



**AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
MAY 15, 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. **January 16, 2025 Board of Adjustment Draft Meeting Minutes**

ACCEPTANCE OF THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

2. **Application #25-575: Variance Request For The Property At 575 Graeser Road for a 30-Foot Encroachment into the Required 45-Foot Front Yard Setback in Order to Construct an Attached Garage**
Summary: Lauren Schuster, homeowner, submitted a front-yard variance request for the property at 575 Graeser Road within the “B” Single Family Residential Zoning District. The request is for a 30-foot encroachment into the required 45-foot front yard setback on a corner property in order to build an attached two-car garage with a mudroom and storage room.

BUSINESS FROM STAFF

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



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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
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 - absent**

**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 and Administrative Services
Supervisor**

APPROVAL OF MINUTES

1. November 21, 2024 Board of Adjustment Draft Meeting Minutes

Motion made by Mr. Wilen to approve the minutes. Second by Mr. Gerst. All in favor.

ACCEPTANCE OF THE AGENDA

Motion made by Mr. Mooney to accept the agenda. Second by Mr. Gerst. All in favor.

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

Those wishing to speak were sworn.

Mr. John Hanichak gave his presentation. He is the co-owner of 465 Twin Creek Road, a 1975 ranch style home, which was purchased in 1994. The lot is much deeper than it is wide; at back it is 120 feet wide. House is 15.54 feet from the nearest side property line. Deck was reconstructed in 1994. Proposal to replace existing deck with new 22 foot wide x 28 foot deep composite Trex deck with aluminum railing and posts. The edge of the proposed deck is 2.25 feet from the property line.

Originally proposed to repair the deck, but that's not feasible given condition of deck so it has



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

been demolished. The Hanichaks were not aware of 12 foot side yard setback ordinance prior to the deck demolition. The current setback limits access to the pool filter equipment and makes stairs harder to accommodate in the layout plan. Deck is an important part of the pool complex due to less space around the pool on its other sides.

They looked at moving the deck into the backyard and that was not a feasible solution; it might require retaining walls and would alter runoff pattern of the property. Price of project would escalate significantly.

Questions:

Mr. Wilen: To clarify the new deck will be the same shape and size as the old deck? Mr.

Hanichak: Yes.

Mr. Wilen: The variance request should have come to the Board of Adjustment a couple of months ago, before the demolition project.

Mr. Hanichak: He was not aware of the setback requirements at the time. Mr. Richard Zielke in the Building Department made known that there would be a variance request needed.

Mr. Mooney: What about the lot and common ground?

Mr. Hanichak: In the photos It is all our own property.

Mr. Kostelc: There is decorative landscaping that looks like it is on neighbor's property.

Mr. Hanichak: It does cross over. The landscaping covers up the pool filter equipment. If it becomes an issue with the neighbor, the decorative island will be removed. We have an agreement with our neighbors about the landscaping and we maintain it.

Mr. Mooney: The slope of yard looks like it goes up toward the house in the pictures.

Mr. Hanichak: The yard slopes down toward the house.

Mr. Wilen: The bottom line is the deck has been there since the 1970's.

Mr. Hanichak: We want to invest in our property. There were some boards that were unsafe. The deck condition was a safety issue. My wife uses a cane and needs to walk on flat, even surfaces.

Ms. Moore gave the City's presentation. This house is in the Twin Creek Road plat 2 subdivision. There are no side or rear yard setbacks on the plat, as was the situation in 1975 when this area was platted. There are common ground areas within this neighborhood. The variance request is to encroach 10 feet into the 12 foot side yard setback. There are eight criteria to consider with a variance and Ms. Moore highlighted four of them in her presentation. All eight are discussed in the staff report in the board members' packets.

Neighbor closest to the deck has submitted a letter of support for this project. Granting the variance would not appear to violate the general spirit and intent of the chapter as the deck appears to have been built according to the requirements at the time.

Mr. Gerst: What was the intent of setbacks?



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

Ms. Moore: Setbacks are generally supposed to be empty from ground to sky.

Mr. Jaggi: Setbacks provide separation between structures and also provide fire breaks between properties, too. Some encroachments are allowed. Decks are allowed to encroach into the rear setback, but not the side setback.

Ms. Katherine Armstrong of 424 Twin Creek Road spoke, and she has lived there since 1996, and she has been a trustee for 24 years. She is concerned about aesthetics the most. The number one priority is to keep the neighborhood looking beautiful. She supported the request.

Mr. Hanichak feels there should be an allowance for a grandfather position.

Mr. Wilen requested that the City Attorney enter the exhibits into the record. Mr. Lumley entered the exhibits into the record and Mr. Wilen closed the public hearing.

Mr. Wilen made a motion to approve a variance for a 10 foot side yard setback encroachment into the 12 foot side yard setback required at 465 Twin Creek Road to allow the deck to be built based on all factors. Seconded by Mr. Kostelc. All in favor by roll call vote.

Mr. Wilen made a motion 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 465 Twin Creek Road based upon the testimony received and the deliberations of the Board on this application. Seconded by Mr. Mooney. Roll call vote held, and all voted in favor.

Mr. Lumley gave an update on the Sherwyn Lane court case pending in Circuit Court. In the process of establishing a new schedule and hearing date. Argument may be in July instead of May at this point.

Meeting adjourned at 4:42 p.m.

BUSINESS FROM STAFF

ADJOURNMENT

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 #25-575: VARIANCE REQUEST FOR THE PROPERTY AT 575 GRAESER ROAD FOR A 30 FOOT ENCROACHMENT INTO THE REQUIRED 45 FOOT FRONT YARD SETBACK IN ORDER TO CONSTRUCT AN ATTACHED GARAGE

FOR THE MEETING OF: Thursday, May 15, 2025

SUBJECT PROPERTY LOCATION: 575 Graeser Road, Zoned “B” Single Family Residential District.

REQUEST: Lauren Schuster, homeowner, submitted a front-yard variance request for the property at 575 Graeser Road within the “B” Single Family Residential Zoning District. The request is for a 30-foot encroachment into the required 45-foot front yard setback on a corner property in order to build an attached two-car garage with a mudroom and storage room.

ADDITIONAL INFORMATION: The property is not within an existing platted subdivision and appears to have been subdivided as part of a smaller, individual lot subdivision.

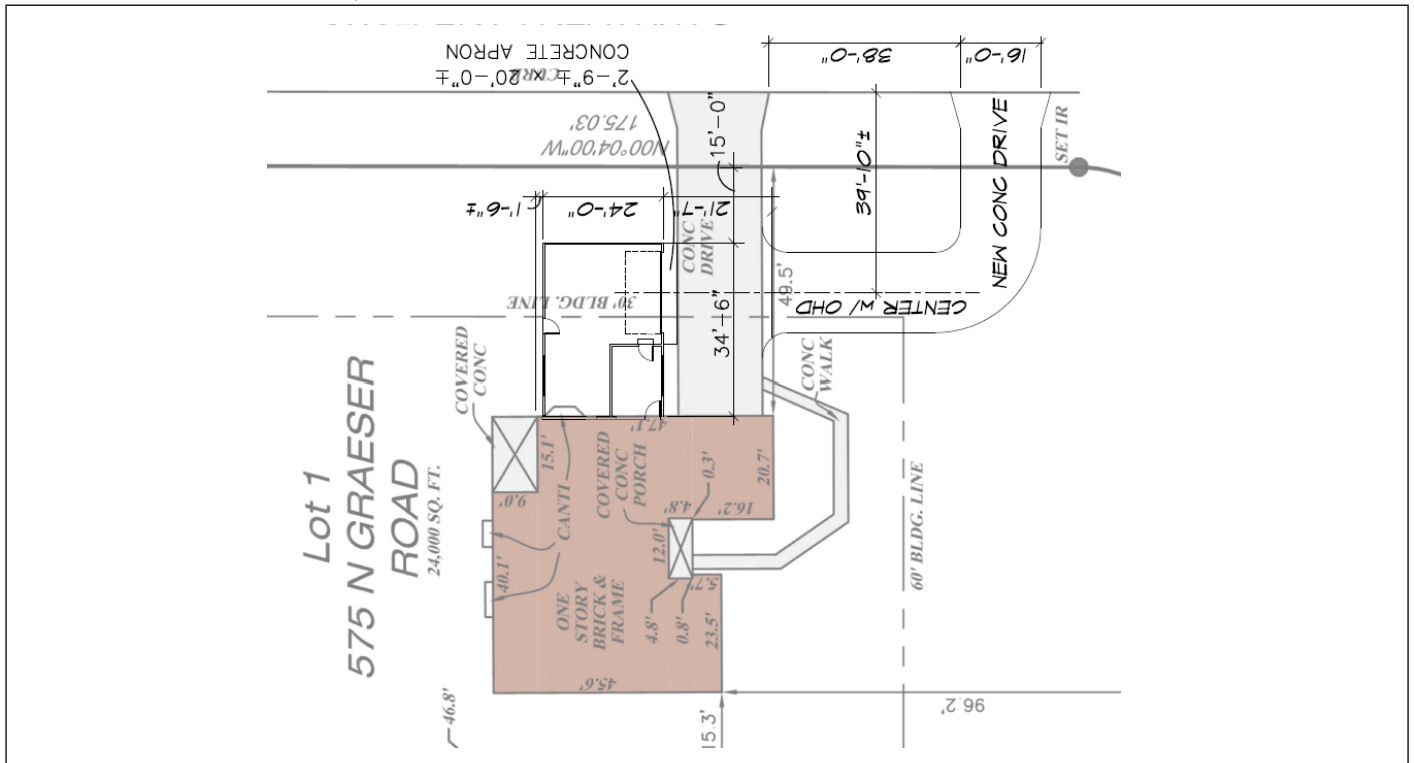
OWNER/ APPLICANT: Lauren Schuster
575 Graeser Road
Creve Coeur, MO 63141

Key Issues:

- Impact on 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



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner
DATE: 5/8/2025
ATTACHMENTS: Applicant’s Materials submitted 4/18/25

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is located at 575 Graeser Road within the “B” Zoning District. The lot is approximately 24,000 square feet where the minimum lot size for the “B” zoning district is 20,000 square feet. The “B” zoning district has 45-foot front yard setbacks, 15-foot or 15% of the lot width, whichever is less, side yard setbacks, 30-foot rear yard setbacks and 35% site coverage. The minimum lot width and depth in the “B” zoning district is 100 feet. The subject property is a corner property which means that it has two front yard setbacks. One front yard setback is adjacent to Graeser Road, and the other front yard setback is adjacent to Oakhaven Lane. Section 405.630(B) *Yard Regulations* outlines the following for all corner lots in the city:

“Any corner lot shall have front yard equivalent setbacks along all street frontages. The property line opposite to the front yard line with the greater street frontage shall be considered the side yard line and the property line opposite to the front yard line with the lesser street frontage shall be considered the rear yard line.”

The applicant is seeking a 30-foot variance into the front yard setback adjacent to Oakhaven Lane in order to build an 830 square foot addition containing a two-car garage, a mudroom and a storage room. A new driveway will also be installed but is not part of the variance request as driveways are allowed in setbacks. The applicant states the hardship as relating to the location of a 10-foot right-of-way area between their property line and the Oakhaven Lane pavement and the cost of replacing the structure or the structure’s façade in order to build the proposed addition without a variance.

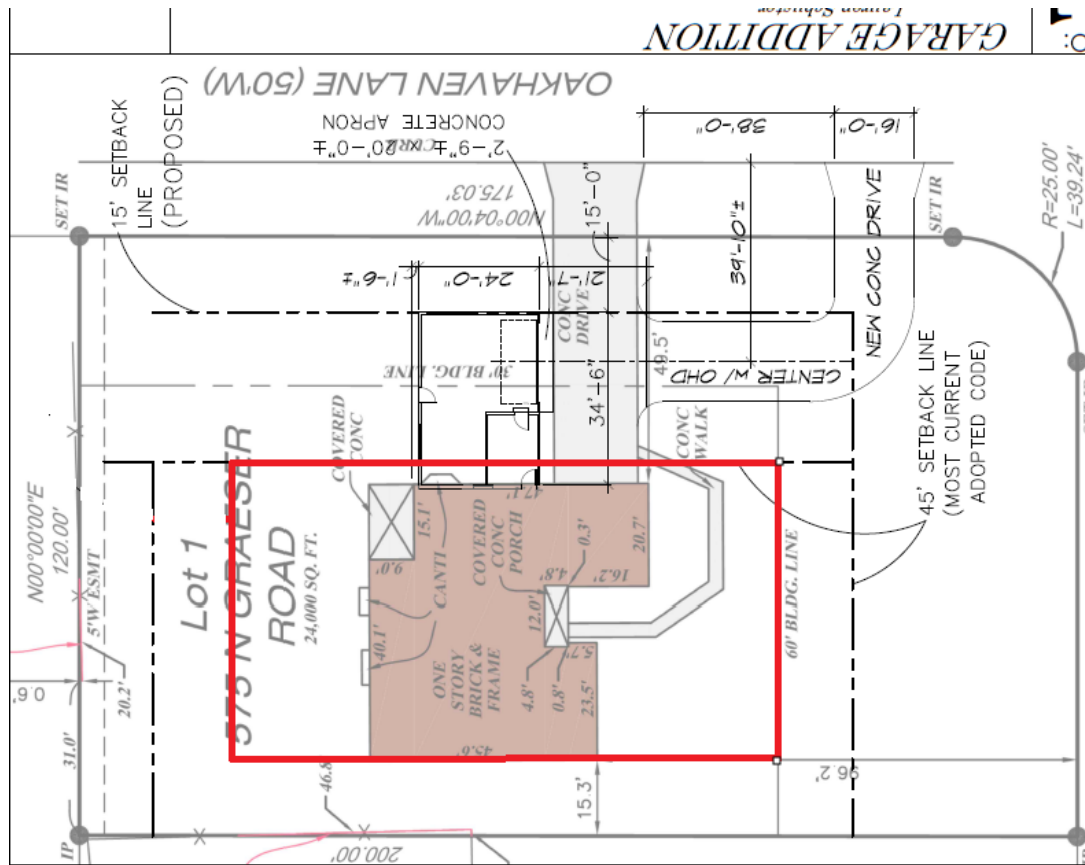


Figure 1: Applicant’s submitted site plan showing new addition and driveway with buildable area created by all setbacks in red.



Figure 2: GIS image of the subject property with approximate measurements from the house to each property line.

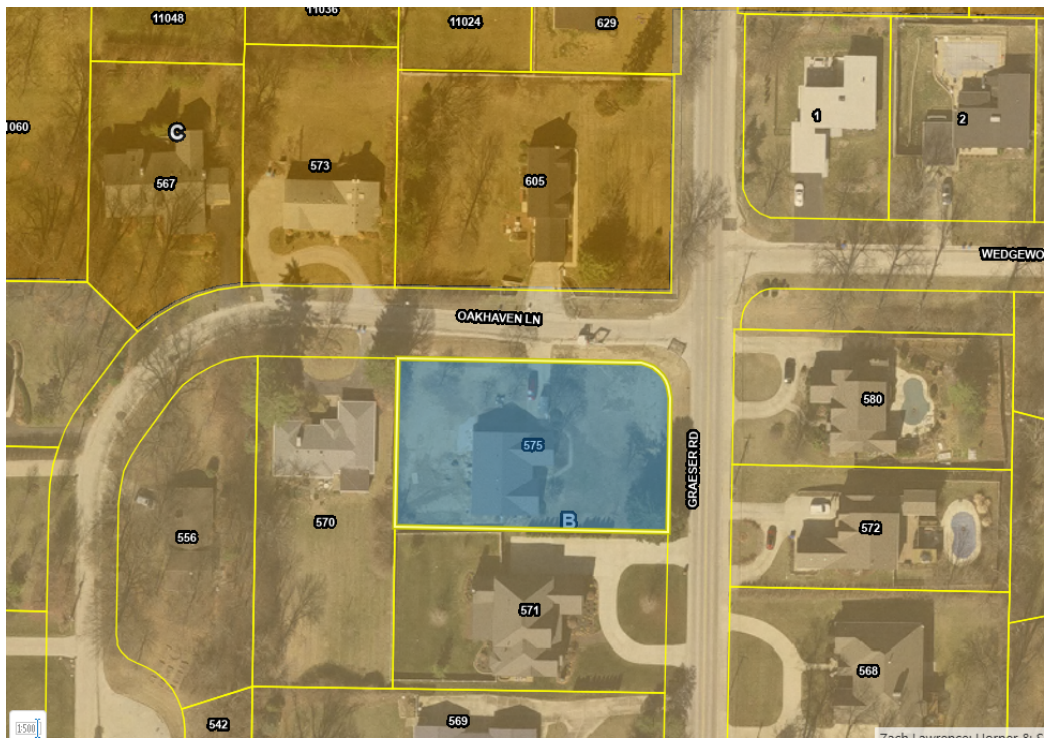


Figure 3: Subject property highlighted in the "B" zoning district and the "C" zoning district across Oakhaven Lane.

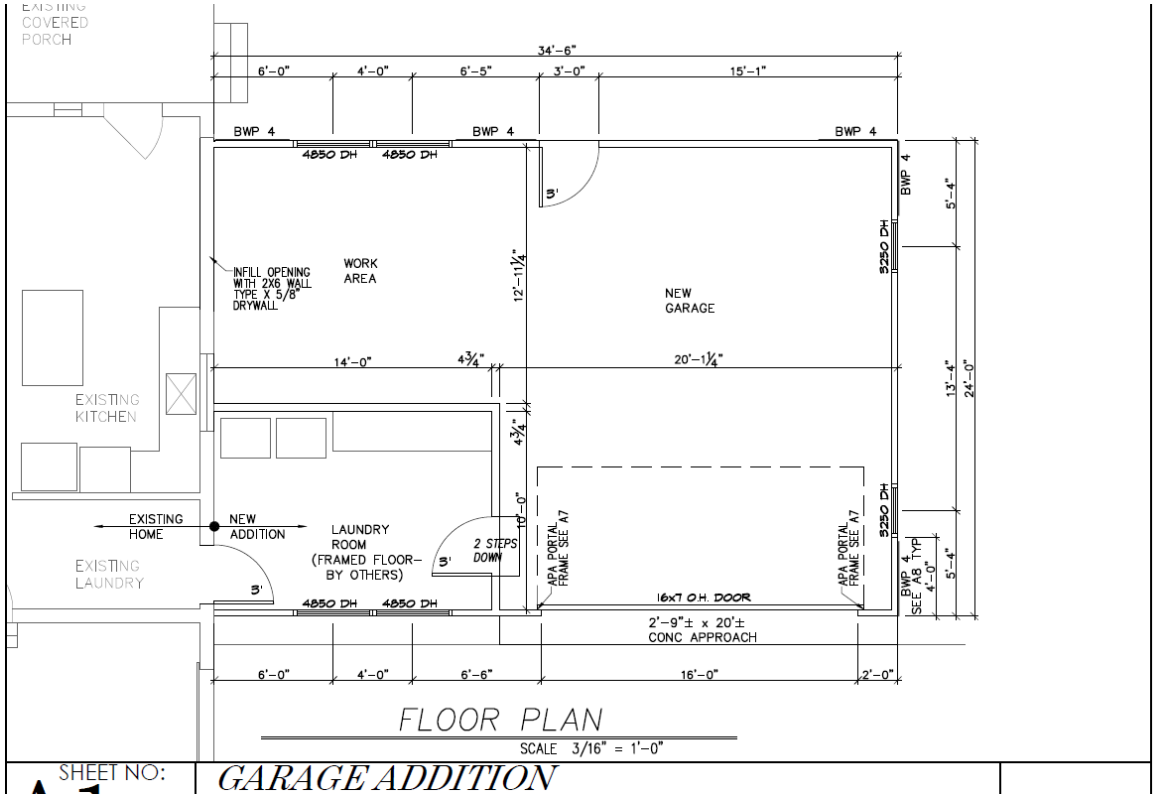


Figure 4: Garage Addition Floor Plan.

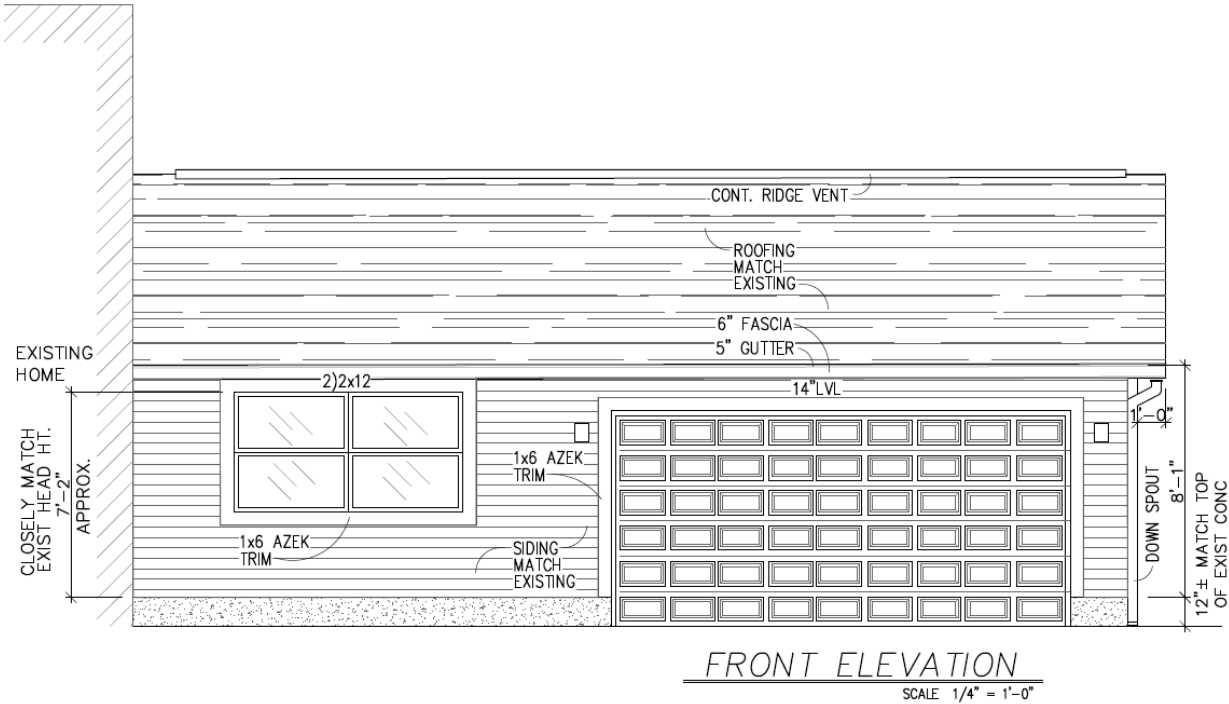


Figure 5: Proposed Front Elevation facing Graeser Road.



Figure 6: Proposed side elevation facing Oakhaven Lane.

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	C Single Family Residential	Oakhaven Lane
South	Single-Family Residence	B Single Family Residential	N/A
East	Single-Family Residences	B Single Family Residential	Graeser Road
West	Single-Family Residence	B 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:

- 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 variance requested is to encroach 30 feet into the required 45-foot setback for a front yard. This is a substantial variance request representing a 66% encroachment. Front yard variances are also less common requests as they can have a more prominent visual impact than side or rear yard encroachments. The property in question exceeds the minimum area, width and depth standards for lots within the “B” zoning district. The setbacks for the subject property are determined using the standards for all corner lots within the city according to Section 405.630(B) *Yard Regulations*. Corner lots are not an uncommon condition within the “B” zoning district or the city. The subject property is not an irregularly shaped lot and does not appear to have any significant grade changes that could limit construction.

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

The variance requested does not appear to be created by a unique hardship of the property that is not created by the applicant. The applicant would prefer the submitted layout over an addition built within the buildable area that does not require a variance.

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

The variance requested is to encroach 30 feet into the required front yard setback of 45 feet along Oakhaven Lane. The proposed addition would be constructed on the applicant’s property but would be 30 feet closer to a front property line within the front yard setback than the adjacent property owners are allowed to build under the current zoning code requirements for the “B” zoning district without an approved variance. It is for the Board of Adjustment to determine if this would have an adverse effect on the adjacent property owners. The house directly across Oakhaven Lane, addressed 605 North Graeser Street, is located in the “C” zoning district and does not meet the current front setback requirement of 45-feet. This house is positioned closer to the street, at approximately 20-feet from the property line. It should be noted that, according to County records, this house was built in 1946 which would predate the incorporation of the City of Creve Coeur. It is unknown if the garage portion was original to the house or was constructed later as the City does not have any records related to new construction or an addition for this address. The house on this lot also appears to be an outlier on Oakhaven Lane as it is closer than any other house on this street. It is for the Board of Adjustment to determine if a 30-foot front yard encroachment would have an adverse effect on the adjacent 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 build the addition within the front yard setback as is proposed with the current layout. The strict application of the Zoning Ordinance would not preclude the applicant from constructing an addition with a different layout within the buildable area that would not require a variance. The rear yard setback for the “B” zoning district is 30 feet. The subject property would have approximately 20 feet from the back of the house to the rear yard setback to construct an addition or approximately 20 feet from the front of the house to the front yard setback along Graeser Road to construct an addition (see Fig. 4.) No information has been given to suggest that an addition within the buildable area instead of within the Oakhaven front yard setback would create a hardship for the owner. Given that the applicant has an alternative available to build an addition that would not require a variance and that the applicant has not provided information to suggest that building the addition within the buildable area would require any

additional expenses than the addition in the front yard setback along Oakhaven Lane, the strict application of the zoning code does not appear to cause severe practical difficulty or extreme hardship for the property owner.

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 30-foot front yard variance would appear to violate the general spirit and intent of this Chapter as no hardship of the property has been provided that would suggest that the subject property is impacted by any factors that would constitute hardship of the property in order for a variance to be granted. The applicant appears to have options available to increase the square footage of the house that would not require a variance, even if the layout proposed would have to be altered, and the applicant has not provided evidence that constructing an addition within the buildable area that would not require a variance is any more burdensome than constructing the proposed addition layout.

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 a corner property within the “B” zoning district. Corner properties with two front yard setbacks are common in the “B” district and throughout the city. The subject property exceeds the minimum lot depth and width requirements of 100 feet for “B” lots. The minimum lot area for “B” lots is 20,000 square feet and the subject property is approximately 24,000 square feet. The shape of the subject property is uniform and regular. The maximum site coverage for “B” lots is 35% and the existing site coverage is approximately 17%. No information has been submitted to suggest that there are any significant topographic conditions that would make construction difficult or more costly. The subject property appears to be a standard corner lot in the “B” zoning district with no factors to 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.

- 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. If the variance were approved, the applicant would have to submit a building permit with a stormwater mitigation plan for review in compliance with Section 425.020, which requires all residential development permits issued by the city to meet Section 425.030 which requires that all

proposed changes to a property have no adverse effect, meaning no increase in the volume, direction, velocity, or intensity of stormwater runoff for adjoining properties for the design storm.

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 front yard setback would be:

“I move to approve a variance allowing for a 30-foot front yard setback encroachment into the 45-foot front yard setback required for lots within the “B” Single-Family Residential Zoning District for the property at 575 Graeser Road to allow for construction of a new garage addition 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 front yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed garage addition will not adversely affect the public health, safety, order, convenience, or general welfare of the community;
6. Granting the front yard variance will not violate the general spirit and intent of this Chapter;
7. 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 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.

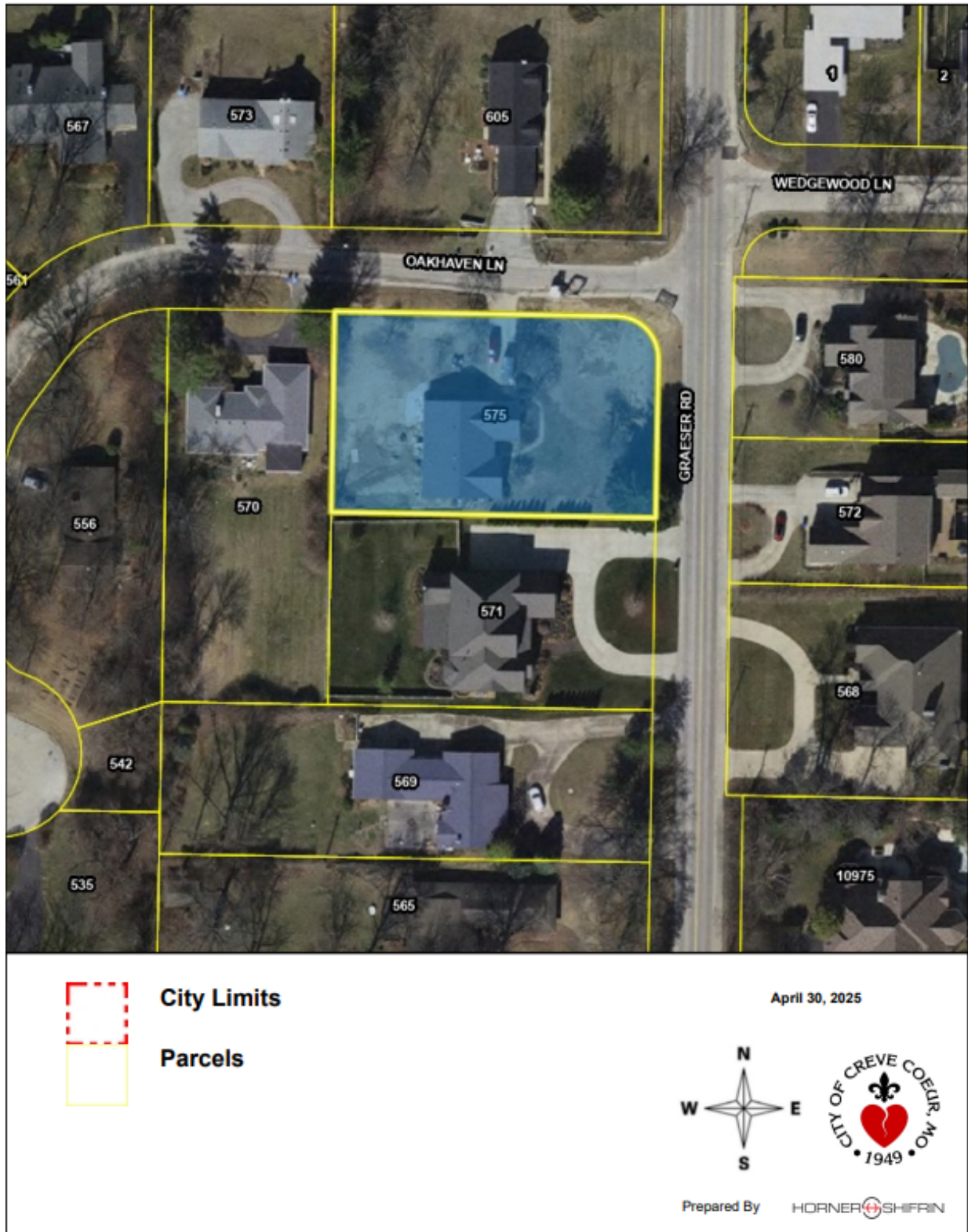
After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“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 575 Graeser Road based upon the testimony received and the deliberations of the Board on this application, as decided on May 15th, 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: 575
Graeser Road taken
from Oakhaven Lane



Description: 605
Graeser directly
opposite the subject
property taken from
Oakhaven Lane.

Description: 575
Graeser rear yard.



Description: 575
Graeser front yard.





city
of

CREVE COEUR

File # _____

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

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Name _____ Lauren Schuster	Name _____
Company (If Applicable) _____	Company (If Applicable) _____
Address 575 Graeser Road _____ Creve Coeur, Missouri 63141 _____	Address _____ _____
Telephone # 414-299-0144 _____	Telephone # _____ _____
Fax # _____ _____	Fax # _____ _____
Email: schuster.lyons@gmail.com _____	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, May 15, 2025.

Applicant's Signature

Applicant's Representative's Signature

4/18/2025

 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):

An addition with a two-car garage, mud room, and storage area. See attached building plans, landscape plans, and surveys with before and after conditions on the property.

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

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

The property is a long and narrow lot. The property is located on Graeser Road. The property is also adjacent to a 10 foot wide strip of undeveloped land before Oakhaven Lane. The property's original plat shows a setback requirement of 30 feet from the undeveloped strip of land.

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

The property's driveway exits across an undeveloped strip of land onto Oakhaven Lane. The facade of the house faces Graeser Road.

The property's plat has a setback of 60 feet from Graeser and a setback of 30 feet from Oakhaven. The structure's facade is 96 feet from Graeser and its side is 60 feet from Oakhaven.

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

If the undeveloped strip of land was disregarded on the Subject Property, the proposed side yard setback would mirror the setback applied to the neighboring property on Oakhaven Lane.

- Current uses and structures on the property:

The current structure on the property is a single family home.

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

The existing structure on the property is significantly smaller and lacks adequate storage as compared to other properties around it. Without a variance from current zoning laws, the existing structure cannot reasonably be expanded to add a garage or additional storage without the significant expense of either replacing the structure or the structure's facade.

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?

The market value of a property is hurt if it can only be improved with the added expense of replacing the structure or the structure's facade.

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

The proposed orientation of the new garage and new circle driveway would allow us to limit how much we need to drive in reverse or park outside. The proposed design should not interfere with visibility or green space.

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. The proposed addition will decrease the need to access street parking.

9. Zoning district in which the property is located: A - Single Family Residential District

10. Size of the lot (total square feet or acres): Approximately a half acre

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



Bethany Moore <bmoore@crevecoeurmo.gov>

Application for Non-Use Variance - 575 Graeser Rd - May 15, 2025

Schuster, Lauren M. <Lauren.Schuster@quarles.com>
To: Bethany Moore <bmoore@crevecoeurmo.gov>
Cc: Lauren Schuster Lyons <schuster.lyons@gmail.com>

Wed, May 7, 2025 at 2:19 PM

Hi, Bethany –

Here's the existing site coverage and proposed site coverage:

-

Existing Site Coverage

Deck – 402 sq ft x 50% = 201 site coverage

House – 2,714.7 sq ft

Driveway – 841.15 sq ft

Sidewalk – 192.82 sq ft

3,949.67 – 16.6%

Proposed Site Coverage

Deck – 402 sq ft x 50% = 201 site coverage

House – 2,714.7 sq ft

Addition – 830.4 sq ft

Driveway – 1,084 sq ft + 54.4 sq ft + 841.15 sq ft = 1,979.55 sq ft

Sidewalk – 192.82 sq ft

5,918.47 = 24.9%

Lot Size 23,780 sq ft

Site coverage under 35%? Yes.

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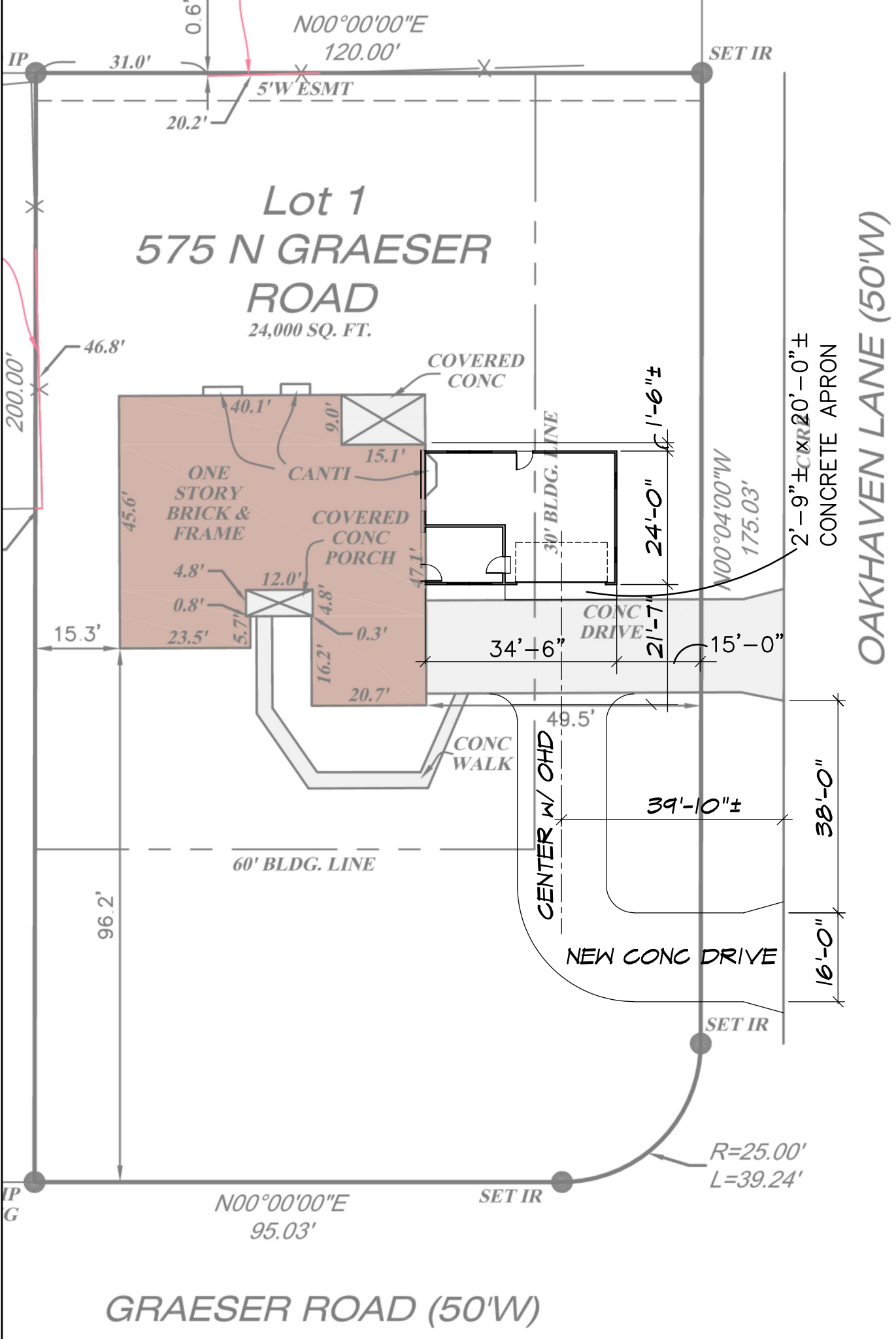
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Lot 1
575 N GRAESER ROAD
 24,000 SQ. FT.

OAKHAVEN LANE (50'W)

GRAESER ROAD (50'W)

GARAGE ADDITION

Lauren Schuster
 575 Graeser Rd
 ST LOUIS, MO 63141



700 Mill St.
 Arthur IL 61911
 Phone-217-543-3761
 FAX-217-543-3350

SHEET NO:

A0.1

ISSUE DATE: 10-19-24 REV: 2-17-25

**BOUNDARY AND IMPROVEMENT SURVEY
LOT 1 OF GRAESER'S SUBDIVISION,
A SUBDIVISION RECORDED IN
PLAT BOOK 41 PAGE 48
ST. LOUIS COUNTY, MISSOURI**

**SCHEDULE B SECTION II:
NO EASEMENTS LISTED**

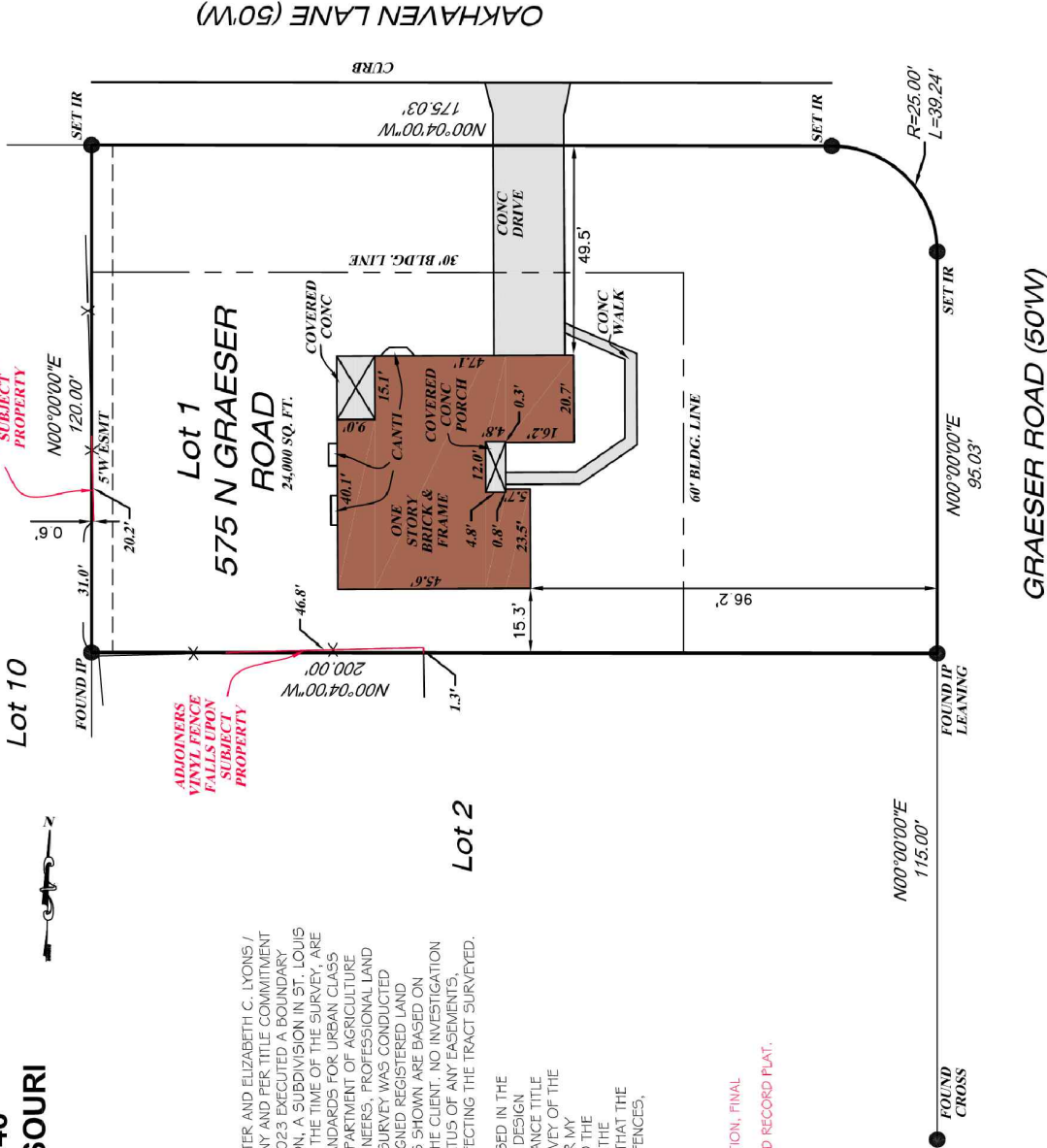
THIS IS TO CERTIFY THAT AT THE REQUEST OF LAUREN M. SCHUSTER AND ELIZABETH C. LYONS / ALLIANCE TITLE GROUP, LLC / TITLE RESOURCE GUARANTY COMPANY AND PER TITLE COMMITMENT NUMBER ATG-230867, WE HAVE DURING THE MONTH OF JULY, 2023 EXECUTED A BOUNDARY AND IMPROVEMENT SURVEY ON LOT 1 OF GRAESER'S SUBDIVISION, A SUBDIVISION IN ST. LOUIS COUNTY, MO. THE RESULTS REFLECT THE CONDITIONS FOUND AT THE TIME OF THE SURVEY, ARE CORRECTLY SHOWN ABOVE AND CONFORM TO THE CURRENT STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS AS ISSUED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. THIS SURVEY WAS CONDUCTED UNDER THE IMMEDIATE PERSONAL SUPERVISION OF THE UNDERSIGNED REGISTERED LAND SURVEYOR. THE EASEMENTS, RESTRICTIONS, AND BUILDING LINES SHOWN ARE BASED ON RECORD PLAT INFORMATION OR ON INFORMATION SUPPLIED BY THE CLIENT. NO INVESTIGATION HAS BEEN MADE BY THIS DESIGN GROUP AS TO THE PRESENT STATUS OF ANY EASEMENTS, RESTRICTIONS, OR BUILDING LINES, SHOWN OR NOT SHOWN, AFFECTING THE TRACT SURVEYED.

I, BRIAN J. FISCHER, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF MISSOURI, HEREBY STATE FOR AND ON BEHALF OF THIS DESIGN GROUP TO LAUREN M. SCHUSTER AND ELIZABETH C. LYONS / ALLIANCE TITLE GROUP, LLC / TITLE RESOURCE GUARANTY COMPANY, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON JULY 6, 2023; THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REFLECTS ALL IMPROVEMENTS, INCLUDING FENCES, RECORDED EASEMENTS AND UNRECORDED VISIBLE EASEMENTS.

- NOTES:**
- ADJOINERS WOOD FENCE FALLS UPON SUBJECT PROPERTY.
 - ADJOINERS VINYL FENCE FALLS UPON SUBJECT PROPERTY.
 - FENCE OWNERSHIP (IF SHOWN) IS BASED UPON FIELD OBSERVATION, FINAL DETERMINATION SHOULD BE MADE BY PROPERTY OWNERS.
 - BUILDING LINES AND EASEMENTS SHOWN PER ABOVE MENTIONED RECORD PLAT.

**GRAESERS
RESUBDIVISION
P.B. 43 PG. 31**

Lot 10



THD DESIGN GROUP, INC.
"Your solution for engineering and surveying"
148 CHESTERFIELD INDUSTRIAL BLVD, STE E, CHESTERFIELD, MO 63005
TEL: 636-294-2972
FAX: 636-294-3027
WEB: THDDSGROUP.COM
CORPORATE CERTIFICATE OF AUTHORITY # 2011004412



BRIAN J FISCHER
MISSOURI P.L.S. #25684
THD DESIGN GROUP, INC.



SHEET NO:

AO

GARAGE ADDITION

Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141

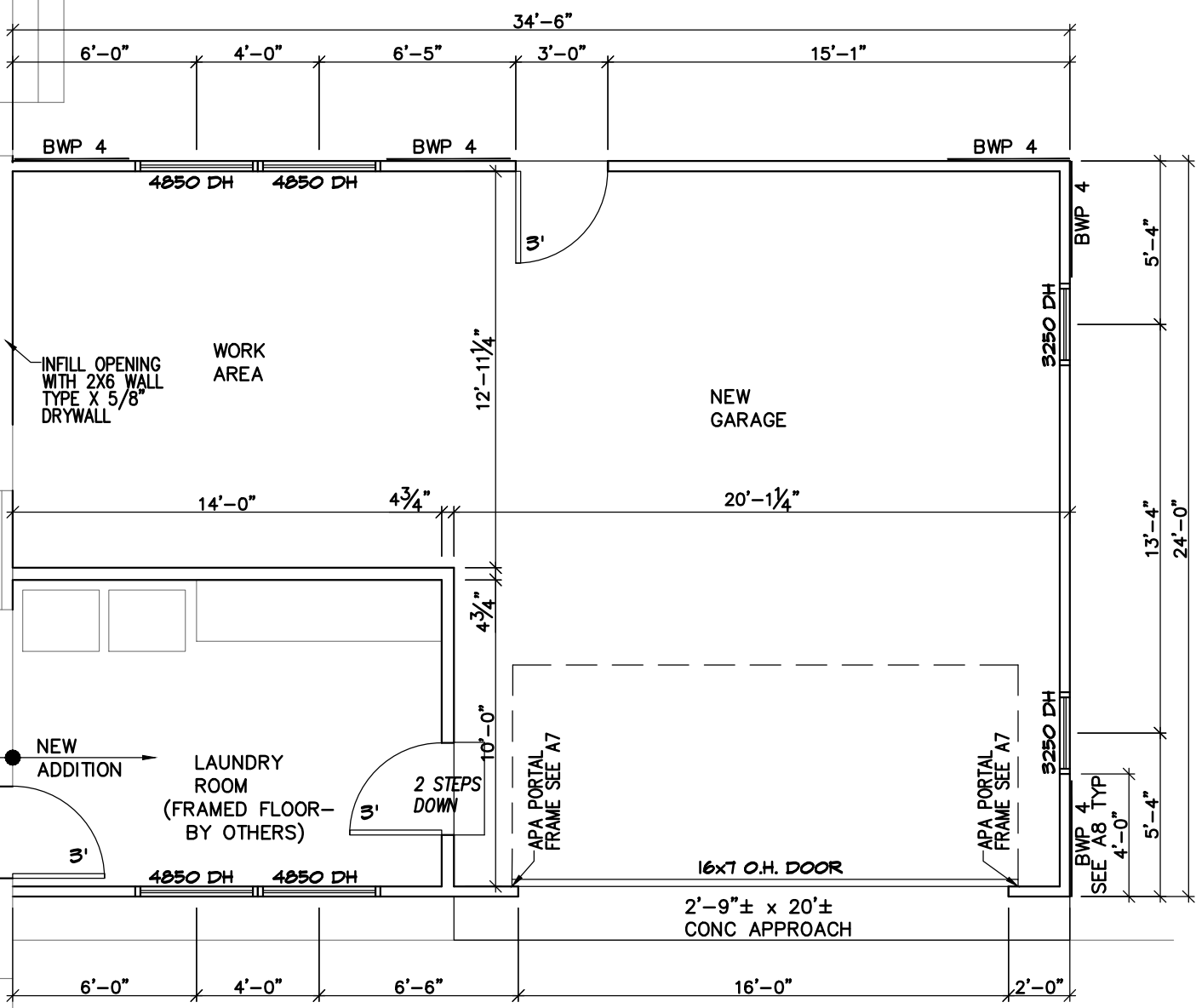


700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350

EXISTING
COVERED
PORCH

EXISTING
KITCHEN

EXISTING
LAUNDRY



FLOOR PLAN

SCALE 3/16" = 1'-0"

SHEET NO:
A1

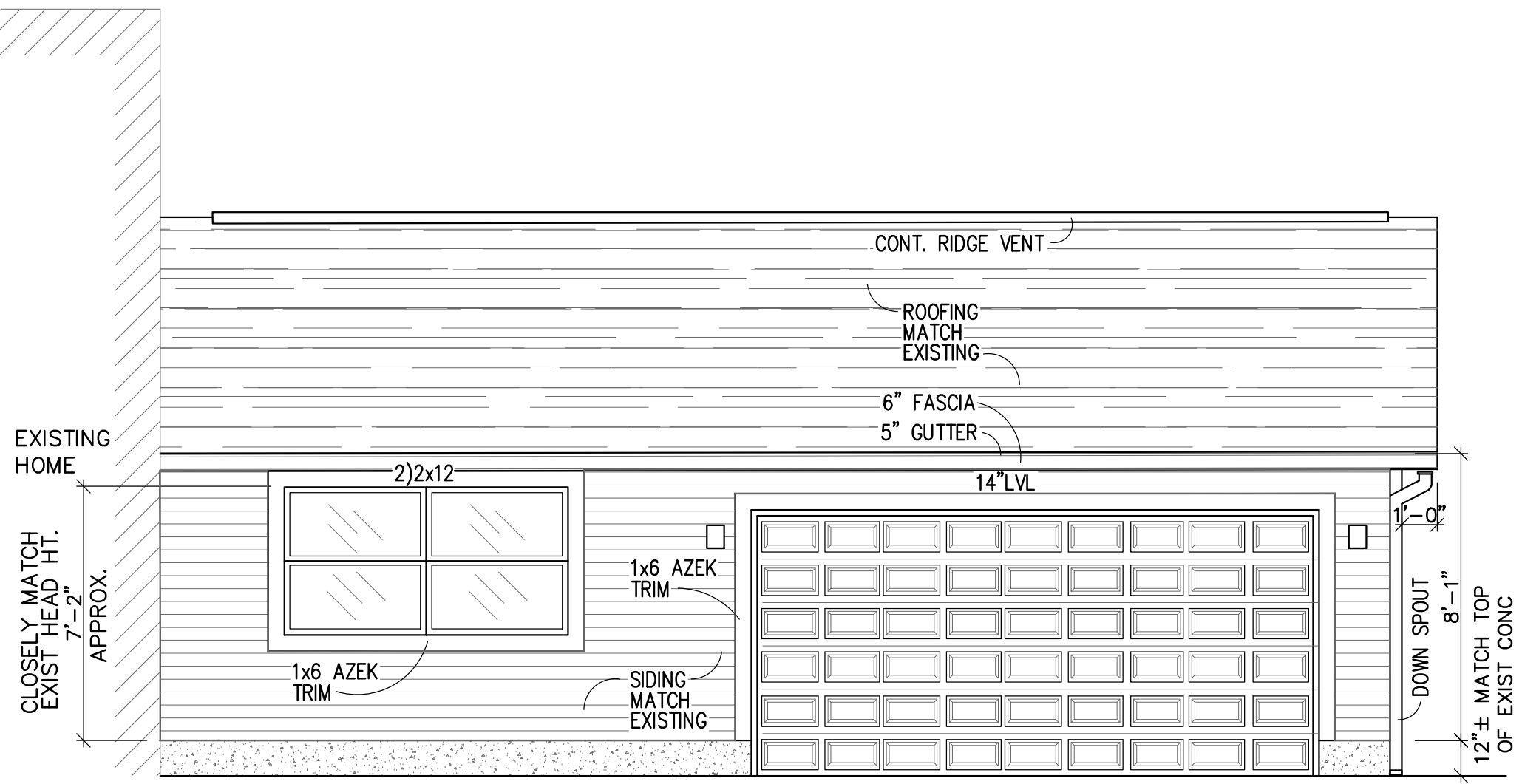
GARAGE ADDITION

Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141



700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350

ISSUE DATE: 10-19-24 REV 2-17-25



FRONT ELEVATION

SCALE 1/4" = 1'-0"

SHEET NO:

A2

GARAGE ADDITION

*Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141*



700 Mill St.
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Phone-217-543-3761
FAX-217-543-3350

ISSUE DATE: 10-19-24 REV 2-17-25



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

GARAGE ADDITION

*Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141*

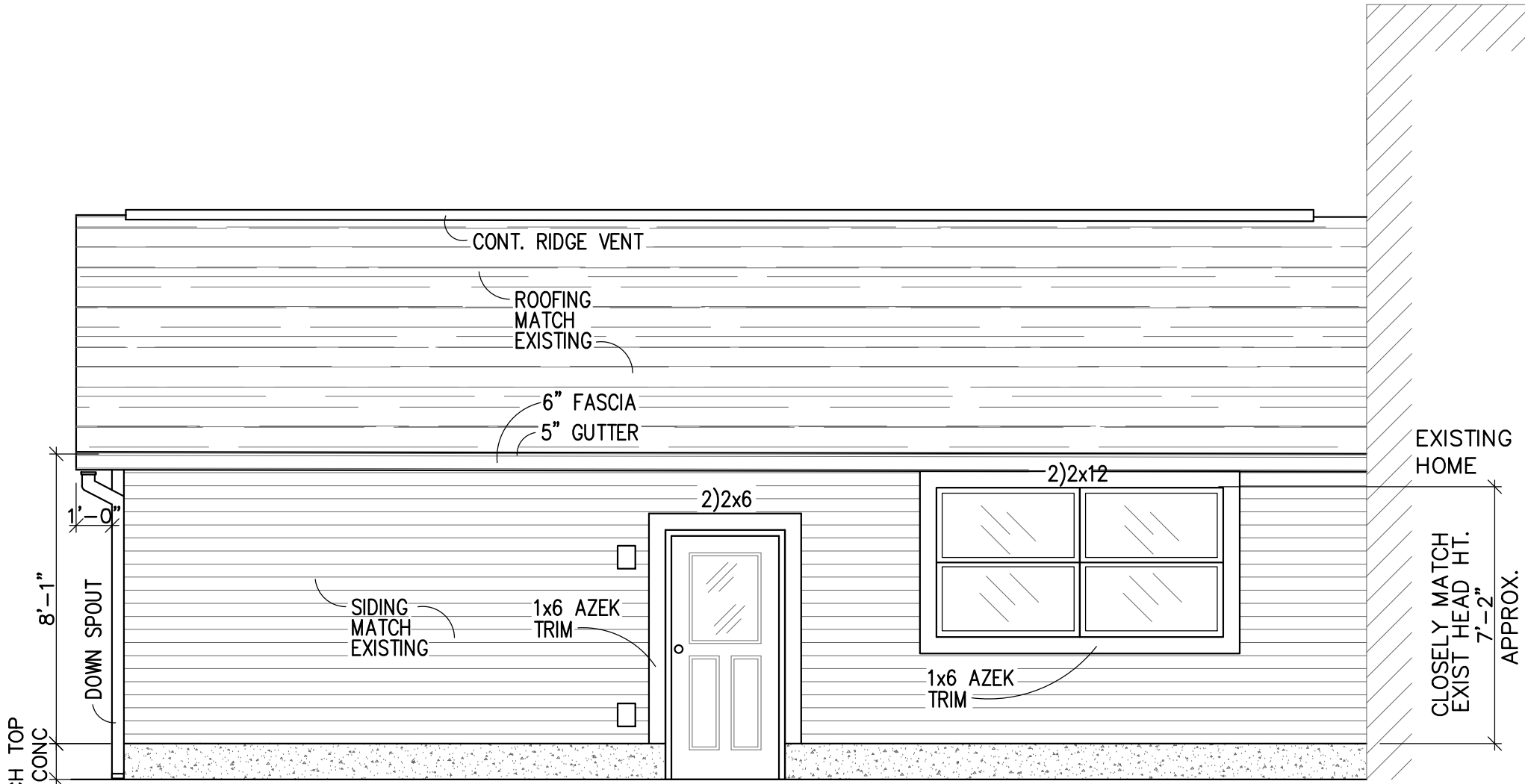


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FAX-217-543-3350

SHEET NO:

A3

REV 2-17-25 ISSUE DATE: 10-23-24



REAR ELEVATION

SCALE 1/4" = 1'-0"

12"± MATCH TOP OF EXIST CONC

8'-1"

DOWN SPOUT

SIDING MATCH EXISTING

1x6 AZEK TRIM

2)2x6

2)2x12

1x6 AZEK TRIM

EXISTING HOME

CLOSELY MATCH EXIST HEAD HT. 7'-2" APPROX.

SHEET NO:

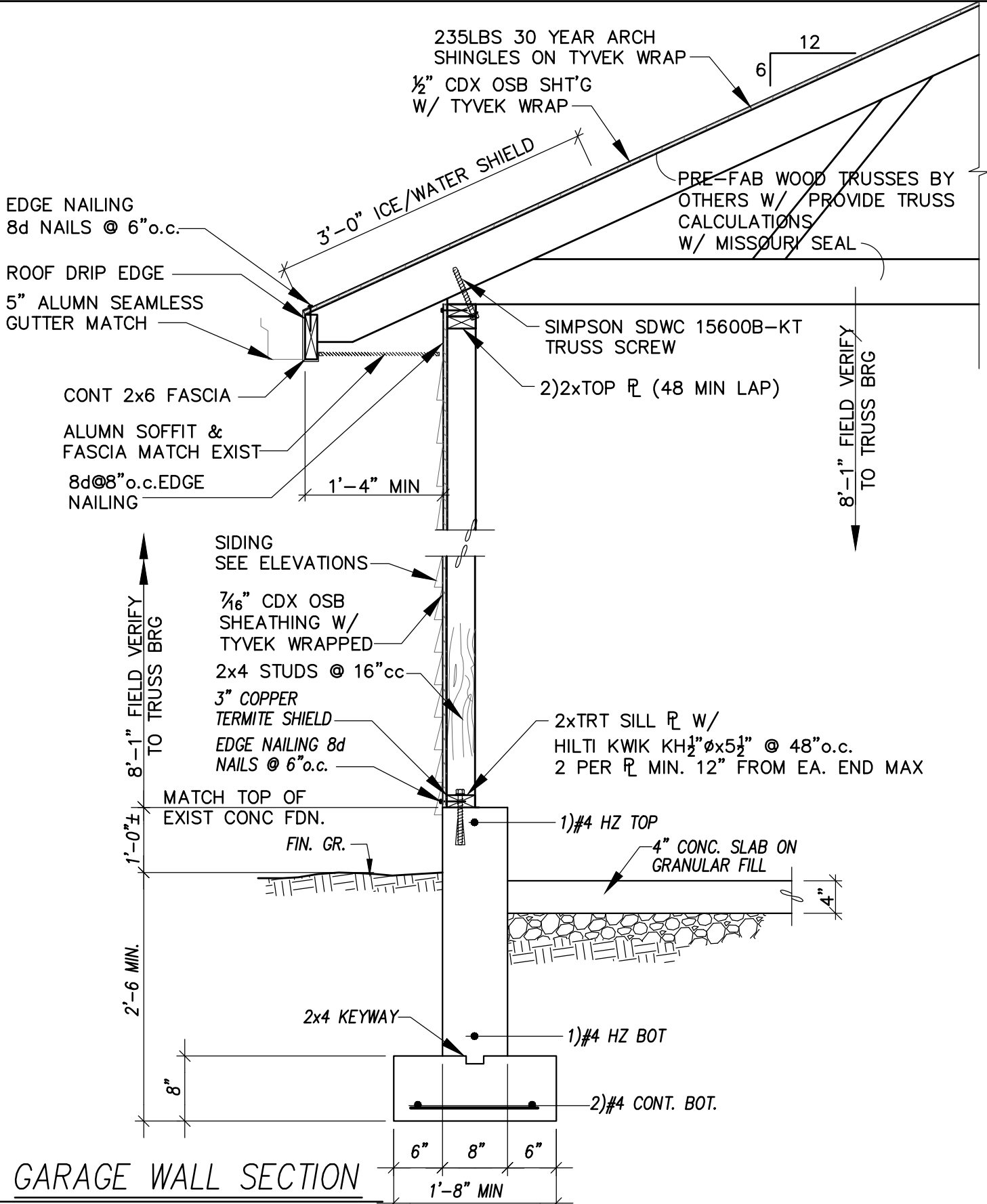
A4

GARAGE ADDITION

Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141



700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350



GARAGE WALL SECTION

GARAGE ADDITION

Lauren Schuster
 575 Graeser Rd
 ST LOUIS, MO 63141

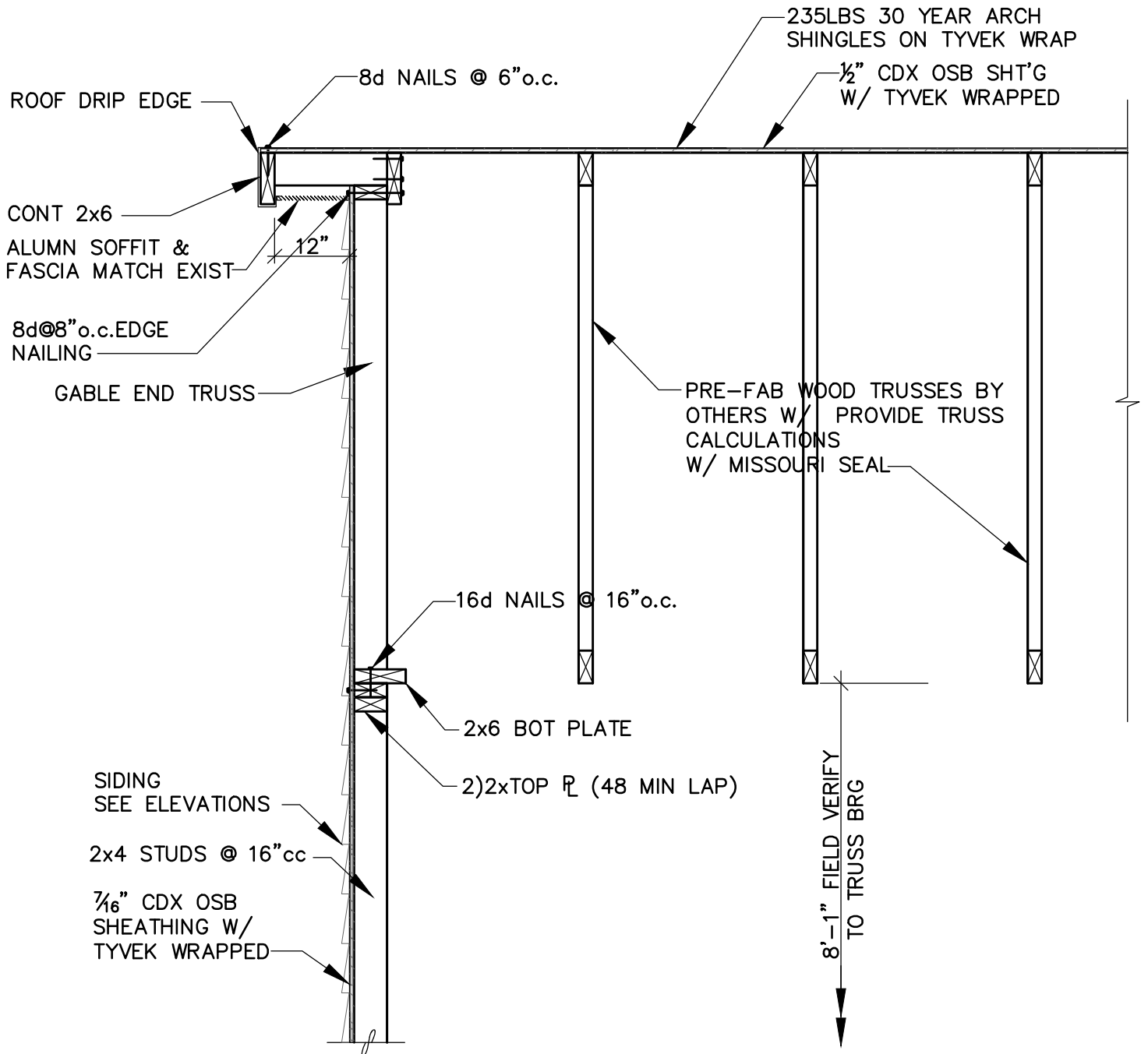


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SHEET NO:

A5

ISSUE DATE: 10-23-24
 Page 28 of 38



GARAGE END WALL SECTION

GARAGE ADDITION

*Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141*

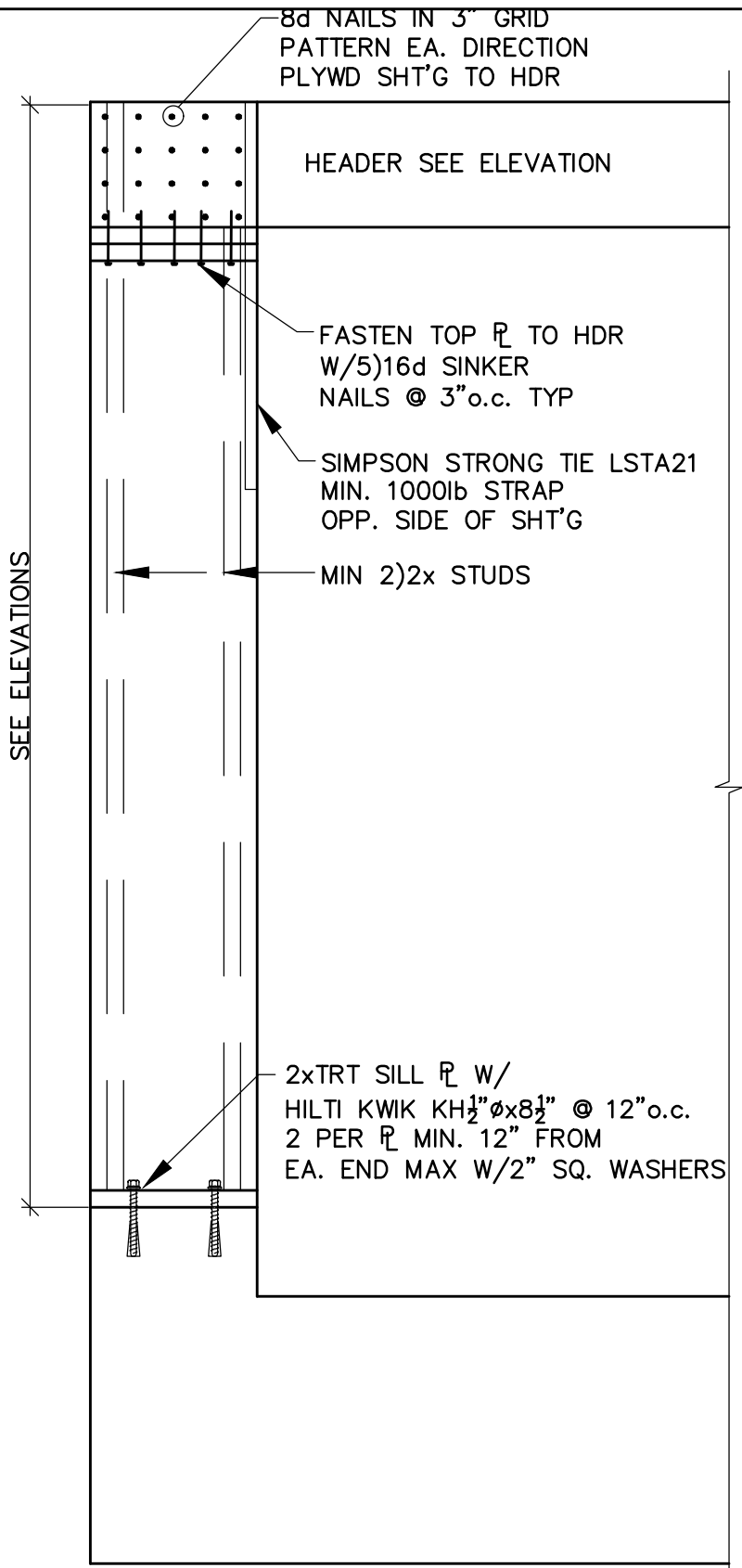


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SHEET NO:

A6

ISSUE DATE: 10-23-24



APA PORTAL FRAME DETAIL

GARAGE ADDITION

*Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141*

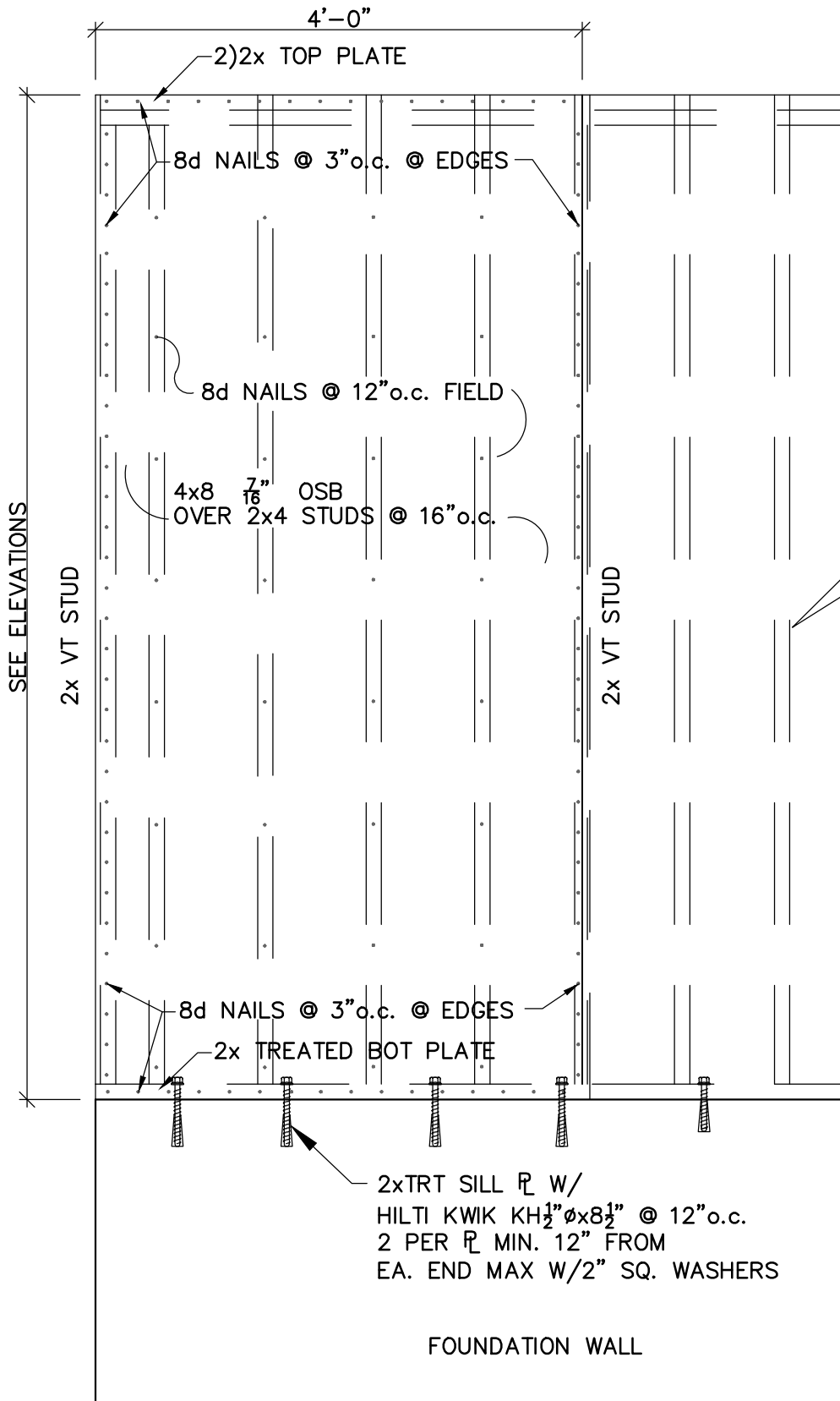


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SHEET NO:

A7

ISSUE DATE: 10-23-24
Page 30 of 34



BRACED WALL PANEL (BWP)

GARAGE ADDITION

Lauren Schuster
575 Graeser Rd
ST LOUIS, MO 63141

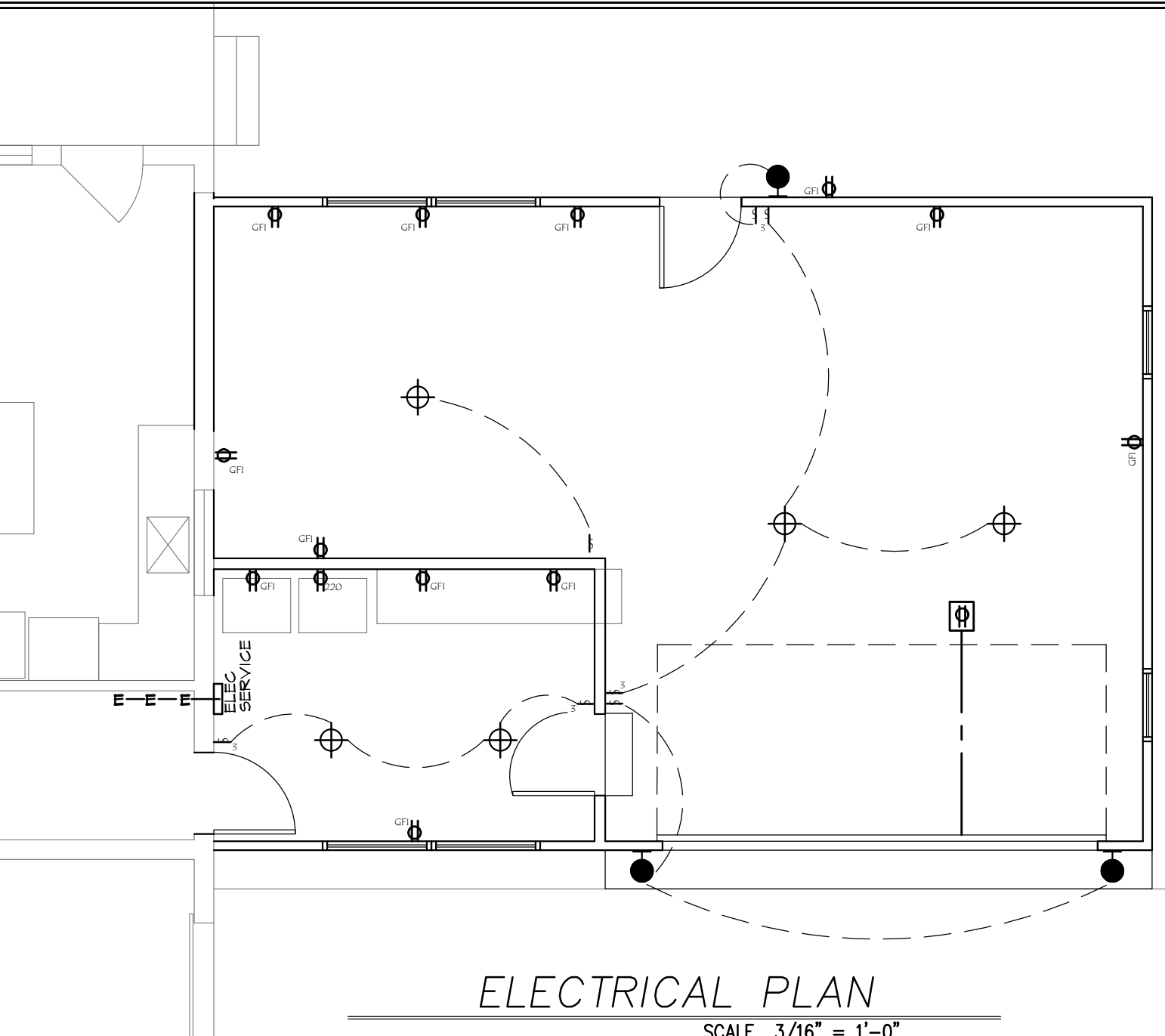


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A8

ISSUE DATE: 10-23-24
Page 31 of 33



ELECTRICAL LEGEND	
	DUPLEX ELECTRICAL OUTLET GFI GROUND FAULT INTERRUPTER
	CLG. MTD. ELECTRICAL OUTLET FOR O.H. DOOR OPENER
	SWITCH
	ELECTRICAL RUN
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED EXTERIOR LIGHT FIXTURE ON MOTION SENSORS AS SELECTED BY OWNER

ELECTRICAL PLAN

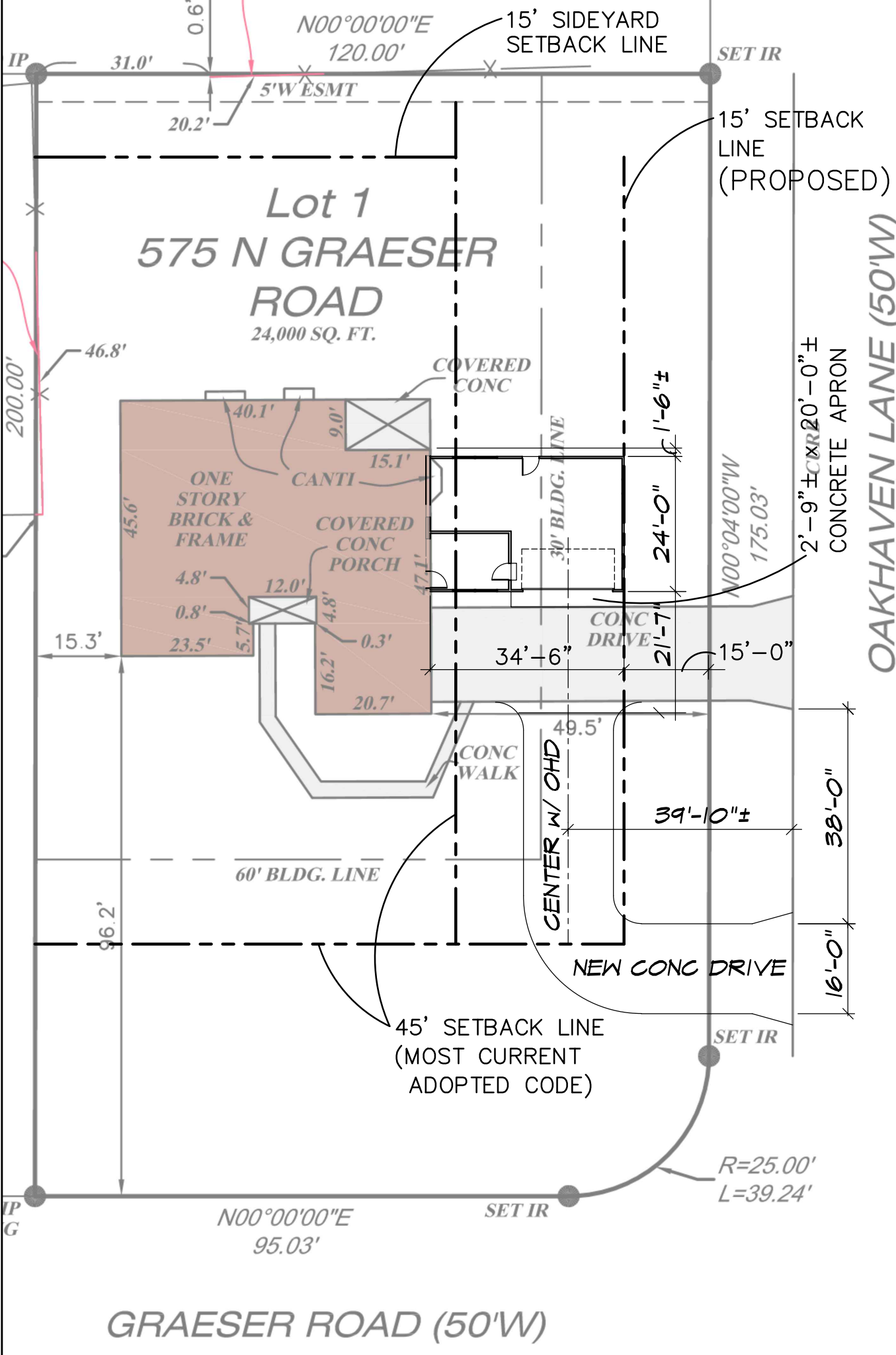
SCALE 3/16" = 1'-0"

SHEET NO:
E1
ISSUE DATE: 10-19-24

GARAGE ADDITION
Lauren Schuster
 575 Graeser Rd
 ST LOUIS, MO 63141



700 Mill St.
 Arthur IL 61911
 Phone-217-543-3761
 FAX-217-543-3350



Lot 1
575 N GRAESER ROAD
 24,000 SQ. FT.

OAKHAVEN LANE (50'W)

GRAESER ROAD (50'W)

GARAGE ADDITION

Lauren Schuster
 575 Graeser Rd
 ST LOUIS, MO 63141



700 Mill St.
 Arthur IL 61911
 Phone-217-543-3761
 FAX-217-543-3350

SHEET NO:

A0.1

ISSUE DATE: 10-19-24

REV: 2-17-25, 5-5-25