



Staff Report

Subject: 400 Monticello Drive

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

Explanation:

Request for a fence in the front yard of a corner lot on the southwest corner of Monticello Drive and Kenilworth Lane. There is currently a chainlink fence on the property. (The proposed fence would be located in the same place in the front yard that lies along Kenilworth Lane.) It would be a four foot high white vinyl privacy fence. The fence would then continue along the rear property and other side property line, terminating at the rear entry garage.

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.

As proposed, the fence would meet the above requirements and would not interfere with site distance for drivers at the corner of Monticello Drive and Kenilworth Lane or the corner of Kenilworth Lane and Country Club Drive. Therefore, staff recommends approval of this petition with the condition that the property owner agrees to the above requirements.

Submitted By: Lynn Sprick

Date: November 25, 2024



Looking west, past the property along Kenilworth Drive



Looking east, past the property along Kenilworth Drive



Aerial view of property

11/15/2024

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

Dear Mayor Pougé and Members of the Board of Aldermen,

I hope this letter finds you well. I am writing to request your approval for the construction of a fence on my property located at **400 Monticello Drive, Ballwin, MO 63011**, which is situated on a corner lot.

As you may know, corner lots are subject to specific zoning regulations, especially concerning the height and placement of fences to ensure safety and visibility for pedestrians and drivers. I am seeking approval to install a fence to enhance the privacy and security of my property, while adhering to the requirements of the city's zoning ordinances.

Proposed Fence Details:

- **Location:** The fence would be placed along the side and rear yards of my property.
- **Height:** The proposed fence height will comply with city regulations for corner lots, ensuring no obstruction to visibility at intersections.
- **Material:** The fence will be constructed using high-quality, durable materials that complement the aesthetics of the neighborhood and comply with any applicable design standards.

I have taken every precaution to ensure that the fence will not interfere with traffic visibility or public safety. I am fully committed to following all city codes and ordinances related to fence construction and will seek any additional permits or approvals necessary to move forward with the project.

I kindly ask for your consideration and approval to proceed with this project. Please let me know if there are any additional documents, drawings, or requirements you need in order to process this request. I am happy to attend a meeting or provide any further information you may need.

Thank you for your time and attention to this matter. I look forward to your response and appreciate your support in making my property more secure and enjoyable.

Sincerely,
[Don Rakey]
Property Owner, 400 Monticello Drive



FENCE PERMIT / APPLICATION

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

LOCATION (ADDRESS): <u>400 MONTICELLO DR</u>	DATE:
OWNER: <u>DON RAKY</u>	PERMIT NUMBER: <u>24-051-59</u>
CONTACT PERSON:	PERMIT FEE: <input type="checkbox"/> \$45
PHONE: <u>436-386-8208</u>	<input type="checkbox"/> MAIL TO: Homeowner Contractor
EMAIL: <u>Donrakey@aol.com</u> <small>-Please email owner also</small>	

PERMIT #: 24-51-59

CONTRACTOR: <u>CHESTERFIELD FENCE</u>	CONTACT PERSON: <u>MERSAD RAMIC</u>
ADDRESS: <u>620 SPIRIT VALLEY EAST DR.</u>	PHONE: <u>314-403-4395</u>
EMAIL: <u>MRAMIC@CHESTERFIELD FENCE.COM</u>	

FENCE INFORMATION

<input type="checkbox"/> PRIVACY	<input type="checkbox"/> CHAIN LINK
<input checked="" 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: 48" 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.

Mersad Ramic _____ DATE 11-8

OWNER/CONTRACTOR

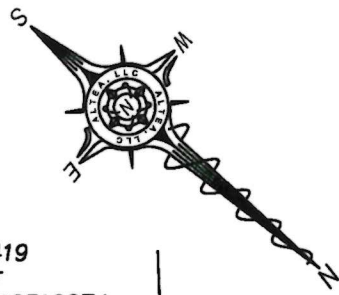
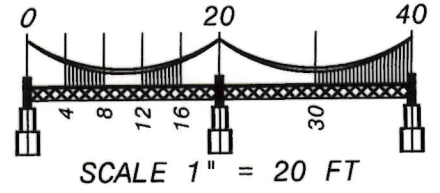
PERMITEE MUST CALL FOR A FINAL INSPECTION WHEN THE FENCE HAS BEEN COMPLETED

<p style="color: red; font-size: 1.2em;">RECEIVED</p> <p style="color: red;">NOV 08 2024</p> <p style="color: red;">CITY OF BALLWIN</p>	<p>▶ REVIEWED ◀</p> <hr/> <p>PLANS EXAMINER APPROVAL</p> <hr/> <p>INSPECTOR APPROVAL (if needed)</p> <p>Date: _____</p>
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BOUNDARY AND IMPROVEMENT SURVEY

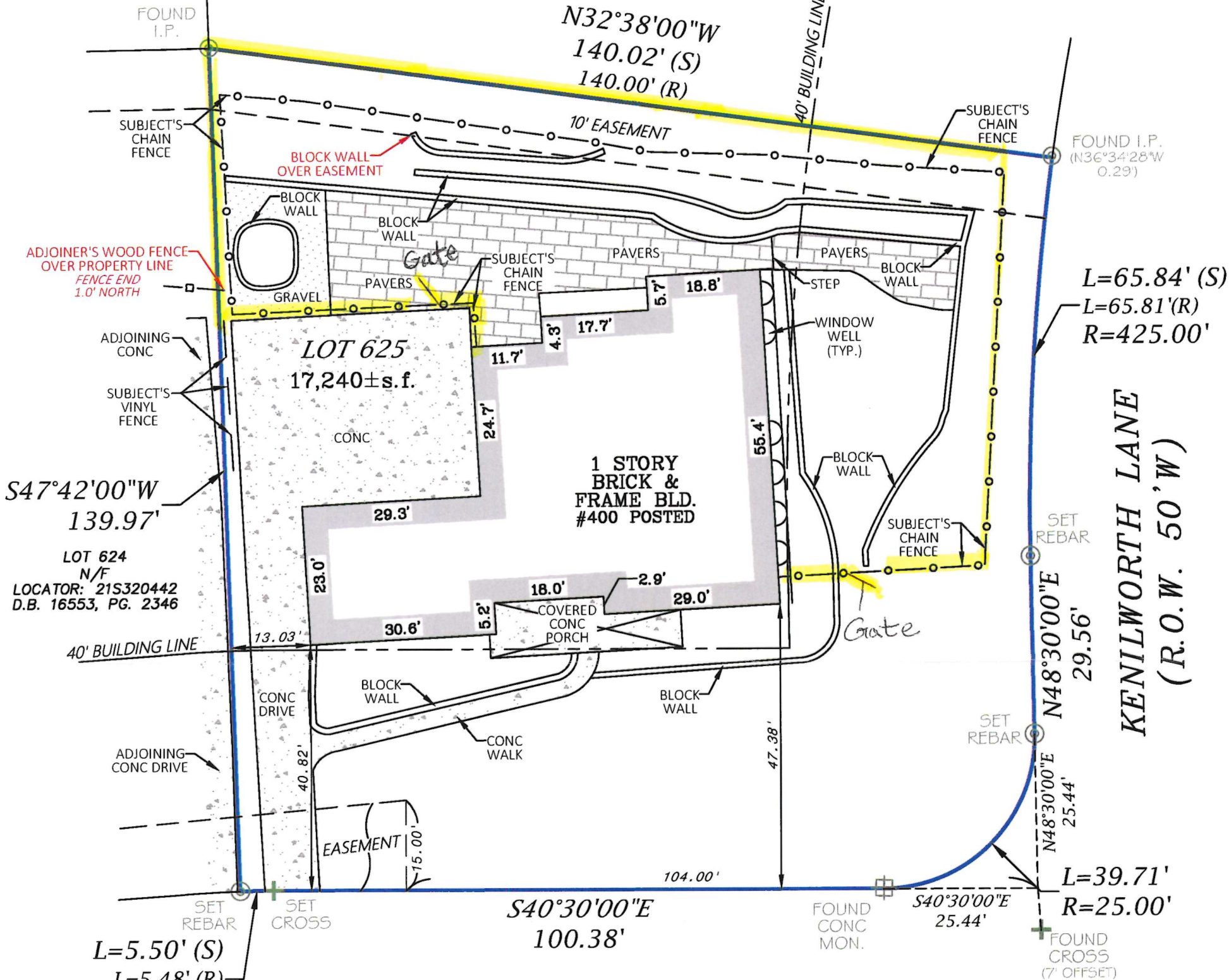
400 MONTICELLO DRIVE

LOT 625 OF CLAYMONT PLAT NO. 12-A
PLAT BOOK: 114, PAGE: 87
ST. LOUIS COUNTY, MISSOURI



LOT 419
N/F
LOCATOR: 21S310274
D.B. 24094, PG. 1401

LOT 420
N/F
LOCATOR: 21S310322
D.B. 24232, PG. 1503



MONTICELLO DRIVE (R.O.W. VARIABLE WIDTH)

1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.5'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'

CONTROLLING CORNERS USED:
I.P. - NORTHEAST CORNER LOT 623.
I.P. - NORTHEAST CORNER LOT 618.
I.P. - NORTHEAST CORNER LOT 617.

TITLE NOTES
THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.

BASIS OF BEARINGS
CLAYMONT PLAT NO. 12-A
PLAT BOOK: 114, PAGE: 87

LINE TYPES	
	CHAIN FENCE
	EASEMENT
	SETBACK LINE
	PARCEL LINE
	U.S. SURVEY/SECTION LINE
	BOUNDARY LINE
	WOOD/VINYL/METAL FENCE
	WIRE FENCE
	BUILDING FOOTPRINT
	CENTERLINE

I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED
(R)=RECORD NR=NON-RADIAL P.B.=PLAT BOOK
PG.=PAGE D.B.=DEED BOOK S.F.=SQUARE FEET
N/F=NOW OR FORMERLY C/L=CENTERLINE
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY

SURVEYOR'S STATEMENT

AT THE REQUEST OF DONALD RAKAY, ALTEA, LLC, HAS DURING THE MONTH OF OCTOBER, 2024, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 625 OF CLAYMONT PLAT NO. 12-A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGE 87 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS, TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 11-5-2024

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
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PROJECT NUMBER: **24-2540-O**

SHEET	FIELD CREW & FIELD DATE:	MAM - 10/30/24
1	DRAFTER:	LD/CV
OF 1	DRAFTED ON:	10/31/2024
	REVIEWER:	BLH
	REVIEWED ON:	10/31/2024

