



AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 21, 2024
4:00 PM

CALL TO ORDER

ROLL CALL

Mr. Glenn Wilen (Chair)
Mr. James Kostelc
Mr. James Gerst
Mr. Robert Mooney
Mr. Arnold Mayersohn

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary

APPROVAL OF MINUTES

- 1. August 15, 2024 Board of Adjustment Draft Meeting Minutes**

ACCEPTANCE OF THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

- 2. Application #24-1: Variance Request For The Property At 1 Beaver Drive for a 14-Foot Encroachment into the Required 15-Foot Side Yard Setback in Order to Replace an Existing Deck**

Summary: Steven Bigg, owner, has submitted an application for a 14-foot side yard variance at 1 Beaver Drive in the "B" Single Family Residential Zoning District in order to replace an existing deck. The proposed new structure would be built in the same footprint within the side yard as the existing structure but would extend further into the buildable area behind the house. The only access to the deck from the house is an existing door facing the side yard. Section 405.250 of the Zoning Code establishes the required setbacks for all permitted uses in the "B" district. The property was developed in 1953 as part of Tealwood Plat 2 Subdivision within the City of Creve Coeur.

BUSINESS FROM STAFF

- 3. 2025 Board of Adjustment Meeting Schedule**



**AGENDA
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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.



MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
AUGUST 15, 2024
4:00 PM

CALL TO ORDER

ROLL CALL

Mr. Glenn Wilen (Chair)

Mr. James Kostelc

Mr. James Gerst

Mr. Robert Mooney

Mr. Arnold Mayersohn (Alternate)

Mr. Carl Lumley, City Attorney

Mr. Jason Jaggi, AICP, Director of Community Development

Ms. Bethany L. Moore, AICP, City Planner

Ms. Claralyn Bollinger, Administrative Services Supervisor and Recording Secretary

APPROVAL OF MINUTES

1. July 18, 2024 Board of Adjustment Draft Meeting Minutes

Motion by Mr. Mayersohn to approve the July 18, 2024 minutes. Seconded by Mr. Mooney. All in favor of approving the minutes.

ACCEPTANCE OF THE AGENDA

Motion to approve the agenda by Mr. Kostelc. Seconded by Mr. Mayersohn. All in favor of accepting the agenda.

UNFINISHED BUSINESS

No unfinished business

NEW BUSINESS

2. #24-602: Variance Request For The Property At 602 Rue de Fleur for a Site Coverage Increase of 4% Over the Allowed 25% Site Coverage Maximum in order to Construct a New Rear Deck and Spa

Samantha Sundhausen with Poynter Landscape gave a presentation on the proposed work. There will be permeable pavers, a covered structure with deck and a walkway.



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The hot tub will be on a concrete pad at ground level. An outdoor fireplace is also proposed. Variance granted in 2022 to build the home. Next door neighbors at 610 Rue de Fleur were granted in 2023 a 17% site coverage variance above the 25% maximum.

Lance Howard and Patricia Howard, the homeowners, were also present. Mr. Howard spoke about the variance that was allowed for his neighbor's property. They have a pool. If both houses were zoned like the other houses in the neighborhood, they would be allowed 40% coverage. Their neighbor has 42% coverage with variance they received.

Ms. Sundhausen stated that the property was annexed in the 1990's and was issued A Zoning, instead of A-RDD Zoning. Mr. Howard stated that the house was incorrectly zoned in the 1990's. The lot is regulated at one acre size, but it is only 15,000 square feet per Ms. Sundhausen.

Mr. Howard said that they are designing this so that it will not encroach on any setbacks and designing it to fit within the smaller lot. This proposal will improve the aesthetic appearance of the house, the property's value, the local economy because the project is being purchased from local vendor and the tax base because the value of the property will increase.

Questions: Mr. Mooney: Will this be attached to the house?

Mr. Howard: Yes it will be attached with a pitched roof. Everything will match the existing house.

Mr. Mayersohn: Will the part with the fireplace and tv area be covered?

Mr. Howard: Yes that part will be covered.

Mr. Mooney: Just a general question on the hot tub. What sort of security will there be? The hot tub will have water in it so that is an enticing nuisance for kids. How is that going to be controlled? Will there be a fence around it?

Mr. Howard: We already have a fence around the yard because we have three lovely dogs. It will be elevated and there will be a fence around the hot tub and a third gate which will be locked.

Mr. Lumley: Hot tubs usually have a standard locking mechanism on the cover.

Mr. Mooney: Are you putting landscaping behind the hot tub?

Mr. Howard: When we bought the house, there was very little landscaping so right now we have done landscaping and full irrigation in the front yard. Poynter completed that.



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We are going to do full irrigation and landscaping all around the back of the house. We also will put some privacy bushes to give us some privacy because right now when people come down Mason Manor Road, they can see into the backyard.

Ms. Moore gave her presentation. The house is part of the Maison Manor subdivision that was built in St. Louis County before it was annexed into Creve Coeur. A variance was issued to build the house to McKelvey Homes in 2022. The previous house burned down. When the whole development was incorporated into the city, it was for some reason zoned into three separate zoning districts instead of one zoning district. The lots at the top of the map were zoned into D because that is one of our smaller zoning districts and these are smaller lots so they fit well into the D zoning district. The majority of homes in the subdivision were zoned A-RDD (Residential Design Development) and those are for lots that are smaller in accordance with the shared open space. Normally they have their own setbacks as well and in a lot of cases have their own site coverage. But for some reason we have these two lots here which were zoned A even though they are the size of D lots or C lots but the smaller of those. The home took all of the site coverage because the lot is so small.

Mr. Kostelc: Could these be rezoned into C because this is 15,000 square feet and that is C lot style not A lot style?

Ms. Moore: We don't have any plans to rezone them at the moment, but they are in wrong zoning district.

Mr. Kostelc: If this home was rezoned, what would be the coverage percentage?

Ms. Moore: C I think is 35%.

Mr. Kostelc: So if it was rezoned, they wouldn't need a variance?

Ms. Moore: Correct. If it was zoned correctly, they wouldn't need a variance.

Mr. Jaggi: I can answer that. It is 40% site coverage percentage for C. The other issue that comes into play is to rezone it to C you need a 5 acre property. We require a minimum of 5 acres to have a new zoning district unless there are other properties that are similarly zoned C and then it would be an extension of a C zoning district. But we don't have any C zoning districts in that area. The only thing we could do is pull it into A-RDD and that is certainly a process so that is why we have defaulted to the request for variance option.

Ms. Moore: In 2022 is when they were granted the variance to build the house with two front yard setbacks. The lot is just over 15,000 square feet. Minimum for A zoning is one acre which is 46,000 square feet so it is significantly smaller. The maximum site



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coverage in A is 25%. Maximum D site coverage is 45%. The applicant is proposing 29%, so just 4% over what is currently allowed. They are not asking for a variance to encroach into any setbacks. They are only asking for a variance to the site coverage.

In 2023, the property next door at 610 Rue de Fleur was granted a site coverage variance to a greater degree to exceed the site coverage by 17% over the 25% to build an accessory structure.

The hardship criteria for variances were presented by Ms. Moore.

1. There is a unique situation involving this property that causes a hardship.
2. The applicant has not created the issue.
3. The hardship was created when the property was annexed into Creve Coeur and zoned incorrectly.
4. The granting of a variance will not adversely impact adjacent property owners. Strict application of provisions of zoning ordinance from which a variance is requested will cause severe practical difficulty or hardship for the property owner represented in the application. Without a variance the owner can make no improvements to the property as is, so it would create a hardship.
5. The variance desired will not adversely affect the public health, safety, order, convenience or general welfare of the community. No that will not happen.
6. Granting the variance desired will not violate the general spirit and intent of this chapter. This is a really good question to examine because granting the variance would provide relief from the 25% site coverage maximum for A lots which are almost three times larger than the existing lot. Lots of this size were not meant to adhere to the requirements for A zoning. A similar variance to a greater degree was approved for the lot next door in 2023.

The two additional hardship questions were addressed by Ms. Moore.

7. Conditions of the lot: Exceptional narrowness or shape of the property and does this create hardship. This lot is significantly smaller than the A lots that it has the requirements for. It was improperly zoned so it was subjected to the A requirements. Application of the A zoning district site coverage would create a hardship for any improvements to the property at all.
8. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent properties. That will be covered under section 425 at the permitting stage. Any questions?



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Mr. Wilen: Have we heard anything from the neighbors?

Ms. Moore: Yes there are two letters of support in your packet.

Mr. Wilen: Any other questions for the city? Thank you Ms. Moore. Ms. Sundhausen and Mr. Howard, any new information you'd like to add?

Ms. Sundhausen and Mr. Howard: No.

Mr. Lumley offered exhibits into the record and the hearing was closed.

Mr. Wilen made the motion to approve the variance based on meeting all the stated factors. Mr. Kostelc seconded the motion. Mr. Wilen: We do have some discussion.

Mr. Mooney: Will the large oak tree in the backyard need to be taken down?

Mr. Howard: No the maple and oak trees will remain.

Roll call vote taken and all voted in favor.

Mr. Wilen made a motion for the staff to prepare and authorize the chair of the Board of Adjustment to execute findings of fact and conclusions of law regarding the site coverage variance requested for 602 Rue de Fleur Drive based on testimony received and deliberations of the Board on this application on as decided on August 15, 2024.

Mr. Mayersohn seconded the motion. All voted in favor.

BUSINESS FROM STAFF

Mr. Wilen: We will move onto other business. Do we have anything on the agenda for next month?

Ms. Moore: We do not. We have not received any applications for next month.

Mr. Wilen: So there will be no meeting next month.

ADJOURNMENT

Mr. Wilen made a motion to adjourn the meeting. Mr. Mayersohn seconded the motion.

Meeting adjourned at 4:33 p.m.

Submitted by:



**MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
AUGUST 15, 2024
4:00 PM**

Recording Secretary

Chair



APPLICATION TO THE BOARD OF ADJUSTMENT
#24-1: VARIANCE REQUEST FOR THE PROPERTY AT 1 BEAVER DRIVE
FOR A 14 FOOT ENCROACHMENT INTO THE REQUIRED 15 FOOT SIDE
YARD SETBACK IN ORDER TO REPLACE AN EXISTING DECK

FOR THE MEETING OF: Thursday, November 21, 2024

SUBJECT PROPERTY LOCATION: 1 Beaver Drive, Zoned "B" Single Family Residential District.

REQUEST: Steven Bigg, owner, has submitted an application for a 14-foot side yard variance at 1 Beaver Drive in the "B" Single Family Residential Zoning District in order to replace an existing deck. The proposed new structure would be built in the same footprint within the side yard as the existing structure but would extend further into the buildable area behind the house. The only access to the deck from the house is an existing door facing the side yard. Section 405.250 of the Zoning Code establishes the required setbacks for all permitted uses in the "B" district.

ADDITIONAL INFORMATION: The property was developed in 1953 as part of Tealwood Plat 2 Subdivision within the City of Creve Coeur.

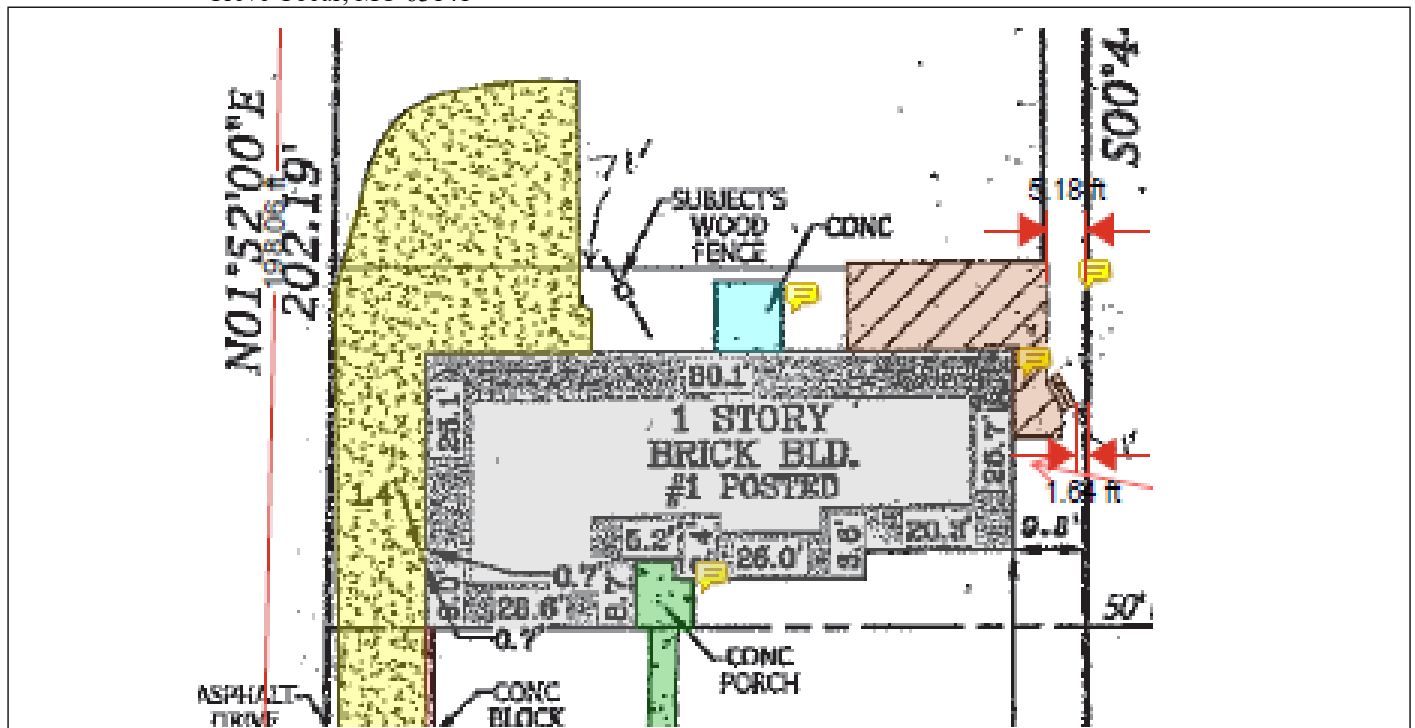
Key Issues:

- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.260: "B" Single-Family Residential
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

OWNER/ Steven Bigg
APPLICANT: 1 Beaver Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 11/18/2024

ATTACHMENTS: Applicant's Materials submitted 11/13/24

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is located at 1 Beaver Drive within the Tealwood Plat 2 Subdivision in the “B” Zoning District. The lot is approximately 20,140 square feet where the minimum lot size for the “B” zoning district is 20,000 square feet. The applicant is seeking a 14-foot side yard variance in order to rebuild an existing deck which extends into the side yard setback and provides access to an existing side door. The applicant states that the condition of the deck is too deteriorated to repair and it instead must be replaced. The existing deck extends 14 feet into the required 15-foot side yard and the replacement deck will be built in the same footprint within the side yard. The portion of the deck that is within the side yard is only 4 feet wide and provides access to the deck from the side door. The deck will be built larger into the buildable area behind the house but this section will not require any variances. The only door to access the deck from the house is on the side of the house facing the side yard. If the deck were to be built within the buildable area for the lot and not within the side yard it would not be able to be accessed from the door to the house and would also have to be pulled back from the edge of the house about 5 feet. The house sits less than 10 feet from the side property line and just over 5 feet into the side yard setback. Therefore, the applicant is seeking the 14-foot side yard variance in order to rebuild the deteriorated deck in its existing location within the side yard so that it may be accessed from the existing door on the side of the house.

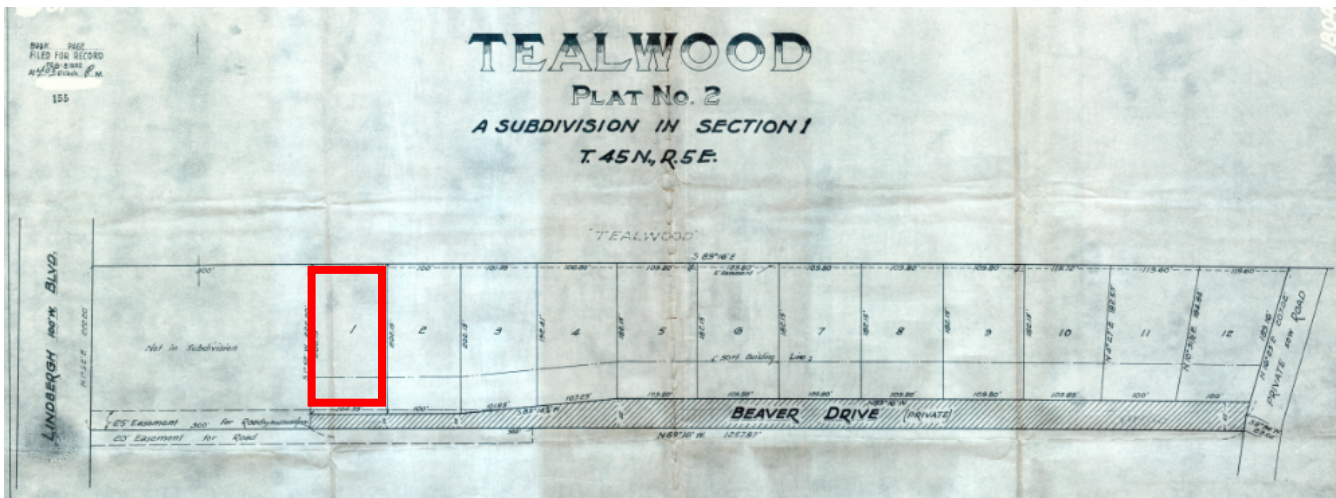


Figure 1: 1952 subdivision plat with 1 Beaver Drive outlined in red.



Figure 2: GIS image of the Tealwood Plat 2 Subdivision with 1 Beaver Drive highlighted.

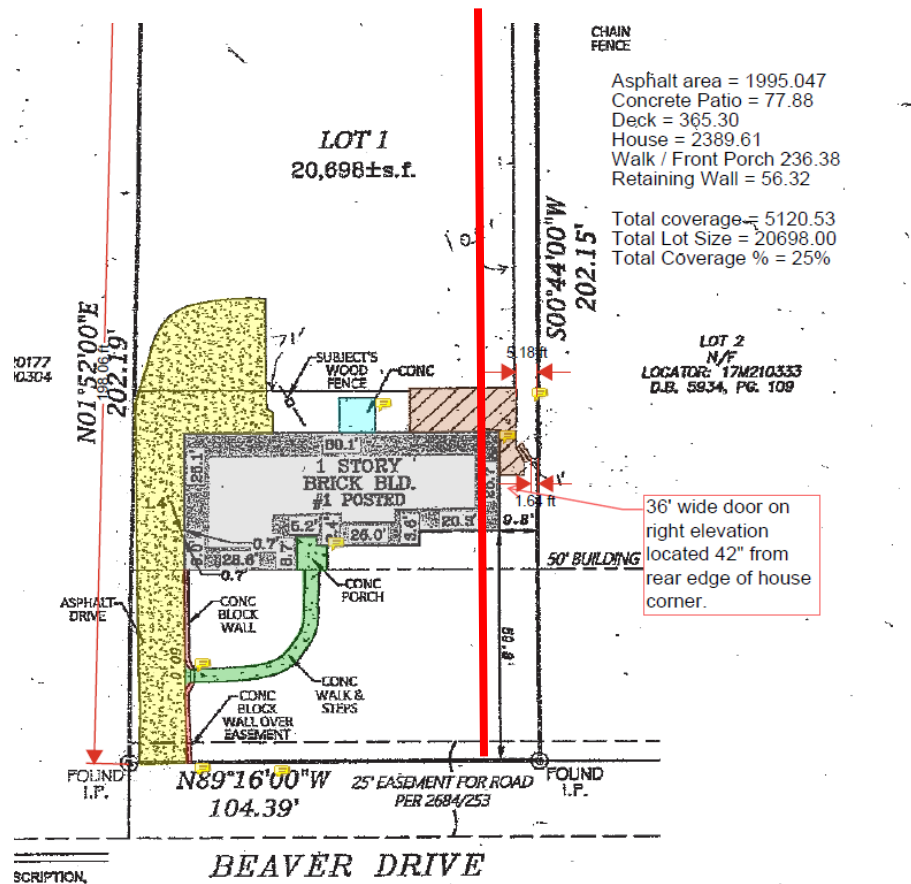


Figure 3: Applicant's proposed site plan with approximate 15-foot side yard setback shown in red.

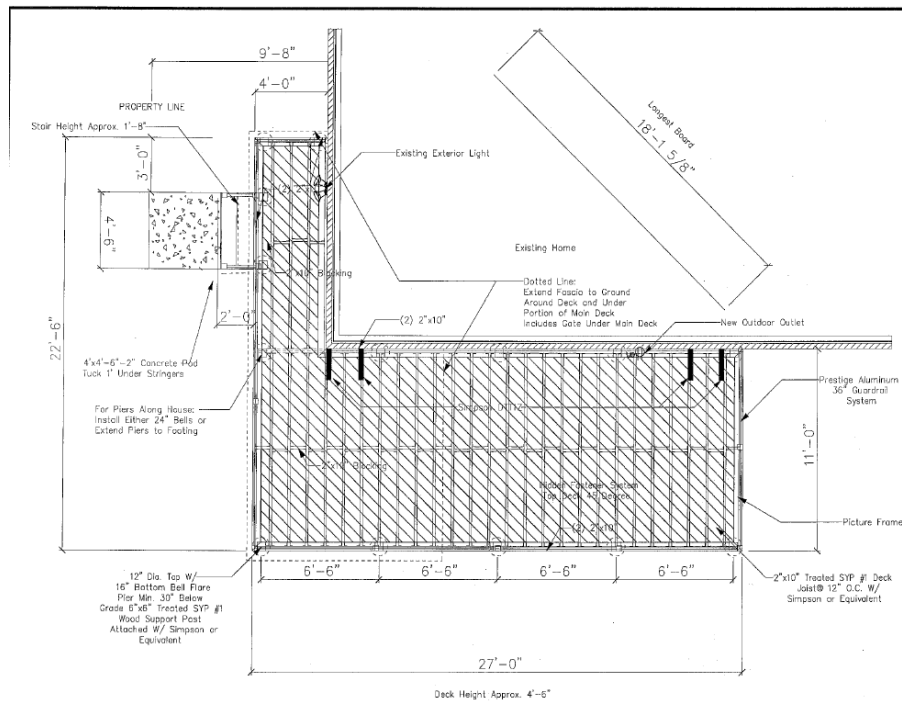


Figure 4: Deck Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single-Family Residence	B-Single Family Residential	N/A
South	Single-Family Residences	B-Single Family Residential	Beaver Drive
East	Single-Family Residence	B-Single Family Residential	N/A
West	Commercial	GC-General Commercial Zoning District	N/A

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 the City of Creve according to the subdivision procedures when it was approved in 1952. The approved plat did not include side or rear yard setback lines and the requirements for the current zoning code were established after the subdivision was platted and approved by the city. The existing house and deck in question sit over the 15-foot side yard setback required for all lots within the “B” zoning district. If the deck were to be rebuilt according to the existing side yard setback requirements for this zoning district, the deck would not be able to be accessed from the house by the existing door and the deck would have to be setback roughly 5 feet from the edge of the house since the house sits within the side yard setback. This condition is not uncommon for older subdivision developments throughout the city and also appears to be found on other properties on the same street.

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 development of this property and purchased the house with the deck as it is now. The owner did inquire about repairing the existing deck but the structure is too deteriorated to repair and must be replaced entirely. The owner did not build the house or deck within the side yard setback or install the existing door on the side of the house that serves as access to the deck. Although the owner is choosing to move forward with a request to rebuild the existing deck within the 15-foot side yard setback, if the deck was built outside of the side yard setback there would be no access to the deck from the house.

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

Given that the request is for a variance to replace an existing deck within the same footprint and that the existing deck has been in this location for many years with no incident, it does not appear that granting the 14-foot side yard variance would adversely affect the adjacent property owners or residents. As of the date of this reports, Staff has not received any comments concerning this request from neighboring property owners.

- 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 strict application of the Zoning Ordinance from which the variance is requested would mean that the applicant could not rebuild the deck in its existing location and would instead have to build the deck roughly 5 feet from the edge of the house as the house is also within the side yard setback. Doing so would mean that the deck would not be accessed from the only door of the house leading to it which is currently on the side of the house. If the provisions of the Zoning Ordinance were strictly followed then no access could be provided from the existing side door to the outside as any construction in this location would be within the side yard setback and is not allowed without a variance. Whether or not the existing circumstances surrounding this deck cause severe practical difficulty or extreme hardship is up to the Board of Adjustment to determine.

- 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 side yard variance would not appear to violate the general spirit and intent of this Chapter as the house and deck appear to have been built according to the Zoning Code requirements at the time of construction and the only access to the deck is through the door on the side of the house. If the strict application of the Zoning Code were to be enforced, no access to the deck from the house would be provided and no access from the existing door to the outside could be provided without a variance as it would be within the side yard setback.

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 meets the minimum size requirements for lots within the “B” zoning district. The property was developed within the City of Creve Coeur, in 1952 likely under different setback requirements, and the house and deck were built within what is now the existing side yard setback for “B” lots. The only access to the existing door on the side of the house is via the existing deteriorated deck. If the zoning code were strictly enforced then the deck could not be rebuilt in the existing footprint and no access to the side door could be provided. Based on the above, it appears it may be an exceptional circumstance that the house was developed within the City of Creve Coeur following the development standards for subdivisions in 1952, and now in order to replace an existing building improvement to provide access to a side door, the applicant must seek a variance.

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

No, granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

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 side yard setback would be:

“I move to approve a variance allowing for a 14-foot side yard setback encroachment into the required 15-foot side yard setback required for lots within the “B” Single-Family Residential Zoning District for the property at 1 Beaver Drive to allow for the existing deck to be rebuilt in the same footprint 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 side yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed deck reconstruction will not adversely affect the public health, safety, order, convenience, or general welfare of the community;
6. Granting the side yard variance will not violate the general spirit and intent of this Chapter;
7. By reason of the development history of the subject property, 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; 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 1 Beaver Drive based upon the testimony received and the deliberations of the Board on this application, as decided on November 21st, 2024.”

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

Description: 1
Beaver Drive.

T. 45N., R. 5E.



In Testimony Whereof, I have hereunto set my hand and affixed my official seal at my office this 30th day of January, 1952.



city
of

CREVE COEUR

File # 24-1

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:	Applicant's Representative (if applicable):
Name <u>Sterea Bigg</u>	Name _____
Company (If Applicable) _____	Company (If Applicable) _____
Address <u>1 Beaver Drive</u>	Address _____
Address <u>Creve Coeur, MO 63141</u>	Address _____
Telephone # <u>314-401-6289</u>	Telephone # _____
Fax # _____	Fax # _____
Email: <u>mrpwjc@aol.com</u>	Email: _____

APPLICANT: Architect _____ Engineer _____ Contractor _____ Agent _____ Owner X

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, November 21, 2024.

Applicant's Signature

Applicant's Representative's Signature

10/10/24
Date

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

Updated 10/2022

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):

Replace deck in back of house at northeast corner

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

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

None

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

The 15 foot easement from property line goes 4 ft into the house. The current deck serves the back door, so the 15 foot was put into effect after the deck and house were built. Without safe egress from the back door would create hazard.

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

None

- Current uses and structures on the property:

see drawing, current deck is old, rotting and becoming unsafe

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

To comply with the law would make safe egress from the house very difficult. We have gone over plans with the builder to comply with easement and they are not practical and unsafe.

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?

Without safe egress may not even meet code. We moved in a year ago and there was no disclosure of the easement.

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

They would have a nice peek to look at, instead of the wreck that exists.

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?

none

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

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

None

9. Zoning district in which the property is located: _____

10. Size of the lot (total square feet or acres): *see survey*

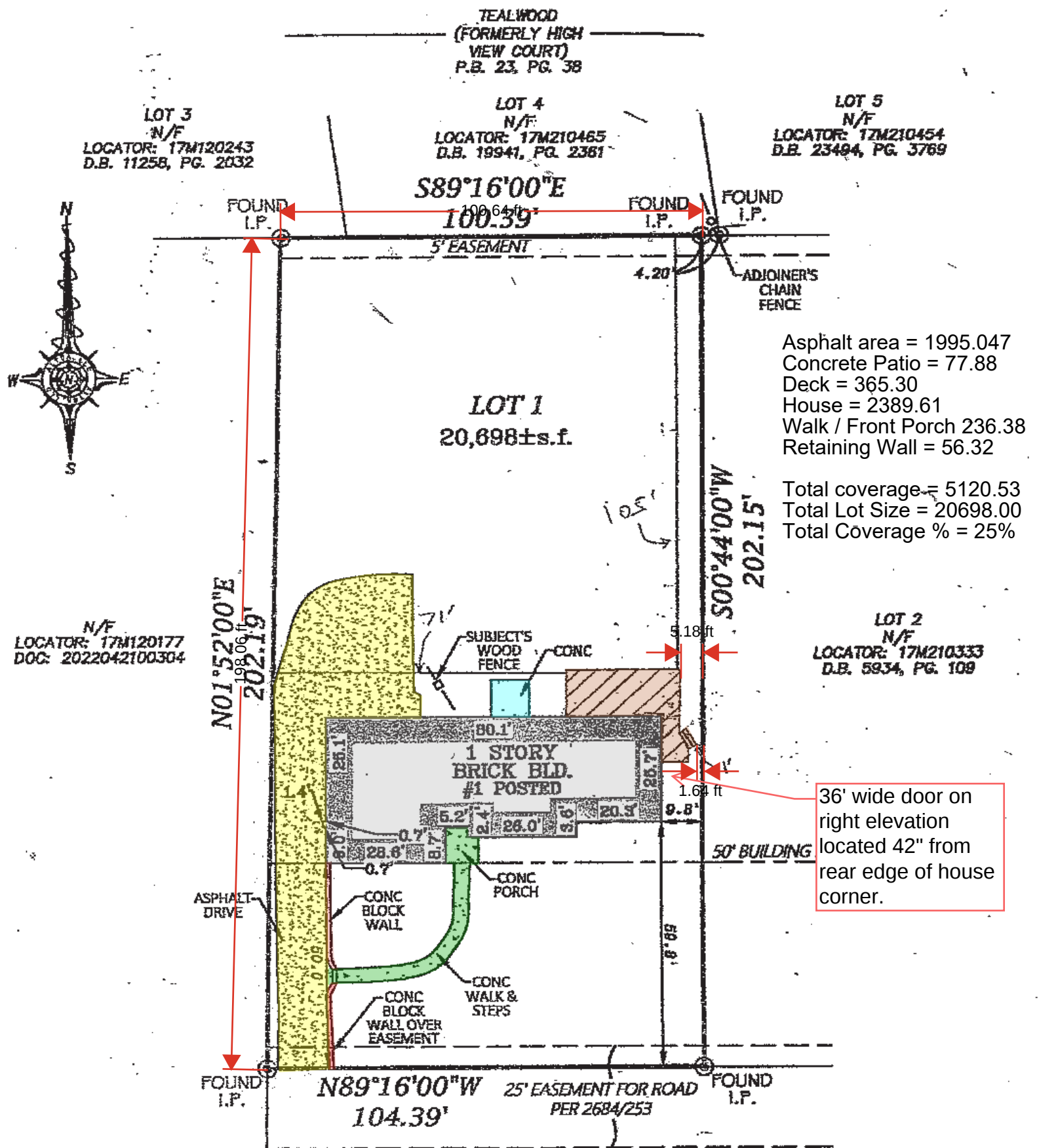
11. Please provide any other information in support of this request (on a separate sheet if needed):

see survey and drawing of the new deck.

BOUNDARY AND IMPROVEMENT SURVEY

1 BEAVER DRIVE

LOT 1 OF TEALWOOD PLAT NO. 2
PLAT BOOK 53 PAGE 11
ST. LOUIS COUNTY, MISSOURI



Asphalt area = 1995.047
Concrete Patio = 77.88
Deck = 365.30
House = 2389.61
Walk / Front Porch 236.38
Retaining Wall = 56.32
Total coverage = 5120.53
Total Lot Size = 20698.00
Total Coverage % = 25%

36' wide door on
right elevation
located 42" from
rear edge of house
corner.

TITLE NOTES
FOR THE SOURCE OF PROPERTY DESCRIPTION,
EASEMENTS, DEDICATIONS AND EXCEPTIONS,
ALTEA, LLC, EXCLUSIVELY USED THE TITLE
DOCUMENTS PROVIDED BY LUXE TITLE COMPANY
LLC & AGENTS NATIONAL TITLE INSURANCE
COMPANY, FILE NUMBER LTC-10520-23.

- EASEMENT GRANTED TO ST. LOUIS WATER
COMPANY PER 2921-178 AND 2897-391: NOT
LOCATED ON SUBJECT PROPERTY.
- EASEMENT GRANTED TO LACLEDE GAS
COMPANY PER 3851-63: NOT LOCATED ON
SUBJECT PROPERTY.

BEAVER DRIVE
(PRIVATE R.O.W. 45'W)

BASIS OF BEARINGS
TEALWOOD PLAT TWO
PLAT BOOK: 53 PAGE: 11

LINE TYPES
BOUNDARY LINE ————
EASEMENT LINE ————
SETBACK LINE ————
PARCEL LINE ————
U.S. SURVEY/ SECTION LINE ————

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 CL=CENTERLINE
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY

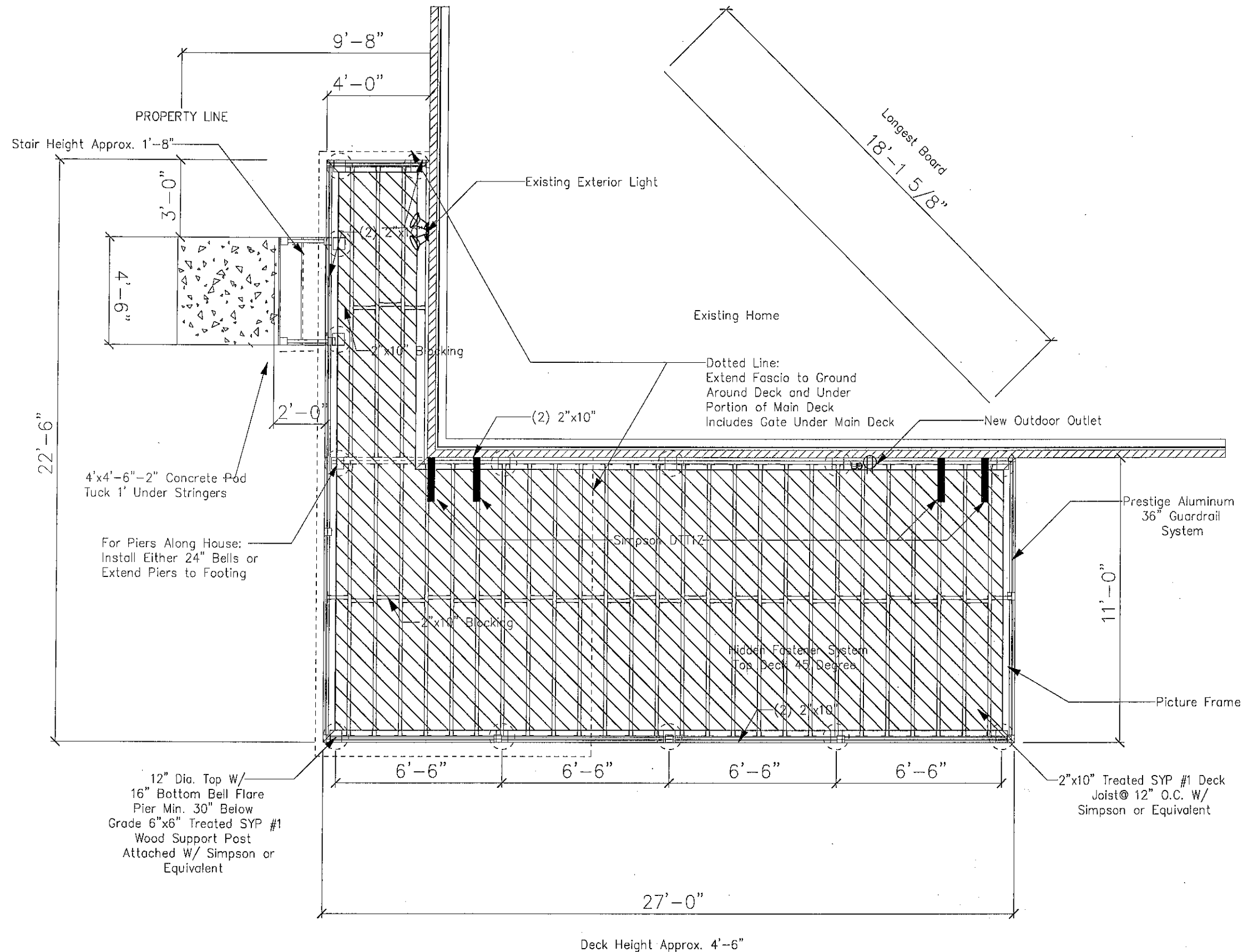


PROJECT NUMBER: 23-1699-O

SHEET	FIELD CREW	CLS
1	DRAFTER	LD/RD
OF 1	DRAFTED ON	07/25/2023
	REVIEWER	BLH

SURVEYOR'S STATEMENT
THIS IS TO DECLARE TO STEVEN BIGG, CHERYL BIGG, AGENTS NATIONAL TITLE INSURANCE
COMPANY, AND LUXE TITLE COMPANY LLC THAT AT THEIR REQUEST, ALTEA, LLC, HAS DURING
THE MONTH OF JULY, 2023, EXECUTED A BOUNDARY RETRACEMENT SURVEY OF LOT 1 OF
TEALWOOD PLAT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGE
11 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.





CHESTERFIELD FENCE & DECK "The Spirit Valley Fence & Deck" PROJECT: 86164	PAGE: 1/4 Deck Layout	CHESTERFIELD SUNROOMS by Chesterfield Fence & Deck	Chesterfield Fence and Deck 620 Spirit Valley East Dr. Chesterfield MO 63005 PHONE: 636-532-4054 FAX: NA CELL: NA cjmoss@chesterfieldfence.com
	Cheryl & Steve Biggs 1 Beaver Dr. Creve Coeur MO 63141 PHONE: 314-202-3996 cherylsabry@aol.com	CONSULTANT: Keith Uhrig DRAWN BY: C.J. Moss DATE: 11/7/2024	PROJECT: 86164



CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
MEETING SCHEDULE

2025

Scheduled Meeting Date

Application Date

Thursday, January 16th, 2025

Friday, December 13th, 2024

Thursday, February 20th, 2025

Friday, January 17th, 2025

Thursday, March 20th, 2025

Friday, February, 14th, 2025

Thursday, April 17th, 2025

Friday, March 14th, 2025

Thursday, May 15th, 2025

Friday, April 18th, 2025

Thursday, June 19th, 2025

Friday, May 16th, 2025

Thursday, July 17th, 2025

Friday, June 13th, 2025

Thursday, August 21st, 2025

Friday, July 18th, 2025

Thursday, September 18th, 2025

Friday, August 15th, 2025

Thursday, October 16th, 2025

Friday, September 19th, 2025

Thursday, November 20th, 2025

Friday, October 17th, 2025

Thursday, December 18th, 2025

Friday, November 14th, 2025

***Meetings are held at 4:00 PM in the Council Chambers of the Creve Coeur Government Center the third Thursday of the month unless otherwise specified.**