



**Board of Adjustment**  
**Meeting Agenda**  
**City of Creve Coeur Government Center**  
**300 North New Ballas Rd**

**July 20, 2017**

**4:00 PM**

**City Council Chamber**

**I. CALL TO ORDER**

Mr. Ivan Schenberg (Vice-Chair)  
Mr. Martin Satz  
Mr. Glenn Wilen  
Mr. Robert Mooney  
Mr. Todd Streiler  
Mr. DP Villacis (Alternate)  
Mr. James Kostelc (Alternate)  
Ms. Alexandra Gada (Alternate)

Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, AICP, Director of Community Development  
Ms. Whitney Kelly, AICP, City Planner  
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

***Special disabled service may be arranged by contacting the Office of the City Administrator in advance.***

**II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

**III. APPROVAL OF MINUTES**

**1. May 18, 2017 Board of Adjustment Draft Meeting Minutes**

**IV. NEW BUSINESS**

**1. Election of a Board Chair and Vice-Chair**

**2. Variance Requests for the Property at 11334 St. Paul Street to Allow for a Sunroom Addition to the Home to Project Up to 10 Feet 9 Inches into the Rear-Yard Where the Required Rear Yard Setback is 30 Feet**

Stephen and Sandra Spurgeon, property owners of 11334 St. Paul Street, Creve Coeur, MO, 63141, have submitted an application for a variance to allow for a 10 feet, 9 inches, by 16 feet sunroom addition to project into the rear yard setback. Section 405.270(E)(4)(e) of the C Single Family District with Residential Designed Development

designation (C-RDD) has a minimum rear yard of 30 feet. The home is non-conforming, and the addition would further decrease the rear yard to 17.4 feet.

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

Posted: \_\_\_\_\_  
Jessica Stutte  
Recording Secretary



**Board of Adjustment Meeting Final Minutes City of Creve Coeur**  
**Government Center 300 North New Ballas Rd**

**May 18, 2017**

**4:00 PM City Council Chamber**

**I. CALL TO ORDER**

Ivan Schenberg Board Member Roger Levy Board Member John Becker Board Member Alexandra Gada Board Adjustment (Absent) Robert Mooney Board Member Martin Satz Board Member (Absent) Glenn Wilen

**II. ADDITIONS TO-ACCEPTANCE OF THE AGENDA**

None

**III. APPROVAL OF MINUTES**

**1. November 17, 2016 Board of Adjustment Draft Meeting Minutes**

Mr. Mooney made a motion to approve, Mr. Schenberg seconded.  
 All aye

**IV. NEW BUSINESS**

**1. Variance Requests for the Property at 6 Ladue Meadows to Allow for Additions to the Home to Project Up to 15 Feet into the Rear-Yard Where the Required Rear Yard is 30 Feet**

Betsy Clemens and Tim Broughton, property owners of 6 Ladue Meadows, zoned A Single Family Residential District, have submitted an application for the following variances: to allow a 69 foot by 39 foot one story addition; and, a 18.5 foot by 15 foot covered patio to project up to 15 feet into the rear yard setback, where Section 405.250(E)(4)(d) of the Zoning Ordinance requires a 30 foot rear yard setback for permitted uses.

All those speaking to the request were sworn in.

Mr. Jim Bulejski showed the orientation of the property and said the build-able area is to the left of the house. He said if they went to go right they would hit the swimming pool. He said the property is unique in that the front of the house faces Ladue Meadow but the depth of the lot is shallower than what is typical. He said the record shows it is 150 ft, but that goes to the center of the street, so the actual length is 130 ft. He said the challenge is they don't have enough space to add on.

He said they wanted to add a garage and a one-story addition in the back, which would require an encroachment of 14.6 ft. They are trying to connect the spaces. Mr. Bulejski said he did not see any other way to orient the additions than what is proposed. He said the homeowner is proud of his style of house and would like to maintain it while keeping it one level.

Attachment: 5.18.17 BOA Minutes (2531 : May 18, 2017 Board of Adjustment Draft Meeting Minutes)

He continued by saying his lot is a shallow pre-existing lot. He said they would not affect neighbors. Mr. Wilen asked how long the current owners have been there. Mr. Tim Broughton said they had been there 5 years. Mr. Wilen asked if they are constrained by the setbacks on Ladue Meadows road. Mr. Bulejski said they have a current encroachment. They can either build to the east or to the rear. Mr. Becker asked how they will handle the additional drainage. Mr. Bulejski said the front yard is spacious and they could redirect water to various area. Mr. Becker asked if it would be pavers. Mr. Broughton said they would be permeable pavers. Mr. Schenberg asked what the current garage would be. Mr. Broughton said a woodshop. Mr. Levy asked about the patio. Mr. Bulejski said it would be covered, but open. Mr. Broughton gave a little history on his home. He said one of the appeals of the house was the potential. He

said he going to incur the cost of the flooding sidewalk.

He said the garage is not ample enough for his woodworking and metal working hobbies. He said his in-laws are declining and he would like to provide his in-laws a place to expire. He said they looked at many ways to add the in-law suite given the other constraints. He said they were asking for the same as the house across from

them so they would have mirror properties.  
He said they want a house that is more similar to the sizes of the houses in the neighborhood...

Mr. Wilen asked for the address on the house on Mosley.

Mr. Broughton said it was 219 Mosley, and was directly to the south.

Ms. Kelly said the rear yard setback has been established to be in the rear of the house. She said staff finds the request to cut the setback from 30 to 15 feet to be significant. She said there are other options that would be allowed. Mr. Wilen asked where the detached structure could go. Ms. Kelly showed where it could go. Mr. Wilen said it seemed it implied it would be a shed. Ms. Kelly said what it could include but that it needed to be 10 feet from the home. Mr. Wilen asked about feedback from the neighbors. Ms. Kelly said two neighbors said they were against it, and one neighbor said they were for it. Mr. Wilen asked about the percentage of encroachment. He asked for an example.

Ms. Kelly gave an example of one that was approved and why. Mr. Becker said it could be encroaching on the neighbors yard. Ms. Kelly said they BOA needed to decide that. Ms. Kelly said they are looking to define the yard based on the lot dimensions. She said that is not currently a

regulation and that is something they hope to define in the future. Mr. Wilen asked if that was currently in effect. Ms. Kelly said it was n  
Mr. Wilen asked if the detached structure would be allowed. Ms. Kelly confirmed it would be. Mr. Schenberg asked how large it could b  
Ms. Kelly said it could not be more than 12 ft tall. Mr. Levy asked if it was open. Ms. Kelly showed page 13 of the packet and said it  
would be similar to the adjacent house. Mr. Levy said he wondered if there was anything out there like a patio. Mr. Broughton said there  
was an opaque window. Mr. Levy asked about building options. Ms. Kelly said the applicant wanted to maintain the integrity of the  
architecture while having the additions. Mr. Schenberg asked if there are other homes in the area that go as far back into the rear yard  
setback. Ms. Kelly said 210 N Mosley was even narrower and it was viewed as a side yard. Mr. Schenberg asked if it would be permitted  
it had a Mosley address. Ms. Kelly said this was why they wanted to redefine rear and side yard. Mr. Levy asked if he could change his  
driveway to change his address. Ms. Kelly said not necessarily. Mr. Jaggi said it is a corner lot and the addition locations asked for are  
typical. He said the setback of 15 ft is

sizable. He suggested the applicant reach out to 219 Mosley and share plans. Mr. Broughton said the occupants of 219 moved out and he  
was unaware that anyone had moved in. He said

the new residents of 219 think that variances shouldn't be granted easily and wouldn't look at the plans or talk to the applicant. Mr. Levy  
asked if the owners are the ones who wrote the denial. Mr. Broughton said it was the new owners.

|           |                  |                                 |
|-----------|------------------|---------------------------------|
| Mr. Wilen | <b>RESULT:</b>   | <b>DISAPPROVED [1 TO 4]</b>     |
| Broughton | <b>MOVER:</b>    | Roger Levy, Board Member        |
| noise     | <b>SECONDER:</b> | Glenn Wilen                     |
|           | <b>AYES:</b>     | Wilen                           |
|           | <b>NAYS:</b>     | Schenberg, Levy, Becker, Mooney |
|           | <b>ABSENT:</b>   | Gada, Satz                      |

asked for confirmation the new owners denied it. Mr. Broughton said 215 wrote the complaint. Mr. Broughton said 215 wrote the complaint.

Mr. Bulejski said that 219 abutts the property and they are proposing a comparable 15 feet. Mr. Broughton said there are 3 people with pools within range of 215 and he assured the Board that the noise

issue was not from him. He also addressed the landscaping issue regarding flooding of the sidewalk. Mr. Lumley offered the exhibits into the record. Mr. Levy closed the public hearing Mr. Levy made a motion to approve, Mr. Wilen seconded. All members voted nay. Mr. Broughton said the detachable garage was not permitted by the HOA. Mr. Wilen asked Mr. Lumley how much weight the HOA had in cases like this. Mr. Lumley said they are enforceable and successive owners are still bound. Mr. Levy asked if they could build to the side. Mr. Broughton said they run into the boundaries set by the 75 ft Mosley setbacks. He said a 2nd floor would greatly disrupt the lines of the current architecture. He said they were here because they saw there no other option. Mr. Wilen suggested they ask the subdivision to find alternatives and others ways to improve.

Mr. Bulejski asked if they had other options prepared could they come back before the board Ms. Kelly said it needs to be significantly different from the current application for them to return before the Board. She said they hoped to bring the Text Amendment for side and rear yard setbacks before the Planning and Zoning Commission in June.

Mr. Jaggi said they potentially have a few options.

Mr. Lumley said it would be in the newsletter and it would be beneficial for them to attend and give them specific circumstances. A motion was made for the findings of facts and conclusions of law.

## V. OTHER BUSINESS

None

## VI. ADJOURNMENT



**APPLICATION TO THE BOARD OF ADJUSTMENT FOR  
VARIANCE REQUESTS FOR THE PROPERTY AT 11334 ST. PAUL STREET  
TO ALLOW FOR A SUNROOM ADDITION TO THE HOME TO PROJECT  
UP TO 10 FEET 9 INCHES INTO THE REAR-YARD WHERE THE  
REQUIRED REAR YARD SETBACK IS 30 FEET**

**FOR THE MEETING OF:** Thursday, July 20, 2017, 4:00 PM

**SUBJECT PROPERTY LOCATION:** 11334 St. Paul Street (see attached map),  
zoned C Single Family Residential

**REQUEST:** Stephen and Sandra Spurgeon, property owners of 11334 St. Paul Street, Creve Coeur, MO, 63141, have submitted an application for a variance to allow for a 10 feet, 9 inches, by 16 feet sunroom addition to project into the rear yard setback. Section 405.270(E)(4)(e) of the C Single Family District with Residential Designed Development designation (C-RDD) has a minimum rear yard of 30 feet. The home is non-conforming, and the addition would further decrease the rear yard to 17.4 feet.

**ADDITIONAL INFORMATION:** The property is located in the Malcolm Terrace subdivision originally platted in 1895. The City annexed the Subdivision in 1960 from unincorporated St. Louis County. In 1975, the city proactively acquired properties to develop the Malcolm Terrace Park and encouraged the consolidation and redevelopment of the lots. It rezoned the properties to C Single Family District with Residential Designed Development (C-RDD) in 1977 that established a 20 foot front yard, 12 foot side yard and 30 foot rear yard, with a minimum lot area of 10,000 square feet. The subject property consists of several of the original plotted lots (lots 21-24) as well as portions of vacated right-of-ways, is 100 feet in depth and 127 feet in width, with a lot area of 12,750 square feet. The existing home was built in 1980, where the rear yard setback would have been 30 feet.

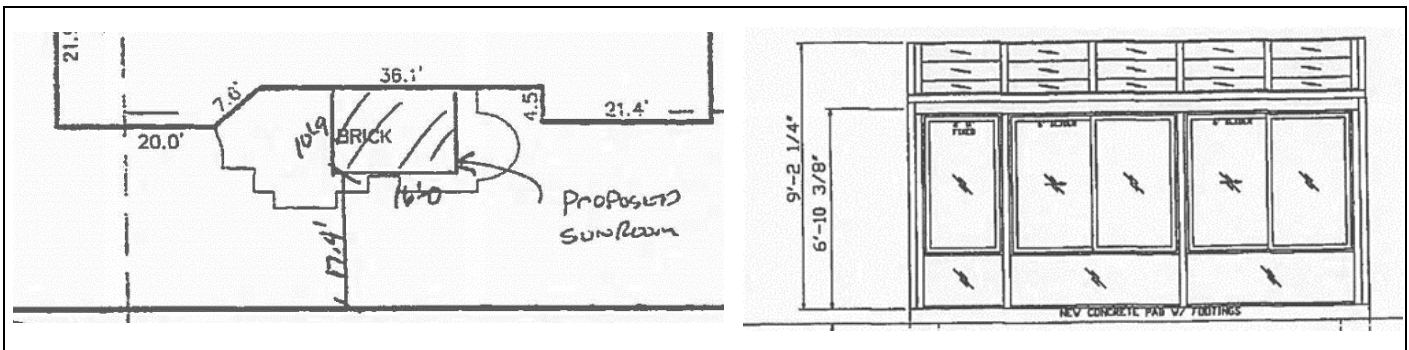
**Key Issues:**

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

**Zoning Code References**

- Section 405.230: Establishment of Size, Dimension and Access Criteria
- Section 405.270: C Single-Family Residential District
- Section 405.450(C) Residential Designed Development Procedure
- Section 405.1040: Board of Adjustment
- 405.610 Non-conformities
- Section 405.1110: Variances and Appeals

**APPLICANT:** Stephen and Sandra Spurgeon  
11334 St. Paul Street  
Creve Coeur, MO 63141



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner  
**DATE:** 7-6-2017  
**ATTACHMENTS:** Applicant's Materials submitted on May 11, 2017  
Public Comments Received by July 10, 2017

### BASIS FOR APPEAL AND STATED HARDSHIP

As stated in the attached application materials, the Applicant's basis for requesting the variance is a desire to build a sunroom addition to the existing home, as the property adjoins Malcolm Terrace Park.

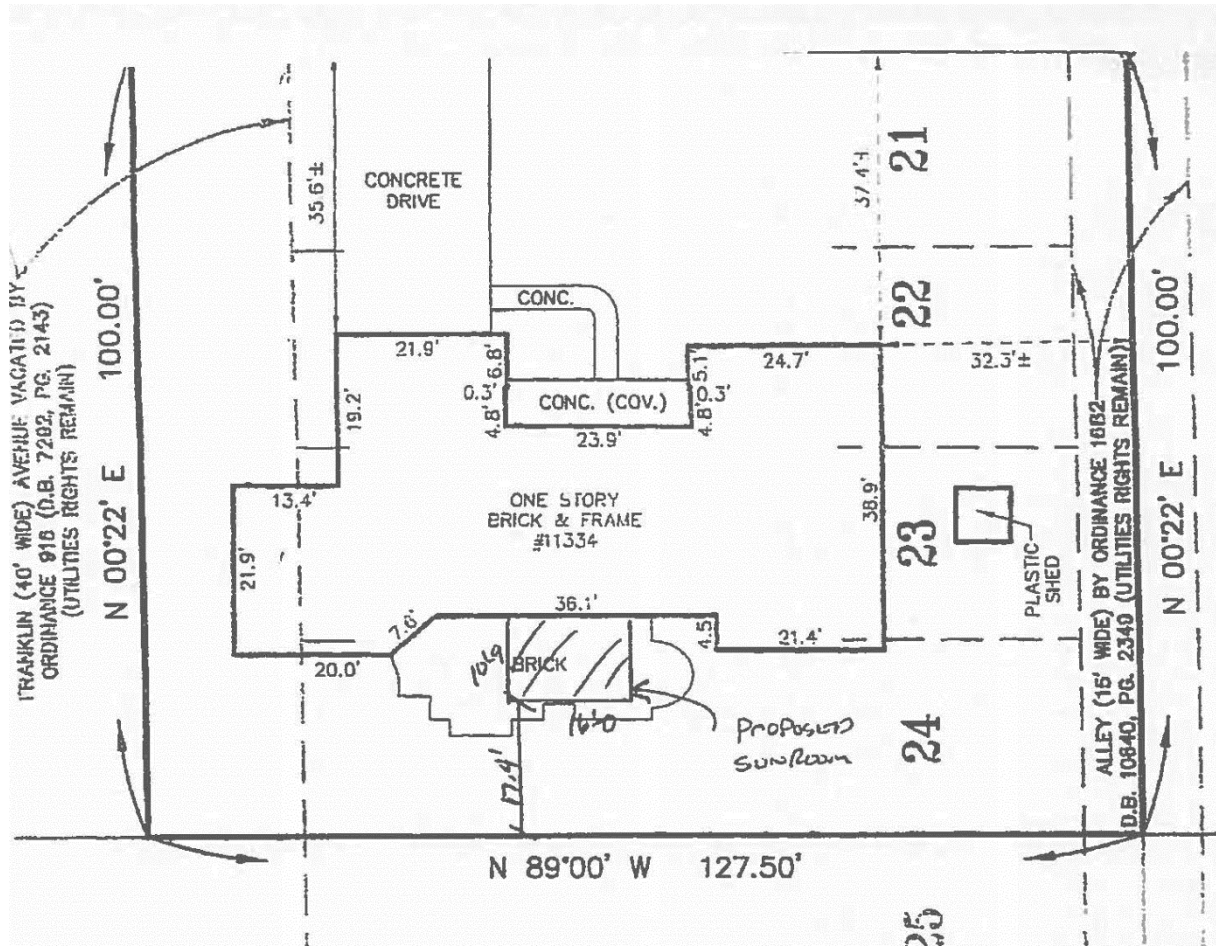


Figure 1: Close-up of the site plan with the proposed sunroom.

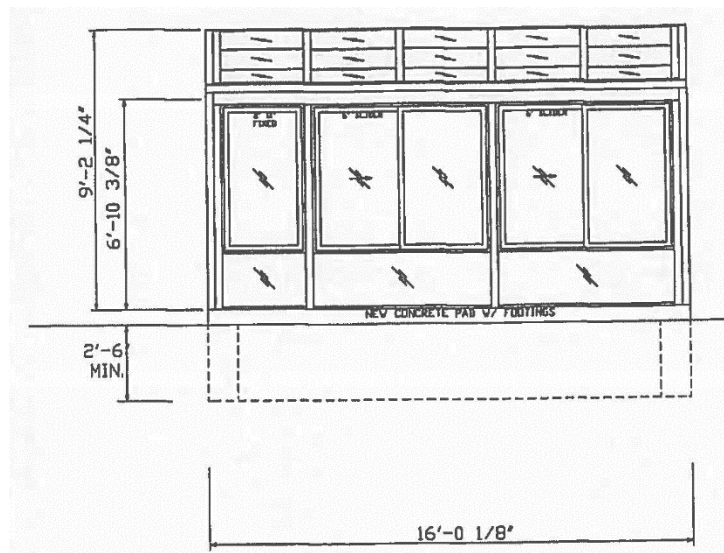


Figure 2: Close-up of the front elevation of the sunroom.

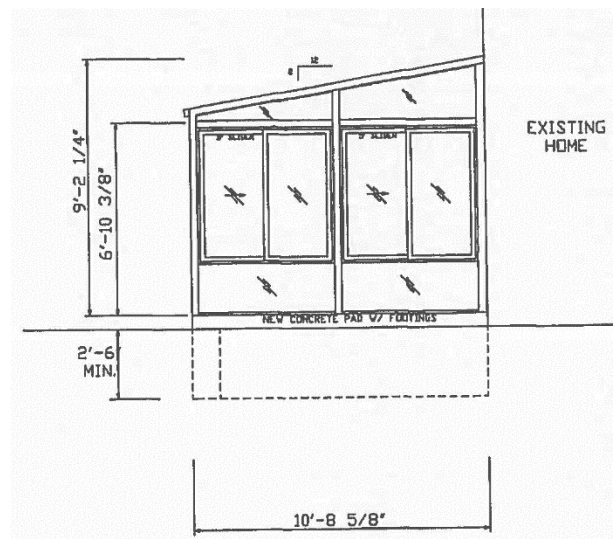


Figure 3: Close-up of the right elevation of the sunroom.

Section 405.610(E) Non-Conformities within Setback Lines states that:

*Section 405.610 Non-Conformities*

*D. Non-Conformities Within Setback Lines. In addition to the provisions of Section 405.240 regulating setbacks, the following regulations shall apply to those non-conformities located within prescribed setback lines from the rights-of-way of public or approved private streets and highways.*

- 1. Projection of existing structures into required setbacks. No structure shall be constructed, reconstructed or structurally altered in such a manner as to project into the area prescribed as a setback from a public or approved private street or as established by this Chapter.*

## LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                 | ZONED                                                                     | SEPARATED BY    |
|-----------|---------------------|---------------------------------------------------------------------------|-----------------|
| North     | Residence           | A Single Family Residential                                               | St. Paul Street |
| South     | Malcom Terrace Park |                                                                           | NA              |
| East      | Residence           | C-RDD, C Single Family Residential, with Residential Designed Development | NA              |
| West      | Residence           | C-RDD, C Single Family Residential, with Residential Designed Development | NA              |

## 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 property is located in the Malcolm Terrace subdivision which occupies a unique place in Creve Coeur history. Created as a “railroad town,” the original subdivision lots were platted in 1895. The City annexed the Subdivision in 1960 from unincorporated St. Louis County. Around 1975, the city proactively acquired properties to develop the Malcolm Terrace Park and encouraged the consolidation and redevelopment of the lots and rezoned the properties to C Single Family District with Residential Designed Development (C-RDD) that established a 20 foot front yard, 12 foot side yard and 30 foot rear yard, with a minimum lot area of 10,000 square feet for the Malcolm Terrace Subdivision. (Later, a revised adopted Zoning Map shows the zoning for the Malcolm Terrace Subdivision as C-Single Family District, without the RDD designation.) The subject property consists of several of the original plotted lots (Lots 21-24) as well as portions of vacated right-of-ways, is 100 feet in depth and 127 feet in width, with a lot area of 12,750 square feet. The existing home was built in 1980. Staff is unclear how the home is now showing a setback shorter than the allowed at approximately 23.3 feet. Staff assumes that this was an error during the construction of the home, or inaccuracies in survey, such as where structural overhangs of a roof may project up to five feet into required yards. The applicant has not provided any information that the lot is out of character with the surrounding properties nor does the request arises from a condition unique to the property.

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

While it is unclear how the existing home was developed within the setback, it is the Applicants' decision to place the sunroom addition further within the setback that creates the need for the variance. The applicants have provided no evidence of a unique hardship.

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

While the property backs up to the Malcolm Terrace Park, as one public comment received has indicated, there is no hard line defining the private properties from the public park space. Reducing the setback even further, would discourage the enjoyment of the public park space, as others would wish to not invade what may be perceived as private space. As the improvements would decrease the rear-yard setback by just over half of the property which is a significant amount, where the other properties in the area have maintained the rear yard setback, a variance would grant this application a benefit that the others are not similarly provided.

**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;**

No evidence has been submitted that suggests that the property is so adversely affected by the zoning district regulations that they will cause an extreme hardship. It is the Applicant's decision to seek approval of the sunroom addition at approximately 17.4 feet from the rear property line, instead of maintaining the existing rear yard setback.

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

It is unlikely that granting the variance will adversely affect the public health, and safety. However, allowing this applicant to decrease the rear yard would affect the order and general welfare of the community, by granting this property an exception that no other property would be specifically allowed.

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

The Purpose and Intent of the City's Zoning Ordinance as stated in Section 405.020 includes:

**SECTION 405.020: PURPOSE AND INTENT**

This Chapter is adopted for the following purposes:

1. To protect, provide for and promote the public safety, health, convenience, comfort, morals, prosperity and general welfare of the residents of the City of Creve Coeur, Missouri.
2. To encourage the most appropriate use of land, to conserve and enhance the value of property, to provide adequate open spaces for light and air, to prevent undue concentration of population, to avoid excessive congestion of streets, to secure safety from fire, flood and other dangers and to assist in the provision of adequate community utilities and facilities such as transportation, water, sewage, schools, parks and other amenities in the City of Creve Coeur.

3. To guide the future growth and further development of the City within the spirit and intent of the Comprehensive Plan or current land use plan with variations requiring public disclosure and rational.
4. To protect and conserve the value of buildings and improvements and to minimize the adverse impact of development on adjoining or nearby properties.
5. To establish a beneficial relationship between the uses of land and buildings and the public street system; to require the proper location and design of streets and building lines; and to make adequate provision for pedestrian traffic circulation.
6. To encourage the wise use and management of natural resources; to provide adequate and safe recreational areas; to maintain the natural beauty and topography of the City and to ensure appropriate development with regard to these natural features; to minimize the pollution of air, ponds and streams; to ensure the adequacy of stormwater drainage and detention facilities.

The purposes and intents are intended to ensure that the zoning regulations protect a broad range of property interests and owners. Altering the Zoning Ordinance based upon the personal preference of one homeowner rather than the physical conditions that would affect any homeowner would appear to be contrary to the larger purpose and intent of the Zoning Ordinance.

#### **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.**

As stated above, many of the properties within the subject neighborhood are similarly situated and while they may have sunrooms, they have maintained the setback of the area. No evidence has been submitted that suggests that the property is so adversely affected by the zoning district regulations that it will cause an extreme hardship. The lot dimensions exceed the C-RDD designation allowance (while smaller than the general C District). Therefore, neither the lot dimensions nor the fact that it backs up to park space rises to the standard of creating an exceptional circumstance that creates a hardship in a manner dissimilar to other similarly situated properties in the C Single Family District or within this RDD District.

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

The lot was originally and appropriately graded to accommodate a home and it is anticipated that the proposed new home design would not alter the water flow patterns off the site.

#### **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 rear-yard setback would be:

"I move to approve a variance to allow a 10 foot, 9 inches, by 16 feet sunroom addition to project into the rear yard setback by 10 feet 9 inches, where Section 405.270(E)(4)(e) of the Zoning Ordinance has a required 30 foot rear yard setback for the property addressed as 11334 St. Paul Street, 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 rear-yard setback will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed addition will not adversely affect the public health, safety, order, convenience or general welfare of the community;
6. Granting the setback variances will not violate the general spirit and intent of this Chapter;
7. By reason of the change of setbacks after construction, the strict application of the setback requirements actually creates a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and,
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property."

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

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

"I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 6 Ladue Meadows based upon the testimony received and the deliberations of the Board on this application, as decided on July 20, 2017."

In the event of a negative vote, it would be helpful for board members to identify the factor or factors (see items 1-8 above) which prompted such a vote.

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#### **APPENDIX 1: COMPREHENSIVE PLAN**

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

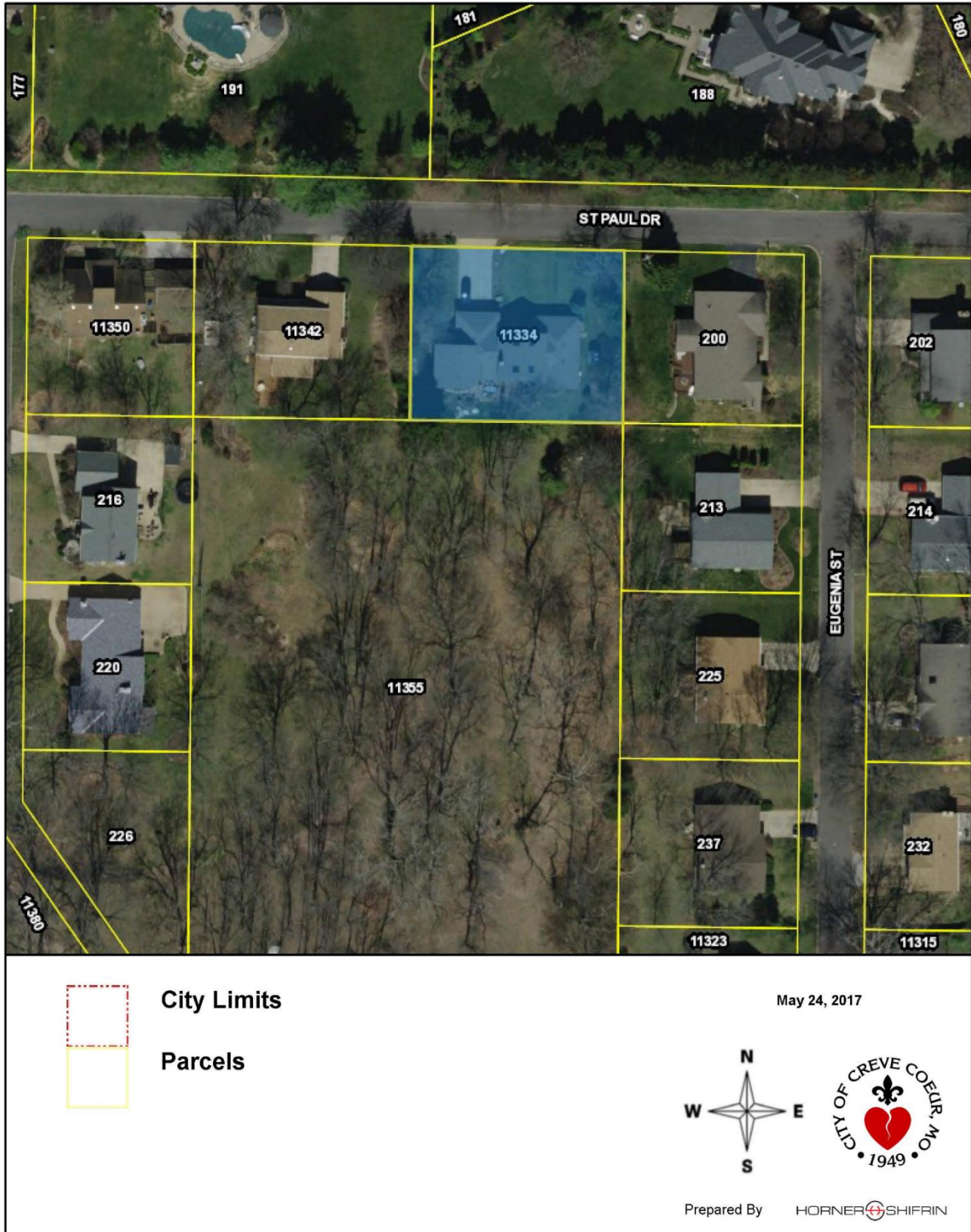
#### **APPENDIX 2: ZONING CODE**

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



APPENDIX 3: AERIAL PHOTO

11334 St. Paul Drive



Attachment: 11334 St. Paul BOA Staff Report-July 20 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)

#### APPENDIX 4: SITE PHOTOGRAPHS

Taken: 7-6-2017



Description: View of the subject property looking south from St. Paul Street



Description: View of the Subject property looking north from Malcolm Terrace Park

Attachment: 11334 St. Paul BOA Staff Report-July 20 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)

|                                                                                                                                                                                                                                                                |                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  A photograph showing a large, mature tree in the foreground, casting a shadow on a grassy lawn. In the background, a house with a white porch is visible through the trees. | <p>Description: View of the adjacent property looking northwest from Malcolm Terrace Park</p> |
|  A photograph showing a grassy lawn with several trees. The trees are mostly deciduous with green leaves, and their shadows are cast on the grass.                         | <p>Description: View looking south from the subject property at Malcolm Terrace Park</p>      |



city of **CREVE COEUR**  
COMMUNITY DEVELOPMENT DEPARTMENT

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**

PLEASE COMPLETE FRONT AND BACK PAGES

| Applicant:                                 | Applicant's Representative (if applicable): |
|--------------------------------------------|---------------------------------------------|
| Name: <u>Stephen &amp; Sandra Spurgeon</u> | Name: _____                                 |
| Company (If Applicable): _____             | Company (If Applicable): _____              |
| Address: <u>11334 ST. PAUL STREET</u>      | Address: _____                              |
| Address: <u>Creve Coeur, MO 63141</u>      | Address: _____                              |
| Telephone #: <u>314-378-8046</u>           | Telephone #: _____                          |
| Fax #: _____                               | Fax #: _____                                |
| Email: <u>Sandy.spurgeon@yahoo.com</u>     | Email: _____                                |

**Applicant's Status (Indicate one):**

- ☒ Property Owner of Record
- ☐ Private Party (financial, contractual, or proprietary interest; consent of owner of record *must* be attached)
- ☐ Other Governmental Interest (Jurisdiction: \_\_\_\_\_)

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, \_\_\_\_\_, 20\_\_\_\_.

Stephen C. Spurgeon  
Applicant's Signature

5/1/2017  
Date

\_\_\_\_\_  
Applicant's Representative's Signature

\_\_\_\_\_  
Date

Attachment: Applicant's Materials (2530 : 11334 St. Paul Street Rear-Yard Variance Request)

File # \_\_\_\_\_

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

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

We plan to add a screened/glass sun room  
to the rear of our home

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

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

Level lot adjoining Creve Coeur Park area  
to the rear of the residence

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

Home adjoins Creve Coeur Park area  
to the rear

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

Other homes in the area have similar  
features & this would bring subject property  
into conformance with those

- Current uses and structures on the property:

single family residence

Attachment: Applicant's Materials (2530 : 11334 St. Paul Street Rear-Yard Variance Request)

Continued on next page

File # \_\_\_\_\_

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

other homes have similar features and this small addition of a screened area will bring this home in accord with other residences

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?

IT could impact market value. The location of this property makes this amenity desirable & in line with what other properties offer

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

NO impact of neighboring properties

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

There are no additional services necessary

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:

This variance has no impact

File # \_\_\_\_\_

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

This is NOT applicable

9. Zoning district in which the property is located: \_\_\_\_\_

10. Size of the lot (total square feet or acres): 1/4 acre

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

**12. Attach the following:**

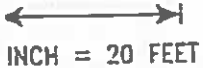
- Two (2) checks, \$50.00 filing fee and \$250.00 deposit, payable to "City of Creve Coeur."
- Ten (10) sets of scaled, legible plans (folded to a size no larger than 11"x14") of the improvements requiring a variance.
- Electronic copies of all submitted documents, malware-free on CD, DVD, or USB flash drive.

|                       |              |
|-----------------------|--------------|
| Attachments/Plans     | Received By: |
| Fees Paid             |              |
| Written Justification | Date:        |

Jason Jaggi, AICP, Director of Community Development  
 Whitney Kelly, AICP, City Planner  
 Jessica Stutte, Administrative Assistant (872-2501)

Revised: 09/15

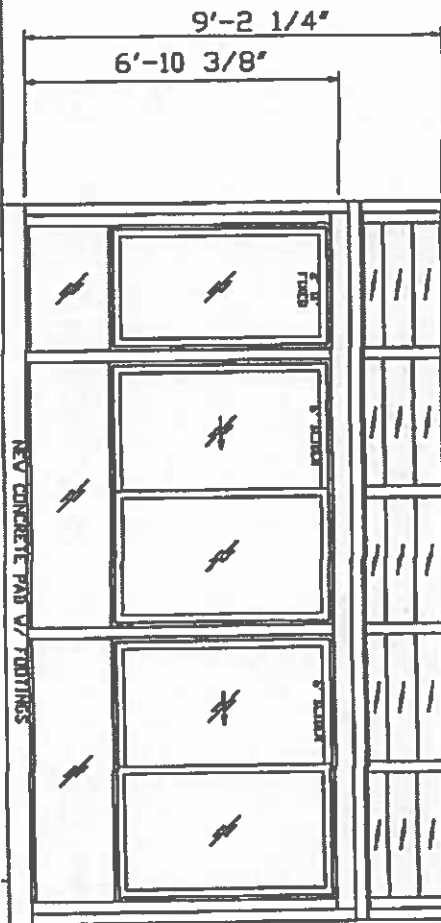
Attachment: Applicant's Materials (2530 : 11334 St. Paul Street Rear-Yard Variance Request)



Real Property Report was conducted by the Lessor or under his immediate supervision drawing is a representation of the conditions that were found at the time of



## SCALE: 1/4" = 1'-0"



## NEW CONCRETE PAD W/ FOOTINGS

2'-6  
MIN.

9'-2 1/4"

6'-10 3/8"

16'-0 1/8'

5. ALL MATERIAL AND COMPONENTS ARE TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS/SPECS.

[illegible]

JCB TITLE SPURGEON  
11334 ST. PAUL ST.  
CREVE COEUR, MO 63141

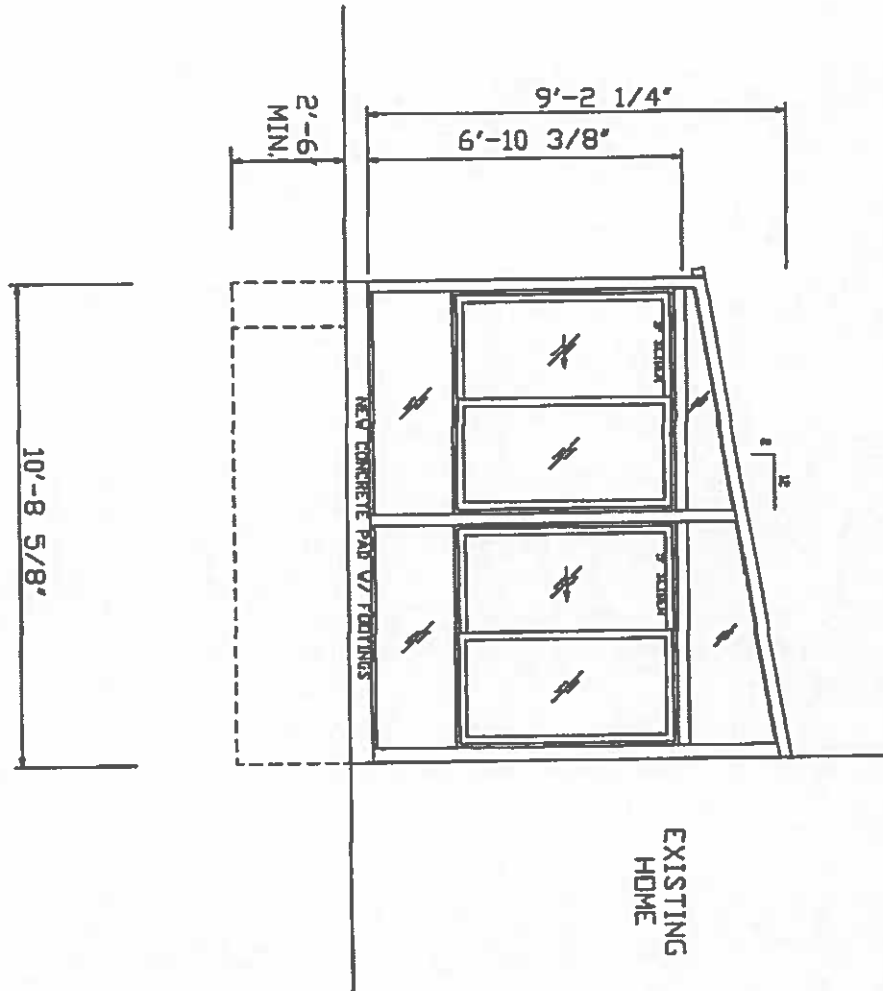
|       |   |
|-------|---|
| REV   | 1 |
| SHEET | 1 |

|        |  |
|--------|--|
| DWG NC |  |
| AT 512 |  |

**PATRIOT SUNROOMS**  
811 S. KIRKWOOD RD.  
KIRKWOOD, MO 63122  
P: 314-822-9813  
F: 314-822-9813

# RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING  
HOME

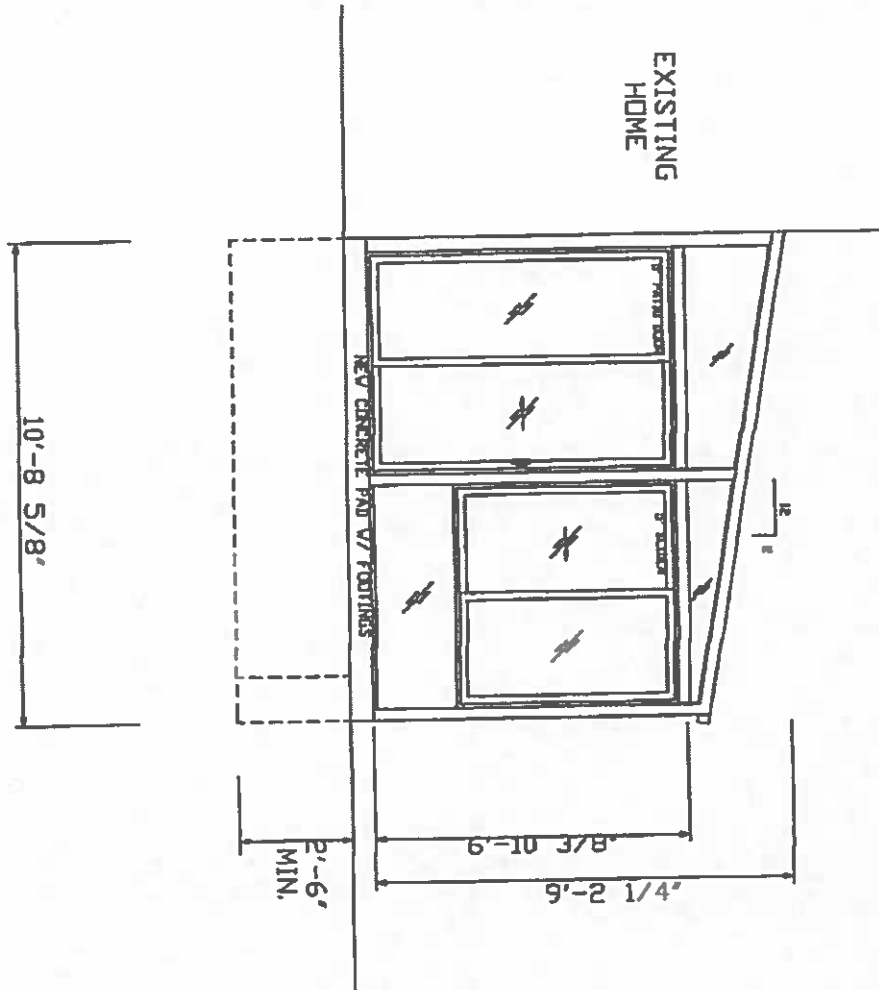


JAMES W. BROUGHTON P.E., INC. 8 POSTAGE BLVD. BROUGHTON ENGINEERING, LLC, OF RT. OF ALTN 8 208001007

|                                                                                                                                                 |                                                                                             |                                                                             |        |                |                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------|----------------|------------------------------------------------------------------------------------------------------------|
|  <b>Broughton</b><br><b>ENGINEERING</b><br><small>LLC</small> | PHONE: 314-822-3300                                                                         | JCB TITLE<br><b>SPURGEON</b><br>11334 ST. PAUL ST.<br>CREVE COEUR, MO 63141 | REV    | DWG NO         | <b>PATRIOT SUNROOMS</b><br>811 S. KIRKWOOD RD.<br>KIRKWOOD, MO 63122<br>P: 314-822-8813<br>F: 314-822-8813 |
|                                                                                                                                                 | FAX: 636-332-9509                                                                           |                                                                             | 1      |                |                                                                                                            |
|                                                                                                                                                 | E-MAIL:<br><a href="mailto:info@broughtonengineering.com">info@broughtonengineering.com</a> |                                                                             | SI-ECT | 320/17 17-8104 |                                                                                                            |

# LEFT ELEVATION

SCALE: 1/4" = 1'-0"



LANCE W. BROUGHTON P.E., (LIC. # 200802102), BRIDGES TO THE FUTURE ENGINEERING LLC, CITY OF ALTON, IL 62002-1007

**Broughton**  
**ENGINEERING**

PHONE: 314-822-3300  
FAX: 636-332-9528  
E-MAIL: info@broughtonengineering.com

JOB TITLE

SPURGEON  
11334 ST. PAUL ST.  
CREVE COEUR, MO 63141

REV  
1

SHEET

3/20/17

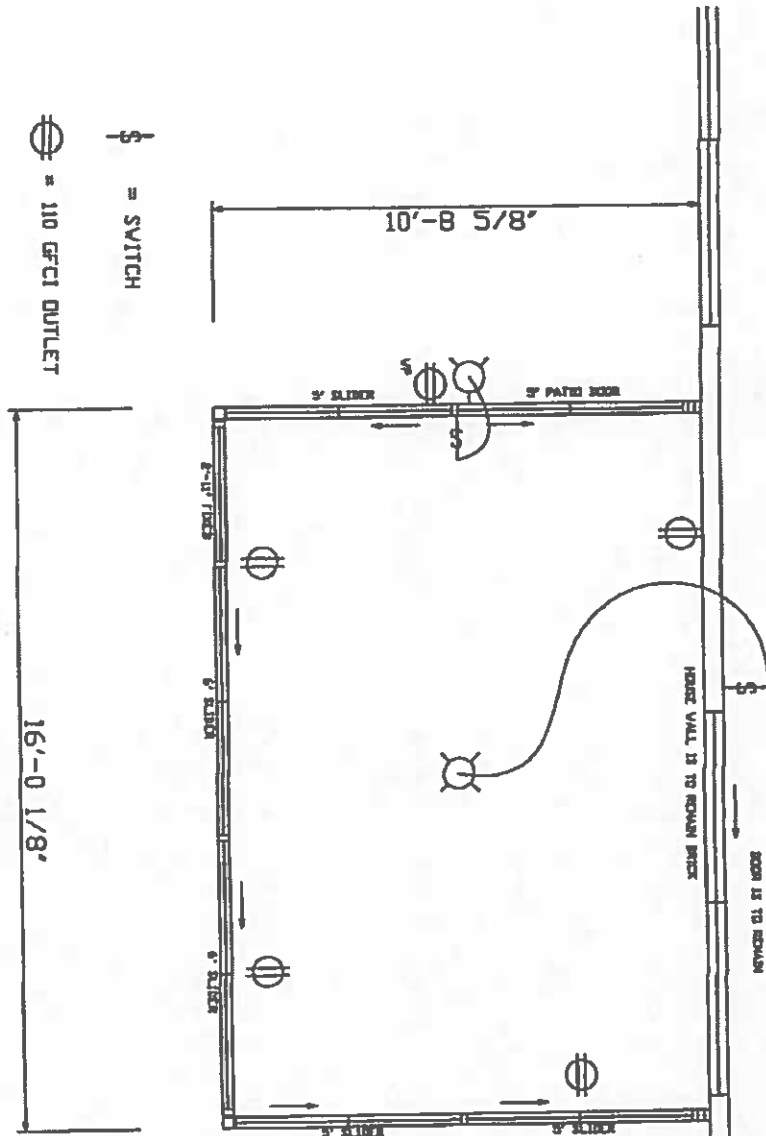
DWG NO

17-B104

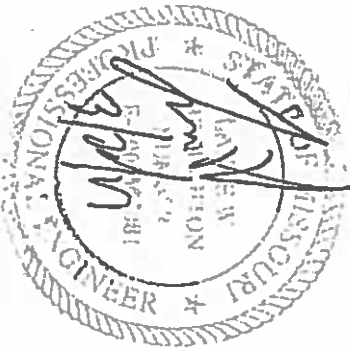
**PATRIOT SUNROOMS**  
811 S. KIRKWOOD RD.  
KIRKWOOD, MO 63122  
P: 314-822-8813  
F: 314-822-8813

-  = SWITCH  
 = 110 GFCI OUTLET  
 = LIGHT FIXTURE  
 = CEILING FIXTURE

# PLAN VIEW SCALE: 1/4" = 1'-0"



- NOTES:**
1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED.
  2. A NEW BRONZE STUDIO "FOUR SEASONS" SUNROOM IS TO BE BUILT ON A NEW CONCRETE PAD WITH FOOTINGS.
  3. EXISTING HOUSE DOOR IS TO REMAIN.
  4. HOUSE WALL IS TO REMAIN BRICK FINISH.
  5. ALL ELECTRIC SHOWN IS A GENERAL LAYOUT. CHANGES MAY BE MADE IF NEEDED TO MEET LOCAL CODE REQUIREMENTS. OUTLETS ARE TO BE IN UL FLOOR BOXES.
  6. ALL MATERIAL AND COMPONENTS ARE TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS/SPECS.



**Broughton ENGINEERING**  
 PHONE: 314-822-3300  
 FAX: 314-332-9200  
 E-MAIL: info@broughtonengineering.com

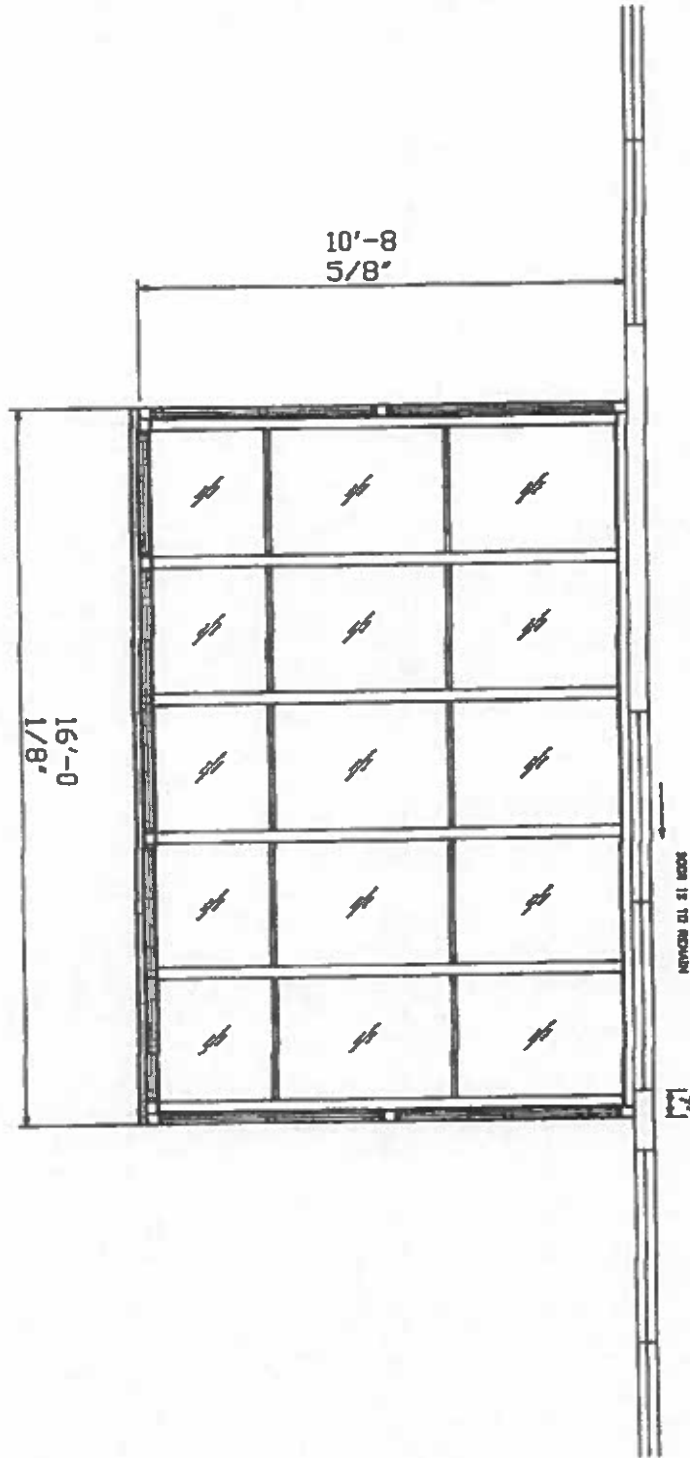
JCB TITLE  
 SPURGEON  
 11334 ST. PAUL ST.  
 CREVE COEUR, MO 63141

|          |                   |
|----------|-------------------|
| REV<br>1 | DWG NO<br>17-8104 |
| SHEET    | 3/20/17           |

**PATRIOT SUNROOMS**  
 811 S. KIRKWOOD RD.  
 KIRKWOOD, MO 63122  
 P: 314-822-9813  
 F: 314-822-9813

# ROOF GLASS LAYOUT

SCALE: 1/4" = 1'-0"



W. SPURGEON, P.E., LICENSED PROFESSIONAL ENGINEER, STATE OF MISSOURI, LICENSE NO. 18022, EXPIRATION DATE 12/01/15

**Broughton**  
**ENGINEERING**

PHONE: 314-822-3300  
FAX: 314-822-0813  
E-MAIL: info@broughtonengineering.com

JOB TITLE

**SPURGEON**  
**11334 ST. PAUL ST.**  
**CREVE COEUR, MO 63141**

REV  
1

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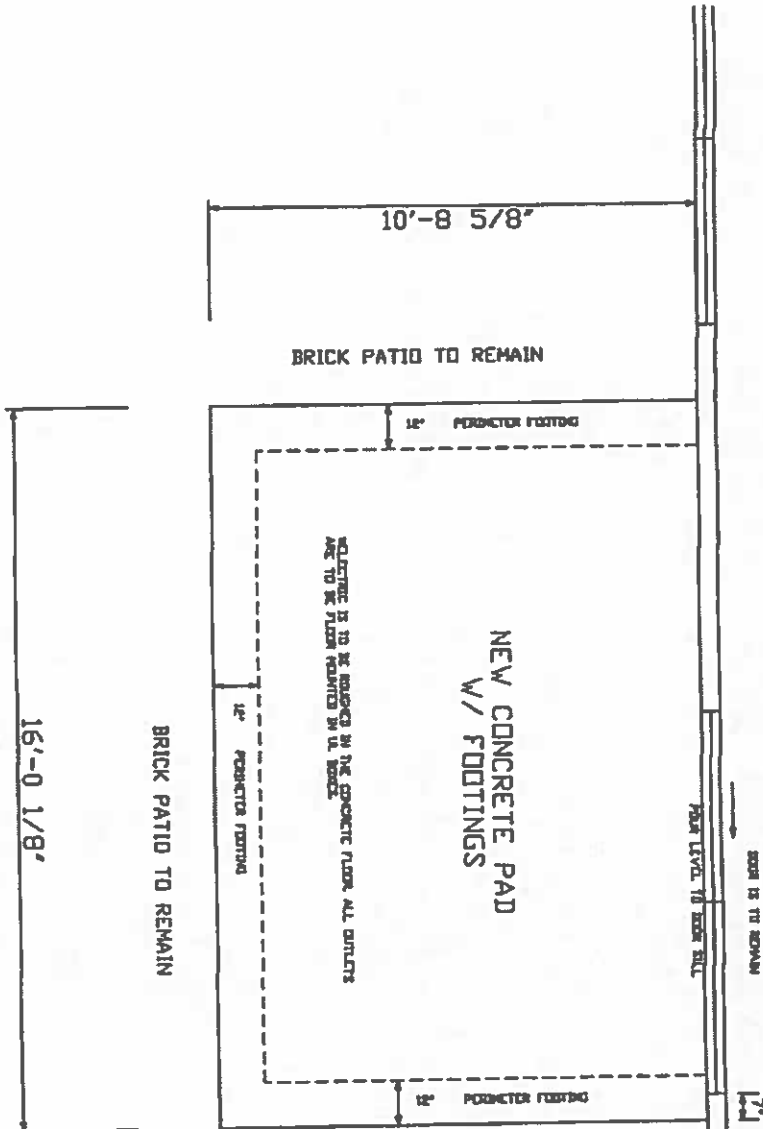
DWG NO.

3/20/17 17-8104

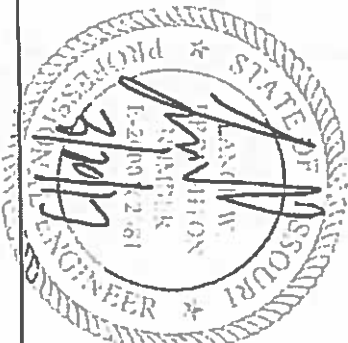
**PATRIOT SUNROOMS**  
811 S. KIRKWOOD RD.  
KIRKWOOD, MO 63122  
P: 314-822-8813  
F: 314-822-8813

# CONCRETE PLAN

SCALE: 1/4" = 1'-0"



- NOTES:
1. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED.
  2. EXISTING BRICK PATIO IS TO BE REMOVED AS NEEDED FOR THE INSTALLATION OF NEW CONCRETE PAD AND FOOTINGS.
  3. NEW PAD IS TO BE POURED LEVEL TO HOUSE DOOR SILL WHICH IS APPROXIMATELY 7" STEP UP FROM BRICK PATIO.
  4. PERIMETER FOOTINGS ARE TO BE PINNED TO HOUSE FOUNDATION.
  5. ALL MATERIAL AND COMPONENTS ARE TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS/SPECS.



LANCE W. BROUGHTON P.E., L.C. # 2001102981 PRODUCTION / MODIFICATION / L.C. OF REC. OF AUPH # 700007492

**Broughton**  
**ENGINEERING**

PHONE: 314-822-3300  
FAX: 314-822-8813  
E-MAIL: info@broughtonengineering.com

JOB TITLE

SPURGEON  
11334 ST. PAUL ST.  
CREVE COEUR, MO 63141

REV  
1

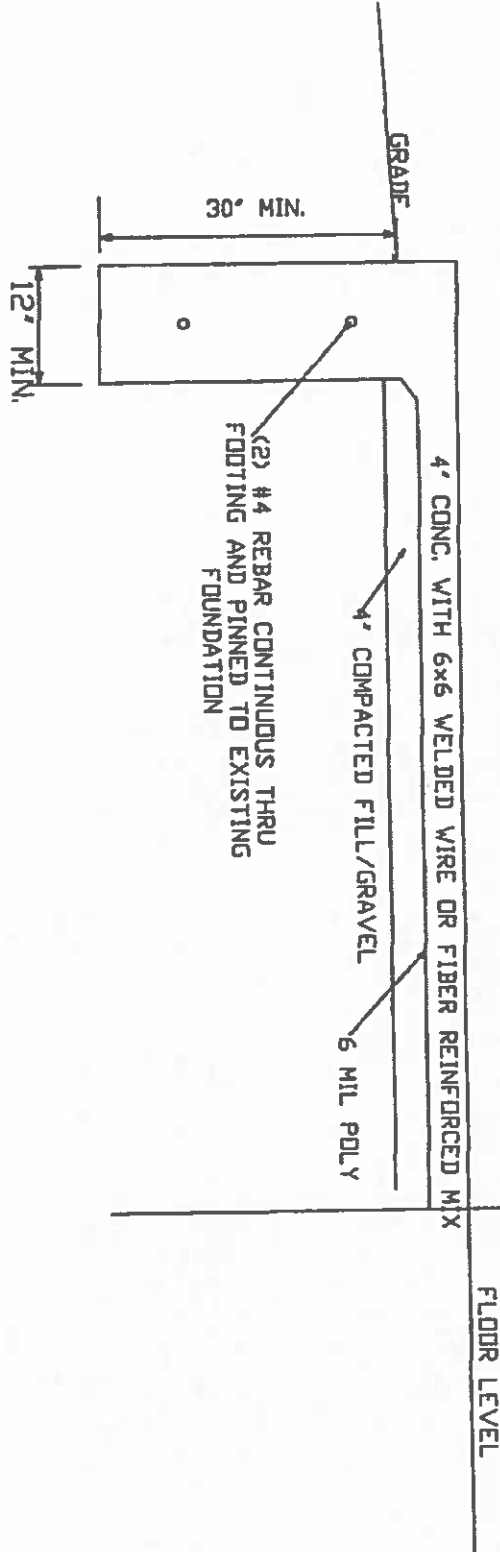
SHEET

DWG. NO.

3/20/17 17-8104

**PATRIOT SUNROOMS**  
811 S. KIRKWOOD RD.  
KIRKWOOD, MO 63122  
P: 314-822-9813  
F: 314-822-9813

# CONCRETE DETAIL NTS



FLOOR LEVEL

EXISTING HOME



LANCE W. BROUGHTON P.E., License # 100062691, MISSOURI PROFESSIONAL ENGINEERING BOARD, LICENSE OF APRIL 9, 2020 TO 2027

**Broughton**  
**ENGINEERING**

PHONE: 314-822-3300  
FAX: 314-332-8800  
E-MAIL: info@broughtonengineering.com

JOB TITLE  
**SPURGEON**  
11334 ST. PAUL ST.  
CREVE COEUR, MO 63141

|          |                 |
|----------|-----------------|
| REV<br>1 | DWG NO.         |
| SI-SHEET | 3/20/17 17-8104 |

**PATRIOT SUNROOMS**  
811 S. KIRKWOOD RD.  
KIRKWOOD, MO 63122  
P: 314-822-8813  
F: 314-822-8813



## 230 SUN & STARS ROOMS: STRAIGHT EAVE (2 in 12 ROOF PITCH) ENGINEERING AND STRUCTURAL LOADING INFORMATION

EFFECTIVE DATE 1-1-2017  
REVISION: C

| ROOM MODEL             | GLAZING BAR O.C. SPACING | RAFTER TYPE | ROOF LIVE LOAD (psf) | DEFLECTION LIMIT L / | EXPOSURE B WIND LOAD (mph) | ROOM MODEL             | GLAZING BAR O.C. SPACING | RAFTER TYPE | ROOF LIVE LOAD (psf) | DEFLECTION LIMIT L / | EXPOSURE B WIND LOAD (mph) |
|------------------------|--------------------------|-------------|----------------------|----------------------|----------------------------|------------------------|--------------------------|-------------|----------------------|----------------------|----------------------------|
| S'M-6DH (5'-6 3/4")    | 2'-6 5/8"                | 5LB3        | 150                  | 188                  | 140                        | S'M-15DH (14'-9 1/4")  | 2'-6 5/8"                | 5HB3        | 25                   | 96                   | 115                        |
|                        | 3'-0 5/8"                | 5LB3        | 130                  | 180                  | 125                        |                        | 3'-0 5/8"                | 5HB3        | 21                   | 92                   | 115                        |
| S'M-7DH (6'-6 1/2")    | 2'-6 5/8"                | 5LB3        | 105                  | 160                  | 140                        |                        | 2'-6 5/8"                | 5LB5        | 26                   | 99                   | 115                        |
|                        | 3'-0 5/8"                | 5LB3        | 90                   | 155                  | 125                        |                        | 3'-0 5/8"                | 5LB5        | 23                   | 92                   | 115                        |
| S'M-8DH (8'-7 1/2")    | 2'-6 5/8"                | 5LB3        | 85                   | 109                  | 140                        |                        | 2'-6 5/8"                | 5CB5        | 49                   | 107                  | 115                        |
|                        | 3'-0 5/8"                | 5LB3        | 54                   | 108                  | 125                        |                        | 3'-0 5/8"                | 5CB5        | 41                   | 105                  | 115                        |
|                        | 2'-6 5/8"                | 5HB3        | 87                   | 159                  | 140                        | S'M-16DH (15'-11 1/2") | 2'-6 5/8"                | 5HB3        | 20                   | 91                   | 115                        |
|                        | 3'-0 5/8"                | 5HB3        | 73                   | 157                  | 125                        |                        | 3'-0 5/8"                | 5HB3        | 16                   | 90                   | 115                        |
| S'M-10DH (9'-8 1/8")   | 2'-6 5/8"                | 5LB3        | 47                   | 102                  | 140                        |                        | 2'-6 5/8"                | 5LB5        | 21                   | 94                   | 115                        |
|                        | 3'-0 5/8"                | 5LB3        | 39                   | 101                  | 125                        |                        | 3'-0 5/8"                | 5LB5        | 17                   | 92                   | 115                        |
|                        | 2'-6 5/8"                | 5HB3        | 88                   | 110                  | 140                        |                        | 2'-6 5/8"                | 5CB5        | 39                   | 104                  | 115                        |
|                        | 3'-0 5/8"                | 5HB3        | 74                   | 108                  | 125                        |                        | 3'-0 5/8"                | 5CB5        | 32                   | 104                  | 115                        |
| S'M-11DH (10'-8 5/8")  | 2'-6 5/8"                | 5LB3        | 33                   | 102                  | 140                        |                        | 2'-6 5/8"                | 5HB7        | 45                   | 120                  | 115                        |
|                        | 3'-0 5/8"                | 5LB3        | 29                   | 96                   | 125                        |                        | 3'-0 5/8"                | 5HB7        | 38                   | 120                  | 115                        |
|                        | 2'-6 5/8"                | 5HB3        | 67                   | 104                  | 140                        | S'M-17DH (16'-10 1/4") | 2'-6 5/8"                | 5LB5        | 18                   | 90                   | 105                        |
|                        | 3'-0 5/8"                | 5HB3        | 57                   | 101                  | 125                        |                        | 3'-0 5/8"                | 5LB5        | 15                   | 86                   | 105                        |
| S'M-12DH (11'-10 1/8") | 2'-6 5/8"                | 5LB3        | 24                   | 98                   | 125                        |                        | 2'-6 5/8"                | 5CB5        | 33                   | 103                  | 105                        |
|                        | 3'-0 5/8"                | 5LB3        | 21                   | 92                   | 119                        |                        | 3'-0 5/8"                | 5CB5        | 28                   | 99                   | 105                        |
|                        | 2'-6 5/8"                | 5HB3        | 50                   | 100                  | 135                        |                        | 2'-6 5/8"                | 5HB7        | 38                   | 120                  | 105                        |
|                        | 3'-0 5/8"                | 5HB3        | 42                   | 98                   | 125                        |                        | 3'-0 5/8"                | 5HB7        | 30                   | 120                  | 105                        |
| S'M-13DH (12'-8 3/4")  | 2'-6 5/8"                | 5LB3        | 20                   | 93                   | 119                        | S'M-18DH (17'-10")     | 2'-6 5/8"                | 5CB5        | 28                   | 101                  | 100                        |
|                        | 3'-0 5/8"                | 5LB3        | 16                   | 93                   | 119                        |                        | 3'-0 5/8"                | 5CB5        | 23                   | 99                   | 100                        |
|                        | 2'-6 5/8"                | 5HB3        | 39                   | 102                  | 125                        |                        | 2'-6 5/8"                | 5HB7        | 31                   | 120                  | 100                        |
|                        | 3'-0 5/8"                | 5HB3        | 32                   | 101                  | 125                        |                        | 3'-0 5/8"                | 5HB7        | 26                   | 120                  | 100                        |
|                        | 2'-6 5/8"                | 5LB5        | 41                   | 105                  | 125                        | S'M-19DH (18'-10")     | 2'-6 5/8"                | 5CB5        | 23                   | 101                  | 100                        |
|                        | 3'-0 5/8"                | 5LB5        | 34                   | 103                  | 125                        |                        | 3'-0 5/8"                | 5CB5        | 20                   | 94                   | 100                        |
|                        | 2'-6 5/8"                | 5CB5        | 60                   | 140                  | 125                        |                        | 2'-6 5/8"                | 5HB7        | 26                   | 120                  | 100                        |
|                        | 3'-0 5/8"                | 5CB5        | 50                   | 138                  | 125                        |                        | 3'-0 5/8"                | 5HB7        | 21                   | 120                  | 100                        |

\*WIND LOADS ARE BASED ON ACTUAL CONDITIONS, 120 MPH AND OVER ARE BASED ON A PARTIALLY ENCLOSED DESIGN. THERE IS NO NEED TO "SUBTRACT" OVER 120 MPH

**TABLE A - BASIC WIND SPEED CONVERSION**

| 1 | 2009 EQUIVALENT BASIC WIND SPEED | 87  | 91  | 95  | 103 | 111 | 119 | 126 | 134 | 142 |
|---|----------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2 | 2012 & 2015 BASIC WIND SPEED     | 110 | 115 | 120 | 130 | 140 | 150 | 160 | 170 | 180 |

NOTE: 1. WIND SPEED SHOWN IN CHART ABOVE IS BASED ON 2009 IBC

2. TO DETERMINE IF ROOM MEETS 2012 OR 2015 WIND SPEED REQUIREMENTS SELECT APPROPRIATE DESIGN WIND SPEED FROM 2012 IBC/IRC AND THEN USING TABLE A ABOVE SELECT 2012 VALUE FROM LINE 2 AND THEN DETERMINE EQUIVALENT 2009 BASIC WIND SPEED FROM LINE 1

3. WIND SPEED VALUE IN CHART MUST EXCEED VALUE DETERMINED FROM LINE 1 IN TABLE A

4. LINE 1 AND LINE 2 COMPARE WIND SPEED MAP VALUES FROM 2009 AND 2012/2015 CODES - THESE MAPS ARE BASED ON EXPOSURE C

**NOTES:**

- 1) 5LB3 = 3" LITE BAR, 5HB3 = 3" HEAVY BAR, 5LB5 = 5" LITE BAR  
5CB5 = 5" HEAVY BAR, 5HB7 = 5CB5 HEAVY BAR W/4RSB RAFTER STIFFENER.
- 2) ALUMINUM ALLOY FOR GLAZING BARS IS 6005-T5.
- 3) DEAD LOAD OF ROOF SYSTEM IS 5 PSF.
- 4) ALL ROOMS ARE ACCEPTABLE FOR CONSTRUCTION IN SEISMIC AREAS WITH A SPECTRAL RESPONSE ACCELERATION,  $S_s$ , LESS THAN OR EQUAL TO 141%g. OTHER SEISMIC LOADS MUST BE EVALUATED ON AN INDIVIDUAL BASIS.
- 5) DEFLECTION LIMITS ARE SHOWN ON THE CHART.
- 6) WINDS ARE BASED ON AN ENCLOSED STRUCTURE, EXCEPT WHEN 120 MPH AND GREATER, THEN WINDS ARE BASED ON A PARTIALLY ENCLOSED STRUCTURE.
- 7) LOADS REPRESENT ALLOWABLE VALUES UP TO A 8'-0" EAVE HEIGHT, AND A 15' ROOM WIDTH. OTHER CONFIGURATIONS MUST BE EVALUATED ON AN INDIVIDUAL BASIS.
- 8) THIS SUMMARY PERTAINS TO THE STRUCTURAL INTEGRITY OF OUR UNIT UP TO, BUT NOT INCLUDING, THE CONNECTIONS TO THE EXISTING STRUCTURE AND/OR ANY NEW CONSTRUCTION. ALL SUBSTRUCTURE DESIGN REQUIREMENTS AND CONNECTIONS TO THE EXISTING STRUCTURE ARE NOT INCLUDED IN THE SCOPE OF WORK FOR THE FOUR SEASONS PRODUCT, AND MUST BE EVALUATED BY OTHERS.
- 9) THE ENGINEERING DESIGN SCOPE FOR THE FOUR SEASONS PRODUCT DOES NOT ACCOUNT FOR SPECIAL LOAD CONDITIONS CREATED BY ATTACHMENT TO THE EXISTING STRUCTURE. THESE MAY INCLUDE SNOW DRIFTING OR UNBALANCE SNOW LOADING. ANY SPECIAL LOADING CONDITIONS MUST BE EVALUATED BY OTHERS.
- 10) ENGINEERS CERTIFICATION: I CERTIFY THAT THESE ENGINEERING SPECIFICATIONS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATES SHOWN.





Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

---

**Variance request for 11334 St. Paul**

1 message

**RICHARD MOCK** <richmock@yahoo.com>

Fri, Jun 2, 2017 at 9:10 AM

Reply-To: RICHARD MOCK &lt;richmock@yahoo.com&gt;

To: "wkelly@crevecoeurmo.gov" &lt;wkelly@crevecoeurmo.gov&gt;

With reference to the variance request for 11334 St. Paul, scheduled for public hearing June 15, I submit the following comment.

This property joins the Malcolm Terrace Park on the south, and I believe there is no clear demarcation between the private property and park property. The addition of a sunroom with many south-facing windows so close to the park might inhibit public use of part of the park by creating a sense of invasion of privacy. I suggest that the Board of Adjustment consider the effects this sunroom would have on public park property when dealing with this variance request.

I live in the Malcolm Terrace neighborhood and I am familiar with 11334 St. Paul from the previous owners, Tom and Linda Edwards.

Richard Mock – 232 Eugenia Street, Creve Coeur MO 63141

Attachment: Public Comment 1 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)



Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

---

**Spurgeon variance request-St Paul Street**1 message

---

**Gary Muck** <gsmuck@sbcglobal.net>

Sun, Jun 4, 2017 at 4:14 PM

Reply-To: Gary Muck &lt;gsmuck@sbcglobal.net&gt;

To: "wkelly@crevecoeurmo.gov" &lt;wkelly@crevecoeurmo.gov&gt;

To whom it may concern: My name is Gary Muck residing at 220 Townsend St. From my perspective I have no problem with the proposed sunroom addition. Thank you, Gary

Attachment: Public Comment 2 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)



Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

---

## Spurgeon Project

---

**Koshner, Erick** <erick.koshner@lhh.com>

Mon, Jun 5, 2017 at 5:50 PM

To: "wkelly@crevecoeurmo.gov" &lt;wkelly@crevecoeurmo.gov&gt;

As a long-time resident of Creve Coeur and the Malcolm Terrace area, I support the plans proposed by the Dr. and Mrs. Spurgeon to build a sunroom on the back of their residence on St. Paul Street. This will enhance the property and add value to the entire neighborhood upon completion.

Please feel free to contact me if you have questions or comments.

**Erick Koshner**

Executive Coach

**Lee Hecht Harrison**

14567 N. Outer Forty Drive

Suite 350

Chesterfield, MO 63017

Tel [636-681-1100](tel:636-681-1100)Cell (preferred) [314-440-4069](tel:314-440-4069)[erick.koshner@lhh.com](mailto:erick.koshner@lhh.com)[LHH.COM](http://LHH.COM)

Attachment: Public Comment 3 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)



Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

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**11334 St. Paul St**1 message

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**Jenneke Bloomfield** <jennekebloomfield1@gmail.com>

Sat, Jun 10, 2017 at 5:20 PM

To: wkelly@crevecoeurmo.gov

Cc: stephen.spurgeon@hotmail.com

Hello,

I am writing in support of the 3 season room addition at 11334 St. Paul Street. I live at 216 Townsend St, my backyard has a view of the Spurgeon's backyard. I am in favor of the addition because I think a 3 season room would add value to their property which helps the neighborhood. Also, the addition would still be a great distance from any neighboring properties and would not impose on anyone else's space or view. Finally, even though the addition will be a positive, the Spurgeons have several large trees around the exterior of their backyard so the addition will be difficult to see anyway.

The Spurgeons are friendly neighbors who always take care of their yard. They plant beautiful flowers and bushes and their property is an asset to neighborhood. I am in favor of the approval of their 3 season room.

Sincerely,

Jenneke Bloomfield

216 Townsend St.

Attachment: Public Comment 4 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)



Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

---

**The proposed sunroom addition at 11334 St. Paul St.**1 message

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**nmaniscalco@charter.net** <nmaniscalco@charter.net>

Mon, Jun 12, 2017 at 9:52 AM

To: "wkelly@crevecoeurmo.gov" &lt;wkelly@crevecoeurmo.gov&gt;

Dear Ms. Kelly:

I am writing to express my support for the proposed sunroom addition to the home of Stephen and Sandra Spurgeon at 11334 St. Paul St. in the Malcolm Terrace neighborhood. I believe the proposed addition will not only enhance the appearance of the Spurgeons' property but also blend well with the existing environment.

Since their relatively recent relocation to Malcolm Terrace, the Spurgeons have proven themselves to be thoughtful neighbors and a positive addition to both the neighborhood and the city. In particular, Mr. Spurgeon has made notable contributions as a citizen volunteer on the city's Parks and Recreation Committee.

The Spurgeons' willingness to invest in improvements to their residence is in stark contrast to the obvious neglect of other Malcolm Terrace properties, specifically at the west end of St. Paul St. and the south end of Eugenia St.

I plan to attend the Board of Adjustment meeting now scheduled for July 20 to consider the Spurgeons' request for a variance. I certainly hope the board will look favorably on their request, which I believe is supported by an overwhelming majority of their neighbors.

Sincerely,

Ned Maniscalco

202 Eugenia St.

Attachment: Public Comment 5 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)



Whitney Kelly &lt;wkelly@crevecoeurmo.gov&gt;

---

## Variance Request for 11334 St. Paul Street

---

**Elizabeth Galie** <lzgalie@gmail.com>

Mon, Jun 12, 2017 at 1:52 PM

To: wkelly@crevecoeurmo.gov

Dear Ms. Kelly,

I am writing to support the application requested by the Spurgeons to construct a sun room on the rear of their house. I understand that the variance is needed because their back yard will then not conform to the minimum rear yard requirement of 30 feet. Let me point out that their back yard is already short of the minimum, and has been since it was built many years ago.

Currently the back of their house is landscaped with a brick patio and extensive gardens, which blend beautifully into the surrounding Serenity Grove. The proposed structure will only enhance the existing environment. As recent residents, the Spurgeons have done extensive work to upgrade the plantings and the exterior of the house. This would only be one more step to add to the beauty of our natural surroundings here.

As you may be aware, the neighbors here have been actively attempting to address the issues of several nearby properties which are eyesores and detract from not only the beauty but the safety of the neighborhood. The Spurgeons have helped us with this effort as well as working on their own house. As their next door neighbor, no one will be more affected by their addition than I. I truly look forward to it, and urge you to look favorably upon their application for a variance which will only better the Malcolm Terrace neighborhood.

Thank you for your consideration.

Liz Galie

200 Eugenia Street3

Attachment: Public Comment 6 (2530 : 11334 St. Paul Street Rear-Yard Variance Request)