



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