



**AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
JANUARY 16, 2025
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. **November 21, 2024 Board of Adjustment Draft Meeting Minutes**

ACCEPTANCE OF THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

2. **Application #25-465: Variance Request For The Property At 465 Twin Creek Road for a 10 Foot Encroachment into the Required 12 Foot Side Yard Setback in Order to Replace an Existing Deck**
Summary: John Hanichak, homeowner, submitted a side-yard variance request for the property at 465 Twin Creek Road within the “A-RDD” Single Family Residential Zoning District (RDD). The request is for a 10-foot encroachment into the required 12-foot side yard setback, as established by the Twin Creek RDD, in order to re-build a pool deck. The existing deck was removed in order to rebuild it with new materials in the same footprint due to the deteriorated state of the existing deck materials.

BUSINESS FROM STAFF

ADJOURNMENT

Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time



**AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
JANUARY 16, 2025
4:00 PM**

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
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**

**Ms. Mary Schnellmann, Acting City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary and Administrative Services
Supervisor**

APPROVAL OF MINUTES

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

Motion by Mr. Mayersohn to approve the August 15, 2024 minutes. Seconded by Mr. Gerst. All in favor.

ACCEPTANCE OF THE AGENDA

Motion by Mr. Mayersohn to accept the agenda. Seconded by Mr. Kostelc. All in favor.

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**

Steven Bigg, owner of 1 Beaver Drive gave a presentation. The existing deck and house are built 4 feet into the setback. The current deck is becoming less safe, and it is unsightly. The replacement deck will be built larger toward the west where a neighboring commercial building is located. The replacement deck will be enlarged within the buildable area of the lot and keep a similar footprint. The house was built in 1953. Mr. Bigg moved in a year



**MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 21, 2024**

4:00 PM

ago. The house was gutted and rehabbed prior to Mr. Bigg purchasing the home.

Ms. Moore gave the city's presentation. The proposed replacement deck would require a 14 foot encroachment into the existing 15 foot setback. The house and current deck are within the 15 foot setback. The house is in the B Residential Zoning District, and it otherwise meets the minimum requirements for this District. The deck is very old, and it is not feasible to repair it. The city does not have a record of a permit for the current deck's construction. The proposed replacement deck is required to have a small 3 foot concrete pad under the bottom stair.

Side and rear yard setbacks were not required in 1952, only a front yard setback. If the deck were rebuilt within the buildable area, there would be no access to the deck from the house or access to the side door. The house and deck were built according to the requirements at that time.

No neighbors have submitted comments in response to the mailing notice.

Keith Uhrig with Chesterfield Fence and Deck spoke: The subframe of the new deck will be pressure treated lumber. Top boards will be cellular PVC and will last probably three lifetimes and be made of maintenance-free material.

Ms. Schnellmann offered exhibits into the record.

Motion by Mr. Wilen to accept items into the record. Seconded by Mr. Gerst. All in favor.

Motion by Mr. Kostlec to approve the project. Seconded by Mr. Mooney. Roll call vote was taken and motion passed with all in favor.

Motion by Mr. Mayersohn to direct the 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. Seconded by Mr. Gerst. All in favor.

BUSINESS FROM STAFF



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

Ms. Schnellmann gave an update on a court case (denial of variance for Mr. Nafar on Sherwyn Lane). The record has been submitted for judicial review. Mr. Nafar's brief will be due Jan. 2, 2025 and our brief will be due March 3, 2025. Mr. Nafar's reply brief will be due April 2, 2025. Argument before Judge Stewart is May 2, 2025, but City Attorney will try to reschedule that for shortly before or after that date.

3. 2025 Board of Adjustment Meeting Schedule

Motion by Mr. Mayersohn to accept the 2025 meeting schedule. Seconded by Mr. Mooney. All in favor.

ADJOURNMENT

Meeting adjourned at 4:41 p.m.

Submitted by:

Recording Secretary

Chair



APPLICATION TO THE BOARD OF ADJUSTMENT

#25-465: VARIANCE REQUEST FOR THE PROPERTY AT 465 TWIN CREEK ROAD FOR A 10 FOOT ENCROACHMENT INTO THE REQUIRED 12 FOOT SIDE YARD SETBACK IN ORDER TO REPLACE AN EXISTING DECK

FOR THE MEETING OF: Thursday, January 16, 2025

SUBJECT PROPERTY LOCATION: 465 Twin Creek Road, Zoned “A-RDD” Single Family Residential District.

REQUEST: John Hanichak, homeowner, submitted a side-yard variance request for the property at 465 Twin Creek Road within the “A-RDD” Single Family Residential Zoning District (RDD). The request is for a 10-foot encroachment into the required 12-foot side yard setback, as established by the Twin Creek RDD, in order to re-build a pool deck. The existing deck was removed in order to rebuild it with new materials in the same footprint due to the deteriorated state of the existing deck materials.

ADDITIONAL INFORMATION: The deck was most likely built around the same time as the house and has been replaced once already by the current homeowner in 1994 when the house was purchased. The deck was removed when it was determined that the structure of the deck would need to be replaced due to deterioration and not repaired. The applicant is seeking a variance to rebuild the deck in the same configuration and footprint as the previous structure.

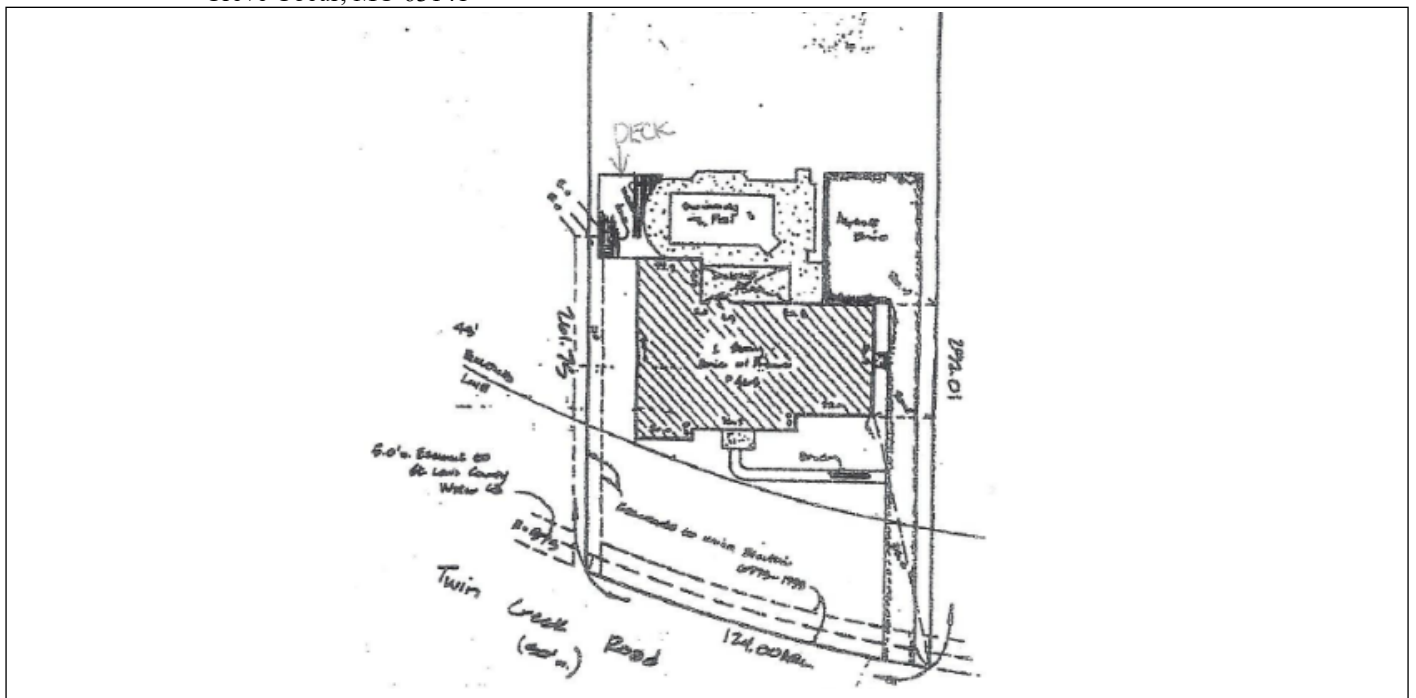
OWNER/ John Hanichak
APPLICANT: 465 Twin Creek Road
Creve Coeur, MO 63141

Key Issues:

- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

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



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

DATE: 1/8/2025

ATTACHMENTS: Applicant's Materials submitted 12/13/24

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is located at 465 Twin Creek Road within the Twin Creek Road Plat 2 Subdivision in the "A-RDD" Zoning District which was developed in 1974. The lot is approximately 33,501 square feet where the minimum lot size for the underlying "A" zoning district is 43,560 square feet. The property was developed as part of the Twin Creek Road Residential Designed Development which means the lots are smaller due to the shared common ground while keeping the same density required for the underlying "A" zoning district. The Twin Creek RDD has 45-foot front yard setbacks, 12-foot side yard setbacks, 30-foot rear yard setbacks and 25% site coverage limit. The applicant is seeking a 10-foot side yard variance in order to rebuild a 22' x 28' pool deck which extends into the side yard setback and provides access to the existing pool equipment which would otherwise have to be accessed by going around the house. The applicant stated the topography of the site makes it impossible to install an at-grade patio in this location without significant grading to the area and the deck is an easier solution. The applicant states that the condition of the deck is too deteriorated to repair and it instead must be replaced. The applicant submitted a permit to repair the deck and upon work beginning on the project it was discovered that the structure of the deck was too deteriorated to repair and would instead need to be replaced. The applicant then removed the deteriorated deck structure before being informed that a new deck would require a variance in order to build into the 12-foot side yard setback. The permit is on hold pending the outcome of this variance request.

The new deck will be built within the same footprint as the previous deck and will use composite Trex decking material. The deck has been in the current location and configuration since at least before 1994 when the current homeowner replaced it after buying the home. The applicant is seeking the 10-foot side yard variance in order to rebuild the deteriorated deck in its existing location within the 12 foot side yard setback.

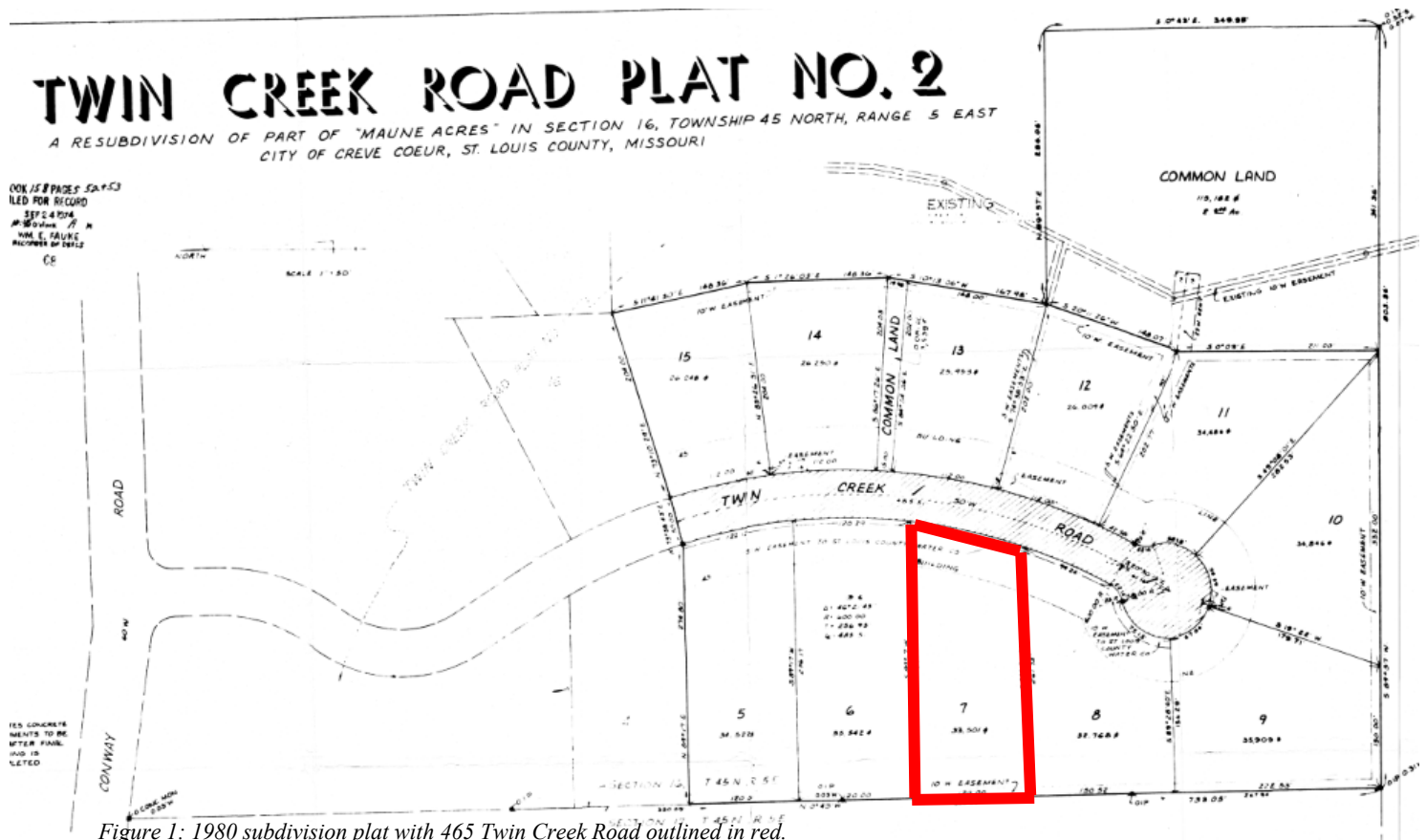


Figure 1: 1980 subdivision plat with 465 Twin Creek Road outlined in red.



Figure 2: GIS image of the Twin Creek Subdivision with 465 Twin Creek highlighted.

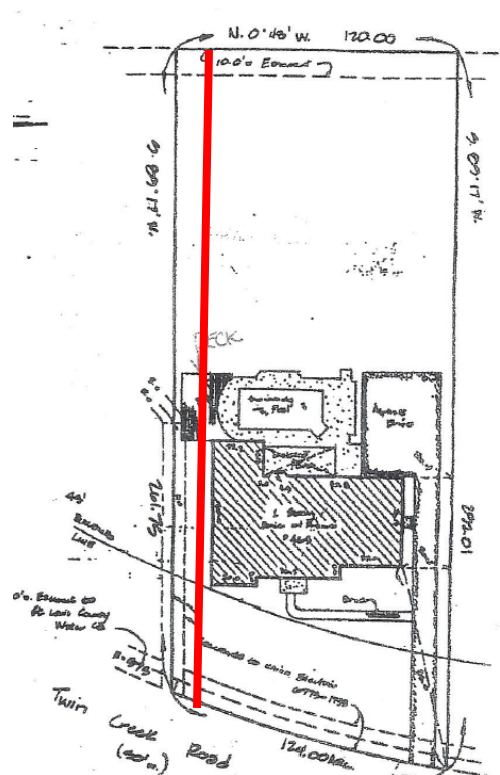


Figure 3: Applicant's proposed site plan with approximate 12-foot side yard setback shown in red.

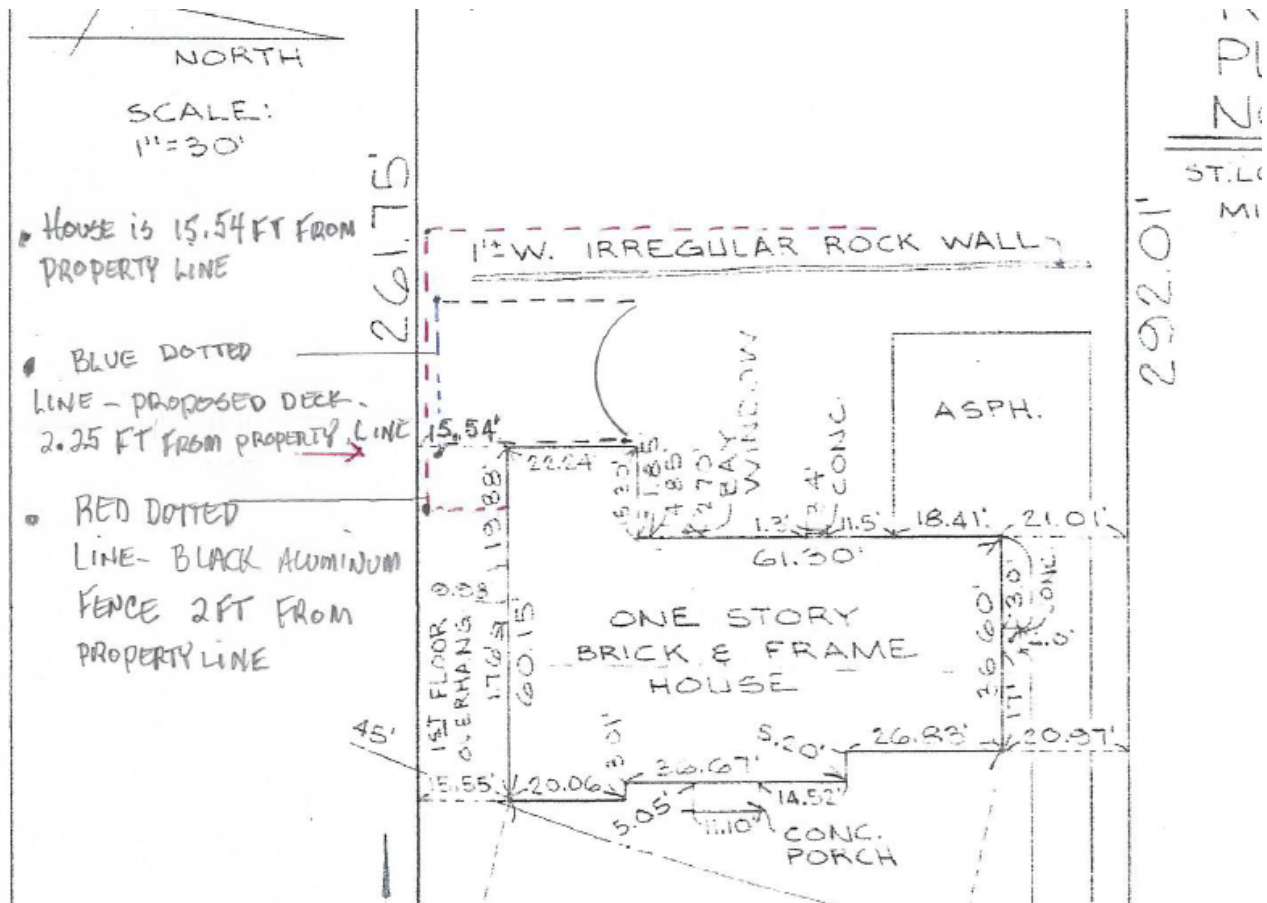


Figure 4: Deck Plan.

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	A-RDD Single Family Residential	N/A
South	Single-Family Residences	A-RDD Single Family Residential	N/A
East	Single-Family Residence	A-RDD Single Family Residential	Twin Creek Road
West	Single-Family Residence	A-Single Family Residential	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:

- 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 Coeur according to the subdivision procedures when it was approved in 1974. 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 deck in question was very likely built at the same time as the house and sat over the 12-foot side yard setback now required for all lots within the Twin Creek “A-RDD” zoning district. If the deck were to be rebuilt according to the existing side yard setback requirements for this zoning district, the pool equipment would be more difficult to access from the house and the deck would be roughly 3-5 feet in depth. 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 in the same footprint and configuration that it is in now. The owner intended to repair the existing deck, which is existing, non-conforming, but the structure is too deteriorated to repair and must be replaced entirely which means it then must comply with the current zoning code. The owner did not build the deck within the side yard setback but did maintain the previous structure for continuous use. Although the owner is choosing to move forward with a request to rebuild the existing deck within the 12-foot side yard setback, if the deck were built outside of the side yard setback there would be no direct access to the pool equipment from the deck. The applicant has stated that an at grade patio, which is allowed to be built within a setback, is not an option unless significant grading is done to the area due to the slope of the property.

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 10-foot side yard variance would adversely affect the adjacent property owners or residents. As of the date of this report, Staff has not received any negative comments concerning this request from neighboring property owners. The adjacent neighboring property owners at 477 Twin Creek Road submitted a letter of support for the variance request in order to rebuild the deck in its previous location.

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 but could extend the pool deck further behind the house. Doing so would mean that the deck would no longer serve as access to the pool equipment or level out the area between the pool and the house. If the provisions of the Zoning Ordinance were strictly followed, then no structure could be built in the existing deck’s location. An at-grade patio is another option that could be built within a setback as it is not a structure. The applicant has stated that the slope of the property in this location makes a patio impossible without significant grading work being done which is most likely why the patio was installed previously. 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 applicant is not seeking to increase the degree of non-conformity with the current zoning code. The applicant is seeking a variance to rebuild an existing structure within the same footprint and configuration as the previous structure in order to use the pool area and access the pool equipment as it was intended when it was first constructed decades ago. The applicant intended to repair the deck, but the existing structure of the deck is too deteriorated to support a new deck without being replaced.

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 is part of an RDD which means that it is allowed to be smaller than the minimum lot size requirements for the underlying zoning district due to the existence of the common ground. The subject property is not the smallest lot in the Twin Creek subdivision, but it is one of the narrower lots. The property was developed within the City of Creve Coeur, in 1974 likely under different setback requirements, and the deck was built within what is now the existing side yard setback for "A-RDD." The only access to the pool equipment on the side of the house from the house is via the deteriorated deck. If the zoning code were strictly enforced, then the deck could not be rebuilt in the existing footprint and access to the pool equipment would not be as easily accessed. 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 1974, and now in order to replace an existing building improvement in the same footprint, 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 because the new structure would be in the same footprint as the previous structure.

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 10-foot side yard setback encroachment into the 12-foot side yard setback required for lots within the Twin Creek “A-RDD” Single-Family Residential Zoning District for the property at 465 Twin Creek Road 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 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 465 Twin Creek Road based upon the testimony received and the deliberations of the Board on this application, as decided on January 16th, 2025.”

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: Existing pool equipment on side of house accessed via deck.
	Description: Previous deck 2 feet from property line.
	Description: Previous deck.



city
of

CREVE COEUR

File # 24-465

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>JOHN HANICHAK</u>	Name _____
Company (If Applicable) _____	Company (If Applicable) _____
Address <u>465 TWIN CREEK RD</u>	Address _____
Address <u>CREVE COEUR, MO 63141</u>	Address _____
Telephone # <u>314-707-7689</u>	Telephone # _____
Fax # _____	Fax # _____
Email: <u>JHANNY0614@GMAIL.COM</u>	Email: _____

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, JAN 16, 2025.

John J Hanichak
Applicant's Signature

Applicant's Representative's Signature

12/9/2024

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):

We propose building a new 22' x 28' composite Trex deck with Westbury aluminum railings and posts and lighted stairway leading to our pool filter area. We are requesting a ten foot side lot variance for replacement of our existing deck in the exact same footprint that it has been since the 1970's and since our purchase of the home in 1994. It will be the same size it has been. The deck and pool area are surrounded by a black aluminum and wooden cedar fence installed in March 2024. We requested a permit to repair the deck and, if the infrastructure of the deck was not acceptable, that we would rebuild the infrastructure as well. The permit was issued and the demolition was initiated. We then determined that some of the framing and piers would need to be replaced. At that time we were informed of the 12 foot setback requirement for new decks and the need to request a variance from the BOA.

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

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

Our lot is much deeper than it is wide. The property slopes from back to front with approximately a ten foot drop from the rear of the property to the street. See survey with dimensions of lot. Although the deck is ground level with the pool, there is a sloped area from the patio to the pool filter area that must be accessed from the pool area.

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

A deck has been in place in the same location for most of the life of the property. Our home was built in 1975 and the deck needed replacement when we purchased the home in 1994. (Assuming a useful life of the deck of approximately 15-20 years if maintained).

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

We are not aware of existing side lot variances or property line issues in the neighborhood.

- Current uses and structures on the property:

Home is a single family ranch with a pool, patio, enclosed porch and deck for enjoyment of the family. The patio is also used for gardening during the summer months which takes up significant patio space limiting the access on the north side of the pool. The deck provides additional space for family activities. There are no other structures on the property.

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

Requiring a 12 foot side yard setback from the property line would inhibit access to our pool filter area for maintenance and weekly service from the driveway and pool area. It would reduce the usability of a deck in that space to the point that it would be impractical to build it. It would require we walk all the way around the home to tend to the pool filter equipment or electrical box repairs. The deck provides needed access to water the landscape island along the property line as well.

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?

If the setback requirement of 12 feet is enforced, it would reduce the marketability of the pool complex as a major feature of the home by taking away valuable space for family activities impacting the home's sales potential. Added exterior home features like a sports court, fire pit, decking and outdoor eating areas (among other factors) enabled our neighbor at 460 Twin Creek Road to realize a premium price in a recent sale.

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

None

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?

No utilities would need to be added or upgraded to our knowledge. There is a gas line for a pool heater adjacent to the pool filter however the heater was removed some years ago and the line has been dormant.

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:

No additional traffic will be created. It will have the same usage that it has for the family and for services for the pool filter and electrical box adjacent to the pool filter.

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): _____ 0.78
acres _____

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

Please see attached photos and alternatives.

Alternatives to a ten foot side yard variance request:

1) Reduce side yard variance request to some lesser number i.e. 9 feet, 8 feet, 7 feet.

Pros: Reduce amount of variance requested more in line with setback requirement; potentially less costly based on fewer materials.

Cons: Less efficient use of space; each 1 foot reduction in variance lessens the size of the deck by approximately 28 square feet and with an unusual configuration due to the circular shape of the concrete patio around the pool, usable space is reduced even further; buffer zone of 1-3 ft. is challenging to maintain; reduces effective access to pool filter for maintenance and repair; reduces width of stairs from 5 feet in plans to 4 feet or less which is less functional.

2) Extend concrete patio beyond existing footprint up to 12 foot side yard setback requirement.

Pros: Low maintenance; potentially less costly; more permanent;

Cons: Does not provide needed access via a pathway to the pool filter area and electrical box; only provides approximately four feet of additional space behind the diving board platform; resulting layout would be a very limited space and not very usable; likely increase storm water runoff compared to a deck surface that disburses the runoff more naturally.

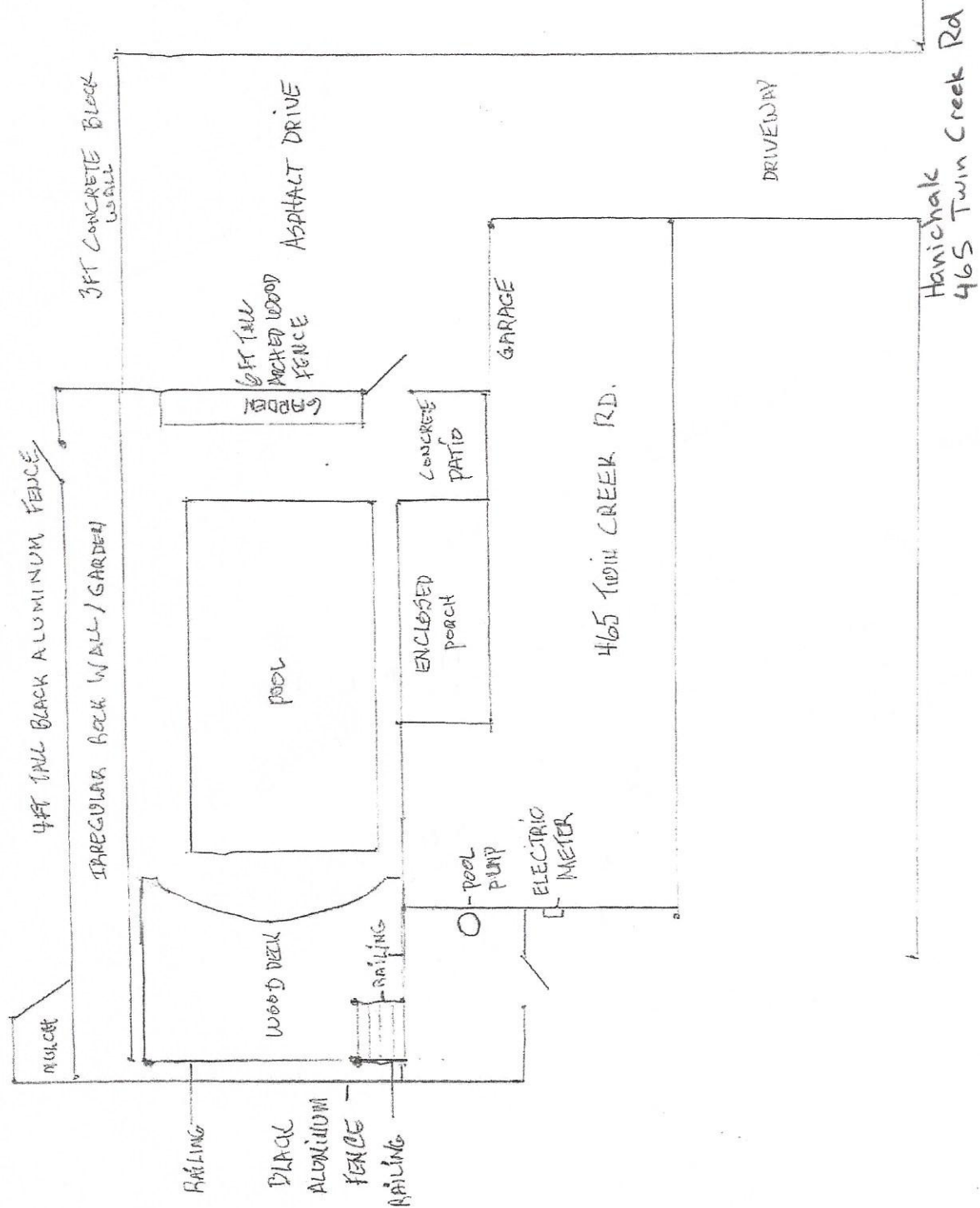
3) Move deck into the back yard directly behind the pool

Pros: More yard space available and 12 foot setback requirement not an issue

Cons: Requires significant yard excavation of approximately three feet of height differential behind irregular rock wall; requires redesign of aluminum fencing installed in March 2024; due to downward slope of lot from back lot line, may require retaining

walls; require demolition of irregular rock wall and flower beds; much more costly than existing plan request; probable drainage issues with rainwater and mud runoff down the hill, retaining wall, deck surface, and into or near the pool.

EXISTING DZK



I.P.

120.00'

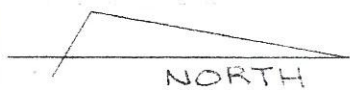
I.P.

10' W. EASEMENT

8

7

6



SCALE:
1"=30'

TWIN
CREEK
ROAD
PLAT
NO. 2

ST. LOUIS COUNT.
MISSOURI

261.75'

1 1/2' W. IRREGULAR ROCK WALL

292.01'



15.54'

22.24'

15.35'

1.85'

4.85'

2.70'

1.25'

11.5'

18.41'

21.01'

61.30'

15.55'

20.06'

3.01'

5.20'

26.83'

20.97'

14.52'

5.05'

11.10'

45.72'

13.84'

45'

ONE STORY
BRICK & FRAME
HOUSE

ASPH.

CONC.
PORCH

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

CONC.

B/L

10' W. ASPH DRIVE

575.00' R.

13.12'

CROSS

5' W. EASEMENT

124.00'

TWIN CREEK (E.O.W.) ROAD

Lapin-Ellis-Dabler, Inc. hereby certifies to Upson Construction Co. in accordance with their Engineering Services Agreement, that it has on Nov. 14, 1975 executed a survey for the purpose of locating the building and improvements on Lot 7 of Twin Creek Road Plat No. 2 in accordance with the St. Louis County Records, and that the results of said survey are shown on the above plat. Building lines and easements are shown in accordance with the record plat unless otherwise noted.

LAPIN-ELLIS-DABLER, INC.
Engineers and Land Surveyors
100 Progress Parkway - Suite 212
Maryland Heights, Mo. 63043

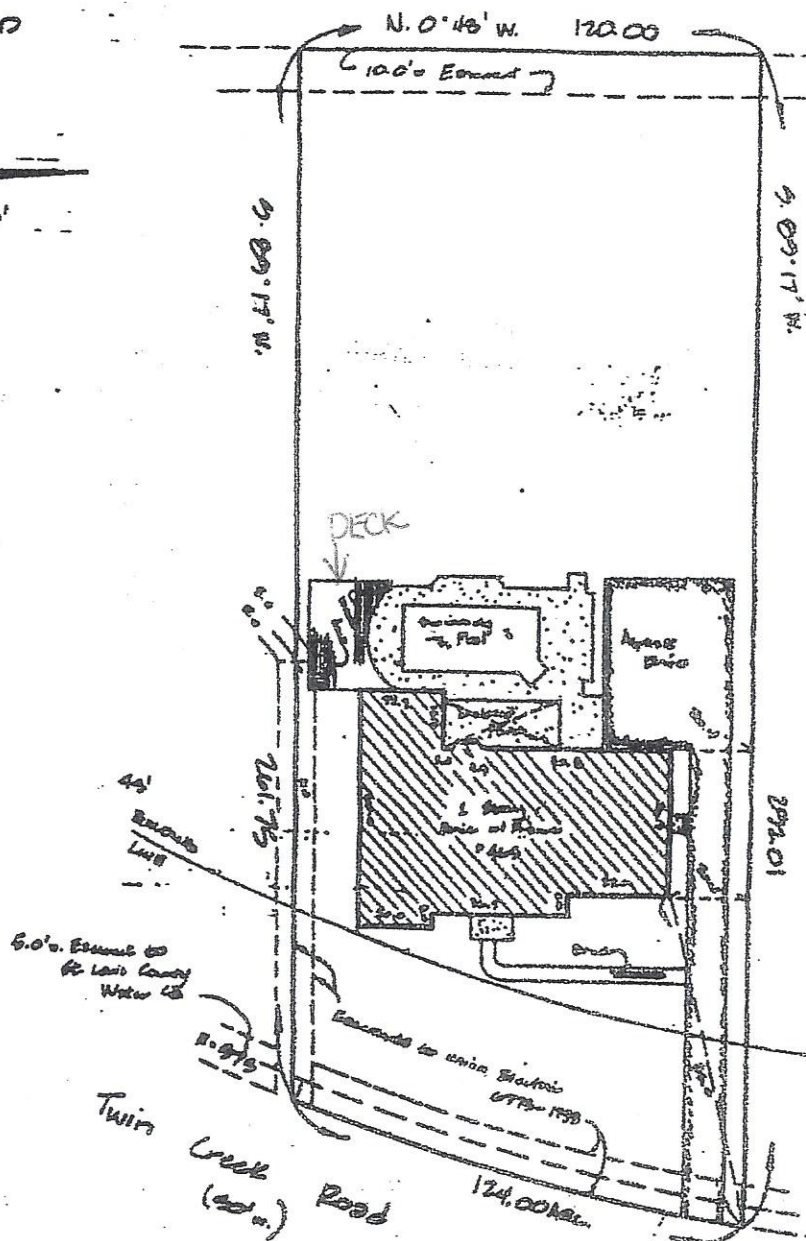
BK. S-151-2 PG 30

73134

LOT 7 of
TWIN CREEK ROAD
PLAT 2.

NORTH

SCALE: 1"=30'



It has been agreed for Topos Surveying & Engineering Corp. to execute a survey, which is commonly known as a Mortgage Inspection Survey, Spot Survey, or Location of Improvements Survey.

Be it known that this survey does not meet the following requirements as defined in the Minimum Standards for Boundary Surveys (10 CSR 30-2.010 of the State Regulations):

1. No corner monuments have been set
2. Possession Lines are not shown
3. No fences are shown
4. Deeded description is followed in accordance to information provided by client
5. Building Lines and Easements are shown in accordance with the recorded plat unless otherwise noted

This is to certify that Topos Surveying & Engineering during the month of NOVEMBER, 1992, at the request of SHIRAZI and LO - WEST made a mortgage inspection survey, spot survey, as described and to locate the improvements on LOT 7 OF TWIN CREEK ROAD PLAT NO. 2

as recorded in PLAT BOOK 153 ON PAGES 52-53 of the ST. LOUIS COUNTY records, Missouri, and that the results are correctly represented upon this plat.

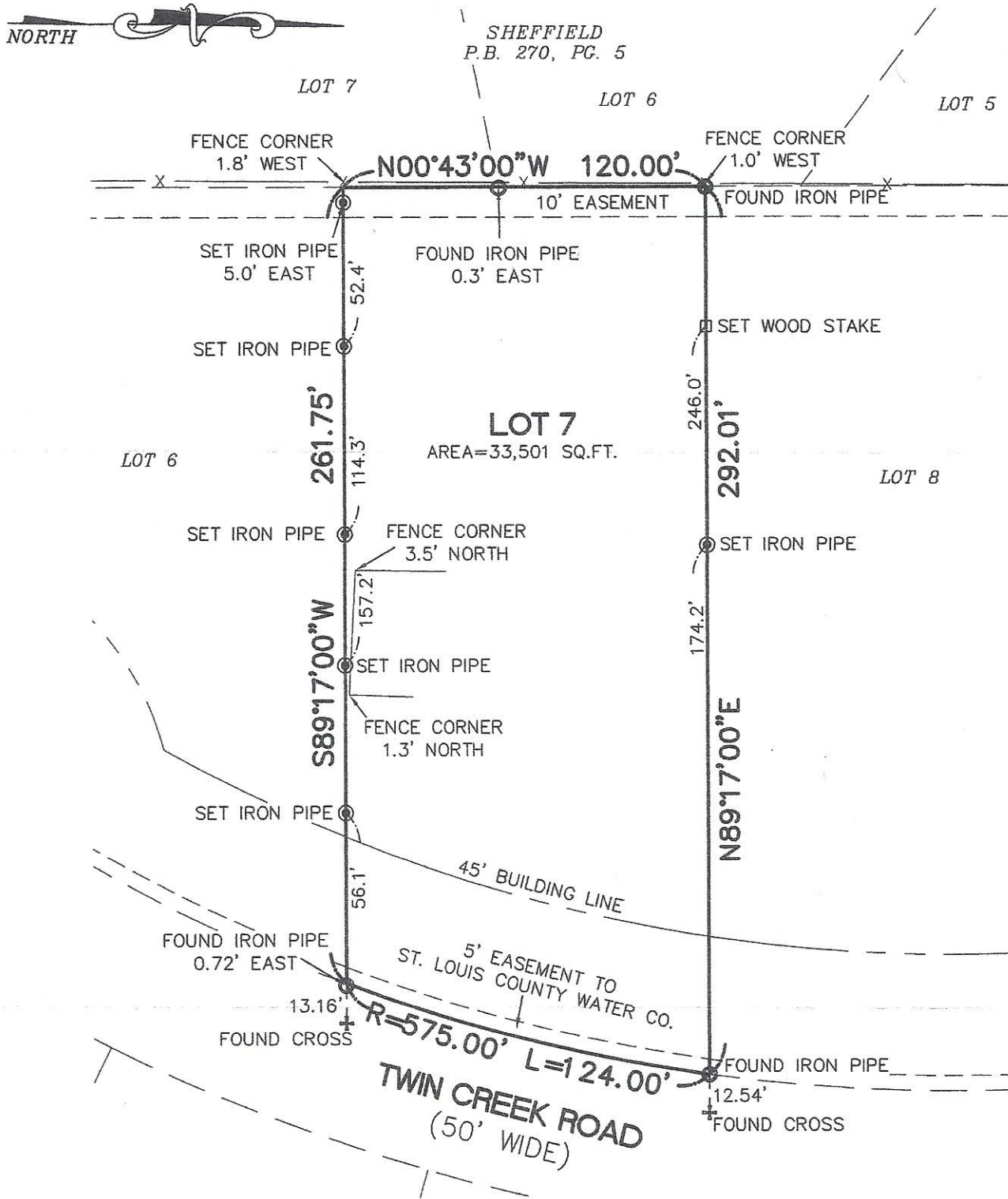


Nicholas C. Pappas
Nicholas C. Pappas, 11/30/1916

TOPOS SURVEYING ENGINEERING C

NEIL

1192-241
A.D. 812



FRAZIER LAND SURVEYING SERVICES, INC.
 705 BALLANTRAE DRIVE
 WENTZVILLE, MO. 63385
 PHONE: 636-332-0610
 FAX: 636-332-0710

PROJECT NO. 11-921 MAY 06, 2011

SCALE: 1"=50'

A TRACT OF LAND BEING ALL OF LOT 7 OF
 "TWIN CREEK ROAD PLAT NO. 2",
 P.B. 158, PGS. 52-53, TOWNSHIP 45 NORTH,
 RANGE 5 EAST OF THE FIFTH PRINCIPAL
 MERIDIAN ST. LOUIS COUNTY, MISSOURI

PROPERTY BOUNDARY SURVEY

SURVEYOR'S CERTIFICATE

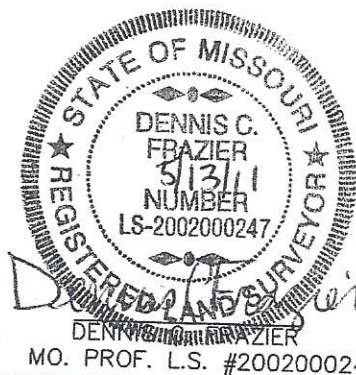
THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF MAY 2011 BY THE ORDER OF JOHN HANICHECK

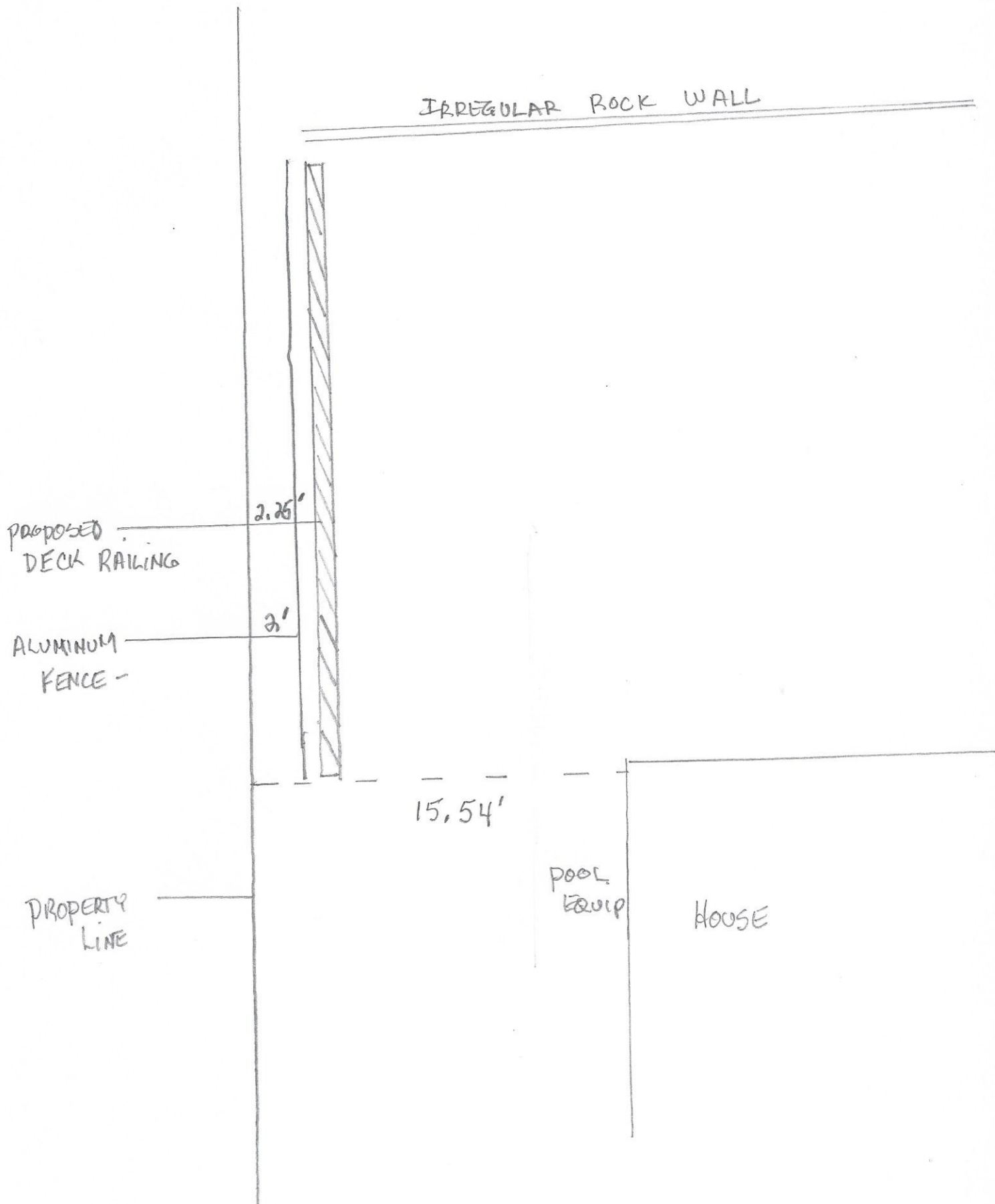
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF MAY 2011, BY THE ORDER OF JOHN HANICHECK, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING ALL OF LOT 7, OF "TWIN CREEK ROAD PLAT NO. 2", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGES 52-53 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS.

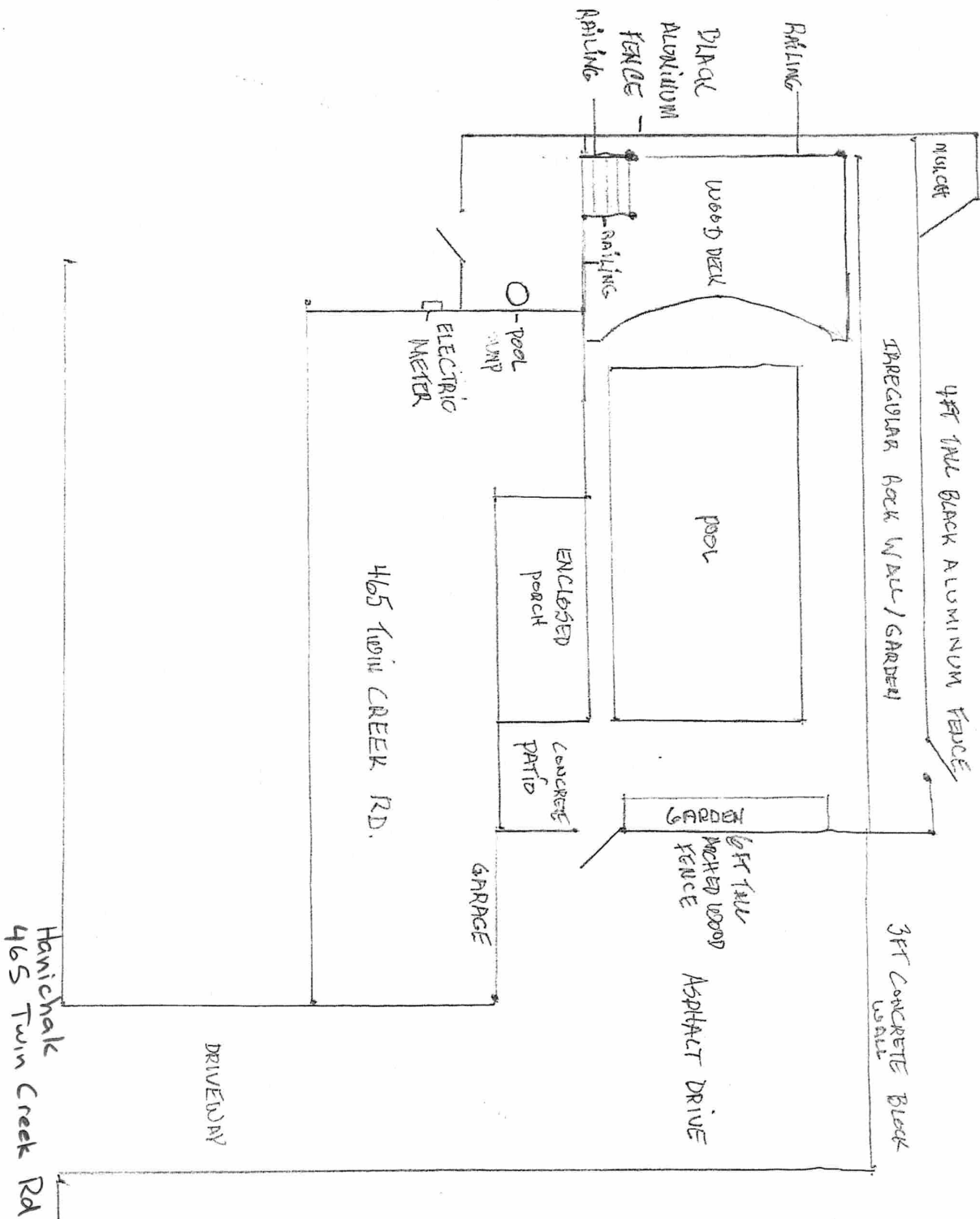
BUILDING LINES AND EASEMENTS AS SHOWN IN PLAT BOOK 158, PAGES 52-53. BASIS OF BEARINGS PLAT BOOK 158, PAGES 52-53.

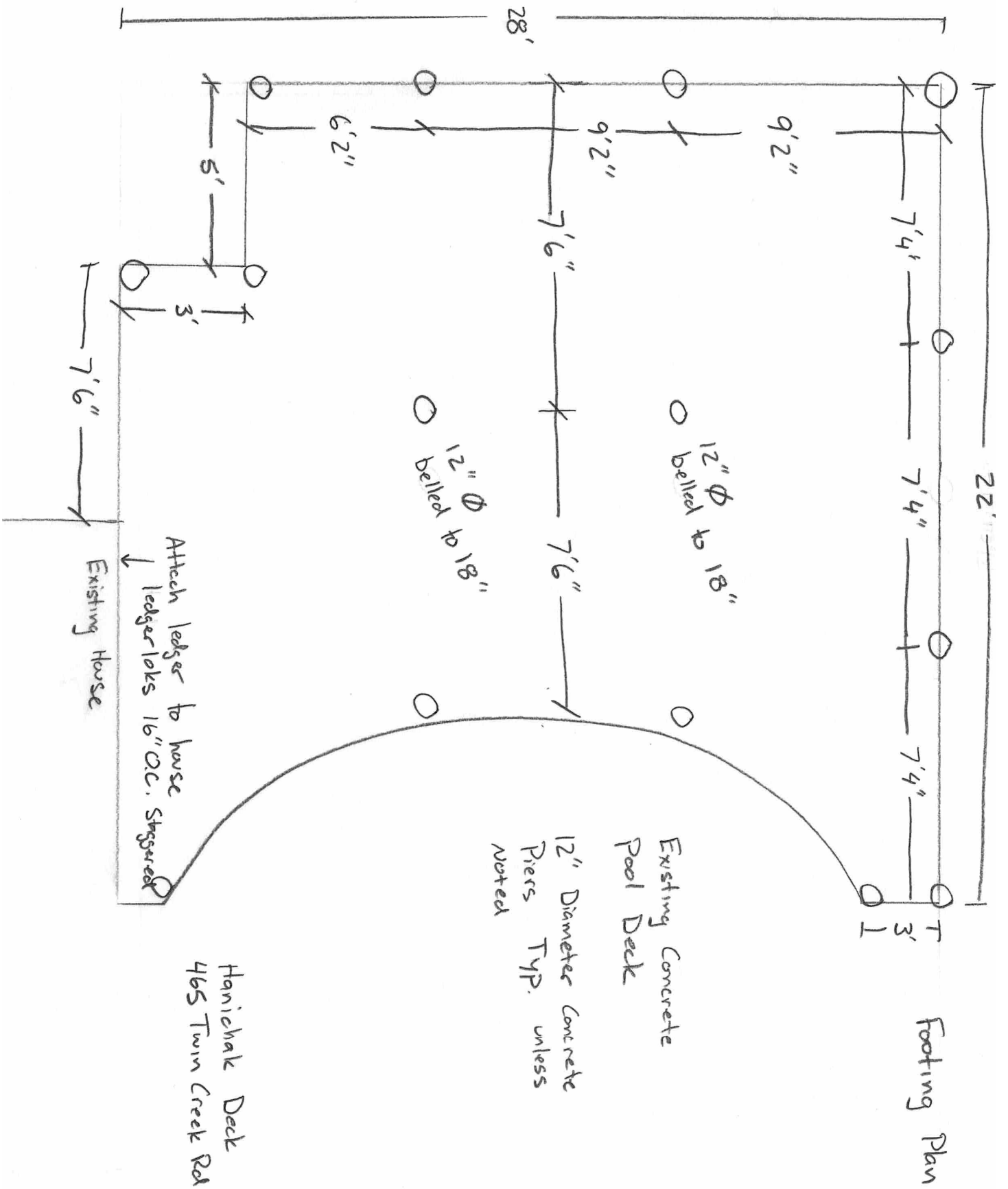


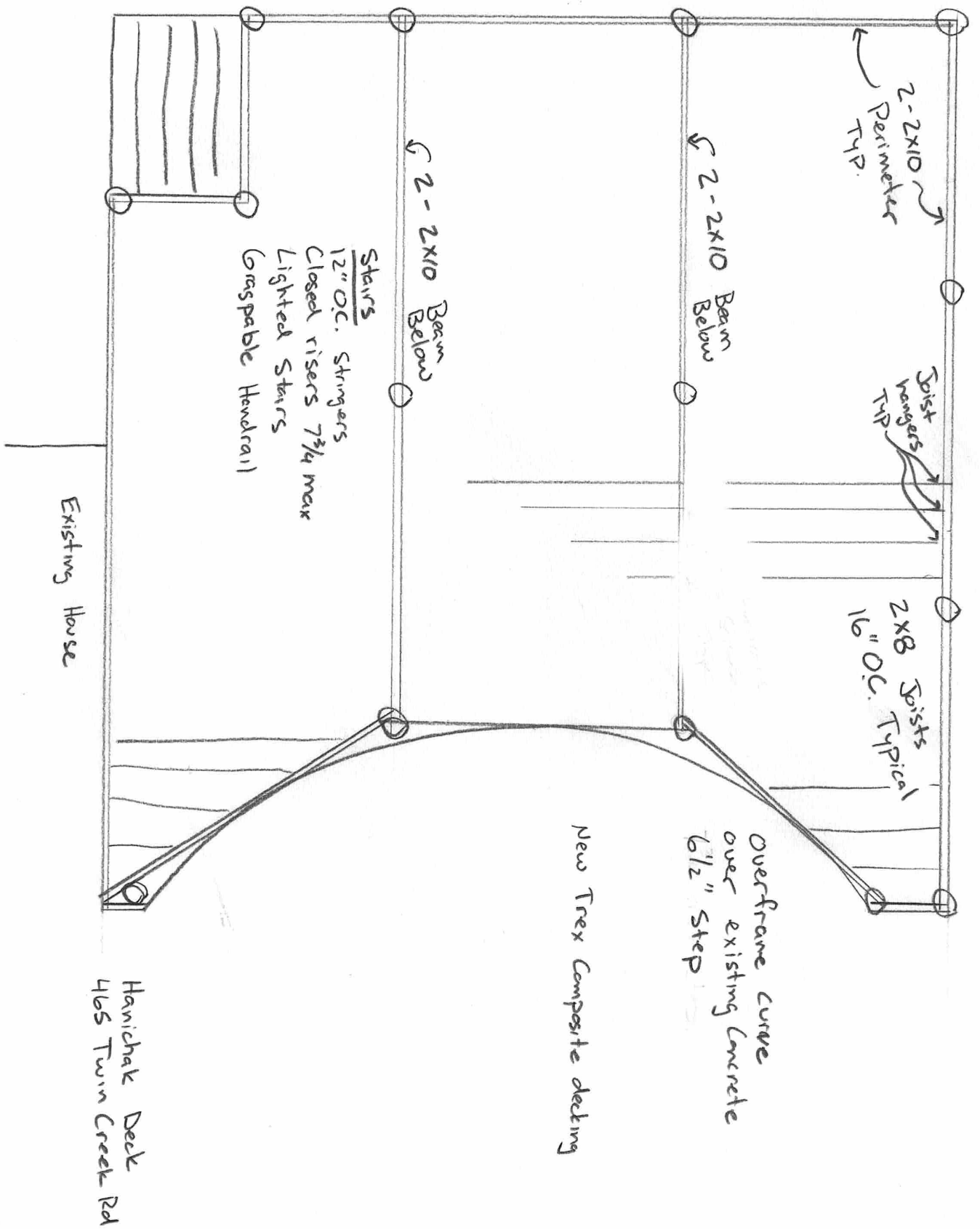


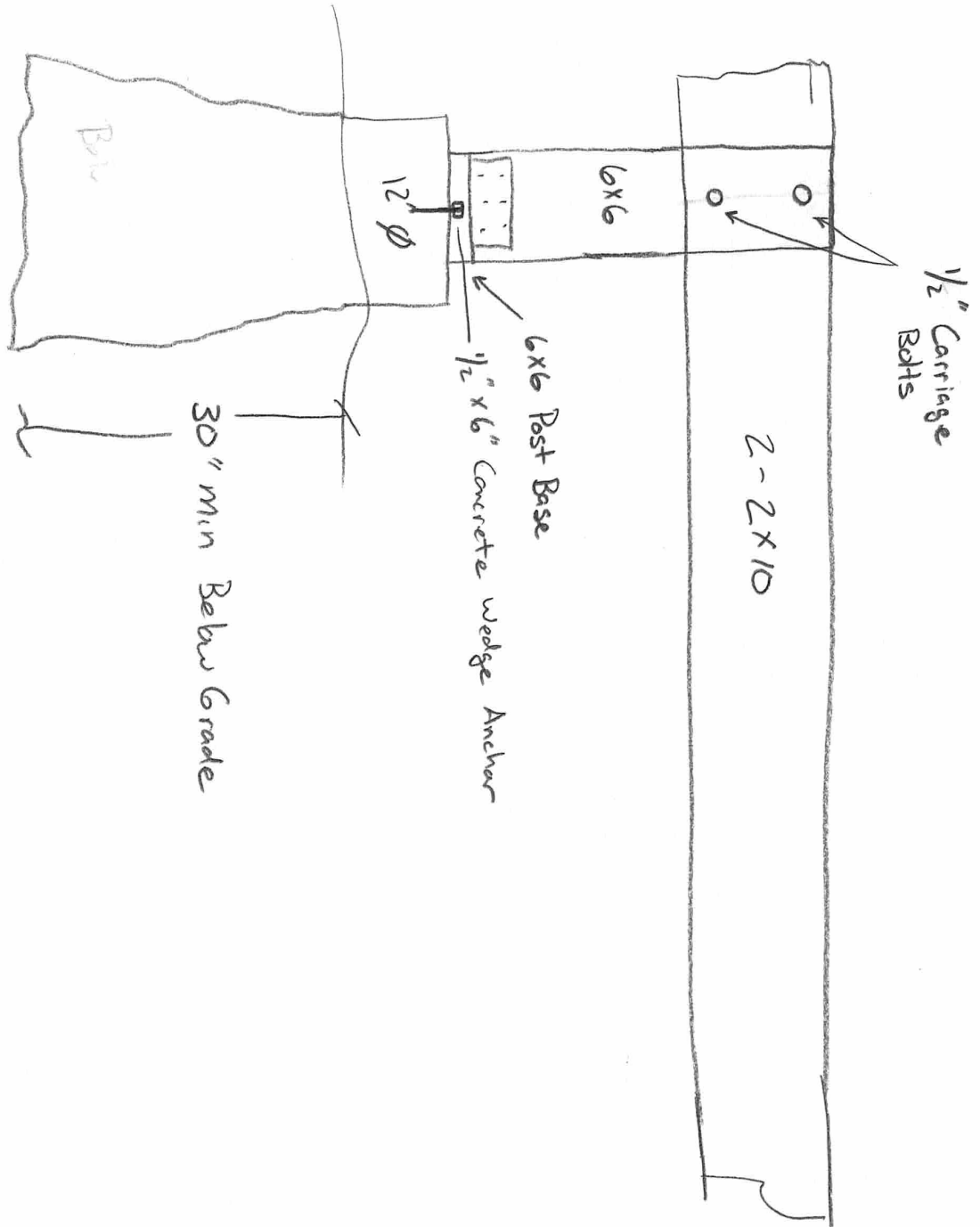
* NOT DRAWN TO SCALE

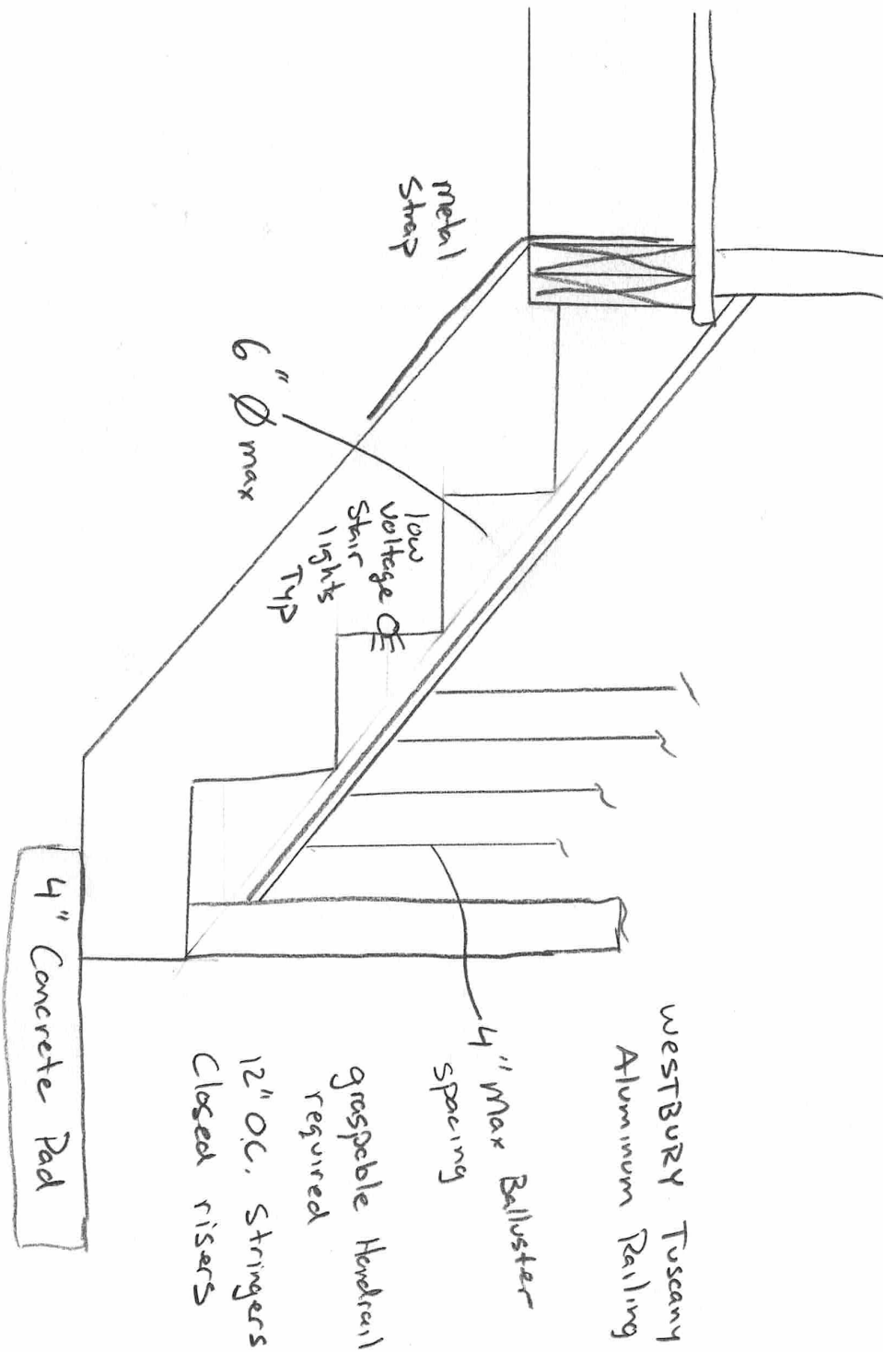






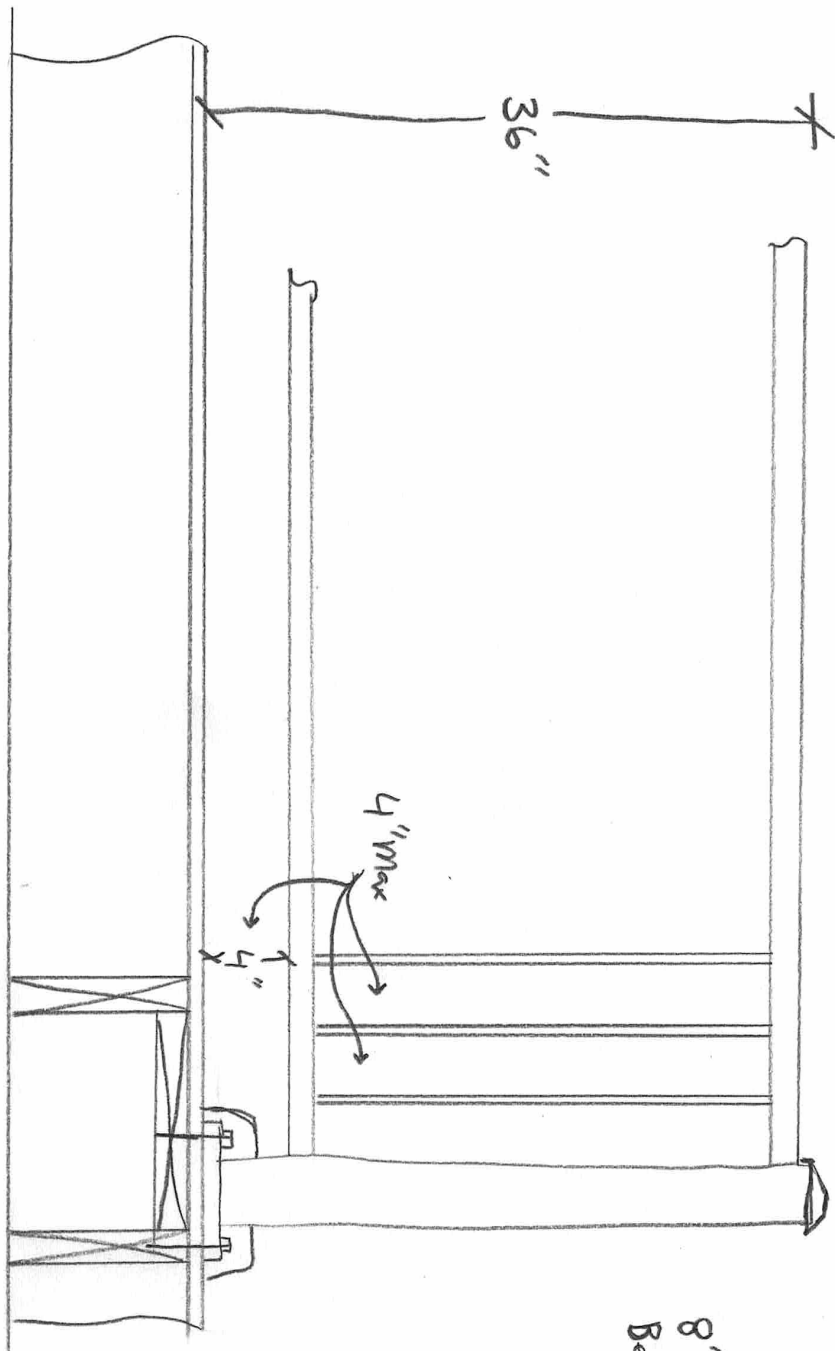






Hanichak Deck
465 Twin Creek Rd

Westbury Tuscan
Aluminum Railing



8' Max
Between Posts

Henrichak Deck
465 Twin Creek Rd













































