



## **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