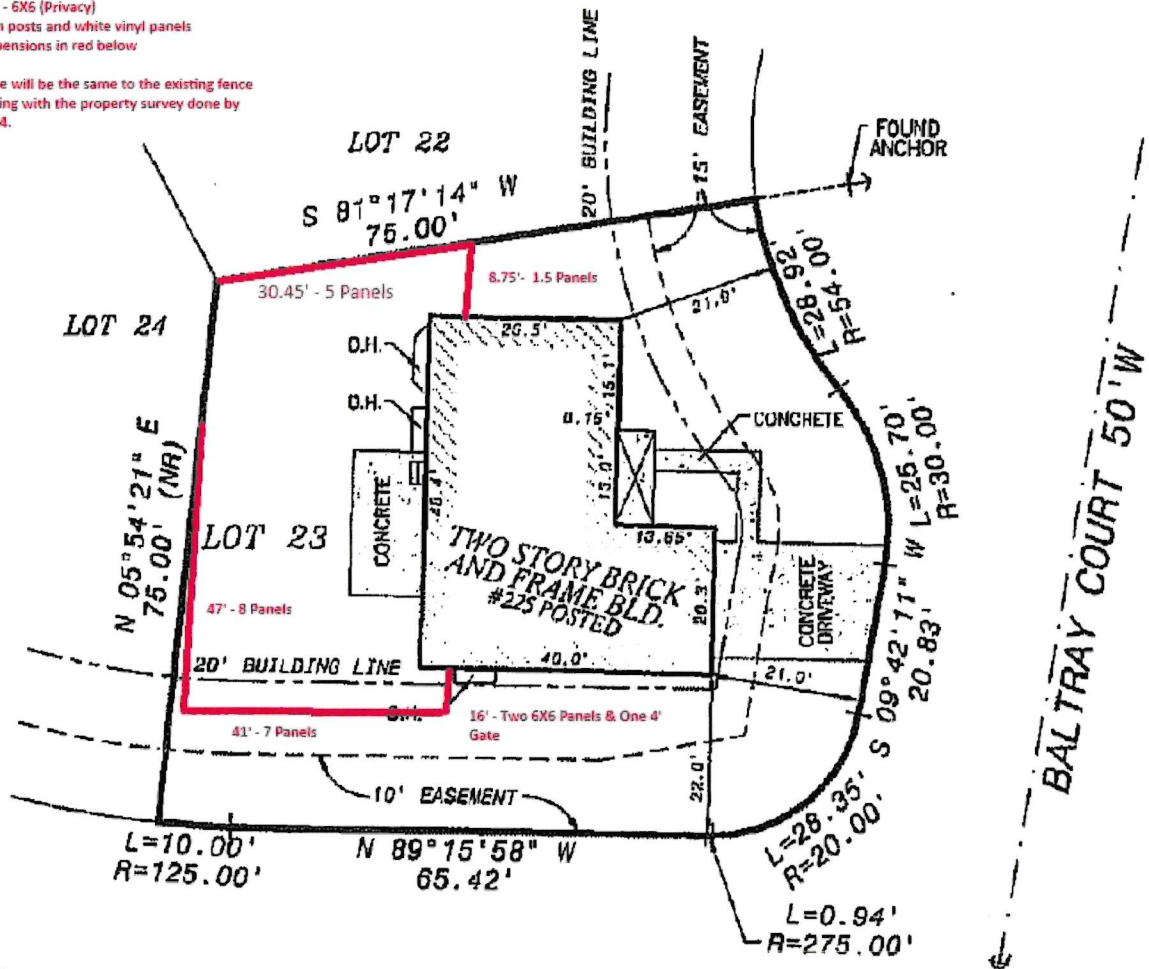
Fence Type - Vinyl - 6X6 (Privacy)

- Black Aluminum posts and white vinyl panels

Boundary and dimensions in red below

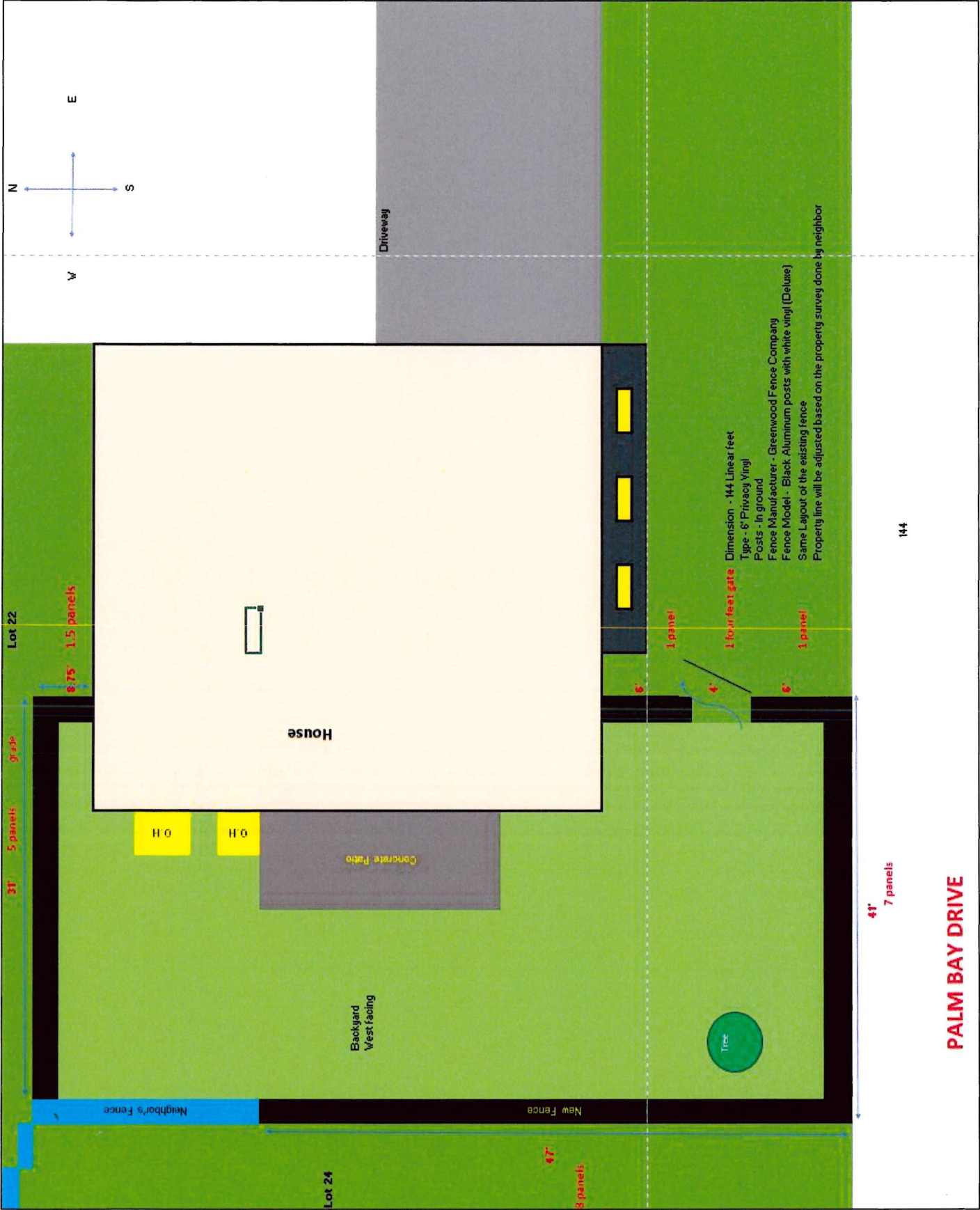
Gate - 4'

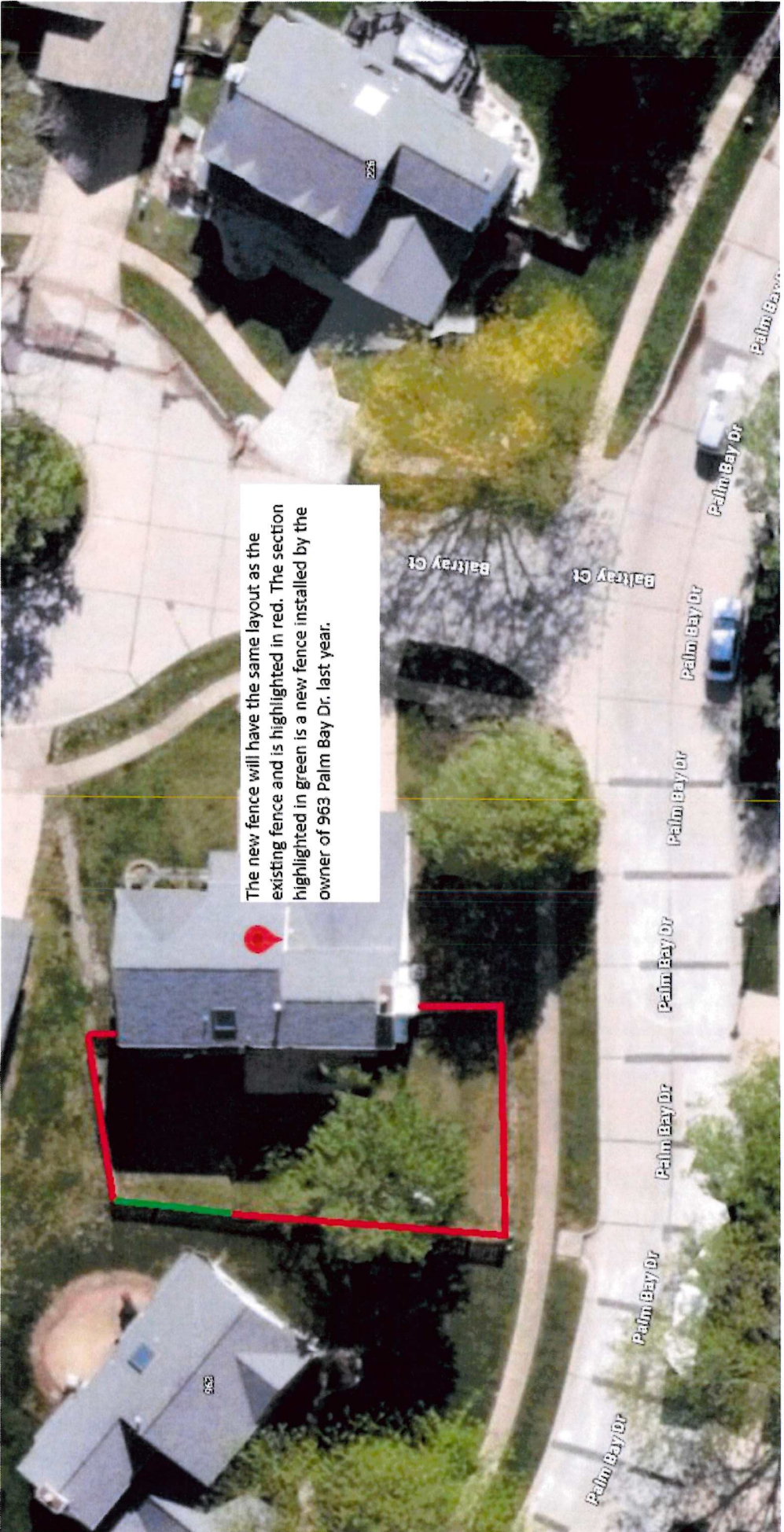
Layout of the fence will be the same to the existing fence except for complying with the property survey done by the owner of lot 24.











The new fence will have the same layout as the existing fence and is highlighted in red. The section highlighted in green is a new fence installed by the owner of 963 Palm Bay Dr. last year.



Anand, Sachin

From: Sachin Anand <sach2201@gmail.com>
Sent: Friday, June 13, 2025 6:50 AM
To: Anand, Sachin
Subject: Fwd: Fence Installation - 225 Baltray Ct.

STOP | THINK | ACT

External email detected. Do not click on links or open attachments from unknown sources. Be alert for phishing attempts & report suspicious email to IT Security.

Sent from my iPhone

Begin forwarded message:

From: Sachin Anand <sach2201@gmail.com>
Date: June 13, 2025 at 6:49:43 AM CDT
To: Owners Association Waterford Oaks Home <waterfordoaks@gmail.com>
Subject: Re: Fence Installation - 225 Baltray Ct.

Thank you very much!

Sent from my iPhone

On Jun 13, 2025, at 6:43 AM, Waterford Oaks Home Owners Association <waterfordoaks@gmail.com> wrote:

Thank you for the clarification. Please consider this request approved.

Waterford Oaks Trustees
Pam Haug, Dustin Prasuhn, Susanne Voss

On Thu, Jun 12, 2025 at 8:34 AM Sachin Anand <sach2201@gmail.com> wrote:

Hello,

Thanks for the response.

The posts of our fence will butt against the posts of the adjacent neighbor's fence.

I see no way to attach fence panels to their posts even if they were of the same construction because there are no slots to allow for attachment.

The posts will be situated in such a way to minimize any gap and will not impact lawn care.

Thanks, Sachin

On Wed, Jun 11, 2025 at 8:35 PM Waterford Oaks Home Owners Association

<waterfordoaks@gmail.com> wrote:

Thank you for your email, and apologies for our delayed response during the summer travel season.

We have one question: will your new fence be attached to the fence at 963 Palm Bay Dr .? Or will your posts just butt to the adjacent owner's fence since it is of different construction?

Waterford Oaks Trustees

Pam Haug, Dustin Prasuhn, Susanne Voss

On Thu, Jun 5, 2025 at 10:04 PM Sachin Anand <sach2201@gmail.com> wrote:

Hello,

Per bylaws, article XI, section 1 (architectural structure), we are seeking approval to remove our existing fence and install a new fence at 225 Baltray Ct.

- Layout/Design: 144 linear feet of the fence will be removed, and new fence will be installed.
 - Twenty-four 6X6 panels will be installed plus a 4' gate.
 - Layout will remain the same except for complying with the property survey done by the owner of 963 Palm Bay Dr.
 - Layout showing dimensions is included in the attached excel spreadsheet.
 - Aerial view showing the layout is attached--fence line highlighted in red.
- Type of fence:
 - 6X6 Privacy Vinyl
 - Manufacturer – Greenwood Fence
 - Posts will be in-ground and installed per Ballwin City guidelines
 - Picture of the fence attached
- Neighbors at 963 Palm Bay and 217 Baltray Ct. will be notified before work commences.
- New fence will be joined to existing fence panels of neighbors' at 963 Palm Bay.
- Fence permit will be requested from the city after approval from the HOA board.

Thank you for your timely consideration of this matter.

Sachin and Debra Anand

<image.png>