



AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
JUNE 19, 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. May 15, 2025 Board of Adjustment Draft Meeting Minutes**

ACCEPTANCE OF THE AGENDA

UNFINISHED BUSINESS

NEW BUSINESS

- 2. Application #25-9810: Variance Request For The Property At 9810 Warington Square for a 5-Foot Encroachment into the Required 45-Foot Front Yard Setback in Order to Construct A New Single-Family House**
Summary: Doug Cohen, of Douglas Properties, submitted a front-yard variance request for the property at 9810 Warington Square within the “B” Single Family Residential Zoning District. The request is for a 5-foot encroachment into the required 45-foot front yard setback in order to build a new house. The existing house will be demolished and a new house built in its place. The platted building line is shown as 40 feet. The applicant is requesting the variance in order to build to this line.
- 3. Application #25-9820: Variance Request For The Property At 9820 Warington Square for a 5-Foot Encroachment into the Required 45-Foot Front Yard Setback in Order to Construct A New Single-Family House**
Summary: Doug Cohen, of Douglas Properties, submitted a front-yard variance request for the property at 9820 Warington Square within the “B” Single Family Residential Zoning District. The request is for a 5-foot encroachment into the required 45-foot front yard setback in order to build a new house. The existing



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house will be demolished and a new house built in its place. The platted building line is shown as 40 feet. The applicant is requesting the variance in order to build to this line.

BUSINESS FROM STAFF

4. Meeting Procedures Discussion

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
MAY 15, 2025
4:00 PM**

CALL TO ORDER

A regular meeting of the Board of Adjustment of the City of Creve Coeur was called to order by Chair Glenn Wilen at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Thursday, May 15, 2025, at 4:00 p.m.

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 and Administrative Services
Supervisor
Ms. Denise Sappington, Administrative Services Associate**

APPROVAL OF MINUTES

1. January 16, 2025 Board of Adjustment Draft Meeting Minutes

RESULT: APPROVED (NOT UNANIMOUS) MOVER: Mr. Wilen SECONDER: Mr. Gerst AYES: Mr. Gerst, Mr. Kostelc, Mr. Mooney, Mr. Wilen ABSTENTION: Mr. Mayersohn
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ACCEPTANCE OF THE AGENDA

RESULT: APPROVED (UNANIMOUS) MOVER: Mr. Mayersohn SECONDER: Mr. Mooney AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn, Mr. Mooney, Mr. Wilen NAYS: none



**MINUTES
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CITY COUNCIL CHAMBER
MAY 15, 2025
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UNFINISHED BUSINESS

No 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

Those who want to speak were sworn.

Lauren Schuster of 575 Graeser Road gave her presentation. Her family moved into the house in October 2022. Goal of not backing out onto Oakhaven Lane by installing a circle driveway. Request to build a 20 foot by 24 foot single-car garage. The buildable area options on the property are not equally suitable for a proposed attached garage. Request that the Board approve a variance to allow for a permit to build a proposed 34.5 foot x 24 foot addition. Multiple questions were asked by the Board members. The survey she received when buying the property was wrong and the title company did not catch the errors in the survey.

Ms. Moore gave the City's presentation. There is a 10 or 15 foot right of way adjacent to the edge of the property along Oakhaven Lane. The setbacks are 45 feet along Oakhaven and 60 feet along Graeser. The property is in the B Zoning District. Corner properties like this have two front yard setbacks. The new garage would be facing Graeser and the current garage faces Oakhaven.

Mr. Jaggi spoke to the zoning ordinances and it has not changed that there are two front yard setbacks on each street frontage.

Ms. Moore said the lot exceeds the minimum requirements for B Zoning Districts. The applicant is seeking a variance to encroach 30 feet into the required 45 foot front yard setback along Oakhaven. The applicant is asking that the front yard along Oakhaven be treated as a side yard with a 15 foot setback. Ms. Moore discussed the criteria for variances.

Mr. Jaggi said that the addition is proposed to be a laundry room and work area of 14 feet width and garage of 20 feet width.

~~Mr. William Taylor spoke. He is a trustee of the Wedgewood Subdivision. He was~~



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seeking more information since he has had residents in his neighborhood seek to build garages so he wants to learn about any precedents for design standards.

Ms. Zoe Lemcovitz of 605 Graeser Road lives across from the property and submitted an email before the meeting. She thinks the proposed location is the most practical location for the garage. She will see the sideview from her backyard. Other houses on Oakhaven front onto Oakhaven, not Graeser. If connected to the back of the house, the garage would take away the kids' play area and attach the garage to the basement for entry. Additionally, there would be a grading issue.

Mr. Jaggi said that the two front yard setbacks on a corner property is not a unique situation that pertains to this property.

Placement of the home is a unique condition according to Ms. Schuster.

Mr. Lumley offered the exhibits into the record.

Approved prior minutes from January 16, 2025 were requested to be incorporated into the record by Ms. Schuster.

Motion by Mr. Wilen to approve a variance for a 30 foot yard setback encroachment for the property at 575 Graeser Road, second by Mr. Gerst.

RESULT: APPROVED (NOT UNANIMOUS)
MOVER: Mr. Wilen
SECONDER: Mr. Gerst
AYES: Mr. Gerst, Mr. Kostelc, Mr. Mooney, Mr. Wilen
NAYS: Mr. Mayersohn

The vote on the motion being 4 ayes and 1 nay, motion carried.

Motion by Mr. Wilen for the staff to direct the chair of the Board of Adjustment to prepare and authorize findings of fact and conclusions of law, second by Mr. Gerst.

RESULT: APPROVED (UNANIMOUS)
MOVER: Mr. Wilen
SECONDER: Mr. Gerst
AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn, Mr. Mooney, Mr. Wilen
NAYS: None

The vote on the motion being 5 ayes and 0 nay, motion carried.

BUSINESS FROM STAFF



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Meeting next month will be on June 19, 2025.

ADJOURNMENT

Motion to adjourn by Mr. Wilen, all seconded. Motion passed unanimously. Meeting adjourned at

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

#25-9810: VARIANCE REQUEST FOR THE PROPERTY AT 9810 WARRINGTON SQUARE FOR A 5 FOOT ENCROACHMENT INTO THE REQUIRED 45 FOOT FRONT YARD SETBACK IN ORDER TO CONSTRUCT A NEW SINGLE-FAMILY HOUSE

FOR THE MEETING OF: Thursday, June 19, 2025

SUBJECT PROPERTY LOCATION: 9810 Warrington Square, Zoned “B” Single Family Residential District.

REQUEST: Doug Cohen, of Douglas Properties, submitted a front-yard variance request for the property at 9810 Warrington Square within the “B” Single Family Residential Zoning District. The request is for a 5-foot encroachment into the required 45-foot front yard setback in order to build a new house. The existing house will be demolished and a new house built in its place. The platted building line is shown as 40 feet. The applicant is requesting the variance in order to build to this line.

ADDITIONAL INFORMATION: The property is within the Warson Square Plat 2 subdivision which has a platted building line of 40 feet. The subdivision was approved by the City of Creve Coeur in 1957.

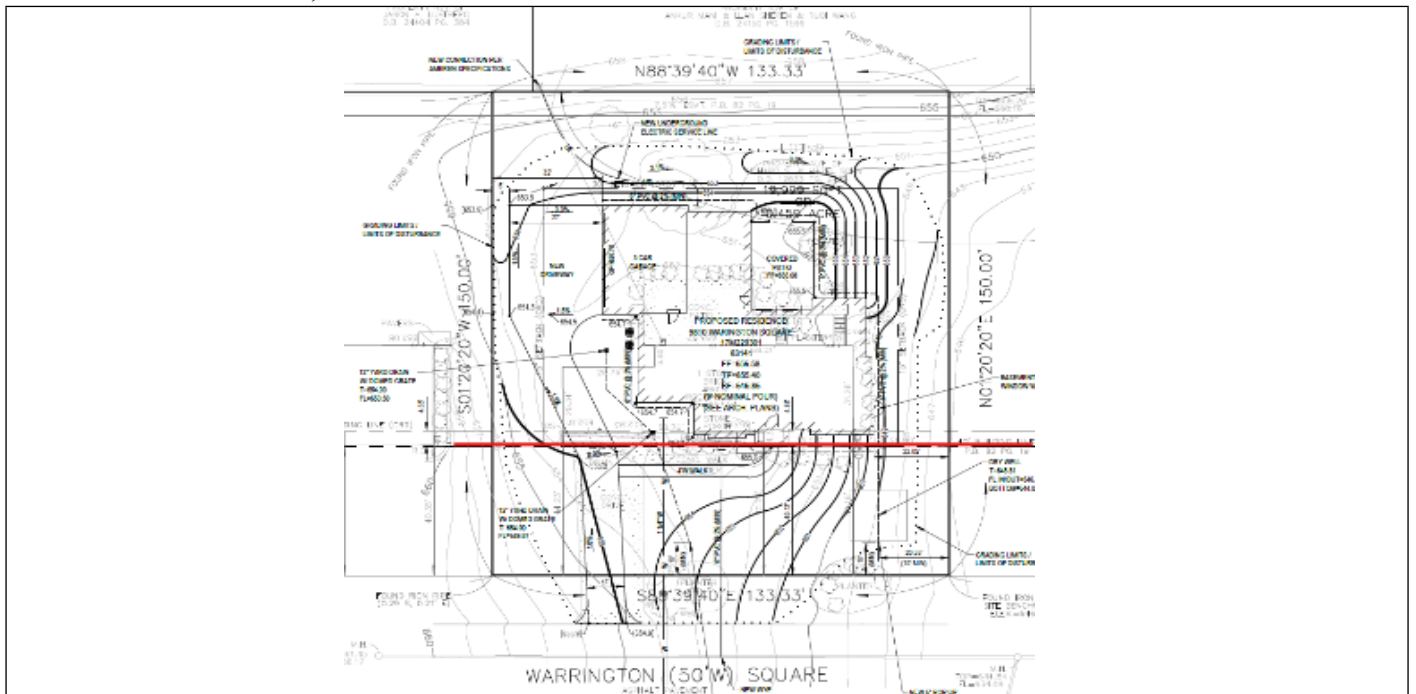
OWNER/ APPLICANT: Doug Cohen
Douglas Properties
P.O. Box 16001
St. Louis, Mo 63105

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



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

DATE: 6/4/2025

ATTACHMENTS: Applicant’s Materials submitted 5/13/25

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is located at 9810 Warington Square within the "B" Zoning District. The subject property is part of the Warson Square Plat 2 subdivision that was approved by the City of Creve Coeur in 1957. The subdivision has a platted front yard setback of 40 feet. The lot is approximately 20,000 square feet where the minimum lot size for the "B" zoning district is 20,000 square feet. The "B" zoning district has a 45-foot front yard setback, 15-foot side yard setbacks, 30-foot rear yard setback and 35% site coverage. The minimum lot width and depth in the "B" zoning district is 100 feet.

The applicant is seeking a 5-foot variance into the front yard setback to build a new house on the lot at the platted 40-foot setback line in order to be consistent with the existing house and the other houses on the street. According to St. Louis County records, the houses on Warington Square were all built in the 5-year period after the subdivision was approved. This project is the first redevelopment of a lot within this subdivision and is the first new house to be subject to the current zoning code requirement of a 45-foot front yard setback. The applicant has stated that due to the slope of the lot, it receives a large amount of stormwater runoff from other properties and the 5 additional feet will give the developer more space to address the stormwater on site.

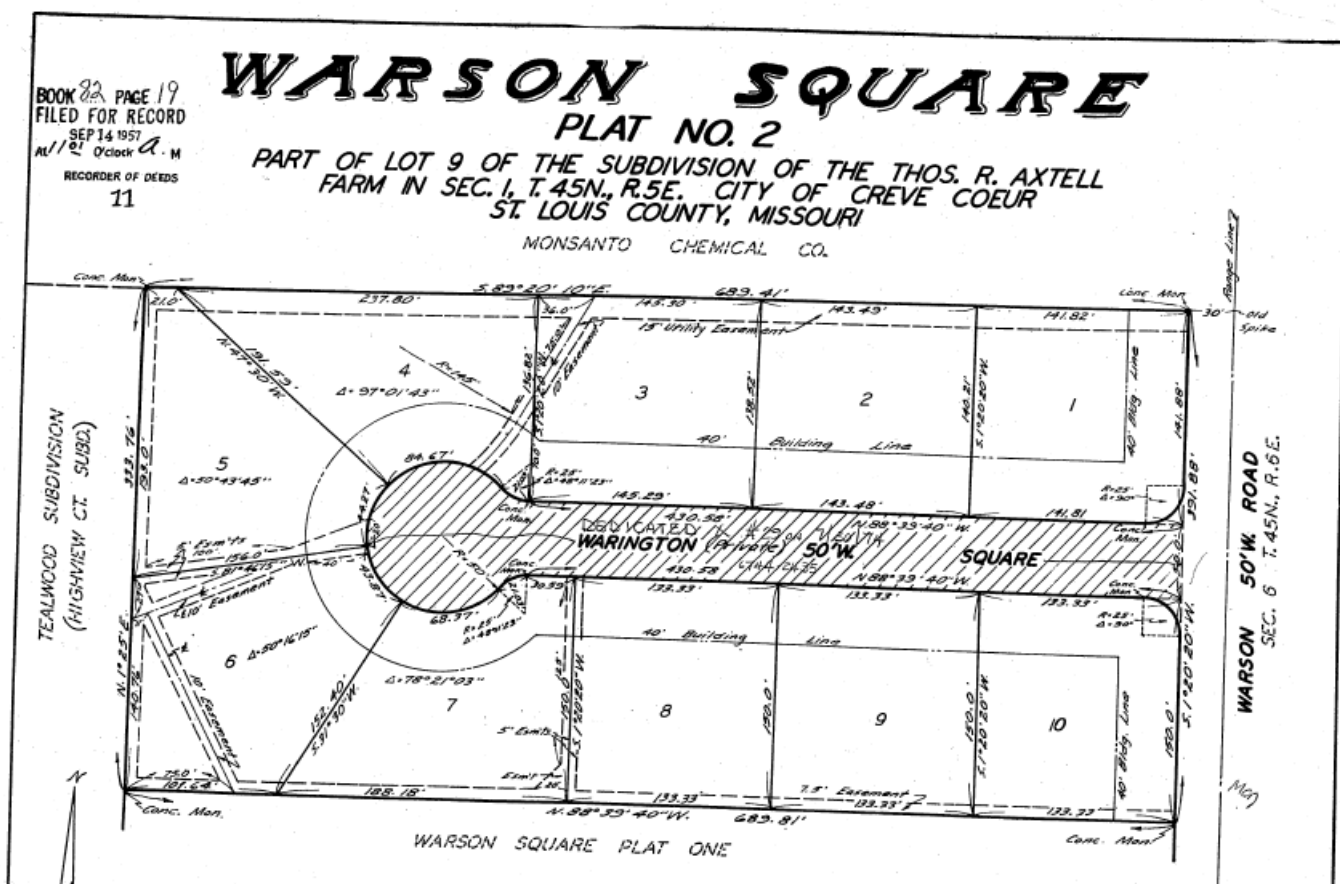


Figure 1: Warson Square Plat 2 approved in 1957.

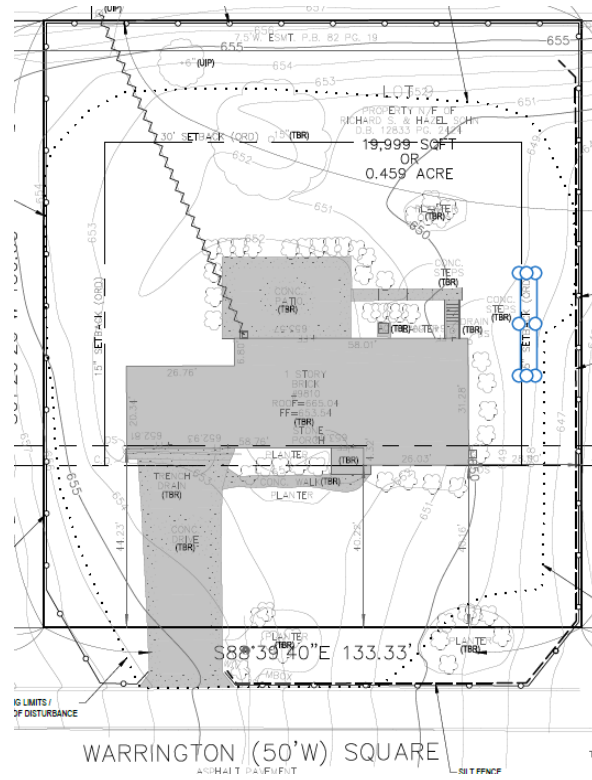


Figure 2: Existing Site Conditions.



Figure 3: Existing Warrington Square houses.

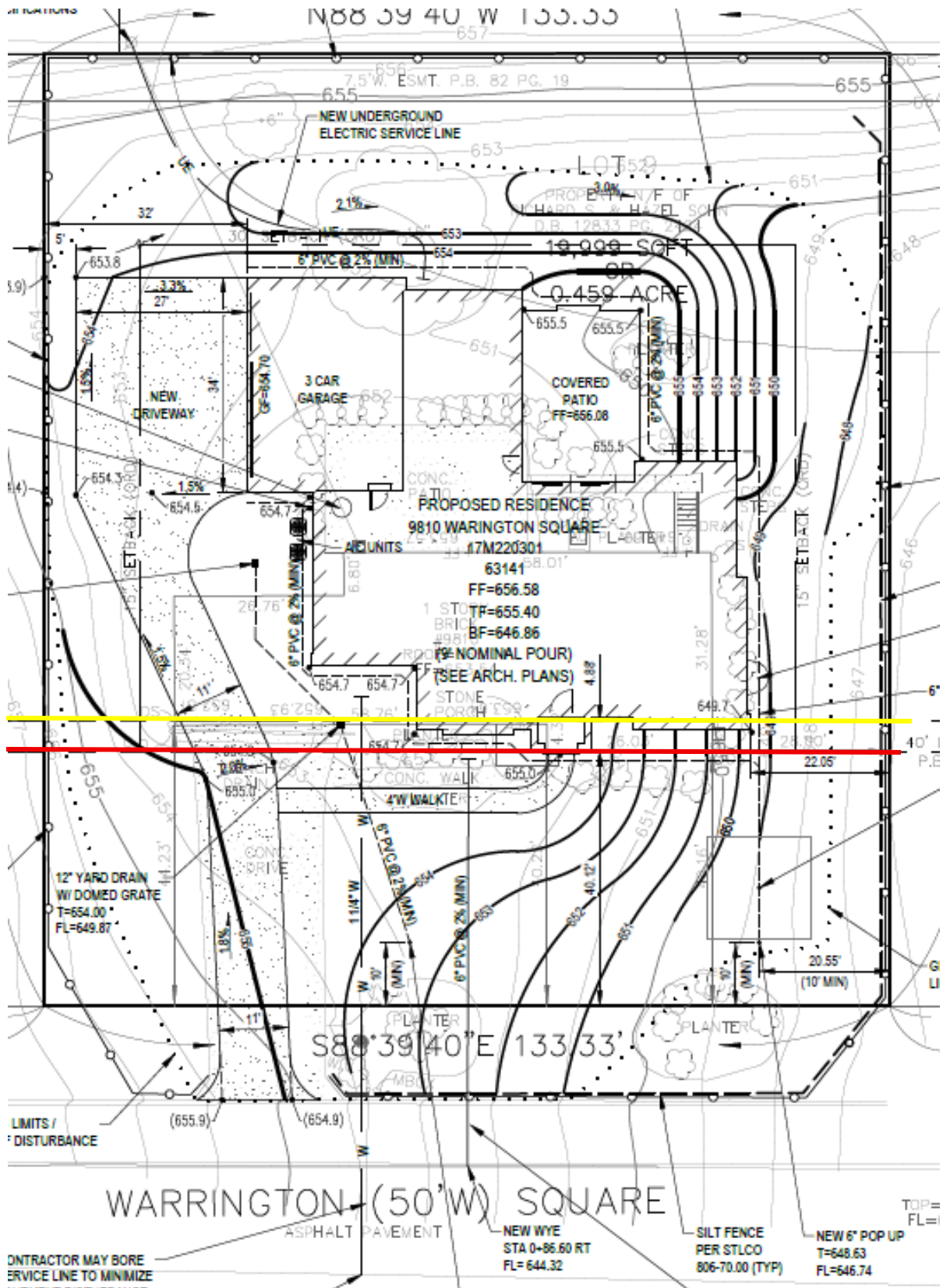


Figure 4: Proposed Site Plan with 45-foot setback in yellow and 40-foot setback in red.



Figure 5: Proposed Front Elevation facing Warington Square.

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	Warington Square
South	Single-Family Residence	B Single Family Residential	N/A
East	Single-Family Residences	B Single Family Residential	N/A
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 5 feet into the required 45-foot setback for a front yard. The platted 40-foot front yard setback was approved by the City of Creve Coeur in 1957. Since that time, the zoning code has changed. It appears that all of the existing houses, which were built within 5 years of the subdivision plat’s approval, were built according to the platted 40-foot front yard setback, or slightly closer, making the entire subdivision pre-existing, non-conforming. This is the first request in this subdivision to tear down the original house and build a new one on the site. A discrepancy between the

platted building line and the current Zoning Code's setback requirements is not an uncommon occurrence due to the age of some subdivisions in Creve Coeur. Although front yard setback variances are less commonly granted, there are two examples in the last 10 years of a similar request for a front yard variance in order to comply with the platted building line, 66 Notre Dame Drive and 2 Chaminade Drive, both of which were approved. The applicants in both variance requests asked to adhere to the platted 40-foot building line instead of the required 50-foot building line in order to build a new house.

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

The variance requested arises due to the City of Creve Coeur's changes to the Zoning Code which increased the front yard setback from 40 feet at the time the plat was approved in 1957 to 45 feet at the time of the current request to construct a new house on the same lot.

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

The variance requested is to encroach 5 feet into the required 45-foot front yard setback in order to comply with the platted 40-foot building line. Given that the rest of the houses within the same subdivision on the same street were all built within the 5-year period after the subdivision plat was approved and appear to be adhering to the 40-foot platted building line, it does not appear that granting the front yard variance request would adversely affect 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 would be unable to build the new house to the same standards on the lot as the existing house or all of the other houses within the same subdivision. The subject property and the surrounding subdivision were approved according to the Zoning Code of Creve Coeur requirements at the time. The applicant has also stated that there is significant water runoff issues at the rear of the lot and the additional 5 feet in the front would give the developer more room at the rear to address this issue.

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 5-foot front yard variance would not appear to violate the general spirit and intent of this Chapter as the applicant is asking to adhere to the front yard setback that was the standard for lots at the time the subdivision was approved. All existing houses within the subdivision, which were built soon after the subdivision received approval from the City, appear to be adhering to the 40-foot building line, if not slightly closer to the street.

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 regular lot within the “B” zoning district. It 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 20,000 square feet. The shape of the subject property is uniform and regular. The maximum site coverage for “B” lots is 35% and the existing and proposed site coverage would be below this maximum. The applicant has stated that the lot is subject to increased amounts of stormwater runoff due to the slope of the property making it sit lower than surrounding properties and therefore taking a large amount of stormwater runoff. Staff has confirmed this issue by reviewing the plans with the Public Works staff. The applicant has submitted plans showing the storm water issue being addressed at the rear of the property. If the subject property were to adhere to the strict application of the Zoning Code, it would be the only property in the subdivision with the additional 5 feet of setback placing the house 45 feet from the property line while the other houses adhered to the platted 40-foot building line.

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 5-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 9810 Warington Square to allow for construction of a new single-family house based upon a positive finding that:

1. The variance requested arises from a 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 new house 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.”

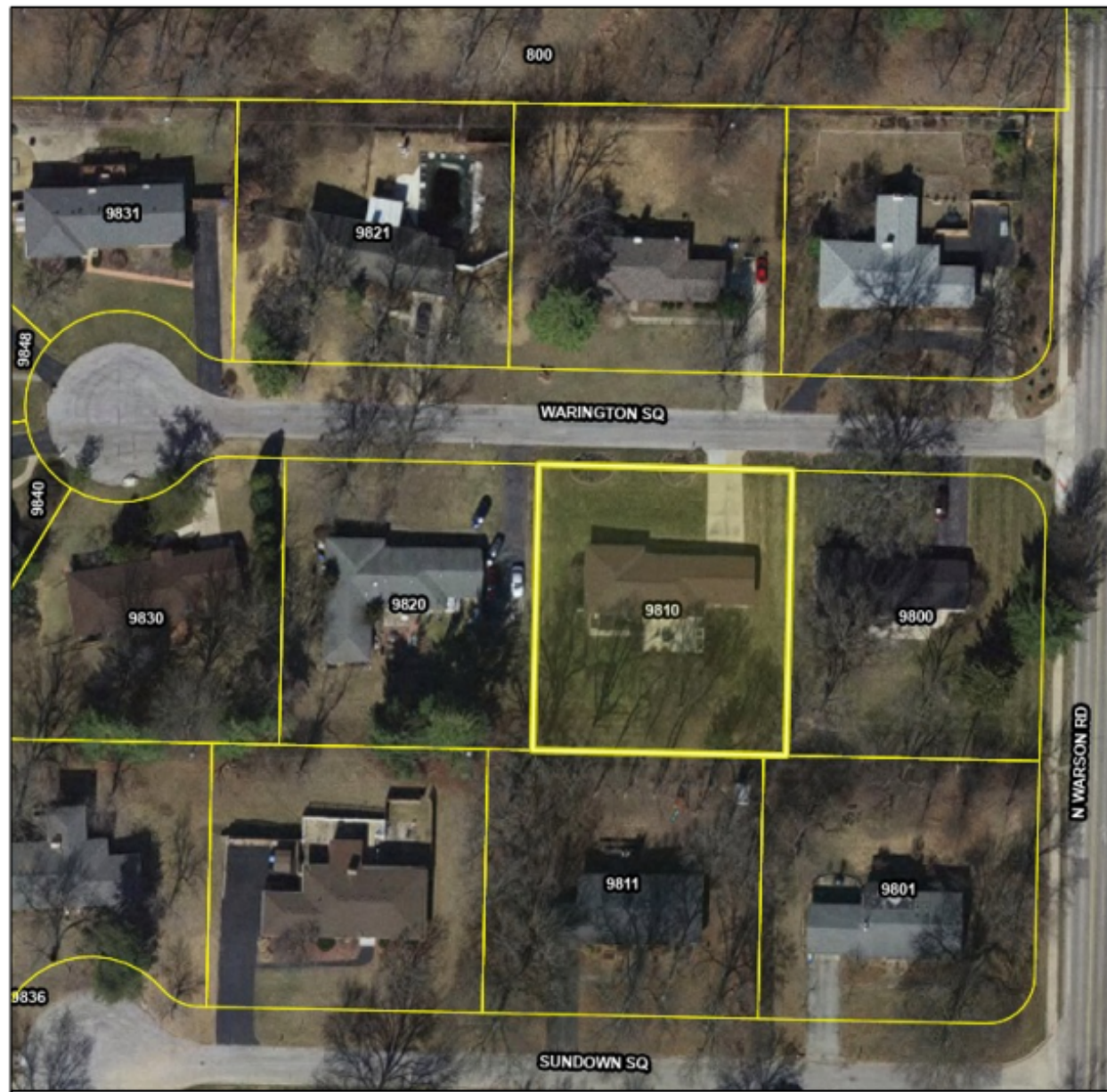
If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for the variance.



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 9810 Warington Square based upon the testimony received and the deliberations of the Board on this application, as decided on June 19th, 2025.”

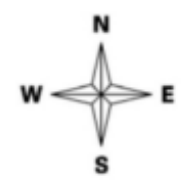
APPENDIX 1: COMPREHENSIVE PLAN Included and attached by reference. See body of report for specific excerpts.
APPENDIX 2: ZONING CODE Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



-  City Limits
-  Parcels

June 3, 2025



Prepared By HORNER+SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS



Description:
9810
Warington
Square.

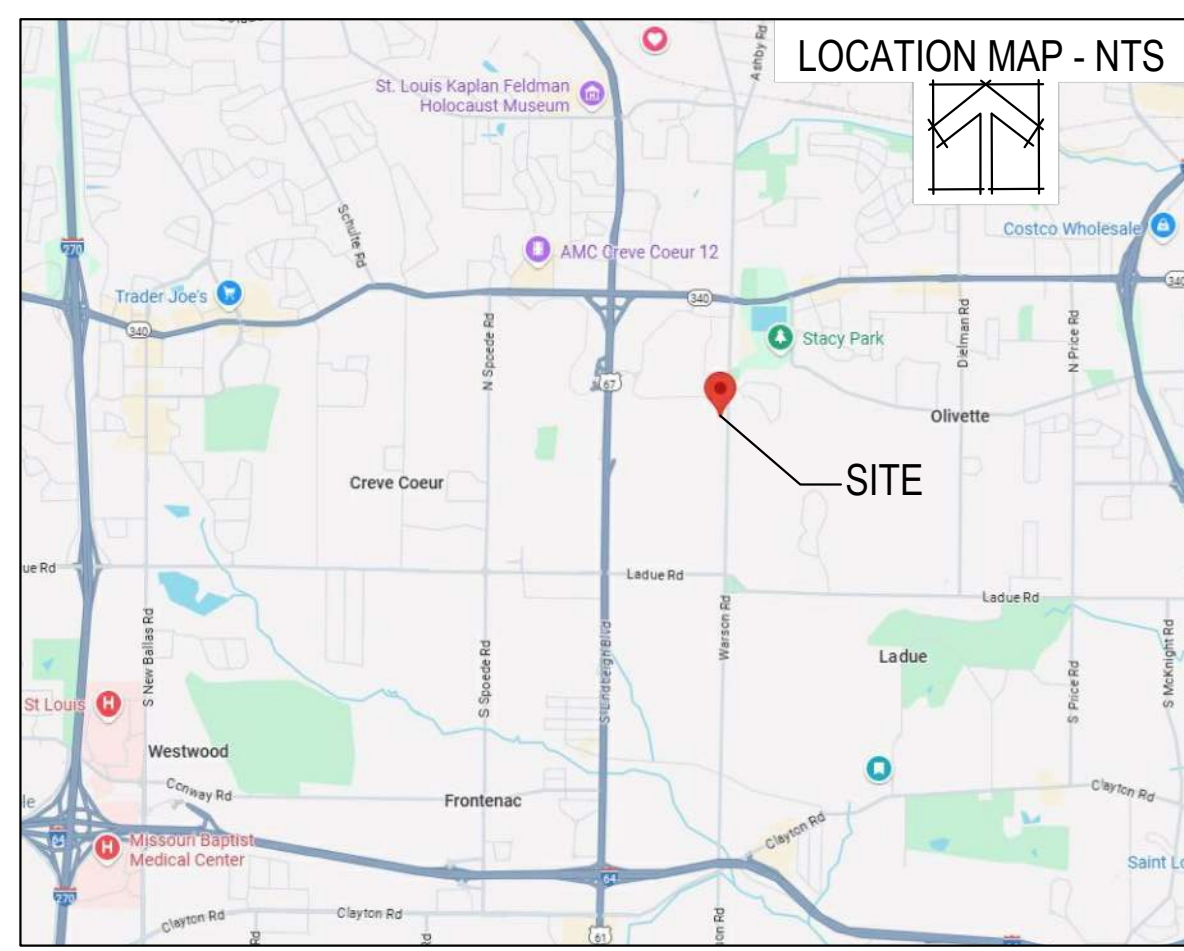


Description:
9810
Warington
Square with
9811
Sundown
Square visible
in the
background
higher than
the subject
property.

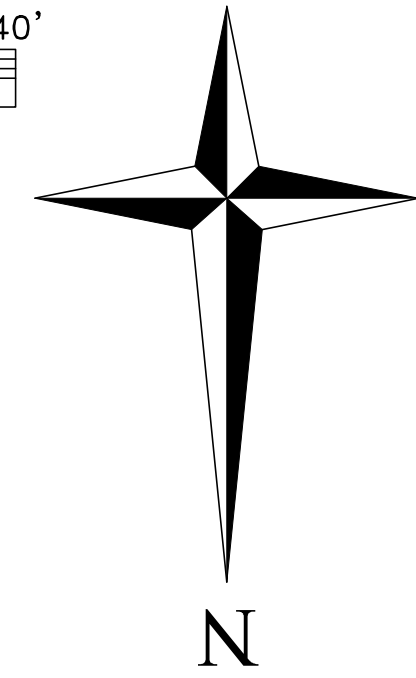
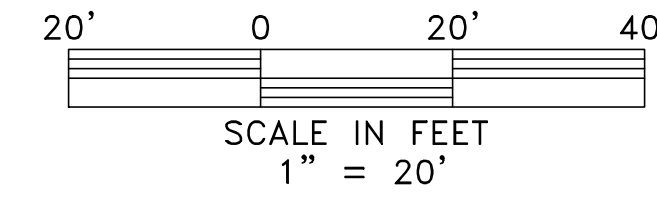


Description:
Downward
slope of
Warington
Square
looking up
towards 9820
and 9810
Warington
Square.

FULL-SIZED DRAWING PRINTS ON 24"X36"



A TRACT OF LAND BEING
 LOT 9 OF WARSON SQUARE PLAT NO. 2
 IN SECTION 1, TOWNSHIP 45 NORTH - RANGE 5 EAST
 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

AREA OF LAND DISTURBANCE = 16,861 SF = 0.39 AC
 PROJECT RUNOFF DIFFERENTIAL = 0.11 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)

LEGEND

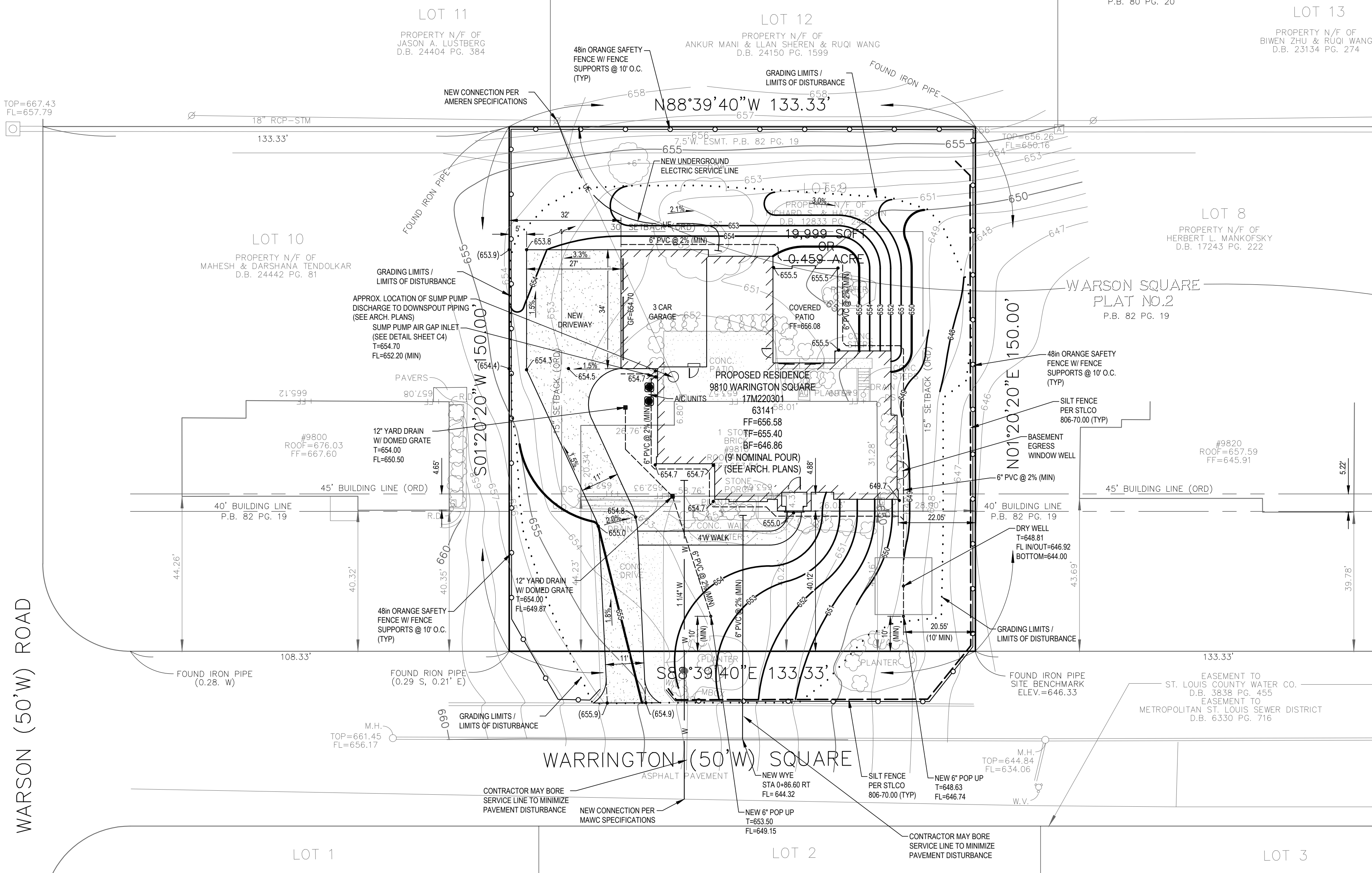
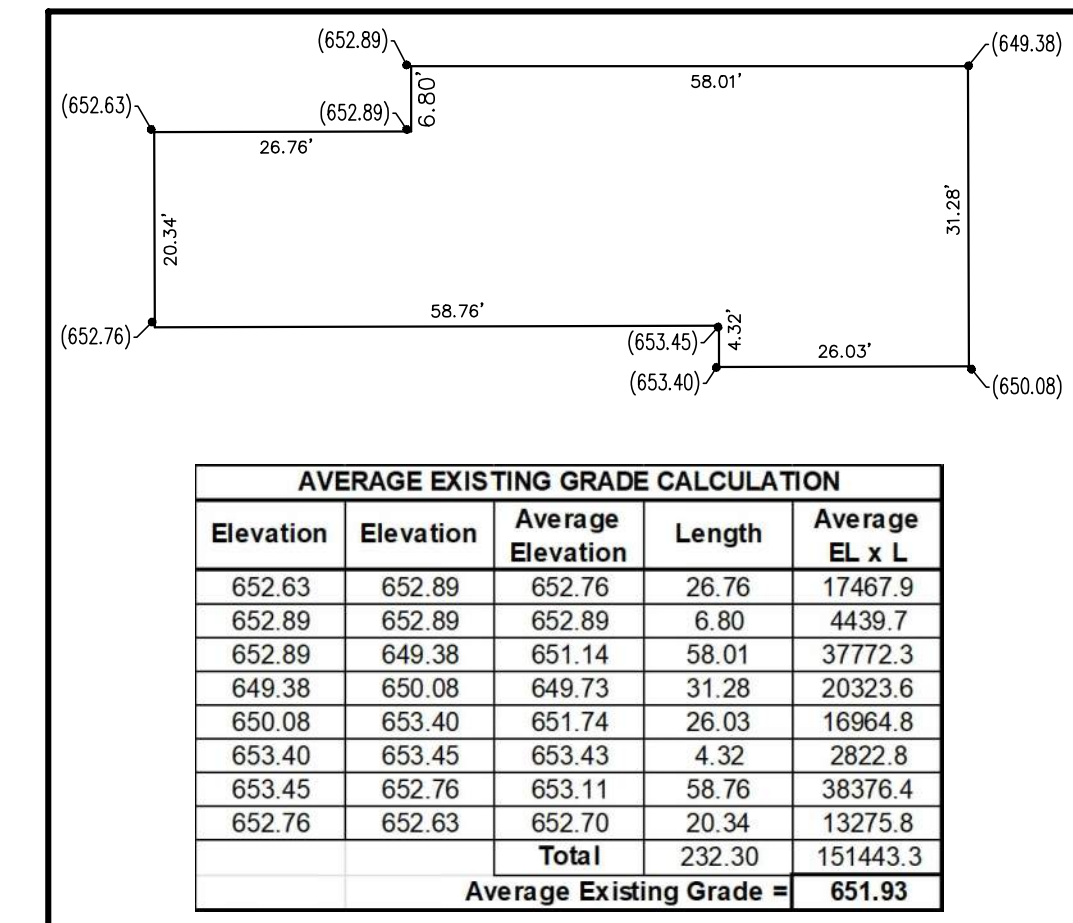
- AI AREA INLET
- ATG ADJUST TO GRADE
- BF ELEVATION OF BASEMENT FLOOR
- EW FINISHED GRADE AT BOTTOM OF WALL
- EM ELECTRIC METER
- EOP END OF PIPE
- FF ELEVATION OF FIRST FLOOR
- F.H FIRE HYDRANT
- GI GRATE INLET
- M.H. MANHOLE
- N.F. NOW OR FORMALLY
- RCF REINFORCED CONCRETE PIPE
- UPF UTILITY POLE
- (000.0) SPOT GRADE ELEVATION - EXISTING
- (000.0) SPOT GRADE ELEVATION - PROPOSED
- TBR TO BE REMOVED AND REPLACED
- TBRAR VITRIFIED CLAY PIPE
- W.V. WATER VALVE
- TF ELEVATION AT TOP OF FOUNDATION
- TW FINISHED GRADE AT TOP OF WALL
- U.P. USE IN PLACE
- O- OVERHEAD UTILITIES
- U- UNDERGROUND ELECTRIC
- W- GAS SERVICE
- G- GAS SERVICE
- X- FENCE

GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY STORM AND SANITARY SEWER LOCATION AND ELEVATIONS PRIOR TO START OF WORK.
2. CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
3. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL. LAWN AREAS SHALL BE SEEDED OR SODDED. SWALES SHALL BE SODDED.
4. ALL EROSION CONTROL SHOULD BE MAINTAINED FOR THE DURATION OF PROJECT.
5. ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREETS FROM SILT.
6. CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN.
7. NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER.
8. CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES.
9. SPOT ELEVATIONS SHOWN ARE EXTERIOR FINISHED GRADE ELEVATIONS. EXTERIOR FINISHED GRADE ELEVATIONS SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION.
10. NO CONSTRUCTION EQUIPMENT OR MATERIALS ARE TO BE TRANSPORTED OR STORED UNDER THE DRIPLINE OF STREET TREES.
11. STREET TREES SHALL BE PROTECTED FROM CONSTRUCTION.
12. ALL EXCAVATED SOIL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
13. STORMWATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO ANY PROPERTY LINE.
14. THE CREVE COEUR GRADING INSPECTOR MAY REQUEST THE CONTRACTOR TO MAKE MINOR CHANGES TO THE FINISHED GRADES AND/OR STORMWATER RUNOFF DESIGN.
15. ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
16. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING MARCH 2025.

GRADING NOTES

1. ALL EXCAVATED SOIL IS TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
2. STORM WATER PIPES CANNOT DISCHARGE ANY CLOSER THEN 10 FEET TO ANY PROPERTY LINE.
3. THE CREVE COEUR GRADING INSPECTOR SHALL BE ALLOWED TO REQUEST MINOR FIELD CHANGES FROM THE FINISHED GRADES AND/OR STORM WATER RUNOFF DESIGN AS SHOWN HEREON.
4. ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
5. SILT FENCE SHALL BE INSTALLED SO AS TO PREVENT SOIL EROSION ONTO ADJACENT PROPERTIES.



EXISTING IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	19,999 SF
HOUSE / GARAGE	2,226 SF
DRIVE / WALK / PATIO	1,591 SF
TOTAL IMPERVIOUS AREA	3,817 SF
IMPERVIOUS COVERAGE	19.1 %

PROPOSED IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	19,999 SF
HOUSE / COVERED PORCHS	4,452 SF
DRIVE / WALK / PATIO	1,914 SF
TOTAL IMPERVIOUS AREA	6,366 SF
IMPERVIOUS COVERAGE	31.8 %
"DIST B" ALLOWED COVERAGE	35.0 %

STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS

TOTAL SITE AREA = 19,999 sf	
EXISTING	
PERVIOUS AREA	16,182 sf
PERVIOUS PERCENTAGE	80.9%
15YR-20MIN PI FACTOR	1.70
PERVIOUS FLOWRATE (Q)	0.63 cfs
IMPERVIOUS AREA	3,817 sf
IMPERVIOUS PERCENTAGE	19.1%
15YR-20MIN PI FACTOR	3.54
IMPERVIOUS FLOWRATE (Q)	0.31 cfs
FLOWRATE (Q)	0.94 cfs
PROPOSED	
PERVIOUS AREA	13,633 sf
PERVIOUS PERCENTAGE	68.2%
15YR-20MIN PI FACTOR	1.70
PERVIOUS FLOWRATE (Q)	0.53 cfs
IMPERVIOUS AREA	6,366 sf
IMPERVIOUS PERCENTAGE	31.8%
15YR-20MIN PI FACTOR	3.54
IMPERVIOUS FLOWRATE (Q)	0.52 cfs
FLOWRATE (Q)	1.05 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EX Q	0.11 cfs

DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

15 YR-20 MIN DIFFERENTIAL RUNOFF = 0.11 CFS
 20 MIN DIFFERENTIAL VOLUME = 0.11 x 20 x 60 = 132 CF

DRY WELL TRIBUTARY RUNOFF = 0.35 CFS
 20 MIN TRIBUTARY VOLUME = 0.35 x 20 x 60 = 420 CF

0.11 CFS REQUIRED <= 0.35 CFS TRIBUTARY
 132 CF REQUIRED <= 420 CF TOTAL DESIGN VOLUME
 EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C4 FOR DRY WELL DETAIL



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

Vertical control was established using Trimble R8s GPS equipment and the MoDOT GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 18.

Site Benchmark - Elevation = 646.33
 Top of iron pipe found near the Northeast corner of 9820 Warrington Square.
 MSD BASEMAP 17M3 MSD RECORD # XXMSD-00XX

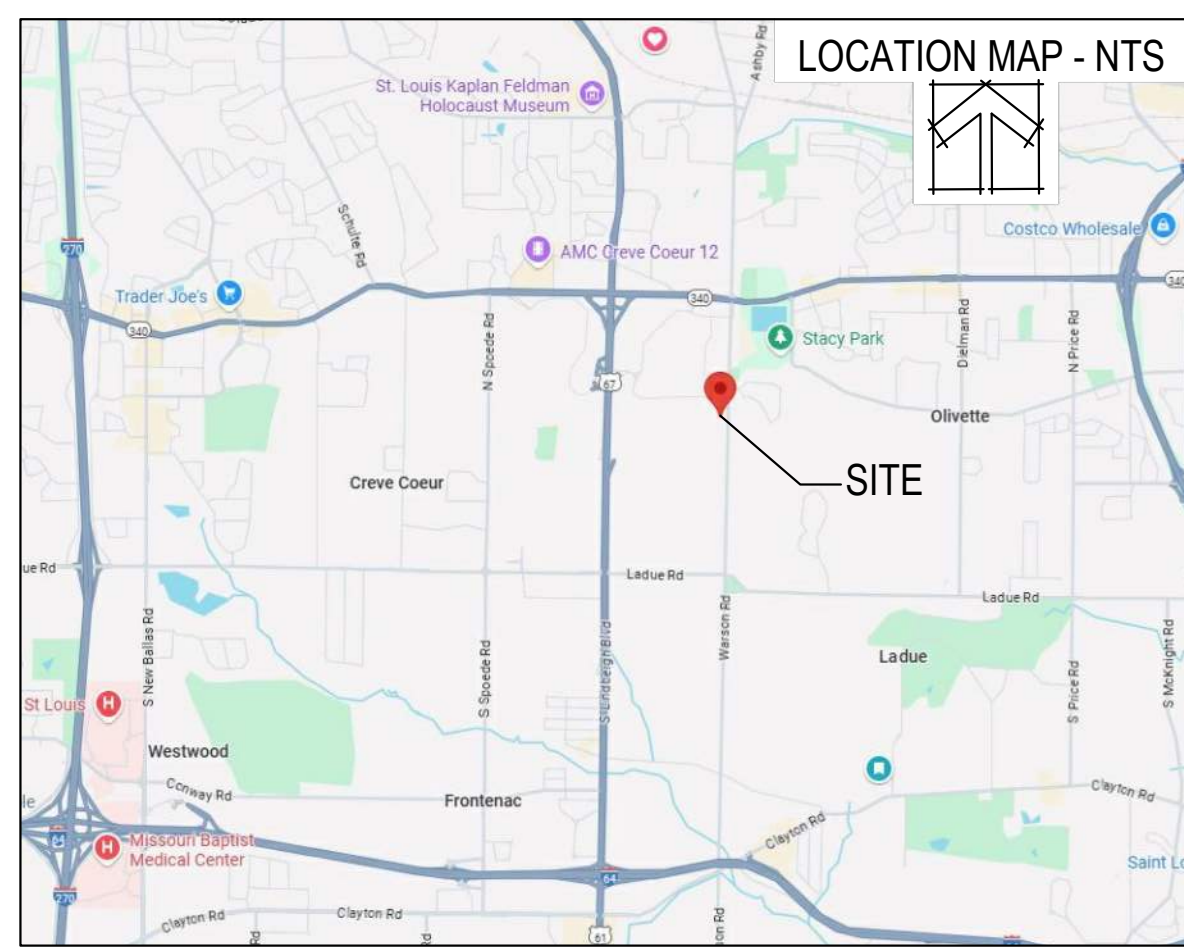
DOUGLAS PROPERTIES
 PO BOX 18001
 ST LOUIS, MO 63105
 (314) 280-2041
 douglasprop@gmail.com

VOLZ Incorporated
 ENGINEERING LAND PLANNING LAND SURVEYING TRANSPORTATION CONSULTING
 10849 Indian Head Tract, Blvd.
 St. Louis, MO 63114
 314-426-6212 Main/314-890-1250 Fax
 www.volzinc.com
 Authority #203

NOT APPROVED FOR CONSTRUCTION
 TIMOTHY J MEYER
 Professional Engineer
 MO E-24665

9810 WARRINGTON SQUARE
 CREVE COEUR, MO 63141

SITE & GRADING PLAN
 Base Map No.: 17M3
 MSD Record # XXMSD-00XX
 Project # 23386-0
 Designed By: EJV
 Drawn By: EJV
 Checked By: TJM
 5/6/25
 C-1

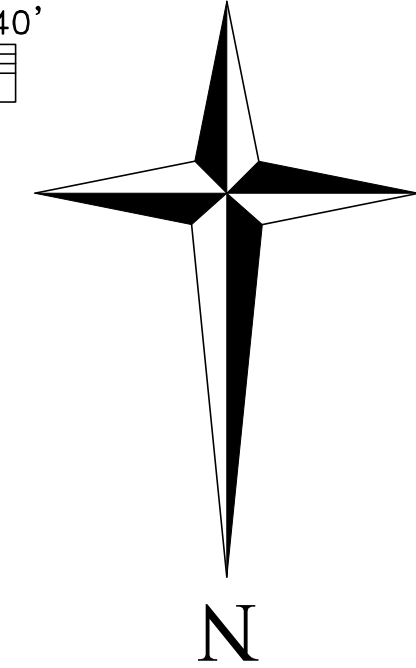
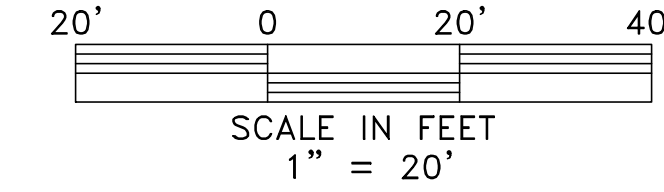


A TRACT OF LAND BEING
LOT 9 OF WARSON SQUARE PLAT NO. 2
IN SECTION 1, TOWNSHIP 45 NORTH - RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

AREA OF LAND DISTURBANCE = 16,861 SF = 0.39 AC
PROJECT RUNOFF DIFFERENTIAL = 0.11 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)

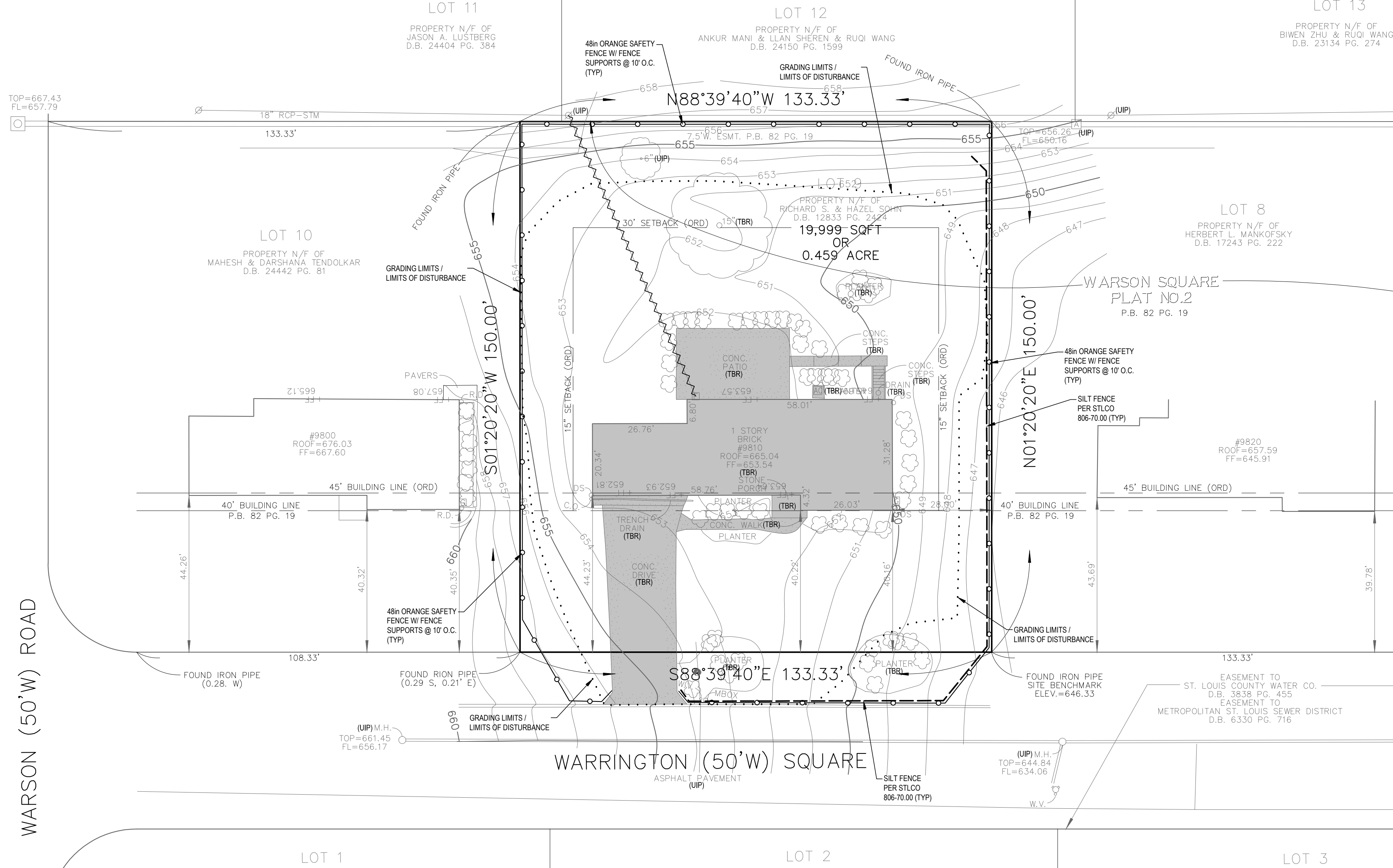


LEGEND

- AI AREA INLET
ATG ADJUST TO GRADE
BF ELEVATION OF BASEMENT FLOOR
EOP END OF PIPE
FF ELEVATION OF FIRST FLOOR
F.H. FIRE HYDRANT
G.I. GRATE INLET
M.H. MANHOLE
NF NOW OR FORMALLY
RCP REINFORCED CONCRETE PIPE
UP UTILITY POLE
(000.0) SPOT GRADE ELEVATION - EXISTING
(000.0) SPOT GRADE ELEVATION - PROPOSED
TBR TO BE REMOVED AND REPLACED
VCP VITRIFIED CLAY PIPE
W.V. WATER VALVE
TF ELEVATION AT TOP OF FOUNDATION
TW FINISHED GRADE AT TOP OF WALL
UHP USE IN PLACE
OU OVERHEAD UTILITIES
UE UNDERGROUND ELECTRIC
W.G. WATER SERVICE
G GAS SERVICE
X FENCE

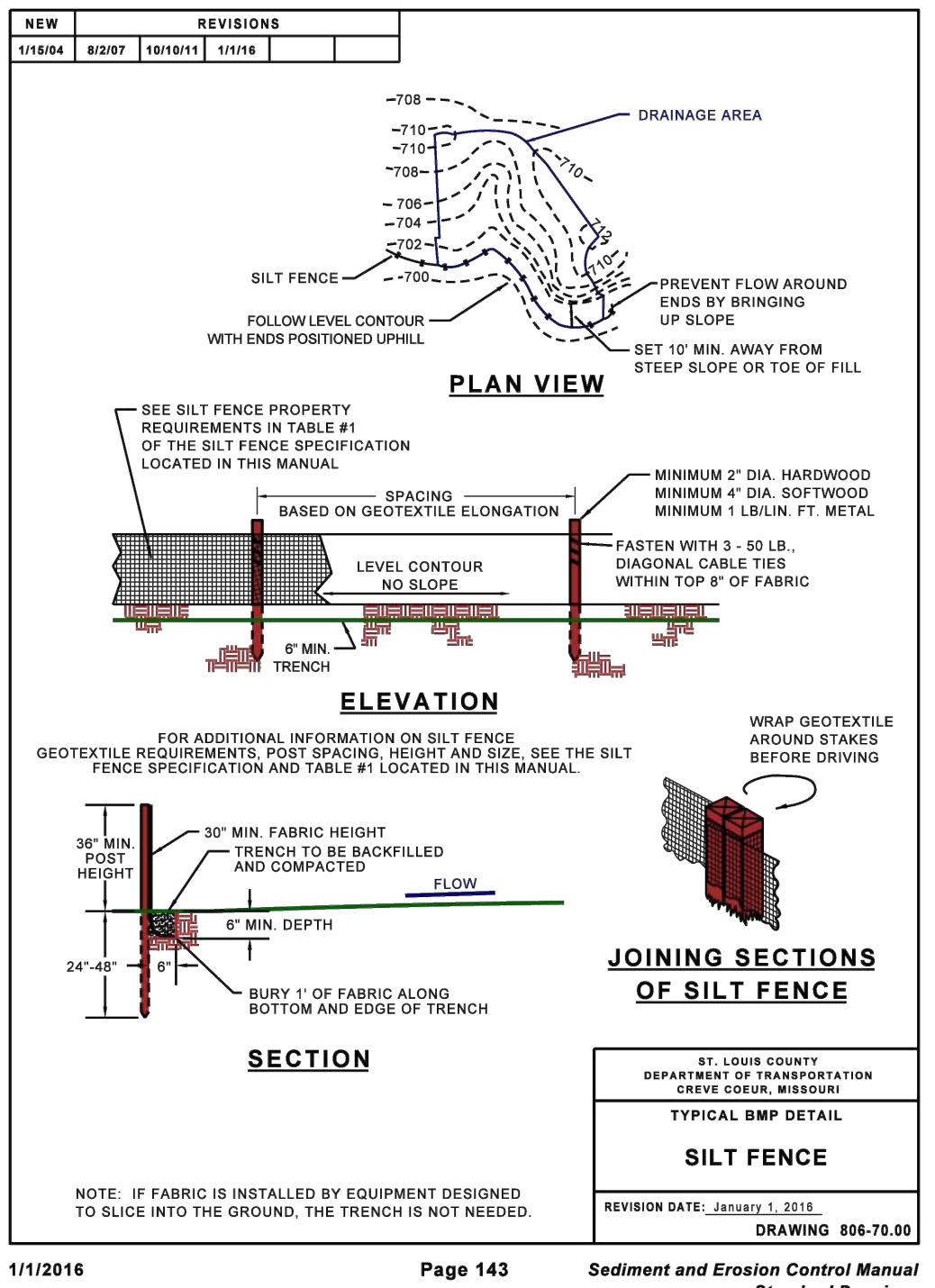
GENERAL NOTES

- 1. GENERAL CONTRACTOR TO VERIFY STORM AND SANITARY SEWER LOCATION AND ELEVATIONS PRIOR TO START OF WORK.
2. CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
3. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL. LAWN AREAS SHALL BE SEEDED OR SODDED. SWALES SHALL BE SODDED.
4. ALL EROSION CONTROL SHOULD BE MAINTAINED FOR THE DURATION OF PROJECT.
5. ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREETS FROM SILT.
6. CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN.
7. NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER.
8. CONTRACTOR IS RESPONSIBLE FOR MONITORING GRADING OPERATION AND ACCURACY OF FINAL ROUGH GRADES.
9. SPOT ELEVATIONS SHOWN ARE EXTERIOR FINISHED GRADE ELEVATIONS. EXTERIOR FINISHED GRADE ELEVATIONS SHALL BE A MINIMUM OF 8" BELOW THE TOP OF FOUNDATION.
10. NO CONSTRUCTION EQUIPMENT OR MATERIALS ARE TO BE TRANSPORTED OR STORED UNDER THE DRIPLINE OF STREET TREES.
11. STREET TREES SHALL BE PROTECTED FROM CONSTRUCTION.
12. ALL EXCAVATED SOIL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
13. STORMWATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO A PROPERTY LINE.
14. THE CREVE COEUR GRADING INSPECTOR MAY REQUEST THE CONTRACTOR TO MAKE MINOR CHANGES TO THE FINISHED GRADE AND/OR STORMWATER RUNOFF DESIGN.
15. ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
16. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING MARCH 2025.



EXISTING IMPERVIOUS COVERAGE - LOT
TOTAL LOT AREA 19,999 SF
HOUSE / GARAGE 2,226 SF
DRIVE / WALK / PATIO 1,591 SF
TOTAL IMPERVIOUS AREA 3,817 SF
IMPERVIOUS COVERAGE 19.1 %

TO BE REMOVED
AREA OF EXISTING IMPROVEMENTS TO BE REMOVED
ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD SPECIFICATIONS



CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL DAYS IN ADVANCE OF STARTING WORK. MISSOURI ONE CALL 1-800-344-7483. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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St. Louis, MO 63114
314-426-6212 Main/314-890-1250 Fax
www.volzinc.com
Authority #203

NOT APPROVED FOR CONSTRUCTION
TIMOTHY J MEYER
Professional Engineer
MO E-24665

EXISTING CONDITIONS & DEMOLITION PLAN
9810 WARRINGTON SQUARE
CREVE COEUR, MO 63141

Table with columns: Base Map No., MSD Record #, Project #, Design By, Drawn By, Checked By.

Vertical control was established using Trimble R8s GPS equipment and the MoDOT GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 18.
Site Benchmark - Elevation = 646.33
Top of iron pipe found near the Northeast corner of 9820 Warrington Square.
MSD BASEMAP 17M3 MSD RECORD # XXMSD-00XX







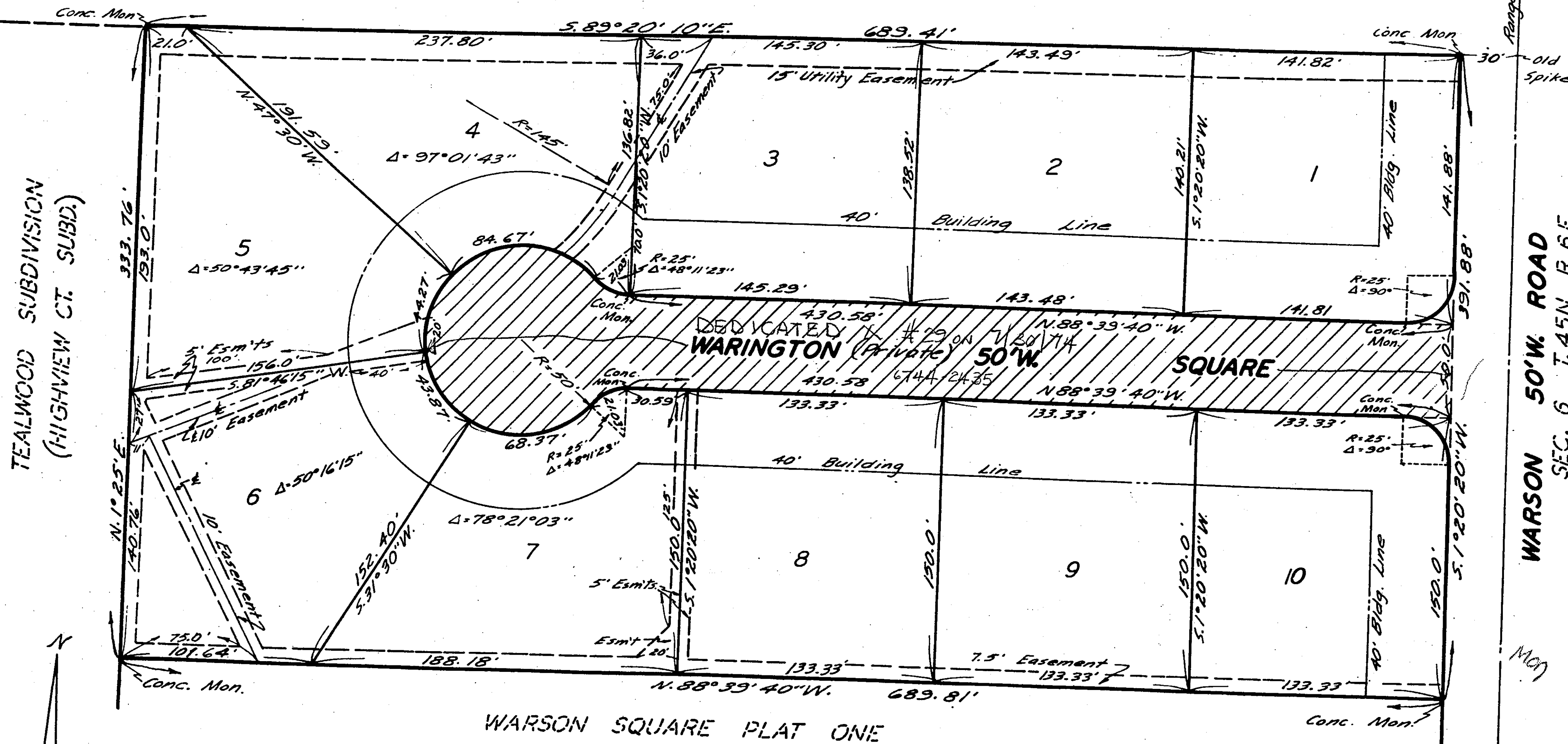
BOOK 82 PAGE 19
 FILED FOR RECORD
 SEP 14 1957
 AL 11 01 O'clock A. M.
 RECORDER OF DEEDS
 11

WARSON SQUARE

PLAT NO. 2

PART OF LOT 9 OF THE SUBDIVISION OF THE THOS. R. AXTELL FARM IN SEC. 1, T. 45N., R. 5E. CITY OF CREVE COEUR ST. LOUIS COUNTY, MISSOURI

MONSANTO CHEMICAL CO.



MINIMUM LOT AREA=20,000 SQ. FT.

SURVEYED & SUBDIVIDED BY
THATCHER & PATIENT, INC.
 37 NO. FLORISSANT ROAD
 FERGUSON 21, MO.

This is to certify that we, THATCHER & PATIENT, INC., during the month of May 1957, made a survey and subdivision of a tract of land situated in part of Lot 9 of the SUBDIVISION OF THE THOS. R. AXTELL FARM in Section 1, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri; and that the results of said survey and subdivision are correctly represented on the above plat.

THATCHER & PATIENT, INC.

By Richard P. Patient
 Richard P. Patient, L.S. 415
 June 3, 1957

The undersigned SKYVIEW DEVELOPMENT CORPORATION, a corporation, owner of the tract of land described in the above surveyor's certificate, has caused the same to be surveyed and subdivided in the manner shown on the above plat, which subdivision shall hereafter be known as "WARSON SQUARE PLAT NO. 2".

WARINGTON SQUARE, 50 feet wide, and its roundings, shown etched for better identification, is hereby reserved for the use of the lot owners of the subdivision. The easements shown hereon are hereby dedicated to the City of Creve Coeur, Missouri for public utility, sewer and drainage purposes. The building lines shown on the above plat are hereby established.

IN WITNESS WHEREOF, we have hereunto set our hand this 2nd day of August, 1957.

Attest: Morris Cohen
 Morris Cohen - Chairman of the Board

SKYVIEW DEVELOPMENT CORPORATION
 By Sidney M. Cohen
 Sidney M. Cohen - President

STATE OF MISSOURI)
)
 COUNTY OF ST. LOUIS)

On this 2nd day of August, 1957 before me personally appeared Sidney M. Cohen and Morris Cohen, to me known personally, who being by me duly sworn, did say that they are the President and Chairman of the Board, respectively, of the Skyview Development Corporation, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporation seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Sidney M. Cohen and Morris Cohen acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission expires November 17, 1959
Martha J. Collins
 Notary Public

Approved by the Creve Coeur Planning Commission this 12 day of SEPTEMBER, 1957.

By A. F. Pope
 Chairman

The foregoing Subdivision Plat was approved this 9th day of September, 1957, by The Board of Aldermen, City of Creve Coeur, Missouri.

according to Ordinance No. 178 passed and approved on the 9th day of September, 1957.
[Signature]
 City Clerk



15

I request a variance so that the following may be built or installed on the property: *

single family home

//

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

none

//

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

none

//

Any other differences between Subject Property and other properties in surrounding area which would warrant different treatment of Subject Property? *

other homes are currently set at 40 foot which is what I want for these two homes

//

Explain any hardships, differences, or special circumstances that apply to the Subject Property that do not apply to other properties in the surrounding area.

Current uses and structures on the property: *

single family

//

Explain the current uses and structures located on the subject property.

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

the ordinance calls for 45 ft setback and all other homes on this street are set at 40 ft front yards

//

Do you believe problems described above hurt the market value of the property compared to similar properties in the area? *

yes, I am looking for a larger back yard



As part of your explanation, what can you offer as evidence that this is true:

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

none



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



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



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

none



Provide any other information in support of this request:





Bethany Moore <bmoore@crevecoeurmo.gov>

9810 and 9820 Warington Square Variance

Eric Vietmeier <evietmeier@volzinc.com>
To: Bethany Moore <bmoore@crevecoeurmo.gov>
Cc: Doug Cohen <douglasprop@gmail.com>

Wed, Jun 4, 2025 at 1:50 PM

Bethany,

In response to your email below, a significant hardship, from an engineering standpoint, is the site drainage in the rear yards of these two sites. There is substantial runoff coming down the hills from neighboring properties. Being allowed to shift the houses forward the minimal distance requested gives us more room to manage the runoff and keep the storm flows away from the new houses.

I hope the attached pdf are easier for you to understand the relationship between the existing and proposed improvements. Please let me know if you have any questions.

Thanks,

Eric Vietmeier

Director of Residential Redevelopment

Volz Incorporated

10849 Indian Head Industrial Blvd.

St. Louis, MO 63132

evietmeier@volzinc.com

Mobile 314-412-3473

Direct 314-890-1207

Office 314-426-6212

www.volzinc.com

LinkedIn 

Find us on 

[Quoted text hidden]

If you have received this message by mistake, please notify the City of Creve Coeur IT department (it@crevecoeurmo.gov) and delete this message from your system. All email to and from the City are checked for viruses. Although this e-mail and any attachment(s) are believed to be free of any virus, worm, or other digital illness or defect that might affect any computer system that receives and opens this message, it is the responsibility of the recipient to make sure that it is free from any virus or other defect. The City does not accept, and specifically disclaims, any responsibility or liability for any loss or damage arising from the receipt or use of this message, and any attachment(s) in any way.

2 attachments

 **9820 Warington Square Preliminary Plan 20250508.pdf**
1815K

 **9810 Warington Square Preliminary Plan 20250508.pdf**
2000K



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

#25-9820: VARIANCE REQUEST FOR THE PROPERTY AT 9820 WARINGTON SQUARE FOR A 5 FOOT ENCROACHMENT INTO THE REQUIRED 45 FOOT FRONT YARD SETBACK IN ORDER TO CONSTRUCT A NEW SINGLE-FAMILY HOUSE

FOR THE MEETING OF: Thursday, June 19, 2025

SUBJECT PROPERTY LOCATION: 9820 Warington Square, Zoned “B” Single Family Residential District.

REQUEST: Doug Cohen, of Douglas Properties, submitted a front-yard variance request for the property at 9820 Warington Square within the “B” Single Family Residential Zoning District. The request is for a 5-foot encroachment into the required 45-foot front yard setback in order to build a new house. The existing house will be demolished and a new house built in its place. The platted building line is shown as 40 feet. The applicant is requesting the variance in order to build to this line.

ADDITIONAL INFORMATION: The property is within the Warson Square Plat 2 subdivision which has a platted building line of 40 feet. The subdivision was approved by the City of Creve Coeur in 1957.

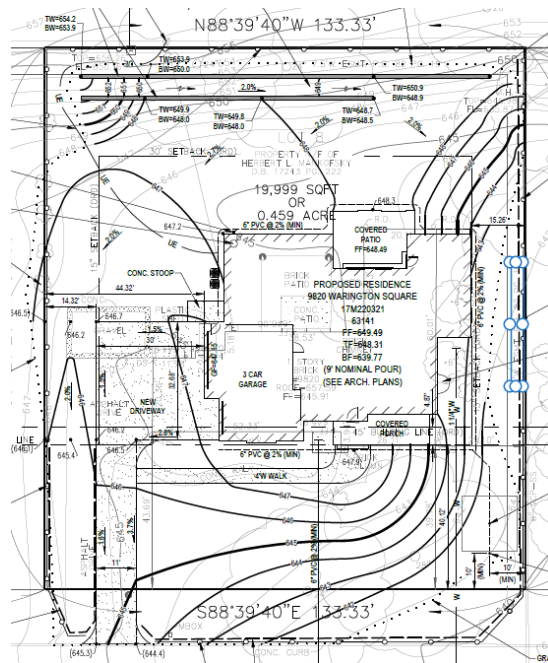
OWNER/ Doug Cohen
APPLICANT: Douglas Properties
P.O. Box 16001
St. Louis, Mo 63105

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



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

DATE: 6/4/2025

ATTACHMENTS: Applicant’s Materials submitted 5/13/25

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is located at 9820 Warington Square within the "B" Zoning District. The subject property is part of the Warson Square Plat 2 subdivision that was approved by the City of Creve Coeur in 1957. The subdivision has a platted front yard setback of 40 feet. The lot is approximately 20,000 square feet where the minimum lot size for the "B" zoning district is 20,000 square feet. The "B" zoning district has a 45-foot front yard setback, 15-foot side yard setbacks, 30-foot rear yard setback and 35% site coverage. The minimum lot width and depth in the "B" zoning district is 100 feet.

The applicant is seeking a 5-foot variance into the front yard setback to build a new house on the lot at the platted 40-foot setback line in order to be consistent with the existing house and the other houses on the street. According to St. Louis County records, the houses on Warington Square were all built in the 5-year period after the subdivision was approved. This project is the first redevelopment of a lot within this subdivision and is the first new house to be subject to the current zoning code requirement of a 45-foot front yard setback. The applicant has stated that due to the slope of the lot, it receives a large amount of stormwater runoff from other properties and the 5 additional feet will give the developer more space to address the stormwater on site.

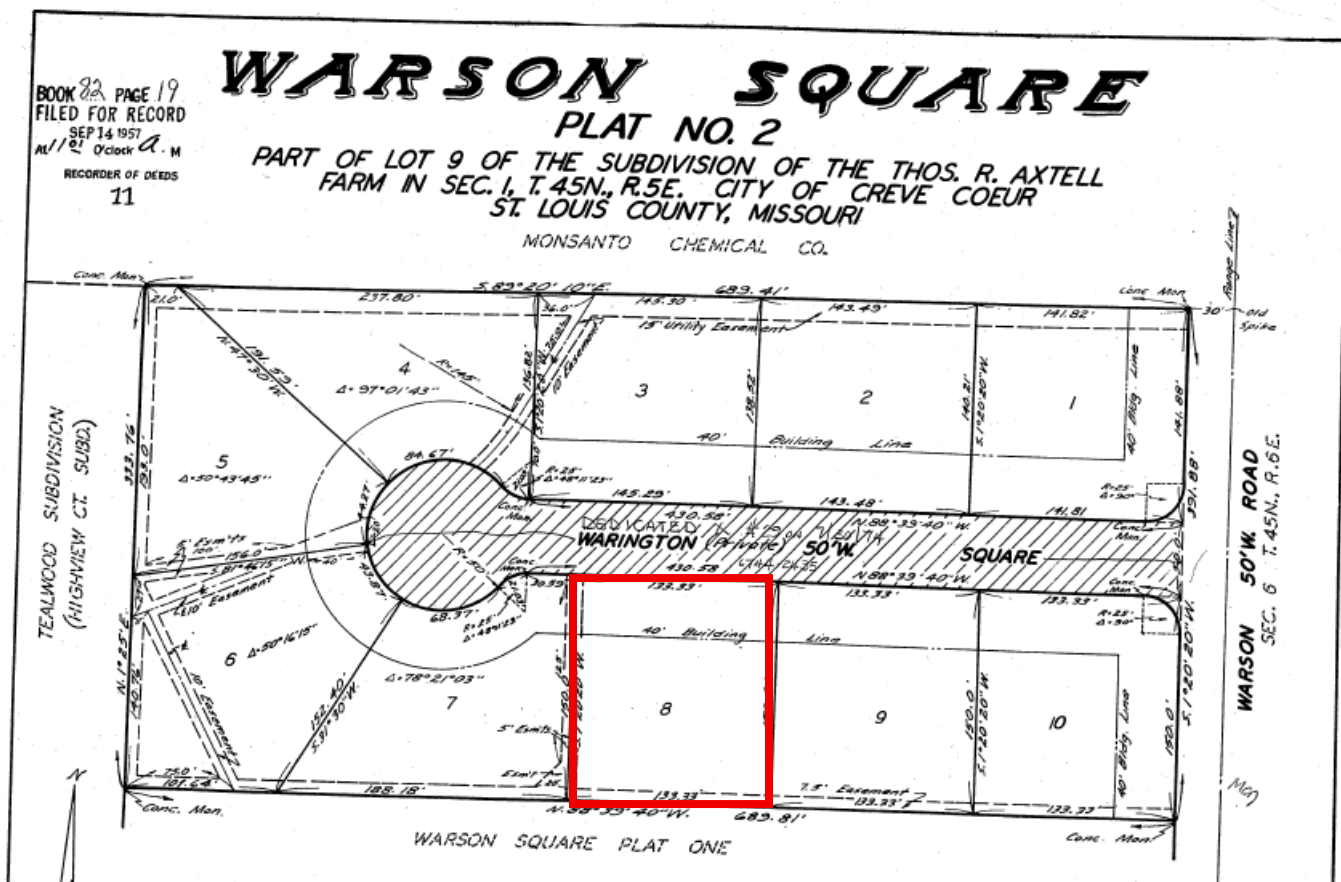


Figure 1: Warson Square Plat 2 approved in 1957. 9820 Warington Square is lot 8.

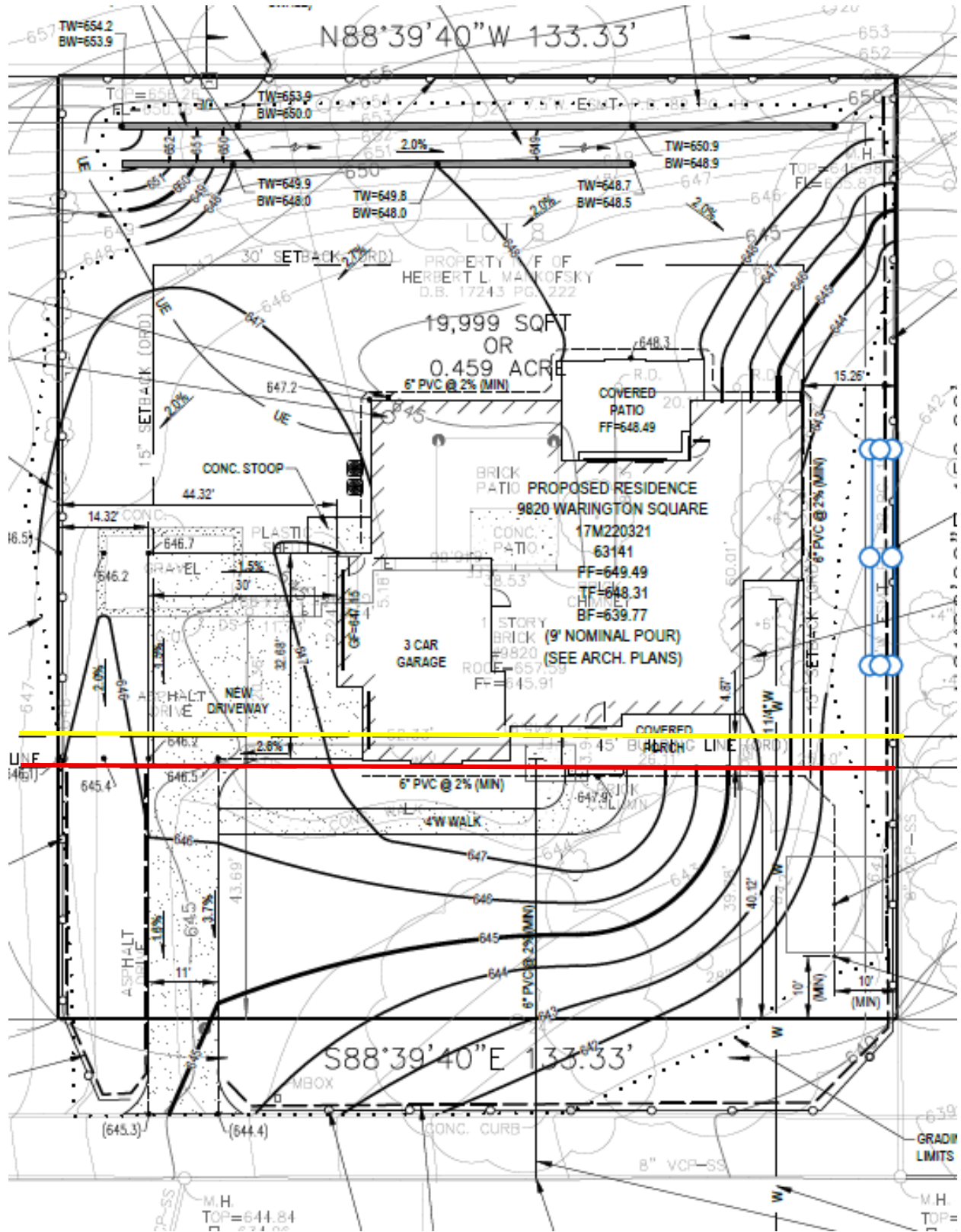


Figure 4: Proposed Site Plan with 45-foot setback in yellow and 40-foot setback in red.



Figure 5: Proposed Front Elevation facing Warington Square.

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	Warington Square
South	Single-Family Residence	B Single Family Residential	N/A
East	Single-Family Residences	B Single Family Residential	N/A
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 5 feet into the required 45-foot setback for a front yard. The platted 40-foot front yard setback was approved by the City of Creve Coeur in 1957. Since that time, the zoning code has changed. It appears that all of the existing houses, which were built within 5 years of the subdivision plat’s approval, were built according to the platted 40-foot front yard setback, or slightly closer, making the entire subdivision pre-existing, non-conforming. This is the first request in this subdivision to tear down the original house and build a new one on the site. A discrepancy between the platted building line and the current Zoning Code’s setback requirements is not an uncommon occurrence due to the age of some subdivisions in Creve Coeur. Although front yard setback variances are less commonly granted, there are two examples in the last 10 years of a similar request for a front yard variance in order to comply with the platted building line, 66 Notre Dame Drive and 2 Chaminade Drive,

both of which were approved. The applicants in both variance requests asked to adhere to the platted 40-foot building line instead of the required 50-foot building line in order to build a new house.

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

The variance requested arises due to the City of Creve Coeur's changes to the Zoning Code which increased the front yard setback from 40 feet at the time the plat was approved in 1957 to 45 feet at the time of the current request to construct a new house on the same lot.

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

The variance requested is to encroach 5 feet into the required 45-foot front yard setback in order to comply with the platted 40-foot building line. Given that the rest of the houses within the same subdivision on the same street were all built within the 5-year period after the subdivision plat was approved and appear to be adhering to the 40-foot platted building line, it does not appear that granting the front yard variance request would adversely affect 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 would be unable to build the new house to the same standards on the lot as the existing house or all of the other houses within the same subdivision. The subject property and the surrounding subdivision were approved according to the Zoning Code of Creve Coeur requirements at the time. The applicant has also stated that there is significant water runoff issues at the rear of the lot and the additional 5 feet in the front would give the developer more room at the rear to address this issue.

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 5-foot front yard variance would not appear to violate the general spirit and intent of this Chapter as the applicant is asking to adhere to the front yard setback that was the standard for lots at the time the subdivision was approved. All existing houses within the subdivision, which were built soon after the subdivision received approval from the City, appear to be adhering to the 40-foot building line, if not slightly closer to the street.

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 regular lot within the “B” zoning district. It 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 20,000 square feet. The shape of the subject property is uniform and regular. The maximum site coverage for “B” lots is 35% and the existing and proposed site coverage would be below this maximum. The applicant has stated that the lot is subject to increased amounts of stormwater runoff due to the slope of the property making it sit lower than surrounding properties and therefore taking a large amount of stormwater runoff. Staff has confirmed this issue by reviewing the plans with the Public Works staff. The applicant has submitted plans showing the storm water issue being addressed at the rear of the property. If the subject property were to adhere to the strict application of the Zoning Code, it would be the only property in the subdivision with the additional 5 feet of setback placing the house 45 feet from the property line while the other houses adhered to the platted 40-foot building line.

- 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 5-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 9820 Warington Square to allow for construction of a new single-family house based upon a positive finding that:

1. The variance requested arises from a 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 new house 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 9820 Warington Square based upon the testimony received and the deliberations of the Board on this application, as decided on June 19th, 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:
9820
Warington
Square.

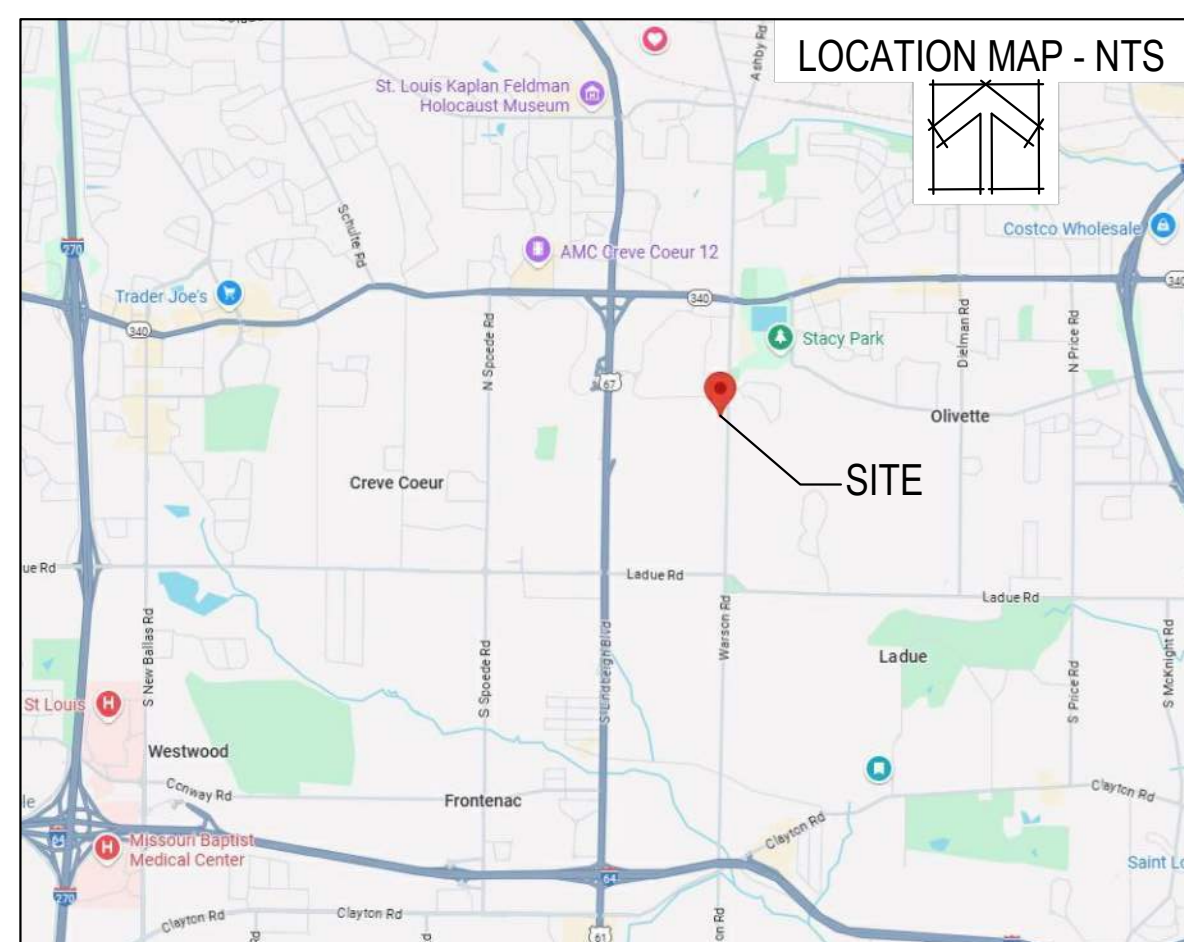


Description:
9820
Warington
Square with
9821
Sundown
Square visible
in the
background
higher than
the subject
property.



Description:
Downward
slope of
Warington
Square
looking up
towards 9820
and 9810
Warington
Square.

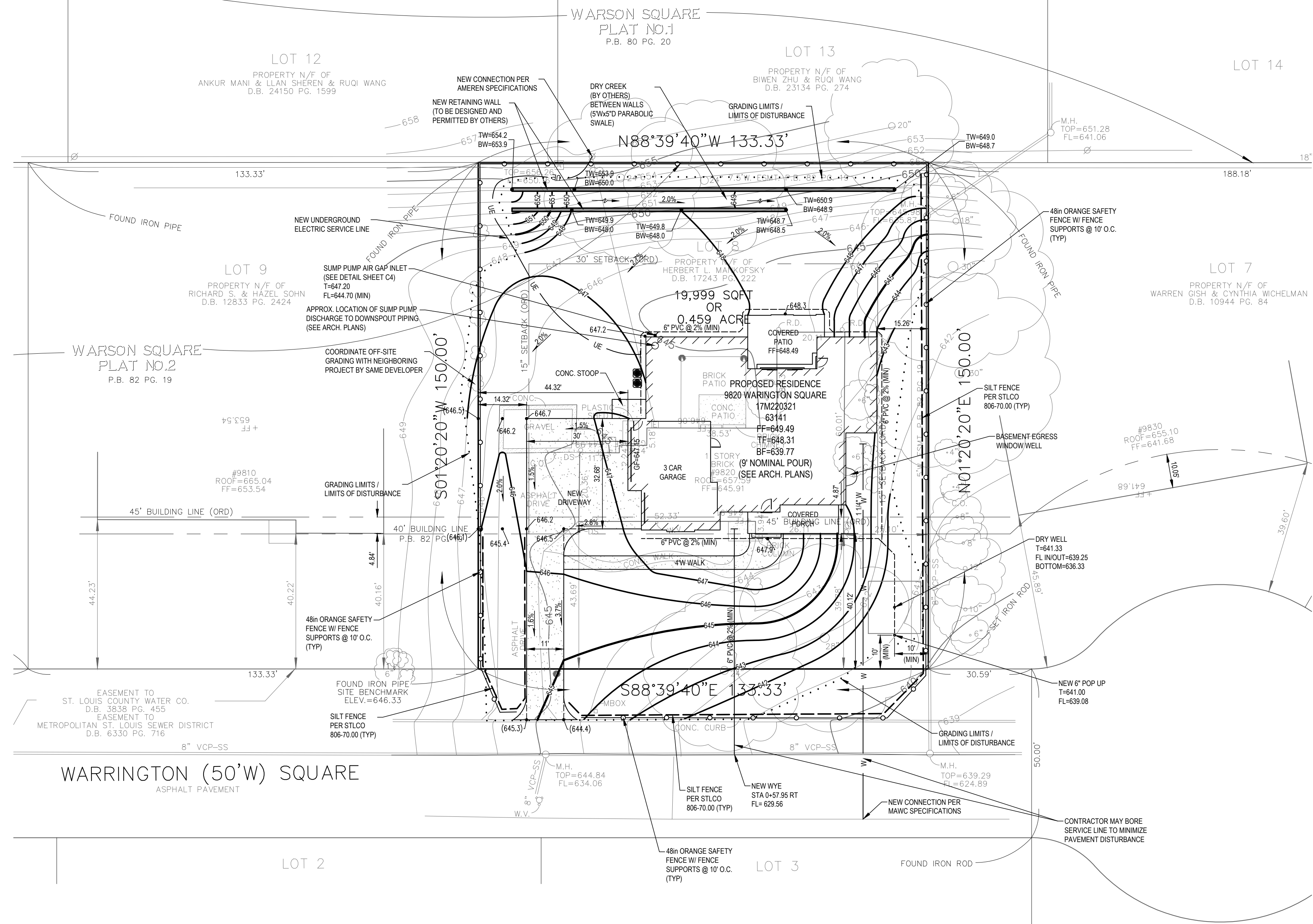
FULL SIZED DRAWING PRINTS ON 24"x36"



- GENERAL NOTES**
- GENERAL CONTRACTOR TO VERIFY STORM AND SANITARY SEWER LOCATION AND ELEVATIONS PRIOR TO START OF WORK.
 - CONTRACTOR IS RESPONSIBLE TO SECURE ALL NECESSARY APPROVALS PRIOR TO THE START OF CONSTRUCTION OPERATIONS.
 - ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL. LAWN AREAS SHALL BE SEEDED OR SODDED. SWALES SHALL BE SODDED.
 - ALL EROSION CONTROL SHOULD BE MAINTAINED FOR THE DURATION OF PROJECT.
 - ALL SILT FENCE AND EROSION CONTROL SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND SOD IS IN PLACE. CONTRACTOR SHALL PROTECT NEIGHBORING PROPERTIES AND STREETS FROM SILT.
 - CONSULT SOILS ENGINEER FOR SOIL COMPACTION RECOMMENDATIONS. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS, OF THOSE SHOWN ON THE GRADING PLAN.
 - NO SLOPE SHALL BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BY SOILS ENGINEER.
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 - NO CONSTRUCTION EQUIPMENT OR MATERIALS ARE TO BE TRANSPORTED OR STORED UNDER THE DRIPLINE OF STREET TREES.
 - STREET TREES SHALL BE PROTECTED FROM CONSTRUCTION.
 - ALL EXCAVATED SOIL SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
 - STORMWATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO ANY PROPERTY LINE.
 - THE CREVE COEUR GRADING INSPECTOR MAY REQUEST THE CONTRACTOR TO MAKE MINOR CHANGES TO THE FINISHED GRADE AND/OR STORMWATER RUNOFF DESIGN.
 - ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
 - BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING MARCH 2025.

- GRADING NOTES**
- ALL EXCAVATED SOIL IS TO BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
 - STORM WATER PIPES CANNOT DISCHARGE ANY CLOSER THAN 10 FEET TO ANY PROPERTY LINE.
 - THE CREVE COEUR GRADING INSPECTOR SHALL BE ALLOWED TO REQUEST MINOR FIELD CHANGES FROM THE FINISHED GRADES AND/OR STORMWATER RUNOFF DESIGN AS SHOWN HEREON.
 - ALL DISTURBED AREAS ARE TO BE SEEDED AND STRAWED.
 - SILT FENCE SHALL BE INSTALLED SO AS TO PREVENT SOIL EROSION ONTO ADJACENT PROPERTIES.

AVERAGE EXISTING GRADE CALCULATION				
Elevation	Elevation	Average Elevation	Length	Average EL x L
644.89	645.10	645.00	11.73	7565.8
645.10	645.15	645.13	2.24	1445.1
645.15	645.04	645.10	8.14	5251.1
645.04	645.16	645.10	5.18	3341.6
645.16	644.65	644.91	38.53	24948.2
644.65	644.42	644.54	28.43	18324.1
644.42	643.76	644.09	20.11	12952.6
643.76	643.05	643.41	60.01	38610.7
643.05	645.02	644.04	26.11	16815.8
645.02	645.41	645.22	3.94	2542.1
645.41	644.97	645.19	52.33	33762.8
644.97	644.89	644.93	20.36	13130.8
Total			277.11	178590.7
Average Existing Grade =			644.48	



EXISTING IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	19,999 SF
HOUSE / GARAGE	2,711 SF
DRIVE / WALK / PATIO	1,931 SF
TOTAL IMPERVIOUS AREA	4,642 SF
IMPERVIOUS COVERAGE	23.2 %

PROPOSED IMPERVIOUS COVERAGE - LOT

TOTAL LOT AREA	19,999 SF
HOUSE / COVERED PORCHS	3,897 SF
DRIVE / WALK / PATIO	1,552 SF
TOTAL IMPERVIOUS AREA	5,449 SF
IMPERVIOUS COVERAGE	27.2 %
"DIST B" ALLOWED COVERAGE	35.0 %

STORMWATER RUNOFF DIFFERENTIAL CALCULATIONS

TOTAL SITE AREA	= 19,999 sf
EXISTING	
PERVIOUS AREA	= 15,357 sf
PERVIOUS PERCENTAGE	= 76.8%
15YR-20MIN PI FACTOR	= 1.70
PERVIOUS FLOWRATE (Q)	= 0.60 cfs
IMPERVIOUS AREA	= 4,642 sf
IMPERVIOUS PERCENTAGE	= 23.2%
15YR-20MIN PI FACTOR	= 3.54
IMPERVIOUS FLOWRATE (Q)	= 0.38 cfs
FLOWRATE (Q)	= 0.98 cfs
PROPOSED	
PERVIOUS AREA	= 14,550 sf
PERVIOUS PERCENTAGE	= 72.8%
15YR-20MIN PI FACTOR	= 1.70
PERVIOUS FLOWRATE (Q)	= 0.57 cfs
IMPERVIOUS AREA	= 5,449 sf
IMPERVIOUS PERCENTAGE	= 27.2%
15YR-20MIN PI FACTOR	= 3.54
IMPERVIOUS FLOWRATE (Q)	= 0.44 cfs
FLOWRATE (Q)	= 1.01 cfs
DIFFERENTIAL FLOWRATE	
PROP Q - EXQ	= 0.03 cfs

DIFFERENTIAL RUNOFF MITIGATION CALCULATIONS

15 YR-20 MIN DIFFERENTIAL RUNOFF = 0.03 CFS
 20 MIN DIFFERENTIAL VOLUME = 0.03 x 20 x 60 = 36 CF

DRY WELL TRIBUTARY RUNOFF = 0.32 CFS
 20 MIN TRIBUTARY VOLUME = 0.32 x 20 x 60 = 384 CF

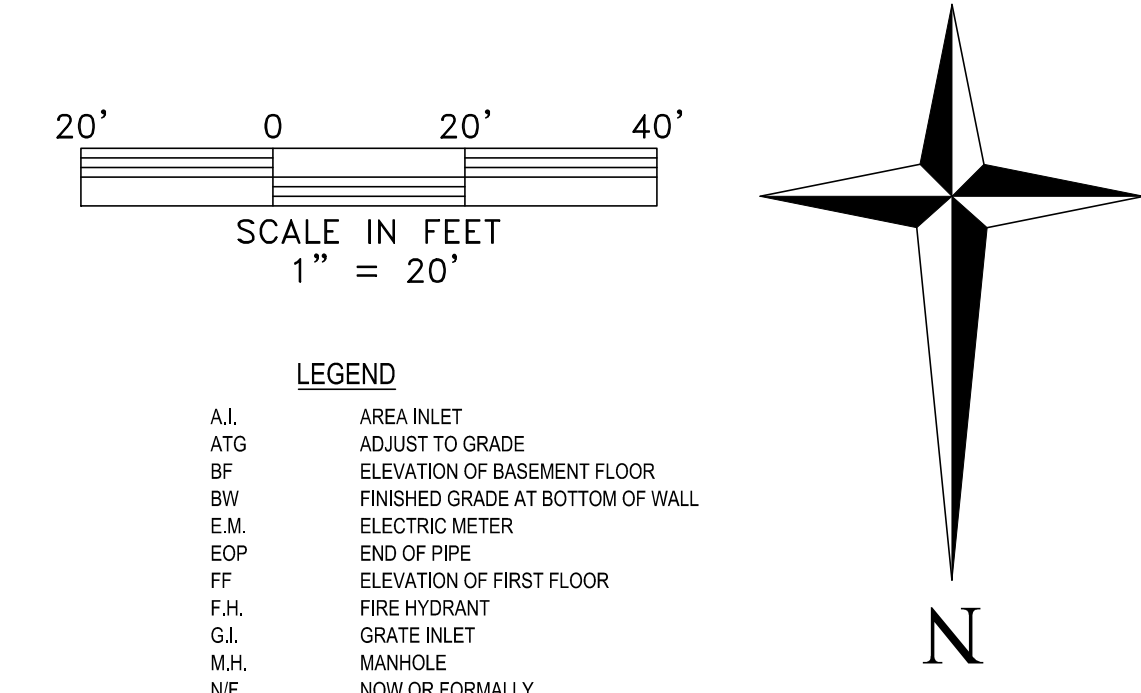
0.03 CFS REQUIRED <= 0.32 CFS TRIBUTARY
 36 CF REQUIRED <= 384.0 CF TOTAL DESIGN VOLUME
 EXCESS TRIBUTARY FLOWS TO BYPASS THROUGH DRY WELL, SEE SHEET C4 FOR DRY WELL DETAIL.

CALL MISSOURI ONE CALL SYSTEMS INC. TWO FULL DAYS IN ADVANCE OF STARTING WORK

MISSOURI ONE CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

A TRACT OF LAND BEING
 LOT 8 OF WARSON SQUARE PLAT NO. 2
 IN SECTION 1, TOWNSHIP 45 NORTH - RANGE 5 EAST
 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



- LEGEND**
- A.I. AREA INLET
 - ATG ADJUST TO GRADE
 - BF ELEVATION OF BASEMENT FLOOR
 - BW FINISHED GRADE AT BOTTOM OF WALL
 - E.M. ELECTRIC METER
 - EOP END OF PIPE
 - FF ELEVATION OF FIRST FLOOR
 - F.H. FIRE HYDRANT
 - GL GRATE INLET
 - M.H. MANHOLE
 - NF NOW OR FORMALLY
 - NFC REINFORCED CONCRETE PIPE
 - UP UTILITY POLE
 - (000.0) SPOT GRADE ELEVATION - EXISTING
 - (000.0) SPOT GRADE ELEVATION - PROPOSED
 - TBR TO BE REMOVED
 - TBRR TO BE REMOVED AND REPLACED
 - VCP VITRIFIED CLAY PIPE
 - W.V. WATER VALVE
 - TF ELEVATION AT TOP OF FOUNDATION
 - TW FINISHED GRADE AT TOP OF WALL
 - UP USE IN PLACE
 - OU- OVERHEAD UTILITIES
 - UE- UNDERGROUND ELECTRIC
 - W- WATER SERVICE
 - G- GAS SERVICE
 - X- FENCE

DOUGLAS PROPERTIES
 PO BOX 18001
 ST. LOUIS, MO 63105
 (314) 280-2041
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 10849 Indian Head Tract, Blvd.
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 314-426-6212
 www.volzinc.com
 Authority #203

NOT APPROVED FOR CONSTRUCTION
 TIMOTHY J MEYER
 Professional Engineer
 MO E-24665

9820 WARINGTON SQUARE
 CREVE COEUR, MO 63141

SITE & GRADING PLAN

Base Map No.: 17M3
 MSD Record # XXMSD-00XXX
 Project # 2338-0

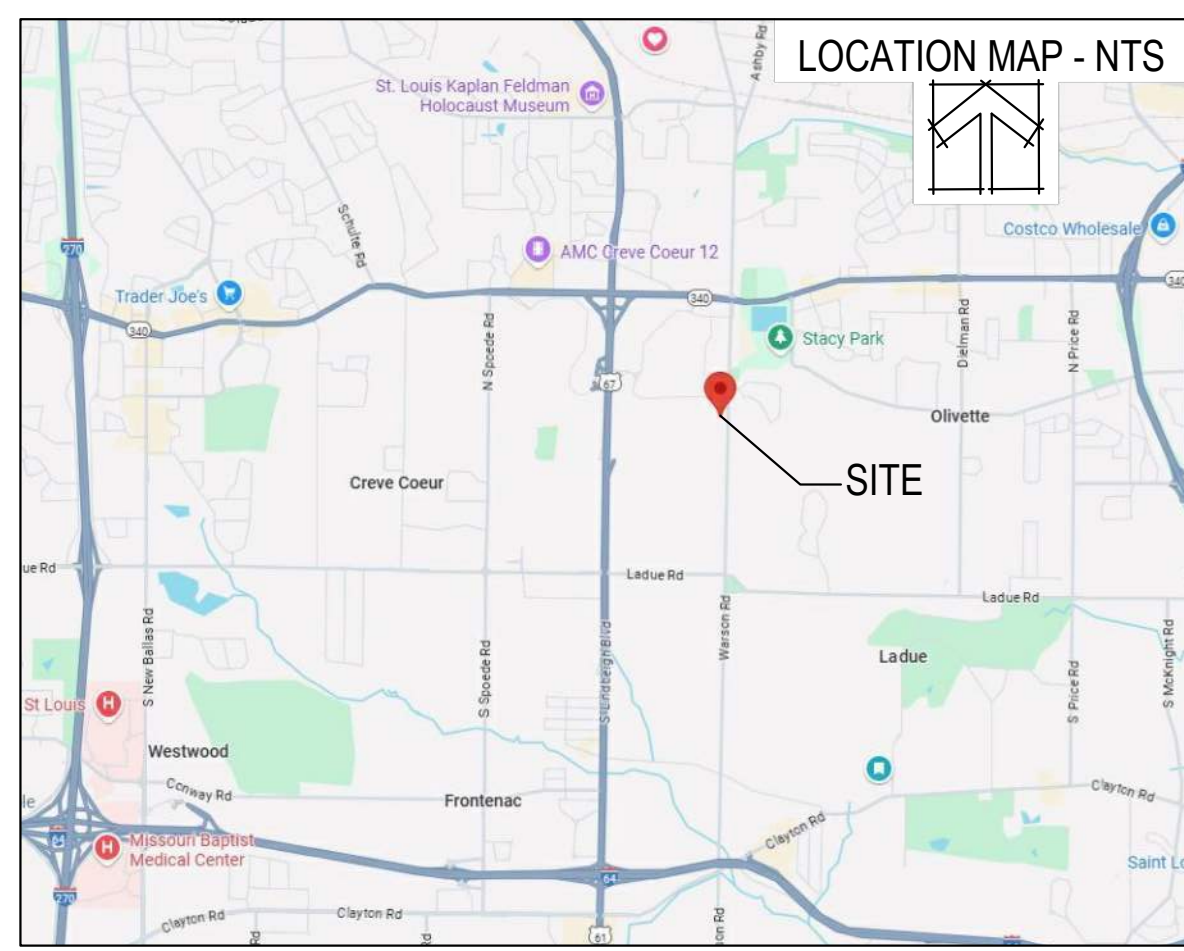
Designed By: EVW
 Drawn By: EVW
 Checked By: TJM

5/6/25
 C-7

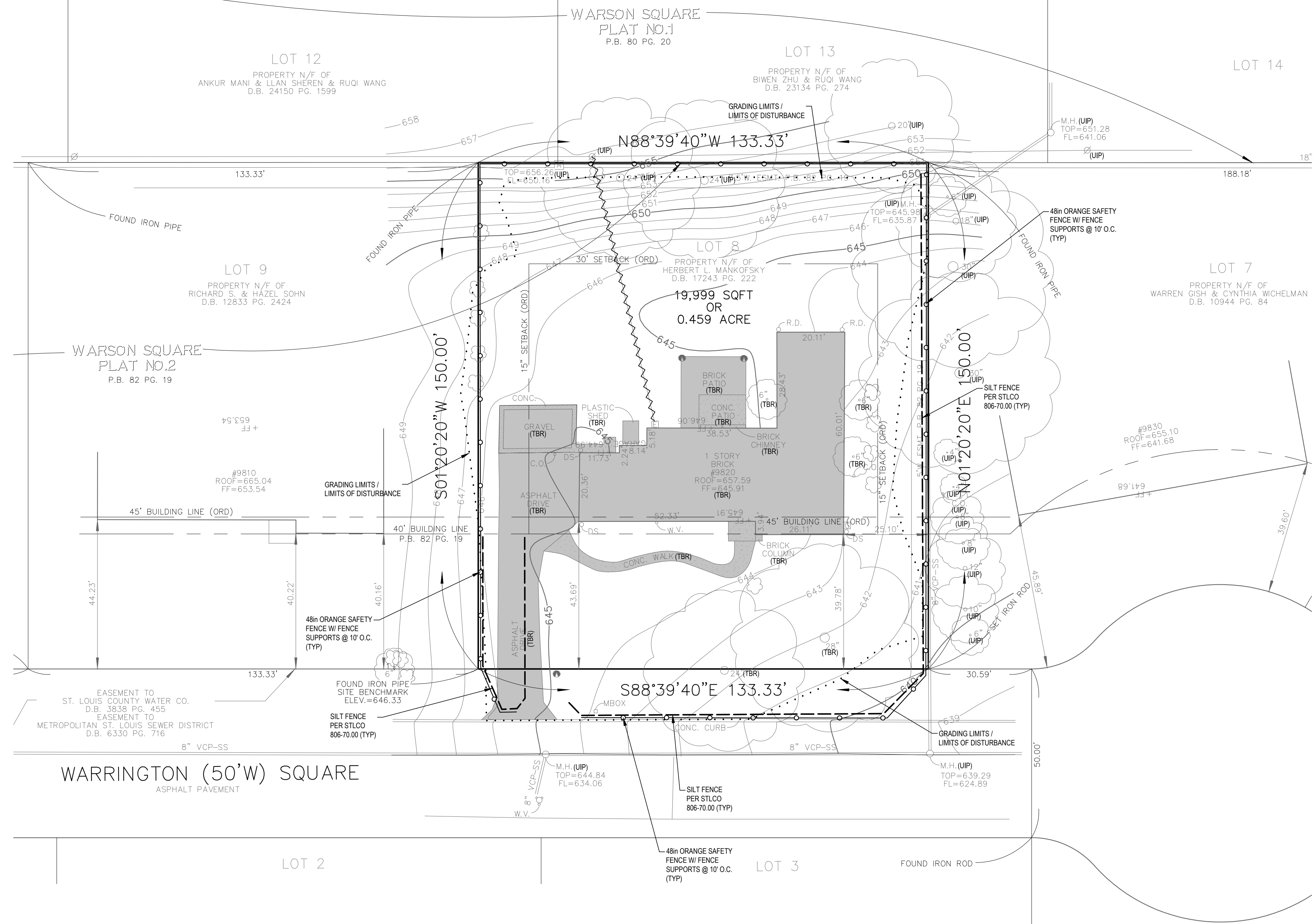
Vertical control was established using Trimble R8s GPS equipment and the Modot GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 18.

Site Benchmark - Elevation = 646.33
 Top of iron pipe found near the Northeast corner of 9820 Warrington Square.
 MSD BASEMAP 17M3 MSD RECORD # XXMSD-00XXX

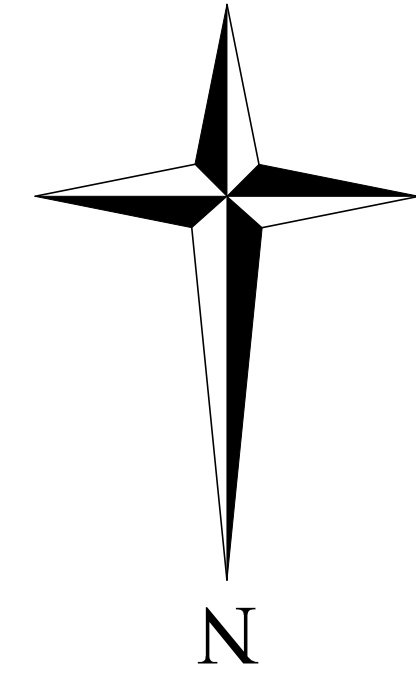
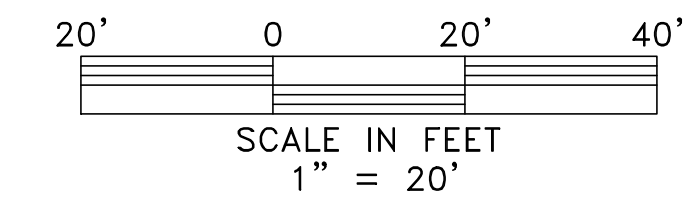
FULL-SIZED DRAWING PRINTS ON 24"X36"



- GENERAL NOTES**
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 16. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY VOLZ INCORPORATED DURING MARCH 2025.



A TRACT OF LAND BEING
 LOT 8 OF WARSON SQUARE PLAT NO. 2
 IN SECTION 1, TOWNSHIP 45 NORTH - RANGE 5 EAST
 CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



LEGEND

- A.I. AREA INLET
- ATG ADJUST TO GRADE
- BF FINISHED GRADE AT BOTTOM OF WALL
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EXISTING IMPERVIOUS COVERAGE - LOT	
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HOUSE / GARAGE	2,711 SF
DRIVE / WALK / PATIO	1,931 SF
TOTAL IMPERVIOUS AREA	4,642 SF
IMPERVIOUS COVERAGE	23.2 %

- TO BE REMOVED
 - AREA OF EXISTING IMPROVEMENTS TO BE REMOVED
- ALL DEMOLITION AND/OR ABANDONMENTS TO BE PER THE CITY OF CREVE COEUR, ST LOUIS COUNTY, AND THE METROPOLITAN ST LOUIS SEWER DISTRICT STANDARD SPECIFICATIONS

CALL MISSOURI ONE CALL SYSTEMS INC.
 TWO FULL DAYS IN ADVANCE
 OF STARTING WORK

MISSOURI ONE-CALL 1-800-344-7483

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STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

AREA OF LAND DISTURBANCE = 19,997 SF = 0.46 AC
 PROJECT RUNOFF DIFFERENTIAL = 0.03 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)

DOUGLAS PROPERTIES
 PO BOX 18001
 ST. LOUIS, MO 63105
 (314) 280-2041
 douglassprop@gmail.com

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 Authority #203

**NOT APPROVED
 FOR CONSTRUCTION**

TIMOTHY J MEYER
 Professional Engineer
 MO E-24665

9820 WARRINGTON SQUARE
 CREVE COEUR, MO 63141

EXISTING CONDITIONS & DEMOLITION PLAN

Base Map No.: 17M3
 MSD Record # XXMSD-000XX
 Project # 2338-0

Designed By: EWW
 Drawn By: EWW
 Checked By: TJM

Vertical control was established using Trimble R8s GPS equipment and the ModOT GPS RTK Network. Vertical control is reported in NAVD 88 using Geoid 18.

Site Benchmark - Elevation = 646.33
 Top of iron pipe found near the Northeast corner of 9820 Warrington Square.
 MSD BASEMAP 17M3 MSD RECORD # XXMSD-000XX









Bethany Moore <bmoore@crevecoeurmo.gov>

9810 and 9820 Warington Square Variance

Eric Vietmeier <evietmeier@volzinc.com>
To: Bethany Moore <bmoore@crevecoeurmo.gov>
Cc: Doug Cohen <douglasprop@gmail.com>

Wed, Jun 4, 2025 at 1:50 PM

Bethany,

In response to your email below, a significant hardship, from an engineering standpoint, is the site drainage in the rear yards of these two sites. There is substantial runoff coming down the hills from neighboring properties. Being allowed to shift the houses forward the minimal distance requested gives us more room to manage the runoff and keep the storm flows away from the new houses.

I hope the attached pdf are easier for you to understand the relationship between the existing and proposed improvements. Please let me know if you have any questions.

Thanks,

Eric Vietmeier

Director of Residential Redevelopment

Volz Incorporated

10849 Indian Head Industrial Blvd.

St. Louis, MO 63132

evietmeier@volzinc.com

Mobile 314-412-3473

Direct 314-890-1207

Office 314-426-6212

www.volzinc.com

LinkedIn 

Find us on 

[Quoted text hidden]

If you have received this message by mistake, please notify the City of Creve Coeur IT department (it@crevecoeurmo.gov) and delete this message from your system. All email to and from the City are checked for viruses. Although this e-mail and any attachment(s) are believed to be free of any virus, worm, or other digital illness or defect that might affect any computer system that receives and opens this message, it is the responsibility of the recipient to make sure that it is free from any virus or other defect. The City does not accept, and specifically disclaims, any responsibility or liability for any loss or damage arising from the receipt or use of this message, and any attachment(s) in any way.

2 attachments

 **9820 Warington Square Preliminary Plan 20250508.pdf**
1815K

 **9810 Warington Square Preliminary Plan 20250508.pdf**
2000K

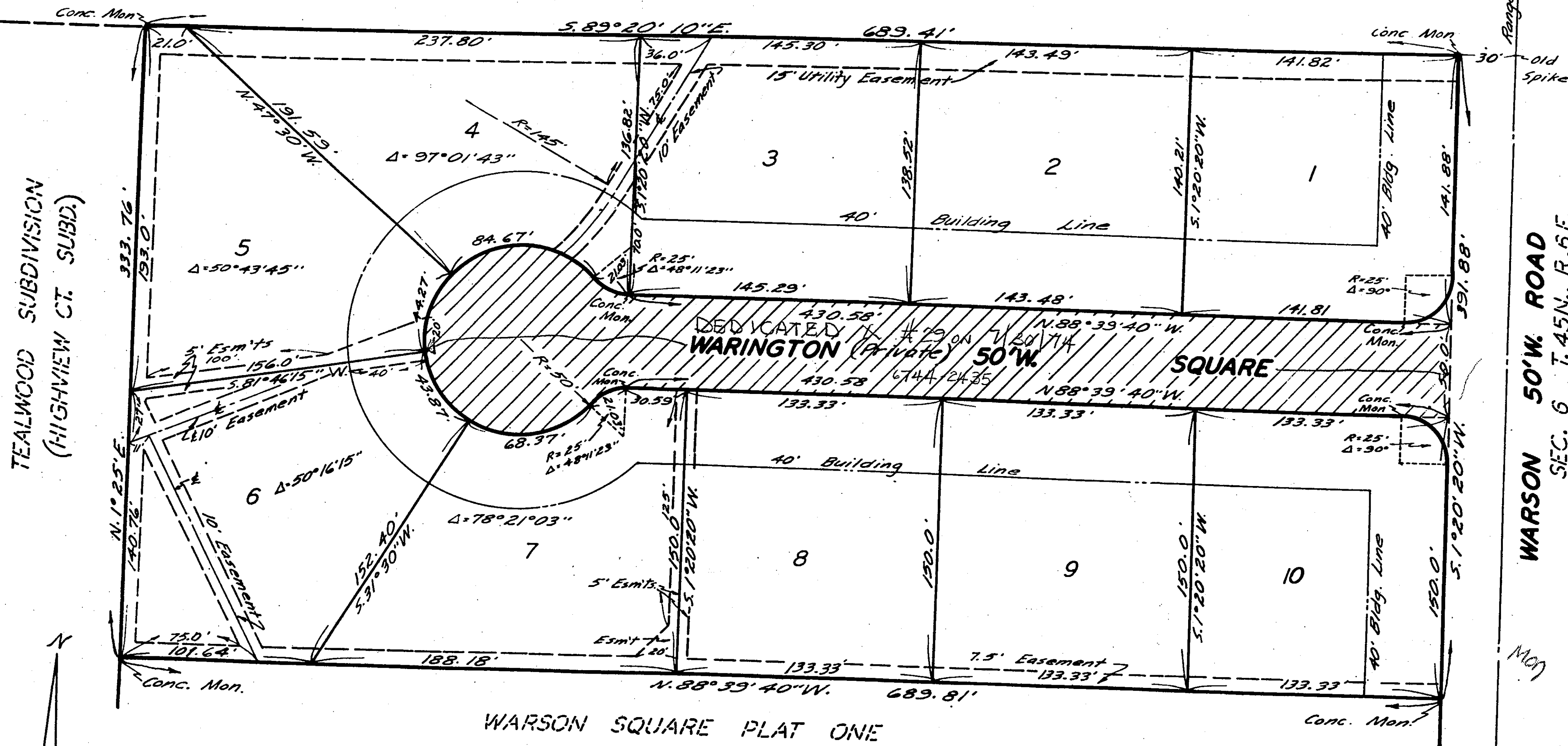
BOOK 82 PAGE 19
 FILED FOR RECORD
 SEP 14 1957
 AL 11 01 O'clock A. M.
 RECORDER OF DEEDS
 11

WARSON SQUARE

PLAT NO. 2

PART OF LOT 9 OF THE SUBDIVISION OF THE THOS. R. AXTELL
 FARM IN SEC. 1, T. 45N., R. 5E. CITY OF CREVE COEUR
 ST. LOUIS COUNTY, MISSOURI

MONSANTO CHEMICAL CO.



MINIMUM LOT AREA=20,000 SQ. FT.

SURVEYED & SUBDIVIDED BY
THATCHER & PATIENT, INC.
 37 NO. FLORISSANT ROAD
 FERGUSON 21, MO.

This is to certify that we, THATCHER & PATIENT, INC., during the month of May 1957, made a survey and subdivision of a tract of land situated in part of Lot 9 of the SUBDIVISION OF THE THOS. R. AXTELL FARM in Section 1, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri; and that the results of said survey and subdivision are correctly represented on the above plat.

THATCHER & PATIENT, INC.

By Richard P. Patient
 Richard P. Patient, L.S. 415
 June 3, 1957

The undersigned SKYVIEW DEVELOPMENT CORPORATION, a corporation, owner of the tract of land described in the above surveyor's certificate, has caused the same to be surveyed and subdivided in the manner shown on the above plat, which subdivision shall hereafter be known as "WARSON SQUARE PLAT NO. 2".

WARINGTON SQUARE, 50 feet wide, and its roundings, shown etched for better identification, is hereby reserved for the use of the lot owners of the subdivision. The easements shown hereon are hereby dedicated to the City of Creve Coeur, Missouri for public utility, sewer and drainage purposes. The building lines shown on the above plat are hereby established.

IN WITNESS WHEREOF, we have hereunto set our hand this 2nd day of August, 1957.

Attest: Morris Cohen
 Morris Cohen - Chairman of the Board

SKYVIEW DEVELOPMENT CORPORATION
 By Sidney M. Cohen
 Sidney M. Cohen - President

STATE OF MISSOURI)
)
 COUNTY OF ST. LOUIS)

On this 2nd day of August, 1957 before me personally appeared Sidney M. Cohen and Morris Cohen, to me known personally, who being by me duly sworn, did say that they are the President and Chairman of the Board, respectively, of the Skyview Development Corporation, a corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporation seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said Sidney M. Cohen and Morris Cohen acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Commission expires November 17, 1959
Martha J. Collins
 Notary Public

Approved by the Creve Coeur Planning Commission this 12 day of SEPTEMBER, 1957.

By A. F. Pope
 Chairman

The foregoing Subdivision Plat was approved this 9th day of September, 1957, by The Board of Aldermen, City of Creve Coeur, Missouri.

according to Ordinance No. 178 passed and approved on the 9th day of September, 1957.
[Signature]
 City Clerk



15

I request a variance so that the following may be built or installed on the property: *

single family home



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

Slope of ground



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

all other homes on the street are plotted at 40 ft and not 45 ft front yard setbacks



Any other differences between Subject Property and other properties in surrounding area which would warrant different treatment of Subject Property? *

no



Explain any hardships, differences, or specials circumstances that apply to the Subject Property that do not apply to other properties in the surrounding area.

Current uses and structures on the property: *

single family



Explain the current uses and structures located on the subject property.

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

This causes a smaller backyard



Do you believe problems described above hurt the market value of the property compared to similar properties in the area? *

yes...A larger backyard is more enticing to buyers

//

As part of your explanation, what can you offer as evidence that this is true.

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

There is none

//

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

//

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

//

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

none

//

Provide any other information in support of this request:

This seems to be a reasonable ask to match the rest of the subdivision

//