



AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
MARCH 16, 2023
4:00 PM

CALL TO ORDER

ROLL CALL

Mr. Glen Wilen (Chair)
Mr. James Kostelc
Mr. Robert Mooney
Mr. Martin Satz
Mr. Arnold Mayersohn (Alternate)
Ms. Dana Connon (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. November 17, 2022 Board of Adjustment DRAFT Meeting Minutes**

UNFINISHED BUSINESS

NEW BUSINESS

- 2. Application #23-610: Variance Request For The Property At 610 Rue de Fleur for a Site Coverage Increase of 17% Over the Allowed 25% Site Coverage Maximum in Order to Construct a New 18x28 Accessory Structure**

Summary: John Harbraugh, owner, has submitted an application for a 17% site coverage variance at 610 Rue de Fleur Drive in the "A" Single Family Residential Zoning District in order to build a new covered patio accessory structure on a single-family lot. The proposed structure would increase the existing site coverage to 42%, which is 17% over the allowed site coverage of 25% for lots zoned "A" Single Family Residential. Section 405.250 of the Zoning Code establishes the required site coverage for all permitted uses in the "A" district.

BUSINESS FROM STAFF

- 3. Election of Chair and Vice Chair**



**AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
MARCH 16, 2023
4:00 PM**

ADJOURNMENT

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1) RSMO or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**DRAFT MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 17, 2022
4:00 PM**

CALL TO ORDER

The meeting was called to order at 4:05 PM.

ROLL CALL

Mr. Glen Wilen (Chair)

Mr. James Kostelc

Mr. Robert Mooney (arrived for training, did not vote)

Mr. Martin Satz

Mr. Arnold Mayersohn (Alternate)

Ms. Dana Cannon (Alternate)

The following staff were also present:

Mr. Carl Lumley, City Attorney

Mr. Jason Jaggi, AICP, Director of Community Development

Ms. Bethany L. Moore, City Planner

Ms. Megan Waller, Administrative Supervisor/Recording Secretary

APPROVAL OF MINUTES

1. October 20, 2022 Board of Adjustment Draft Meeting Minutes

Mr. Satz made a motion to accept the minutes from the October 20th, 2022 meeting.

Mr. Kostelc seconded. All in favor.

ACCEPTANCE OF THE AGENDA

Mr. Mayersohn made a motion to accept the agenda. Mr. Kostelc seconded. All in favor.

UNFINISHED BUSINESS

None

NEW BUSINESS



**DRAFT MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 17, 2022
4:00 PM**

NEW BUSINESS

1. #22-512 Variance Request For The Property At 512 Meadow Green Place To Reconstruct an Existing Rear Deck Encroaching 26 feet into the Required Rear Yard Setback of 30 feet

Those speaking to the request were sworn in.

Mr. Jason Jaggi, Director of Community Development, greeted the board and stated that the variance request is to reconstruct an existing deck that encroaches 26ft into the required rear yard setback of 30ft in the Country Forest subdivision zoned B-RDD.

Mr. Jaggi stated that the original plat from 1972 shows a 20ft front yard setback but does not specify the side yard or rear yard setback. He explained that the standards default to the underlying B-Residential Zoning District when not noted on the RDD plat.

Mr. Jaggi stated that the variance request is to allow the deck to encroach 21ft into the rear-yard setback in addition to the 5ft allowed encroachment and that the replacement deck will be built in the same footprint as the existing.

Mr. Jaggi stated that the lot does have irregularities as it has a sharp angle at the rear corner.

Mr. Jaggi stated that this variance request is the seventh of its kind in the past three years.

Mr. Jaggi stated that the applicant has provided several letters of support available in the agenda packet.

Mr. Jaggi stated that the lots in the Country Forest subdivision are unique in that they are not the typical size for the B Zoning District and that there are many non-conforming lots within this subdivision.

Mr. Jaggi stated that the size and shape of the lot does create a hardship.

Ms. Lynne Koestner, 512 Meadow Green Pl, thanked the board for their time.

Ms. Koestner stated that the existing deck has become a safety hazard with rotting boards and raised nails. She also stated that the stairs are shifting and unsafe to use.

Ms. Koestner thanked the board again for hearing her request.



**DRAFT MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 17, 2022
4:00 PM**

Mr. Carl Lumley, City Attorney, offered the exhibits to the record.

Mr. Wilen made a motion to approve the variance request with a finding that all required conditions are met. Mr. Satz seconded. All in favor.

RESULT: Passed

MOVER: Glenn Wilen

SECONDER: Martin Satz

AYES: Glenn Wilen, Martin Satz, James Kostelc, Arnold Mayersohn, Dana Connon

NAYS: None

Mr. Wilen made a motion to direct staff to prepare the finding of facts and conclusion of law. Mr. Kostelc seconded. All in favor.

BUSINESS FROM STAFF

1. Training

Mr. Carl Lumley, City Attorney, presented training materials on the responsibilities of the Board of Adjustment.

Mr. Jason Jaggi, Director of Community Development, presented the setback requirements of Creve Coeur residential zoning.

Mr. Jaggi stated that there are no agenda items for December.

ADJOURNMENT

Mr. Mayersohn made a motion to adjourn. Mr. Satz seconded. All in favor.

The meeting adjourned at 5:12 PM.

Submitted by:

Recording Secretary

Chair



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO THE BOARD OF ADJUSTMENT

#23-610: VARIANCE REQUEST FOR THE PROPERTY AT 610 RUE DE FLEUR FOR A SITE COVERAGE INCREASE OF 17% OVER THE ALLOWED 25% SITE COVERAGE MAXIMUM IN ORDER TO CONSTRUCT A NEW 18X28 ACCESSORY STRUCTURE

FOR THE MEETING OF: Thursday, March 16, 2023

SUBJECT PROPERTY LOCATION: 610 Rue de Fleur Drive, Zoned "A" Single Family Residential District.

REQUEST: John Harbraugh, owner, has submitted an application for a 17% site coverage variance at 610 Rue de Fleur Drive in the "A" Single Family Residential Zoning District in order to build a new covered patio accessory structure on a single-family lot. The proposed structure would increase the existing site coverage to 42%, which is 17% over the allowed site coverage of 25% for lots zoned "A" Single Family Residential. Section 405.250 of the Zoning Code establishes the required site coverage for all permitted uses in the "A" district.

ADDITIONAL INFORMATION: The property was developed in 1969 as part of Maison Manor Subdivision Plat 1 as a "Planned Environment Unit Procedure" in unincorporated St. Louis County. The City of Creve Coeur incorporated the majority of the development as an "A-Residential Designed Development" Zoning District but the subject property and the property adjacent at 602 Rue de Fleur Drive were incorporated into the "A" Zoning District. 17 lots on the north end of the development on either side of Ambois Drive were zoned "D" Single-Family Residential.

Key Issues:

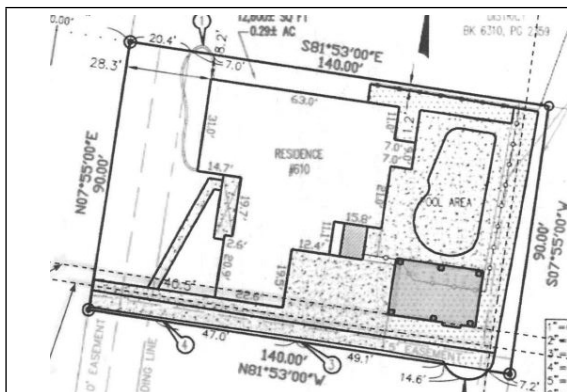
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: "A" Single-Family Residential
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

OWNER/ APPLICANT: John Harbraugh
610 Rue De Fleur Drive
Creve Coeur, MO 63141

APPLICANTS: Correy Miller
St. Louis Select Landscaping
2701 Williams Creek Road
Highridge, MO 63044



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 3/7/2023
ATTACHMENTS: Applicant's Materials submitted

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is located on Rue De Fleur Drive between the corner property on Mason Manor Road and Rue De Fleur to the south and the Bellerive Elementary School to the north. The lot is roughly 12,600 square feet in size and zoned “A” Single-Family Residential. The site coverage maximum for “A” zoned properties is 25% of the lot. The applicant has submitted a request to exceed the allowed 25% site coverage maximum by 17% for an overall site coverage percentage of 42% in order to construct a covered patio structure. The new structure will not encroach into the setbacks. The existing residence already puts the subject property over the allowed site coverage for the “A” zoning district at 38% site coverage. The proposed structure would increase the existing site coverage by 4%.

The subject property was platted in St. Louis County as part of a Planned Environmental Unit Procedure for the Maison Manor subdivision in 1969. The approved plat, Maison Manor Plat 1, shows the subject property as Lot 59. When the subject property and surrounding properties were incorporated into the City of Creve Coeur in the 1990s the majority of the lots on the Maison Manor subdivision plat were incorporated into the “A” Residential Designed Development” zoning district. A lesser amount, 17 lots on the north end of the development, were assigned to the “D” Single Family Residential District, but only two lots from this subdivision development, including the subject property were zoned “A” Single Family Residential. The “RDD” procedure allows for permissive, voluntary and alternate zoning procedures in the “A”, “B”, “C” and “D” single-family residential and “AR” attached residential zoning districts in order to permit greater flexibility in the size and configuration of lots without altering the allowable residential density in these districts and to provide thereby for desirable and proper common open space, tree cover, recreation areas, parks or scenic vistas and the preservation of the natural beauty of the City. Creve Coeur’s “RDD” procedures are comparable to St. Louis County’s PEU procedures. Staff has not been able to determine why these two lots were not included in the “A-RDD” zoning district.

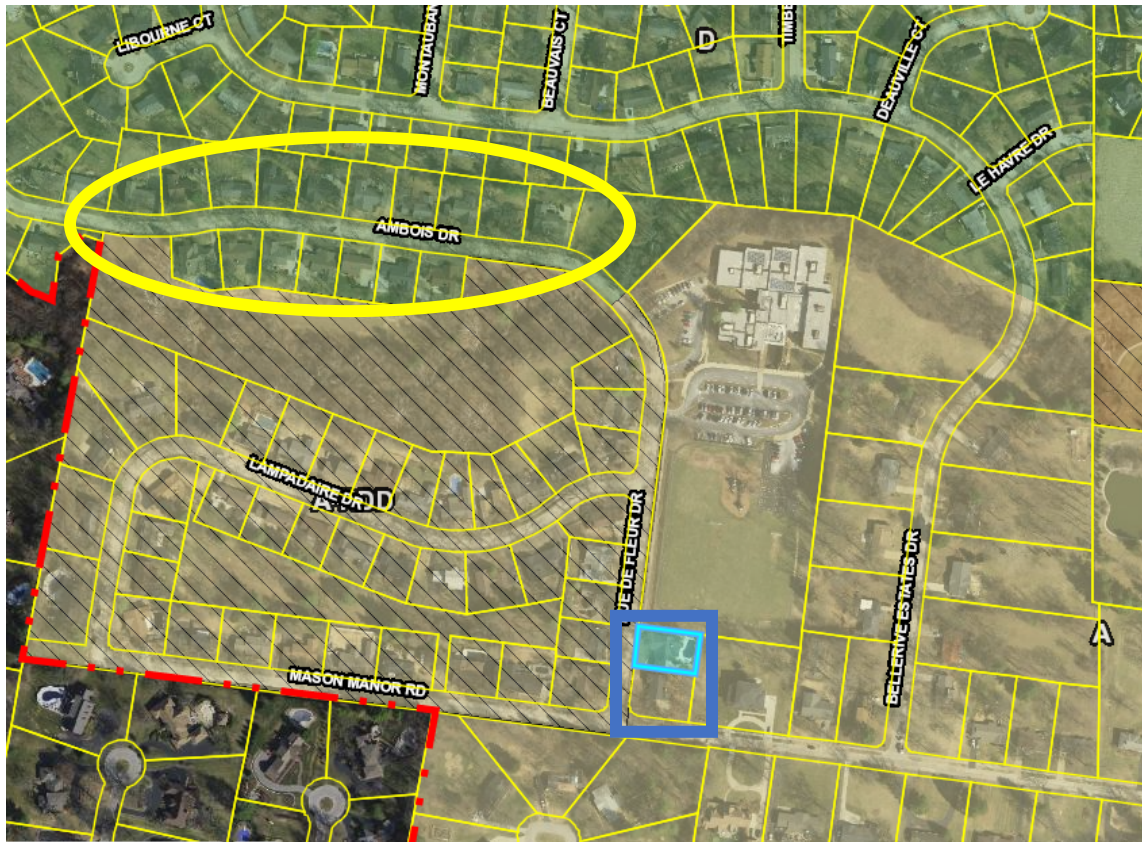


Figure 1: City's GIS Image of Maison Manor subdivision development "A" lots highlighted in blue and "D" zoned lots circled in yellow.

The subject property is zoned "A" Single-Family Residential which has minimum lot size of 43,560 square feet and a maximum site coverage percentage of 25%. The subject property has a lot size of roughly 12,600 square feet-less than 1/3 the minimum size for lots in "A". The "D" Single-Family zoning district, Creve Coeur's smallest single-family zoning district, has a minimum lot size of 10,000 square feet and a maximum site coverage percentage of 45%. Had the subject property been zoned "D" upon incorporation, this project would not require a variance as the proposal meets with the requirements for site coverage and setbacks for "D" lots at 42% site coverage and 3% remaining before the maximum is reached. For lots in an "RDD" that do not have a site coverage maximum listed on the plat or in the enabling ordinance, the site coverage for the underlying zoning district is applied as is the case for the Maison Manor development. The applicant is claiming hardship of the property due to the size of the lot, the required site coverage maximum for the "A" zoning district and the resultant size of the buildable area restricted by the maximum site coverage area.

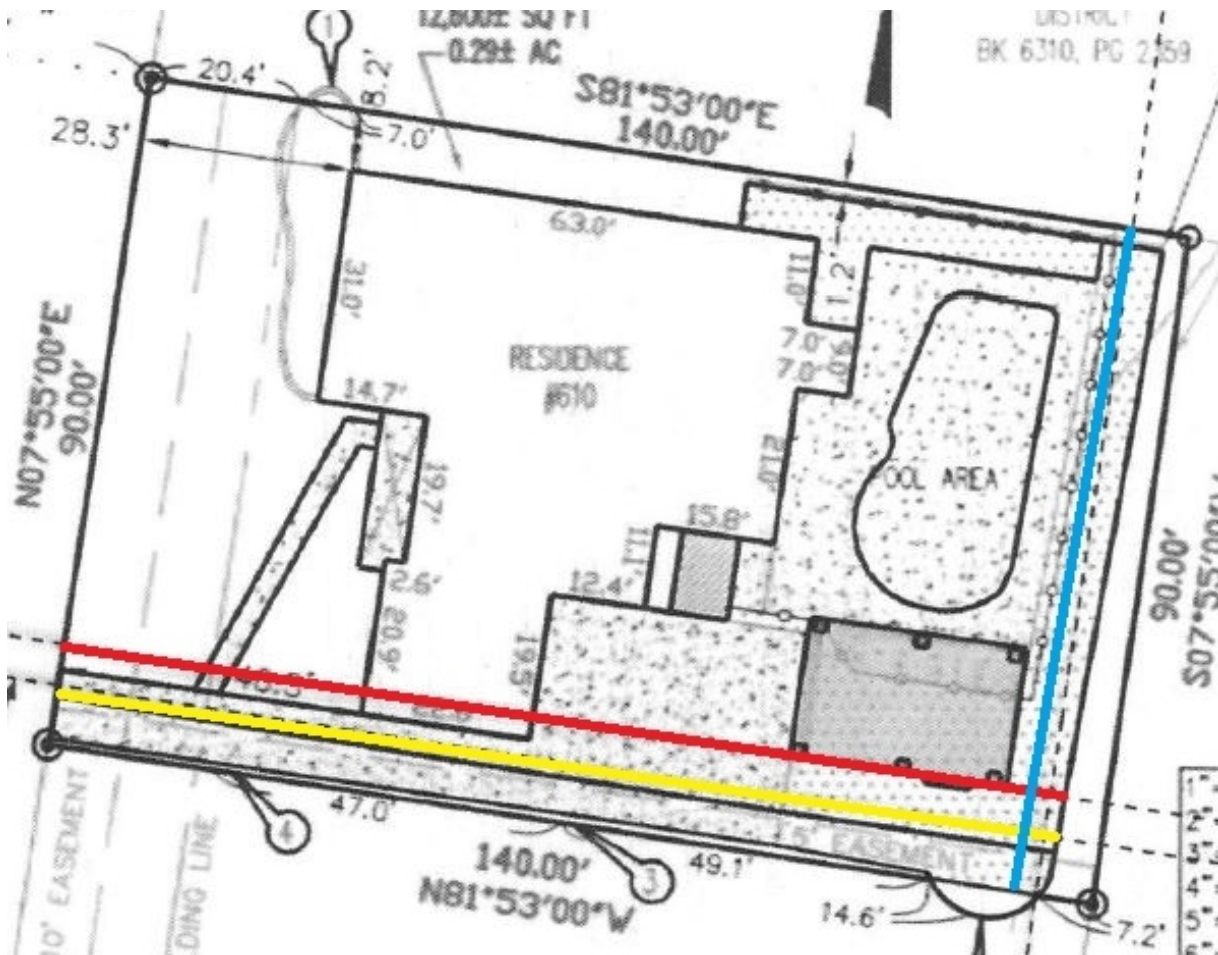


Figure 2: Close-up of the proposed site plan. Side setback per "A" shown in red. Setback per "D" shown in yellow. 5 feet from rear property line shown in blue.

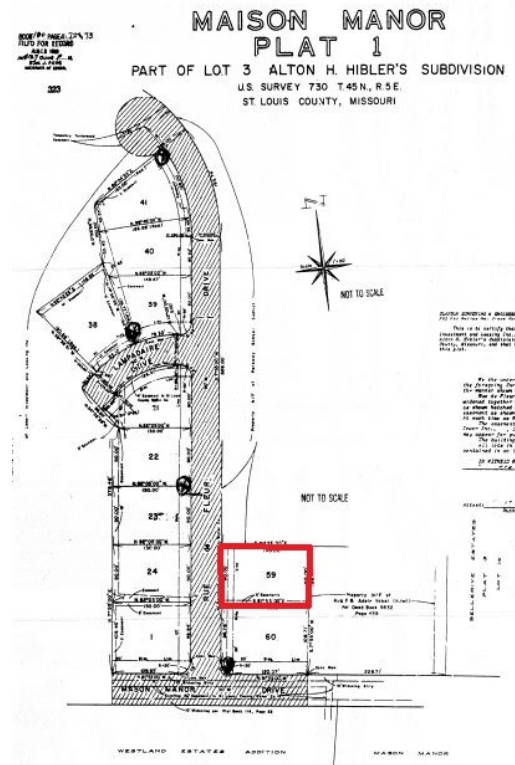


Figure 3: Plat 1 of the Maison Manor Planned Environmental Unit development. 610 Rue de Fleur Drive shown as Lot 59 outlined in red.

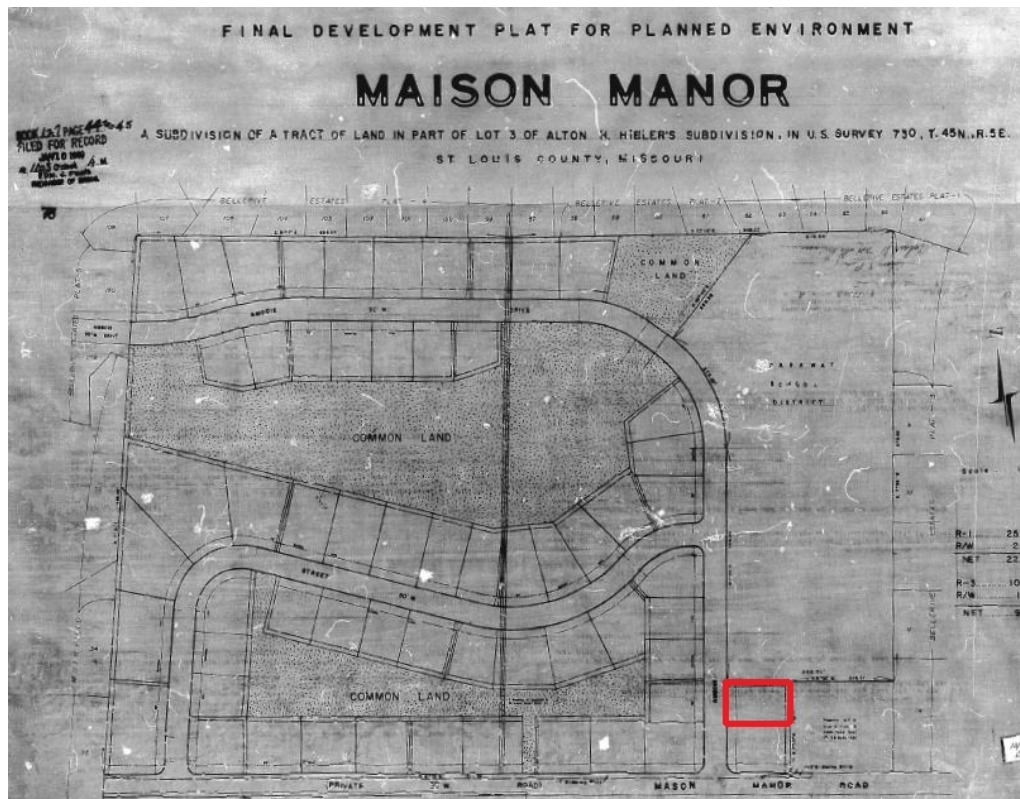


Figure 5: Final plat for the Maison Manor Planned Environmental Unit development. 610 Rue de Fleur Drive outlined in red.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Institutional	A-Single Family Residential	N/A
South	Single-Family Residence	A-Single Family Residential	N/A
East	Single-Family Residence	A-Single Family Residential	N/A
West	Single-Family Residence	A-Residential Designed Development	Rue de Fleur Drive

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

- 1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;**

The subject property was developed in St. Louis County according to the Planned Environmental Unit procedures when it was approved in 1969. The subject property was subsequently incorporated into the City of Creve Coeur in the 1990s and rezoned into one of the City's currently existing zoning districts, "A." The majority of the lots that were developed alongside the subject property were incorporated and rezoned to "A-RDD" as the development of the Maison Manor subdivision most closely matches the requirements for the City of Creve Coeur's Residential Designed Development. Several lots on the north end of the development were zoned "D" Single-Family Residential as the size of the lots is most similar to the requirements for "D" lots. The subject property is one of only two of the small lots in the Maison Manor subdivision plat that were zoned "A" instead of "A-RDD." The subject property appears to be one of the smallest lots in the development. The site coverage maximum for "A" lots is 25% but the minimum lot size for "A" is 43,560 square feet where the subject lot is 12,600 square feet. Similarly sized lots in the "D" zoning district have a site coverage maximum of 45%.

- 2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;**

The owner had no say in the zoning of the subject property or the size of the lot. When the City of Creve Coeur incorporated the subject property and the surrounding lots of the Maison Manor subdivision it appears that Lot 60, 602 Rue de Fleur Drive, and Lot 59, 610 Rue de Fleur Drive, were left out of the "A-RDD" zoning district, for reasons unknown. The required site coverage minimum for the "A" zoning district on a lot less than 1/3 the size of the minimum lot size creates an impervious buildable area that would not allow for improvements to the property that are comparable in size to the surrounding existing residences that were built around the same time as part of the same development. The applicant is requesting the site coverage variance in order to build a new covered patio structure inside the buildable area allowed per the setbacks but 17% over the allowed site coverage. This specific hardship would not be applicable to lots meeting the minimum size requirements for the "A" zoning district and applies only to one other lot in the Maison Manor development, 602 Rue De Fleur Drive, which received a setback variance in 2022 in order to build a new resident to replace the previous one that had been damaged by fire.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

Given that the request is for a variance to increase the site coverage to 42% on a lot the size of those normally found in the “D” zoning district, which has a site coverage maximum of 45%, under current zoning requirements for lots more than 3 times bigger than the subject property, staff does not foresee the granting of the variance adversely affecting adjacent property owners or residents. If the variance were to be approved, the applicant would not be granted more site coverage than is allowed for similar sized lots in an appropriate zoning district and definitely not more, square footage wise, than is allowed for lots in the current zoning district. The applicant is requesting the site coverage variance in order to build an accessory structure that is within the required setbacks for accessory structures for “A” and that meets with the other requirements for height and location of accessory structures.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The question before the Board, under this criterion, is whether enforcing the requirements of the “A” zoning district on a lot less than 1/3 the size of the minimum lot, causes severe practical difficulty or extreme hardship to the property owner. The strict application of the required 25% site coverage maximum would eliminate the owner’s ability to improve their lot through investment in outdoor amenities. Under the requirements of the “A” zoning district’s site coverage maximum, the owner would be limited to a buildable area that is much smaller than the typical buildable area for a property at the minimum lot size in the “A” zoning district. The maximum site coverage of 25% of the lot area for the subject property would be 3,150 square feet while the maximum site coverage of 25% of the lot area for a lot that met the minimum lot size for “A” lots would be 10, 890 square feet. This figure is more than 3 times the site coverage allowed for the subject property and appears to be unnecessarily restrictive on such a small lot.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community, and

Nothing in the request will unfavorably affect the public health, safety, order, convenience, or general welfare of the community.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Granting the site coverage variance of 17%, to allow the owner to construct a covered patio structure on a lot that is less than 1/3 of the minimum size requirements for a lot in the “A” zoning district while being compliant with the site coverage requirements for similarly sized lots in the “D” zoning district, in which other similarly sized lots in the same development were zoned at the time of incorporation, does not appear to violate the general spirit and intent of the Zoning Code as the subject property appears to have been erroneously assigned to the “A” zoning district at the time of its incorporation into the City of Creve Coeur after it was developed. The purpose and intent of the Zoning Ordinance is to ensure that the zoning regulations protect a broad range of property interests and owners. Altering the Zoning Ordinance as it applies to lots less than 1/3 the minimum size of lots in the “A” zoning district when the lots were designed as part of a development with smaller lots in consideration of open common ground would not appear to violate the larger purpose and intent of the Zoning Ordinance. The general spirit and intent of Section 405.250 is to regulate the location and size of permitted uses on the property and maintain minimum distances between permitted uses and surrounding property lines. Granting the variance

requested would allow the owner to construct the covered patio structure to be compliant with setbacks for accessory structures in the “A” zoning district. It would also be under the site coverage maximum requirement for similarly sized lots zoned “D” that are applied to 17 other lots within the same development as the subject property. As the granting of the variance would result in an improvement that would be allowed without a variance in a more appropriate zoning district, such as the “D” zoning district, and would not grant the owner additional site coverage allowed in said zoning district, the granting of the variance will not violate the general spirit and intent of this chapter.

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

The subject property’s 12,600 square footage is exceptionally smaller than the minimum lot size required for the “A” zoning district at 43,560 square feet. The subject property was developed as part of a planned subdivision under St. Louis County’s Planned Environmental Unit procedure that allows these types of developments to have certain exceptions from the regulations of other zoning districts. Maison Manor was developed with smaller lots in observance of open common space. When the Maison Manor development was incorporated into the City of Creve Coeur, the city’s zoning districts were applied to the existing developed lots. Lot 60 and Lot 59, according to Plat 1 of Maison Manor, were zoned “A” while the majority of the other lots were zoned “A-RDD” and 17 were zoned “D” single-family residential. The “A” zoning district does not take into account the smaller lot size with which the subject property was developed. The strict application of the site coverage maximum of 25% on the subject property given its size and development history would create a hardship of the property in a manner that is dissimilar to all other Maison Manor lots except one.

- 2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

The City’s stormwater regulations, under Chapter 425, require on-site mitigation to capture any proposed increase in runoff. The permitting process requires the submittal of a stormwater management plan to be reviewed in greater detail as part of the construction permit process to ensure the effects on neighboring properties are minimized.

ACTION

Following its deliberation, the Board of Adjustment may vote in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the site coverage maximum would be:

“I move to approve a variance allowing for an additional 17% site coverage area for the property at 610 Rue de Fleur Drive above the allowed site coverage maximum of 25% for lots in the “A” Single-Family Residential Zoning District in order to allow for the construction of a covered patio structure based upon a positive finding that:

1. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the site coverage maximum will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed additional site coverage will not adversely affect the public health, safety, order, convenience, or general welfare of the community;
6. Granting the site coverage variance will not violate the general spirit and intent of this Chapter;
7. By reason of the lot size and development history of the subject property, the strict application of the site coverage requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for the variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 610 Rue de Fleur Drive based upon the testimony received and the deliberations of the Board on this application, as decided on March 16th, 2023.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Photo Dates: 3/6/2023



Description: Existing residence on the subject property at 610 Rue De Fleur.



Description: View north of the subject property looking towards Bellerive Elementary School.



Description: 602 Rue De Fleur Drive south of the subject property with new residence completed.



city
of

CREVE COEUR

File # 23-610

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION NON-USE VARIANCE

Applicant: <u>John Harbraugh</u> Name <u>St. Louis Select Landscaping</u> Company (If Applicable) <u>610 Rue De Fleur Drive.</u> Address <u>High Ridge, MO 63049</u> Address <u>314-609-7313</u> Telephone # Fax # <u>Tnelandposse@gmail.com</u> Email:	Applicant's Representative (If Applicable): <u>Correy Miller</u> Name <u>St. Louis Select Landscaping</u> Company (If Applicable) <u>2701 Williams Creek Rd.</u> Address <u>High Ridge, MO 63049</u> Address <u>314-332-4936</u> Telephone # Fax # <u>Correym@stselectlawns.com</u> Email:
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APPLICANT: Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, 12/14/2022, 2022.

[Signature]
Applicant's Signature

[Signature]
Applicant's Representative's Signature

12/14/2022
Date

12/14/22
Date

Submittal Checklist

- Two (2) checks, \$50.00 filing fee & \$250.00 non-refundable escrow
- Four (4) sets of signed and sealed plans (Folded to a size no larger than 11"x14") for the improvements necessary for the proposed use
- Written Justification
- Electronic copy of all submitted documents

RECEIVED

JAN 13 2023

PLANNING DEPT.

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

New Patio & covered structure near pool.

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

None apply, this is a standard lot

- Unique non-physical characteristics of the property (location, access, history, etc.):

Based on zone 'A' this lot does not meet the minimum size requirements. This is causing the requested project to exceed the allowed lot coverage %

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

Overall lot size is smaller than zone 'A' minimum. This is causing the coverage to exceed the allowed %

- Current uses and structures on the property:

There is currently only a house and garage on the property

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:

According to zone 'A' this lot should be much larger to accommodate enhancements to the site. Due to the 12,500 sqft size, the proposed plan exceeds the lot coverage allowed on the smaller lot.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?

Yes, the property owner is simply trying to enhance their property. They are unable to do so as a result of the lot size and allowed coverage %.

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:

There should be no impacts or effects on the surrounding properties.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?

We will be running power to the structure. This should be the only utilities addressed and should not negatively affect anything.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

NONE, this is for personal and private use by the existing home owner.

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

None, this project is for personal and private use by the homeowner. this will

9. Zoning district in which the property is located: A'

10. Size of the lot (total square feet or acres): 12,600

11. Please provide any other information in support of this request (on a separate sheet if needed):

we simply need approval for 17% over lot coverage for the new patio & covered structure

INSTRUCTIONS: Complete all of the following sections to the best of your ability. Provide additional materials as needed such as supplemental pages, diagrams, plans, or photographs. Please consult with Planning Division staff (314-872-2501) if you have any questions.

1. I request a variance so that the following may be built or installed on the property (attach building plans, landscape plans, surveys, etc. showing before and after conditions on the property):

New Patio & covered structure near pool.

2. In support of my request, I offer the following:

- Unique physical characteristics of the property (creek, steep slope, lot shape, etc.):

This lot is unique in that it does not conform to the size requirements for Zone 'A'. The development of this subdivision allowed for all properties less 2 (the one in question and its neighbor to the south) to be classified Zone 'D'. Should this property have been zoned 'D' or properly sized for Zone 'A' the coverage would not be a concern.

- Unique non-physical characteristics of the property (location, access, history, etc.):

This lot was originally developed as part of the Maison Manor subdivision. When incorporated into Creeve Coeur, this lot and its neighbor were mistakenly left out of the A-RDO zoning. This is the cause for the lot to be approx. 25% of the minimum lot size in "A" zoning.

- Any other differences between the Subject Property and other properties in the surrounding area which would warrant different treatment of the Subject Property:

Overall lot size is smaller than Zone 'A' minimum. This is causing the coverage to exceed the allowed %. This lot is roughly 1/4 the size of the other lots in "A" zoning.

- Current uses and structures on the property:

There is currently only a house and garage on the property.

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:
According to zone 'A' this lot should be much larger to accommodate enhancements to the site. Due to the 12,500 sq ft size, the proposed plan exceeds the lot coverage allowed on the smaller lot.
4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?
Yes, the property owner is simply trying to enhance their property. They are unable to do so as a result of the lot size and allowed coverage %.
5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:
There should be no impacts or effects on the surrounding properties.
6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?
We will be running power to the structure. This should be the only utilities addressed and should not negatively affect anything.
7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:
None, this is for personal and private use by the existing home owner.

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:

None, this project is for personal and private use by the homeowner. this will

9. Zoning district in which the property is located: A'

10. Size of the lot (total square feet or acres): 12,600

11. Please provide any other information in support of this request (on a separate sheet if needed):

we simply need approval for 17% over lot coverage for the new patio & covered structure

URVEY WAS PERFORMED AT THE
CERTIFIED TO SECURITY
NAL TITLE INSURANCE
RACEY HARBAUGH DURING THE
IT AND IS NON TRANSFERABLE.
EXECUTED IN ACCORDANCE
ISSUANCE STANDARDS FOR
SURVEYS, CLASS OF SURVEY:
UNDARY LOCATIONS HAVE
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40205SEC PREPARED BY
ILE INSURANCE COMPANY
ANY ADDITIONAL EASEMENTS
REPORTED IN SCHEDULE B -
IOWE REFERENCED COMMITMENT
THIS SURVEY:

ANTY TO SOUTHWESTERN
PANY BY THE INSTRUMENT
430 PAGE 215 [SHOWN]
NOW OR FORMERLY OWNED
& MARTHA A. BK 19016 PG

PLAT BOOK 130, PAGES 72

NATION OF IMPROVEMENTS IS
OF OUR ABILITIES AND
OBSERVATIONS ONLY, NO
MADE. PLEASE CONSULT
GARDING OWNERSHIP OF ALL

BOOK-WALL ENCROACHING 2.6'
ENCROACHING 2.6' OUT OF
ENCROACHING 1.3' INTO LOT
ENCROACHING 1.2' INTO LOT

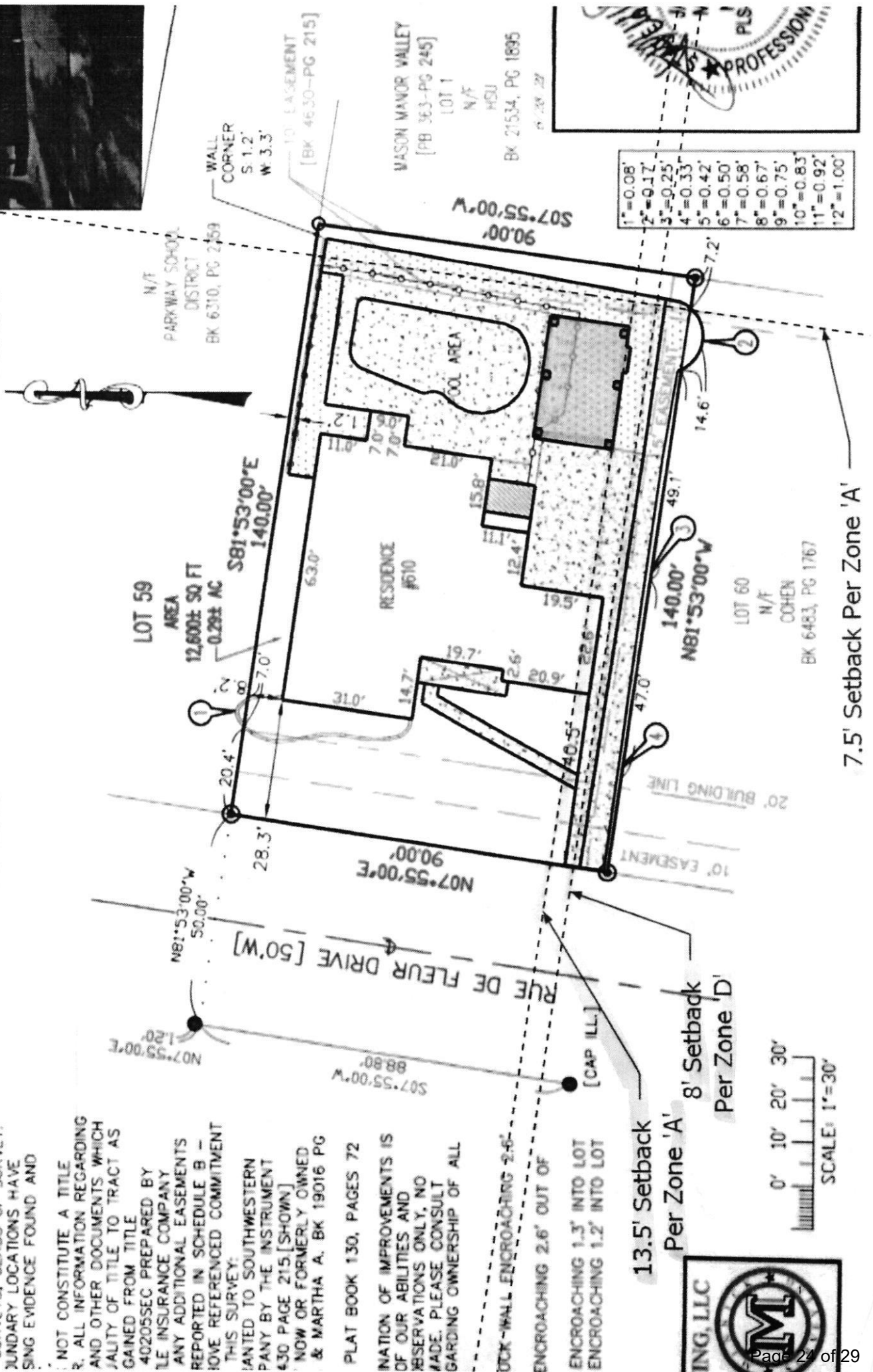
13.5' Setback
Per Zone 'A'
8' Setback
Per Zone 'D'



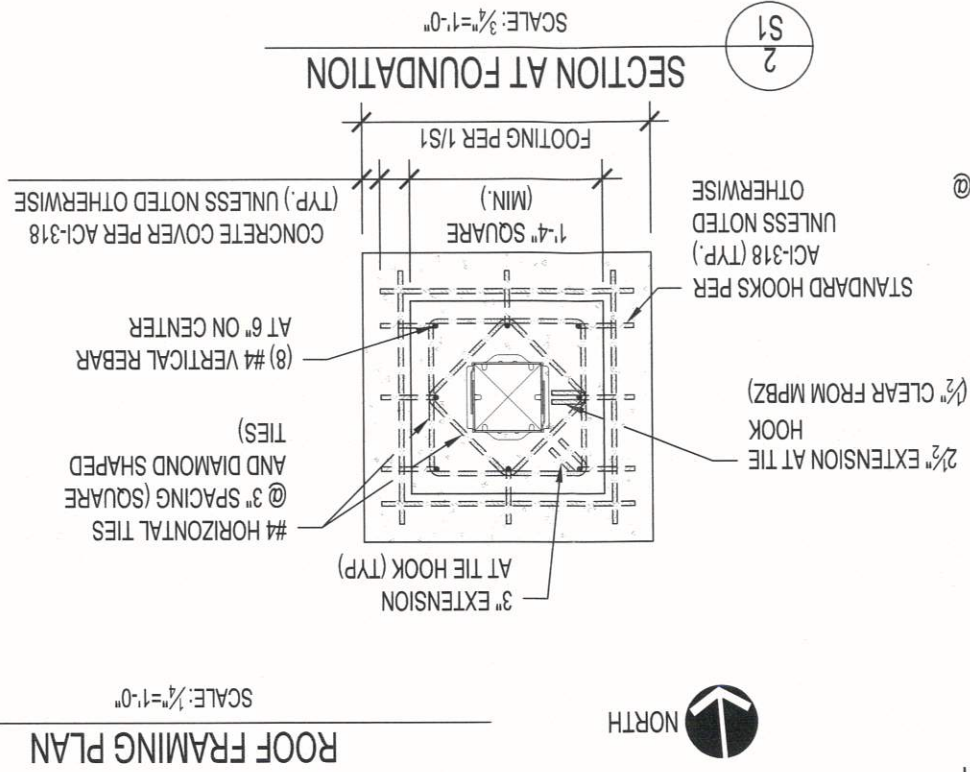
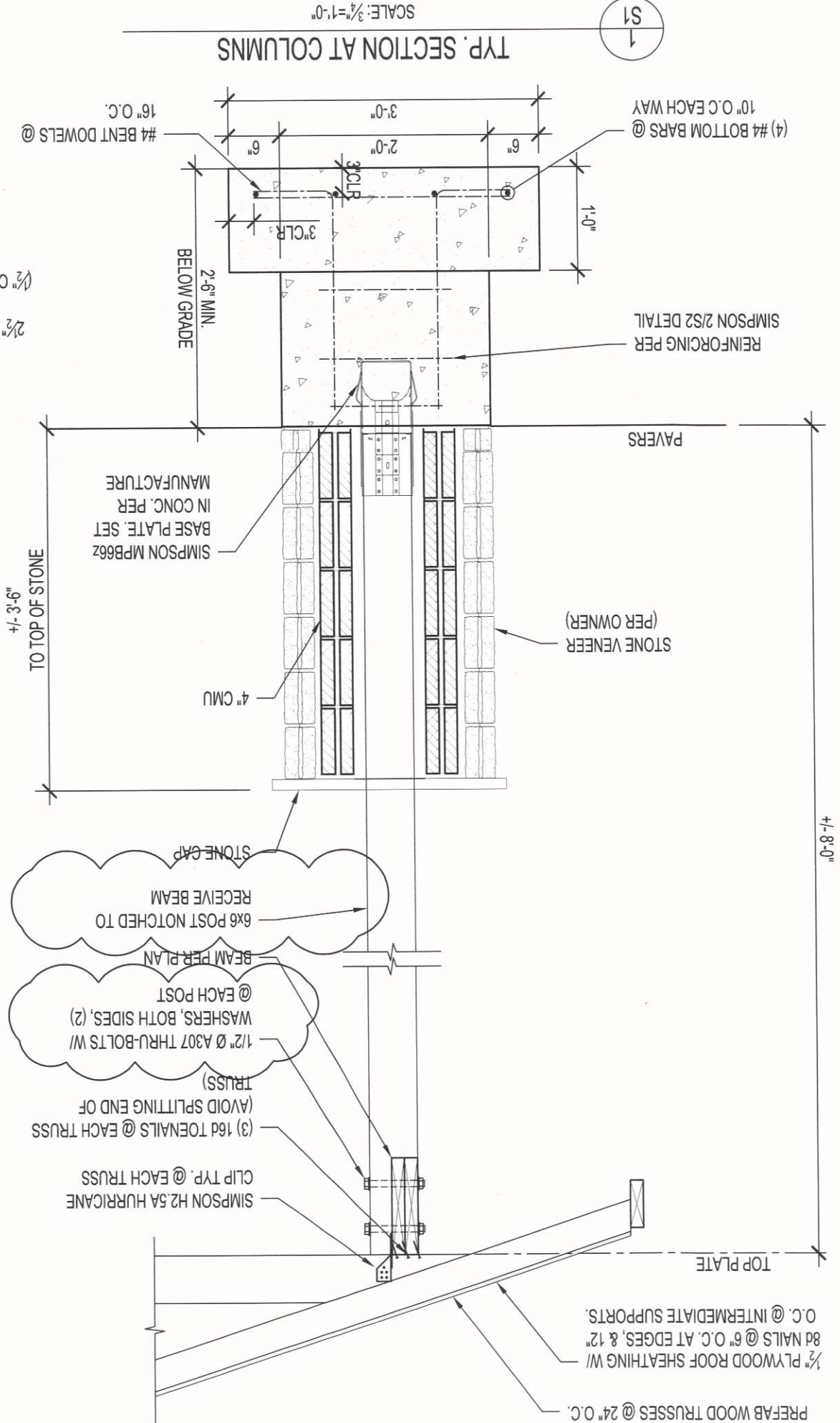
PROJECT: 610 RUE DE FLEUR
DRIVE, CREVE COEUR, ST. LOUIS COUNTY,
MO
JOB NUMBER: 8767
DRAWN BY: LOH
DATE PREPARED: 6/28/21

BOUNDARY SURVEY

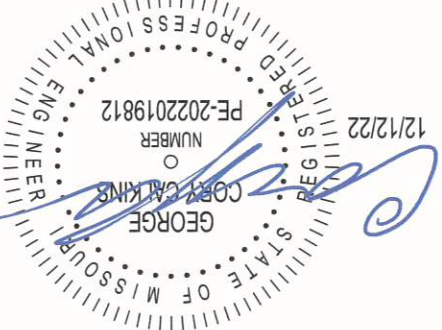
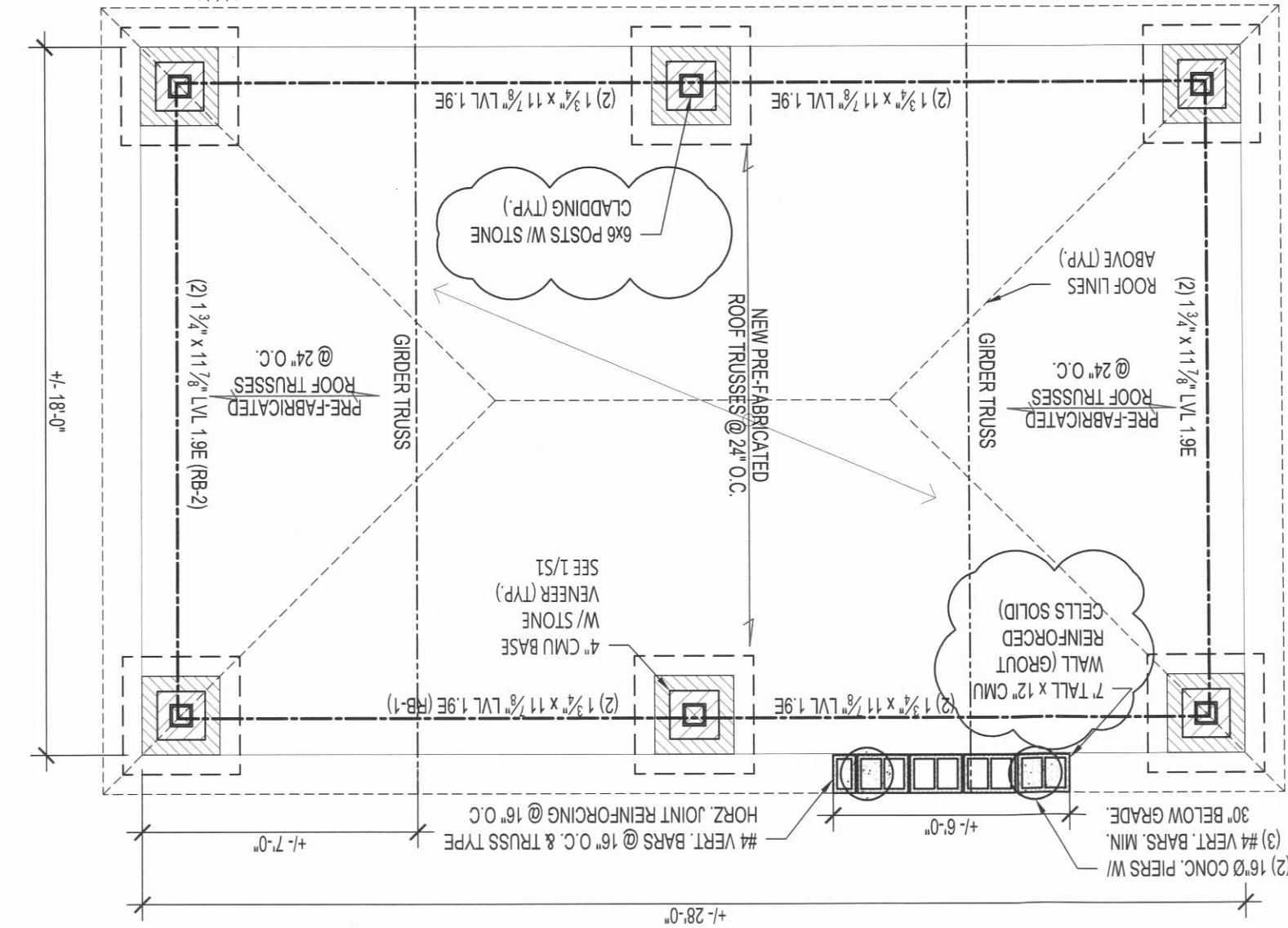
LOT 59 OF MAISON MANOR PLAT 1
PLAT BOOK 130 PAGES 72 AND 73,
ST. LOUIS COUNTY RECORDS







- NOTES**
1. ROOF CONSTRUCTION: 1/2" PLYWOOD WITH METAL PLY CLIPS OVER PREFABRICATED ROOF TRUSSES w/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 2. ALL ROOF FRAMING TO BE SPACED AT 24" O.C. MAXIMUM. ALL MEMBERS LABELED EXISTING DESIGNED BY OTHERS.
 3. REINFORCING SHALL BE CONTINUOUS WHEREVER POSSIBLE. SPLICES AND LAPs SHALL CONFORM TO ACI 318-08 REQUIREMENTS.
 4. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.
 5. ALL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE, D, FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE AT LEAST 5".
 6. IF CONDITION ARE FOUND TO BE DIFFERENT THAN THIS PLAN, STOP WORK AND NOTIFY ENGINEER OF RECORD IMMEDIATELY.



SHEET NO. S1	ROOF FRAMING PLAN & DETAIL		DATE: 9/14/22	CHECKED: GJC	DESIGNED: GJC
	610 RUE DE FLEUR DR. ST. LOUIS, MO 63141		NOTED	SCALE: 1/4"=1'-0"	SCALE: 3/4"=1'-0"
UPRIGHT DESIGN & CONSULTING 48 WEST SUNNY SIDE DRIVE ST. PETERS, MO 63376 PHONE: 314-808-5105					
THE PROFESSIONAL SEAL AND SIGNATURE APPLY TO THIS DOCUMENT TO WHICH THEY ARE AFFIXED AND ONLY FOR THE PROJECT AND DATE SHOWN. ANY REVISIONS OR CHANGES SHALL BE INDICATED BY A REVISION NUMBER AND DATE. THIS DOCUMENT IS THE PROPERTY OF UPRIGHT DESIGN & CONSULTING AND SHALL BE RETURNED TO THE FIRM UPON COMPLETION OF THE PROJECT. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF UPRIGHT DESIGN & CONSULTING IS STRICTLY PROHIBITED.					

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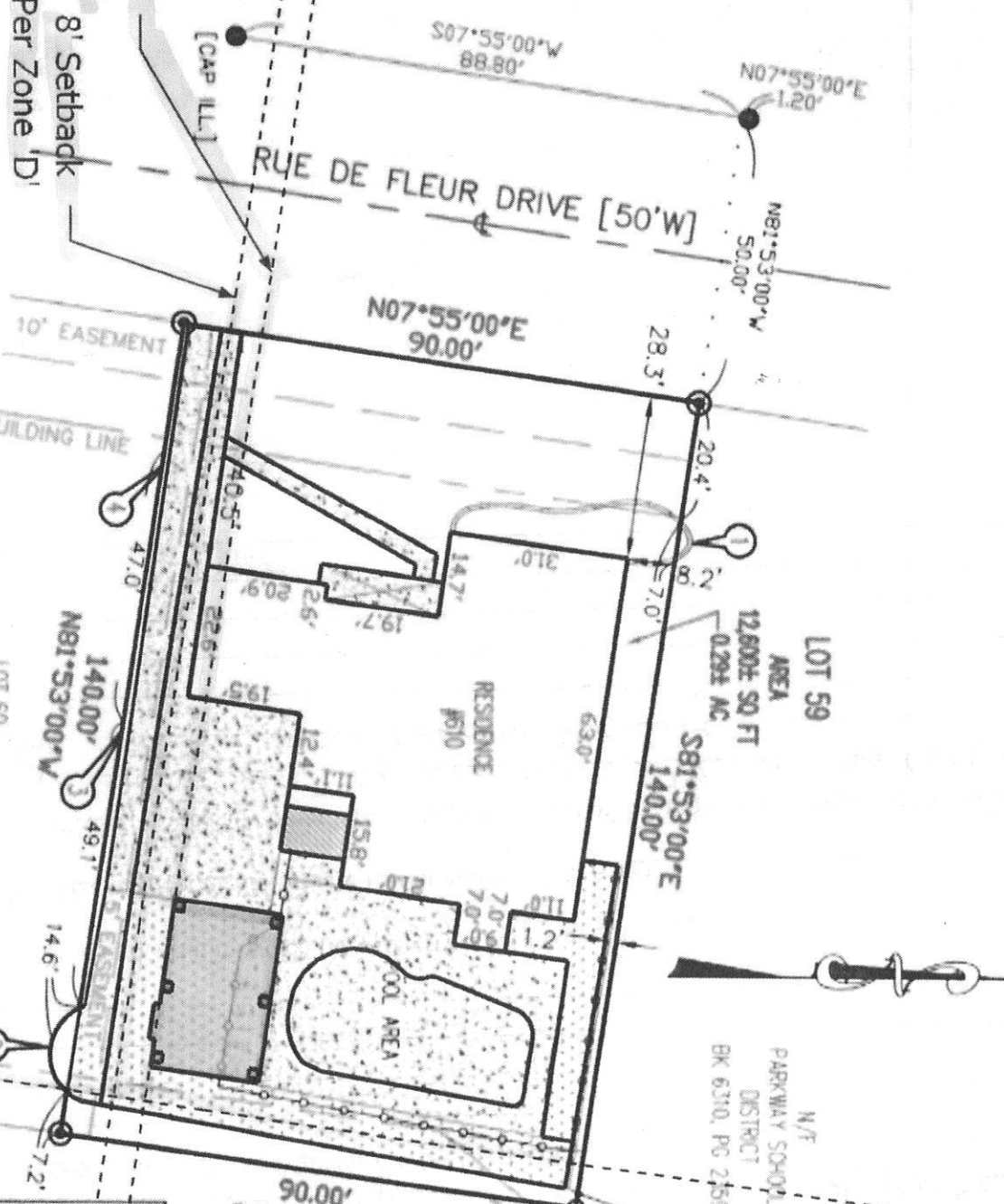
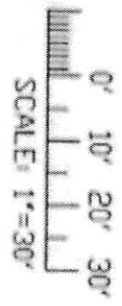
LOT 59 OF MAISON MANOR PLAT 1
PLAT BOOK 130 PAGES 72 AND 73,
ST. LOUIS COUNTY RECORDS

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PLAT BOOK 130, PAGES 72

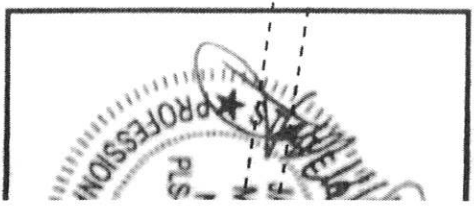
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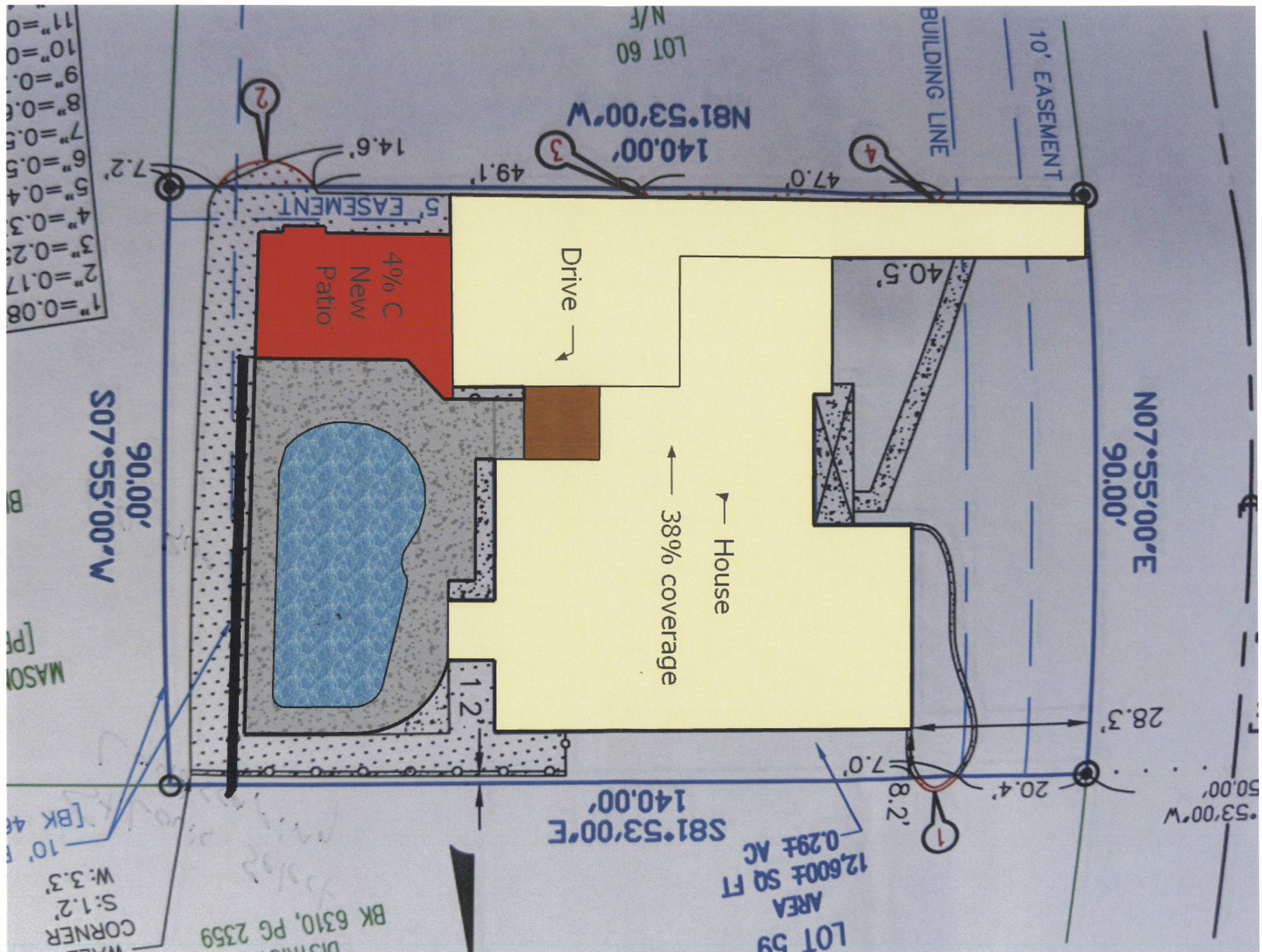
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ENCROACHING 2-6' OUT OF
ENCROACHING 1.3' INTO LOT
ENCROACHING 1.2' INTO LOT

13.5' Setback
Per Zone 'A'
8' Setback
Per Zone 'D'



1"=0.08'
2"=0.17'
3"=0.25'
4"=0.33'
5"=0.42'
6"=0.50'
7"=0.58'
8"=0.67'
9"=0.75'
10"=0.83'
11"=0.92'
12"=1.00'







Bethany Moore <blmoore@crevecoeurmo.gov>

610 Rue de Fleur

2 messages

Susan Rosenthal <susan.rosenthal@ymail.com>
To: blmoore@crevecoeurmo.gov

Wed, Mar 8, 2023 at 5:16 PM

My husband and I, residents at 621 Rue de Fleur Dr., have no problem with our neighbors building their outdoor kitchen even tho it increases their existing site.

Susan and Bob Rosenthal

Bethany Moore <blmoore@crevecoeurmo.gov>
To: Susan Rosenthal <susan.rosenthal@ymail.com>

Thu, Mar 9, 2023 at 8:27 AM

Thank you! I will add this to the file.

[Quoted text hidden]

--

Bethany L. Moore
City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141
314-442-2087

www.crevecoeurmo.gov