



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

September 15, 2016

4:00 PM

City Council Chamber

I. CALL TO ORDER

Mr. Roger Levy (Chair)
Mr. Martin Satz
Mr. Ivan Schenberg
Mr. Glenn Wilen
Mr. John Becker
Ms. Alexandra Gada (Alternate)
Mr. Robert Mooney (Alternate)

Mr. Helmut Starr, Assistant 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. April 21, 2016 Board of Adjustment Meeting Minutes

IV. NEW BUSINESS

1. Variance Requests to Allow for a New Front-Porch Addition to Project Up to Approximately Five Feet into the Front Yard Setback and Increase the Width to 40.34 Feet for the Home at 353 Conway Lake Drive

Sam Piwowarczyk, of Banner Construction, has submitted an appeal for a variance to allow the structural modification of the existing home at 353 Conway Lake Drive, Creve Coeur, MO, on behalf of the homeowners, David and Cathy Hogan, where 45 feet is the established front yard setback, and where an un-roofed, front porch may project up to five (5) feet into the front yard setback, provided such porch or terrace is not more than twelve (12) feet in width, per Section 405.680 Yard Regulations of the Zoning Ordinance.

V. OTHER BUSINESS

VI. ADJOURNMENT

Posted: _____

Jessica Stutte
Recording Secretary



*CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
MEETING MINUTES
THURSDAY, APRIL 21, 2016
4:00 PM*

A regular meeting of the Board of Adjustment of the City of Creve Coeur, Missouri was called to order by Vice-Chair Ivan Schenberg at the Creve Coeur Government Center, 300 North New Ballas Road, at 4:00 p.m. on Thursday, April 21, 2016. The roll was called: Mr. Glenn Wilen, Mr. Martin Satz, Mr. Robert Mooney, and Mr. John Becker were in attendance.

Also present were Mr. Carl Lumley, City Attorney; Mr. Jason Jaggi, Director of Community Development; Ms. Whitney Kelly, City Planner; and Jessica Stutte, Recording Secretary.

Mr. Satz made a motion to approve the minutes of February 18, 2016. Mr. Wilen seconded the motion, which unanimously carried.

Vice-Chair Schenberg outlined the procedures of the Board of Adjustment, stating that four affirmative votes are required for the granting of a variance.

NEW BUSINESS

A. Variance Request to Allow for a New Front-Porch to Project Up to Approximately Three Additional Feet into the Front Yard Setback for the Home at 9820 Sundown Square.

Applicant/Agent: Shawn Gwaltney
GP Homes LLC
18111 Edison Ave
Chesterfield MO 63005

Reporter Deborah McLaughlin swore in all parties who wished to address the Board.

Mr. Shawn Gwaltney 18111 Chesterfield 63005 with GP Homes gave a summary of what they would like to do regarding the covering of the porch on the front of the house. He presented his case and pointed out the property to the right has something similar. He said adding a porch would improve it visually and increase the value of the home.

Ms. Kelly, on behalf of the city, responded the home was in regulation at the time the home was built and later the setbacks were moved back. She said staff recommends approval as it is simply to cover the porch with a variance instead of moving the house back. Neighbors received a notice and no complaints or concerns were submitted.

Mr. Becker asked about future requests if it were approved. He wanted to know if it set a precedent.

Mr. Lumley responded each case is evaluated on its own merits.

Ms. Kelly responded that similar cases have come before the Board.

*Board of Adjustment
April 21, 2016*

City Attorney Carl Lumley offered the following exhibits into the record on behalf of the City:

1. Documentation of possession of the City Clerk that reflects the published and posted notice
2. Staff's report to the Board, with the Board of Adjustment application and all attachments thereto.
3. The City Charter
4. The Code of Ordinances of the City of Creve Coeur
5. All communications and letters received by the City to this point regarding the application.

End of Public Hearing

Vice-Chair moved to approve a variance for the home at 9820 Sundown Square to allow the structural modification of the existing front porch within the legally pre-existing, but non-conforming front yard setback of 40 feet where the required setback is 45 feet per Section 405.260, B Single Family Residential District, based upon a positive finding that:

1. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the front-yard setbacks 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 variance will not violate the general spirit and intent of this Chapter;
7. By reason of the lot shape within the B Single-family Residential zoning district, 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 storm water that would adversely affect adjacent property.

The motion was seconded by Mr. Satz with the resultant vote as follows:

Mr. Satz-aye Mr. Wilen-aye Mr. Mooney-aye Mr. Becker-aye Mr. Schenberg-aye

Second Motion was made by Vice Chair Schenberg to approve the Findings of Fact and Conclusions of Law prepared by staff regarding the variance request for 9820 Sundown based on the testimony received and the deliberations of the Board on this application, as decided on April 21, 2016.

OTHER BUSINESS

Mr. Jason Jaggi requested the Board consider moving away from paper packets in an effort to comply with the City's desire to go green and to reduce the use of time spent on preparation and delivery. The Board discussed the request and were supportive of eliminating the paper packets. Mr. Jaggi state that a few hard copies of large plans will be available for pick up at the Government Center.

ADJOURNMENT

*Board of Adjustment
April 21, 2016*

There being no further business to come before the Board of Adjustment, upon motion being made and duly seconded, the meeting was adjourned at 4:22 P.M.

Ivan Schenberg, Vice-Chair

Jessica Stutte, Recording Secretary



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUESTS TO ALLOW FOR A NEW FRONT-PORCH
ADDITION TO PROJECT UP TO APPROXIMATELY FIVE FEET INTO THE
FRONT YARD SETBACK AND INCREASE THE WIDTH TO 40.34 FEET FOR
THE HOME AT 353 CONWAY LAKE DRIVE**

FOR THE MEETING OF: Thursday, September 15, 2016

SUBJECT PROPERTY LOCATION: 353 Conway Lake Drive, Zoned A Single Family Residential, with Residential Designed Development (RDD) Designation.

REQUEST: Sam Piwowarczyk, of Banner Construction, has submitted an appeal for a variance to allow the structural modification of the existing home at 353 Conway Lake Drive, Creve Coeur, MO, on behalf of the homeowners, David and Cathy Hogan, where 45 feet is the established a front yard setback, and where an un-roofed, front porch may project up to five (5) feet into the front yard setback, provided such porch or terrace is not more than twelve (12) feet in width, per Section 405.680 Yard Regulations of the Zoning Ordinance.

ADDITIONAL INFORMATION: The existing home has a roofed front porch with columns that project approximately 5 feet into the setback and is twenty-five feet, 11 inches in width. The applicant is requesting the variance to allow for the structural modification to the non-conforming front porch to lengthen it by an additional 14.5 feet to a total of approximately 40.34 feet in width.

Section 405.610.D, Nonconformities within Setback Lines, of the City of Creve Coeur Zoning Ordinance states that 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.

Key Issues:

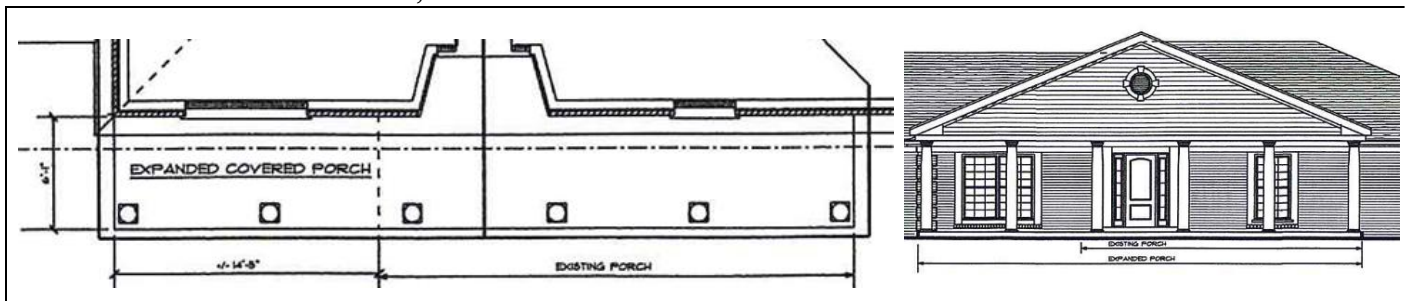
- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.450. C Residential Designed Development Procedure.
- Section 405.630 Yard Regulations
- Section 405.610: Non-conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110: Variances and Appeals

APPLICANT'S REPRESENTATIVE: Sam Piwowarczyk
Banner Construction Co.
1177 N. Price
St. Louis, MO 63132

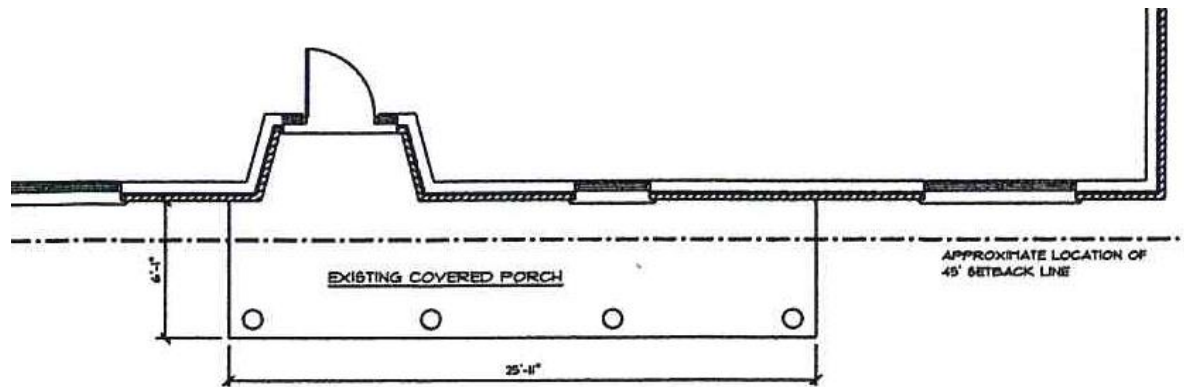
PROPERTY OWNER: David and Cathy Hogan
353 Conway Lake Drive
St. Louis, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 9/7/2016
ATTACHMENTS: Applicant's Materials submitted August 15, 2016
Staff Report from 2013 Boundary Adjustment Application

BASIS FOR APPEAL AND STATED HARDSHIP

The original subdivision was established in 1971 with an A-Single Family District with RDD designation. The Residential Designed Designation, allows for a modification of the lot size and setbacks in exchange to the preservation of larger open space. The Conway Lake Estates subdivision established a front yard setback of 45 feet, and the lot size was allowed to deviate from the one acre minimum size. The original home was built in 1971 on the original property of 353 Conway Lake Drive that was 0.6 acres, at approximately 46.92 feet with a covered front porch that projected into the front yard setback. At the time, the Zoning Regulations allowed for open, unenclosed porches, awnings, and canopies to project beyond the building lines for a distance not to exceed 10 feet. The existing front porch is 6 feet, 1 inch in depth, by 25 feet 11 inches in width, as indicated in the close-up of the existing floor plan below.



After the construction of the home, the Zoning Ordinance was revised to limit the size of such front yard encroachments to five feet and to 12 feet in width for unroofed front porches.

In 2013, the property owners of 353 Conway Lake, bought the adjacent home at 367 Conway Lake and combined the two lots through a boundary adjustment to create a single 1.2 acre lot, for the purpose of adding to the home (shown as proposed addition and garage in the Applicant's Materials), and where a secondary entrance was created beyond the 45 foot front-yard setback. The Applicant contends that the second entry creates confusion to those visiting the home. Therefore they are seeking to widen the existing main entrance to create a greater focal point and designation of the main entrance.

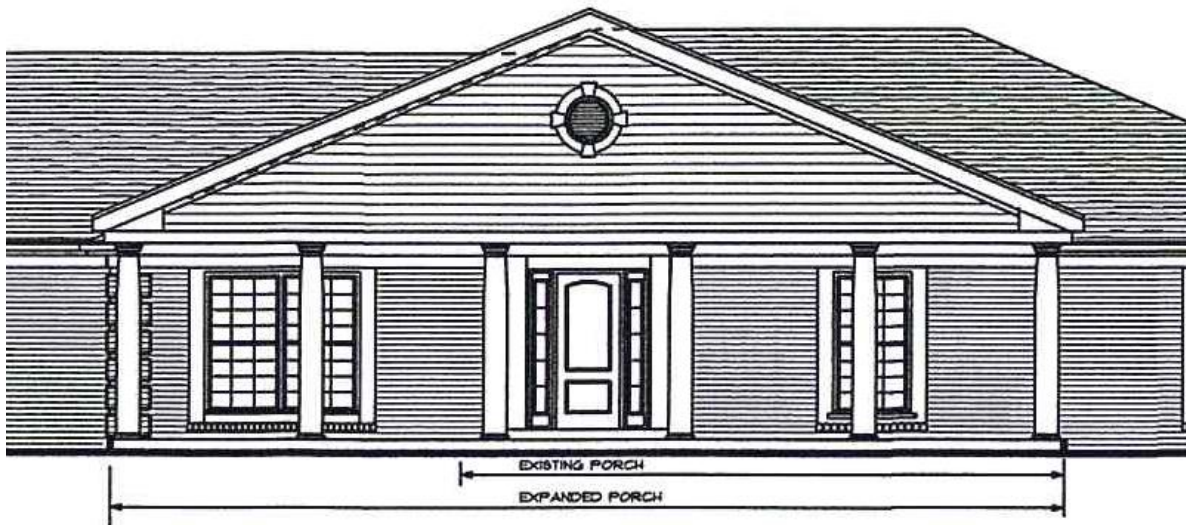
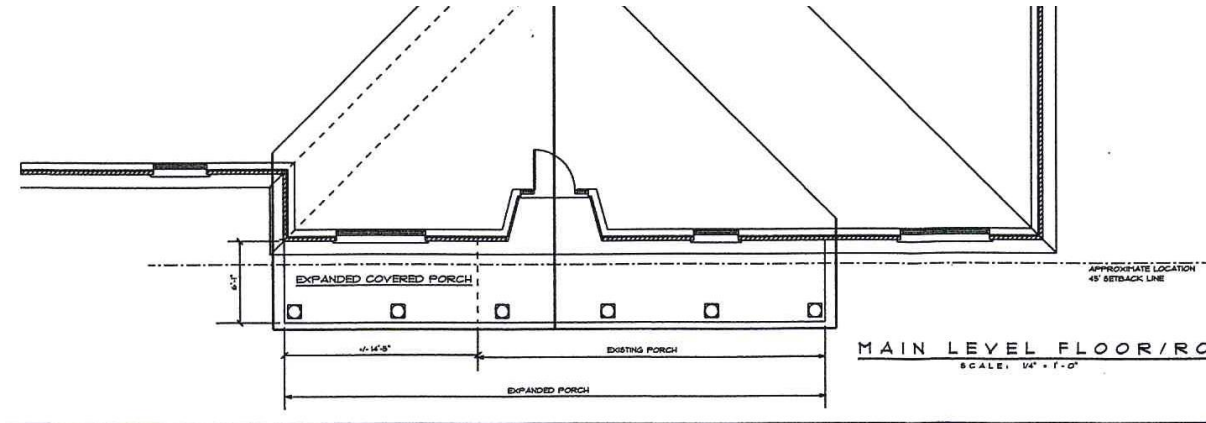
Section 405.630 Yard Regulations allows for the structural overhang to project up to five feet into the front yard setback, and an unroofed front porch may project up to five feet into the front yard, per the following, provided that it is only 12 feet in width;

Section 405.630 Yard Regulations

A. Yard Encroachments. Every part of a required yard shall be open and unobstructed from the ground to the sky, except as herein provided or as otherwise permitted in this Chapter.

- 1. Structural overhangs. Cornices, awnings, eaves, gutters or other similar structural overhangs at least seven (7) feet above grade may extend up to five (5) feet into any required yard, provided that no such overhang shall extend to within four (4) feet of any property line.*
- 8. Unenclosed porches, steps and paved terraces. An unroofed porch, steps or paved terrace area may project into the front yard for a distance not to exceed five (5) feet provided such porch or terrace is not more than twelve (12) feet in width.*

The Applicant is seeking a variance to allow for the structural alteration to the existing non-conforming covered porch within the setback to create a new front porch that is 40.34 feet in width, but will maintain the depth of 6 feet and 1 inches, as presented in the Applicants Materials, and close-up of the drawings below:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residence	A-RDD Single Family Residential	NA
South	Residence	A-RDD Single Family Residential	NA
East	Residence	A-RDD Single Family Residential	Country Lake Drive
West	Subdivision Common Ground	A-RDD Single Family Residential	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 house and lot in question are not unique in size or configuration for this subdivision. As it was the owners decision to combine the adjoining lot, and create a second entrance along the front of the home, it does not lend itself to a condition that is unique and not ordinarily found in the same district.

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

The Applicant had no say in the placement of the home on the lot. However, it was their design decisions that created a second entrance in 2013, and their decision to pursue the modification in the roof structure and increasing the degree of the non-conforming covered entry now. While the proposed change would increase the width of the non-conforming roofed front porch to over 40 feet in width, the applicant is maintaining the existing setback, and not enclosing the area, nor creating additional livable space within the setback, rather the effort is being made the needs of today's market and design considerations to identify the main entrance, where the home has two entrances along the front elevation.

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

It is unlikely that the average viewer will perceive a negative impact arising from a sense that the house is too close to the street compared to those around as the addition in not moving further into the setback. If the members of the Board believe that the aesthetic qualities of the addition are in keeping with the rest of the house, and the neighborhood in general, it is likely that allowing the alteration will not have an adverse effect on the adjacent properties.

- 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;**

It is fairly debatable if maintaining the existing covered front entry would represent severe practical difficulty or extreme hardship given that the Applicant has had a functional alternative for many years, and alternative designs could be made without further increasing the degree of non-conformity on the property by centering the covered porch without increasing the width beyond 12 feet. The question before the Board, under this criterion, is whether or not the inability to update a significant feature of one's house, without a variance, represents an extreme hardship.

- 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 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.**

Certainly, the City has enjoyed the benefits of significant private investments in the existing housing stock; much of it made possible by the large lots that afford most houses plenty of "room to grow."

In many prior applications, the root of the problem is that the house does not have “room to grow” because either the lot is non-conforming for size and/or the house was built to a setback standard that does not conform with City’s current zoning regulations. Neither of these is at issue in this application.

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 established above, the lot and the house meet the current requirements, and where the existing roofed front porch already exceeds the dimensions for an uncovered front porch within a setback. The Applicant’s purpose for the modification is to stay relevant to the design preferences in the current housing market. Whether or not this represents “exceptional circumstances” is fairly debatable, when a design could be developed to maintain the existing non-conforming dimensions without further expansion.

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

The increase in the size of the porch and reduction in setback will not result in the diversion of additional stormwater that would adversely affect adjacent property.

ACTION

Following its deliberation, the Board of Adjustment may vote in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front-yard setback would be:

“I move to approve a variance allowing for the structural modification to the existing non-conforming front porch with the support structures encroaching approximately 5 feet, with a width of 40.34, into the front yard setback for the home at 353 Conway Lake Drive, where 45 feet is the minimum required setback for the Conway Lake Subdivision, zoned A Single Family Residential, with Residential Designed Development (A-RDD) based upon a positive finding that:

1. The variance requested arises from condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;

4. The strict application of the front-yard setbacks 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 lot shape within the A-RDD Single-Family Residential zoning district, 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 each 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 353 Conway Lake Drive based upon the testimony received and the deliberations of the Board on this application, as decided on September 15.”

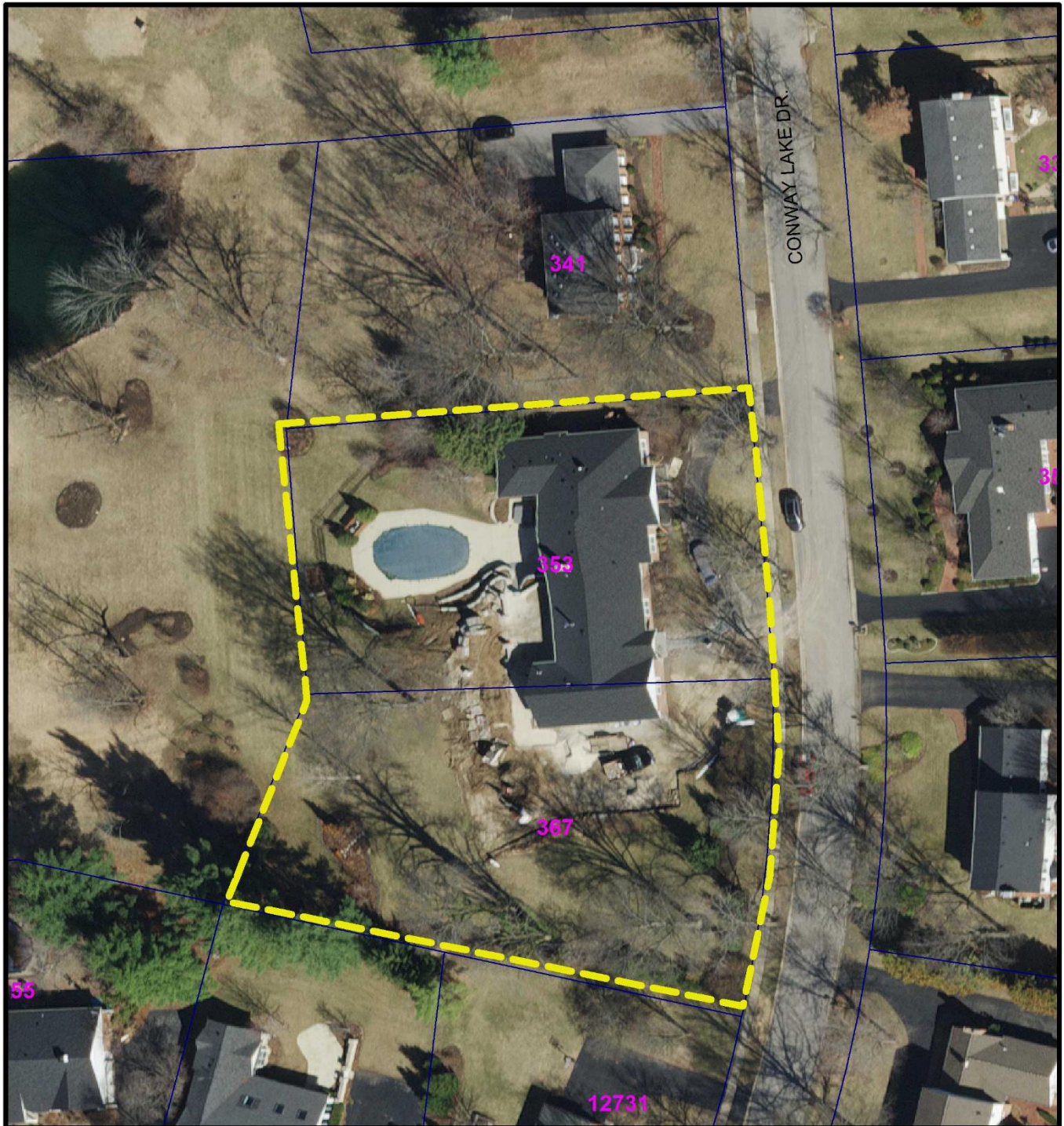
APPENDIX 1: COMPREHENSIVE PLAN

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

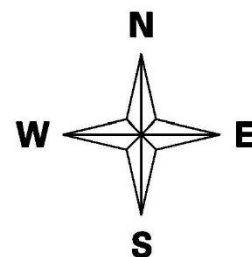
APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



-  Property Lines
-  353 Conway Lake Drive



Attachment: 353 Conway Lake Dr. BOA Staff Report (2087 : 353 Conway Lake Drive Front-Yard Variance)

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 9/8/2016



Description: View of the main entrance for the variance request of the subject property from Conway Lake Drive.



Description: View looking northwest from sidewalk along Conway Lake Drive at the secondary entrance and the main entrance of the subject property.



Description: View of the property northeast from Conway Lake Drive across from the subject property.



Description: View of looking northwest from Conway Lake Drive at the property just north of the subject property.



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>David & Cathy Hogan</u>	Name <u>Banner Construction Co. Inc</u>
Company (If Applicable) <u>1152 Conway Lake Dr.</u>	Company (If Applicable) <u>1177 N. Price</u>
Address <u>St. LOUIS, Mo. 63141</u>	Address <u>St. LOUIS, Mo. 63132</u>
Telephone # _____	Telephone # <u>314-569-1050</u>
Fax # _____	Fax # <u>314-569-1048</u>
Email: _____	Email: <u>S. Piwowarczyk@bannerconstruction.com</u>
	<u>D. Krippe@bannerconstruction.com</u>

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__.

C. V. Hogan
Applicant's Signature

8/10/16
Date

Applicant's Representative's Signature

Date

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):

Extension to front covered porch

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

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

New covered porch would only be an extension to current porch

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

Existing front covered porch was built in the early 1970s according to zoning set back requirements at that time.

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

In same subdivision other properties have made similar improvements to front elevations of homes. The purpose of extending front covered porch is to allow homeowners to stay relevant to design and construction changes in current housing market.

- Current uses and structures on the property:

1 story residential ranch (single family)

File # _____

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

The existing covered porch was constructed in 1971 using the set back building line. The proposed extension to the front porch would not exceed the building line. The current zoning requirements does not allow for this improvement.

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?

Yes it does hurt the market value because it does not allow the homeowner to improve their home to update the design as updated home are doing and therefore raising their home value.

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

None

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

None

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:

None

File # _____

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

None

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

10. Size of the lot (total square feet or acres): *52,376*

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.

Office Use Only

____ 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

ABBREVIATIONS INDEX	
AA	ADULT BEAT
AB	ABOVE
AC	ADJUST TO GRADE
AD	ADDITION
AE	ADJACENT
AF	ADJACENT
AG	ADJACENT
AH	ADJACENT
AI	ADJACENT
AJ	ADJACENT
AK	ADJACENT
AL	ADJACENT
AM	ADJACENT
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BX	ADJACENT
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CF	ADJACENT
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FK	ADJACENT
FL	ADJACENT
FM	ADJACENT
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TOTAL SITE
LOT 17= 25,162 SQ. FT.
LOT 18= 27,214 SQ. FT.
TOTAL SITE= 52,376 SQ. FT.

TOTAL EXISTING IMPERVIOUS

LOT 18= 5,300 SQ. FT. (BEE)

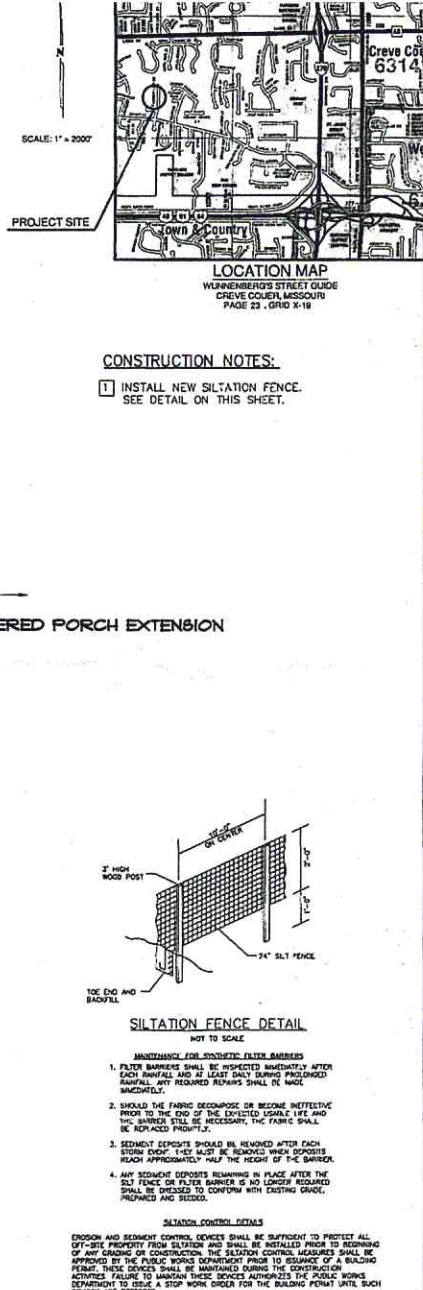
TOTAL EXISTING IMPERVIOUS=

TOTAL PROPOSED IMPERVIOUS
PROPOSED IMPERVIOUS = 12

THE GOLD MINE, 1900-1901

7W 507.75
11W 504.50 PROPOSE

ELEVATION



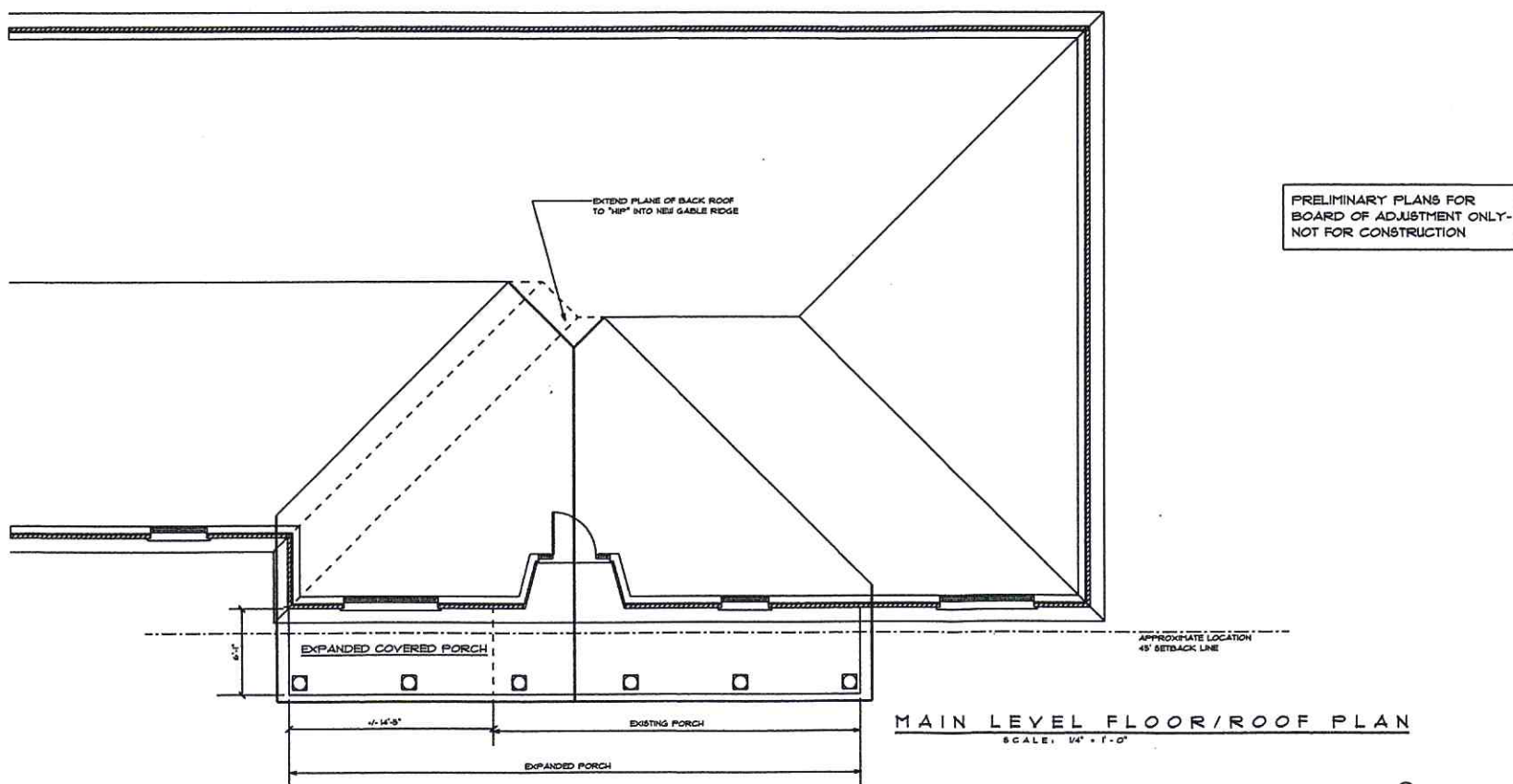
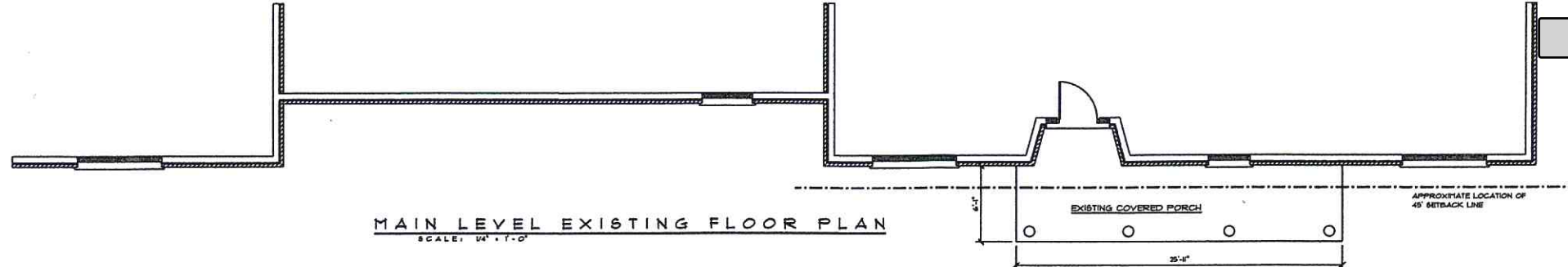
A technical diagram showing a cross-section of a fence assembly. It features a vertical post labeled "3' HIGH WOOD POST" and a horizontal slat labeled "74' SLAT". The slat is supported by a horizontal beam labeled "1/2\" 2\" OR GREATER". The slat is shown with a grid pattern, representing the mesh or slats of the fence.

MAINTENANCE FOR SYNTHETIC FILTER BARRIERS

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL AND AT LEAST ONCE DURING PERIODS OF RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME WEAR PRIOR TO THE END OF THE EXPECTED USAGE LIFE OF THE BARRIER STILL BE NECESSARY, THE FABRIC BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER STORM EVENT. THEY MUST BE REMOVED WHEN THEY REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AT THE END OF THE PROJECT SHALL BE REMOVED. THE BARRIER SHALL BE DISPOSED TO CONFORM WITH EXISTING REGULATIONS AND RECORDS.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, SEQUENCES OR PROCEDURES OF CONSTRUCTION

[illegible]



4.1.b

HOGAN RESIDENCE PORCH

LAUREN STRUTHMAN

REVISIONS
DRAWN
JOB NO.
DATE
SHEET

81

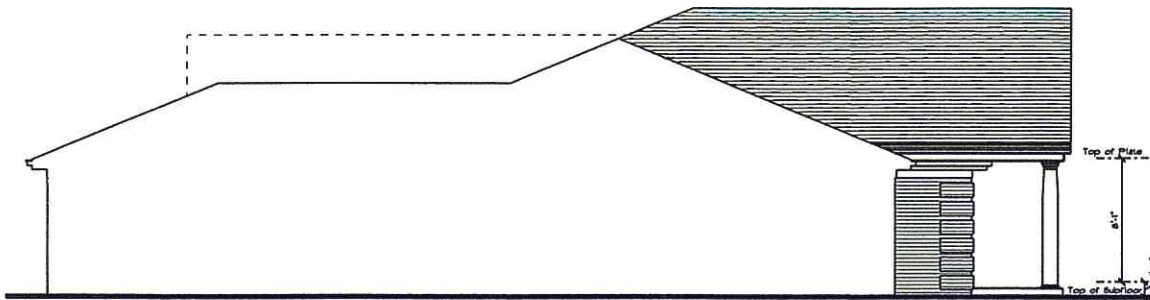
Attachment: Applicant's Materials 081516 (2087 : 353 Conway Lake Drive Front-Yard Variance)

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

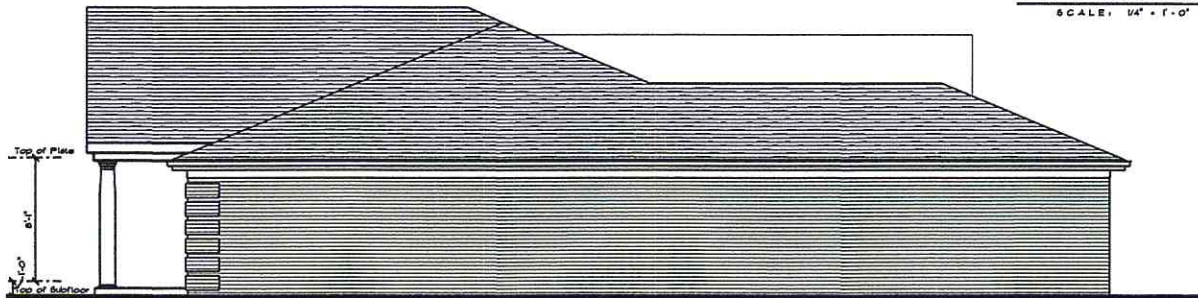
PRELIMINARY PLANS FOR
BOARD OF ADJUSTMENT ONLY-
NOT FOR CONSTRUCTION



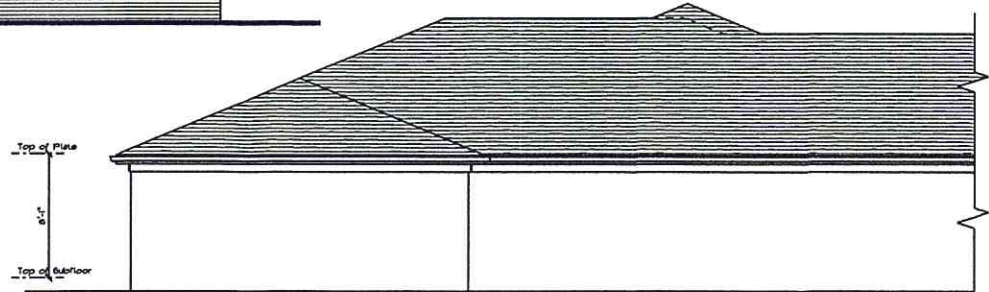
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PHOTO OF EXISTING FRONT FACADE



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



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



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-020 FOR APPROVAL OF A BOUNDARY ADJUSTMENT BETWEEN
353 CONWAY LAKE DRIVE AND 367 CONWAY LAKE DRIVE**

FOR THE MEETING OF: June 3, 2013

LOCATION: 353 Conway Lake Drive and 367 Conway Lake Drive

REQUEST: The property owner of 353 Conway Lake Drive purchased the adjoining property to the south at 367 Conway Lake and is seeking a boundary adjustment to combine the two 0.6 acres into one, 1.2 acre lot. The property is Zoned "A" Single Family Residential with "RDD" Designation.

ADDITIONAL INFORMATION: The sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots is a ministerial act; if the drawings are technically accurate it must be approved by the Planning and Zoning Commission.

Key Issues:

- Does the adjustment create non-conformities on either lot?

Subdivision Code References

- Section 410.030(D)

Zoning Code References

- Section 405.250: "A" Single-Family Residential
- Section 405.450. C Residential Designed Development Procedure.

APPLICANT / David and Catherine Hogan
PROPERTY 353 Conway Lake Drive
OWNER: Creve Coeur, MO 63141

REPRESENTATIVE: Thomas Prost
Poehlman & Prost, Inc.
P.O. Box 8340
St. Louis, MO 63132



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

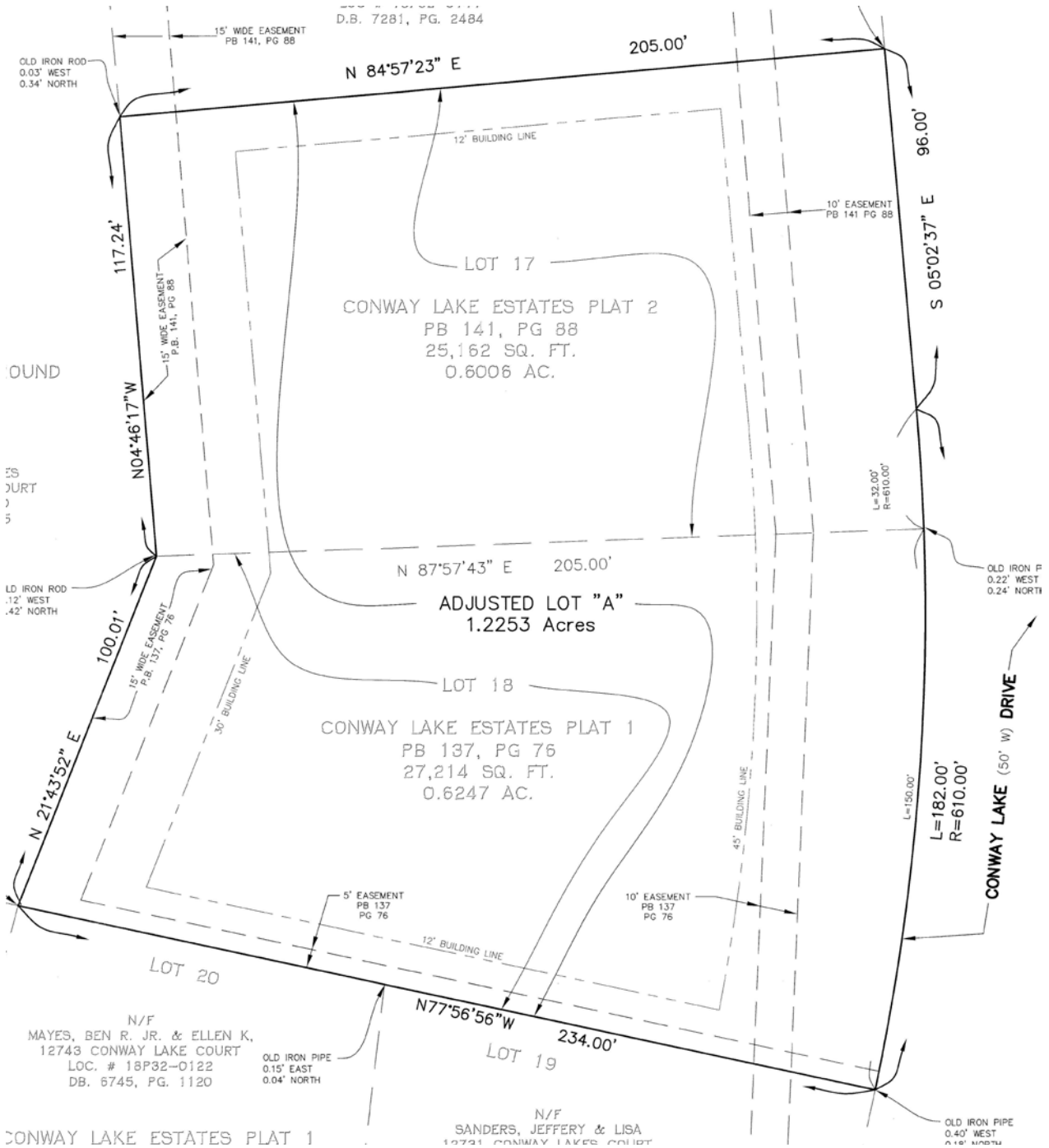
7/31/2013
Date

ATTACHMENTS: Boundary Adjustment Plat received May 24, 2013

Attachment: 13-020.353 Conway Lake Dr BA.Staff Report.05-30-2013 (2087 : 353 Conway Lake Drive Front-Yard Variance)

BACKGROUND

The property at 353 Conway Lake Drive has a site area of 0.6006 acre. The property at 367 Conway Lake Drive also has a site area of 0.6247 acre. The properties are zoned "A" Single Family Residential with "RDD". "A" Single Family Residential requires a minimum of one acre. Conway Lakes Estate Subdivision was approved with the "RDD" Residential Design Designation that allowed for smaller lots up to a maximum of 28 lots, with a 45-foot front yard, 12-foot side-yard, and 30-foot rear yard setback. The property owners are seeking a boundary adjustment that will combine the two properties to create a single lot at 1.2253 acres. Below is a close up of the boundary adjustment plat.



DISCUSSION

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes will not create any non-conformities on the site. As such, and given the staff conclusion that the drawings are technically accurate, the adjustment should be approved by the Planning and Zoning Commission.

ACTION

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

MOTION

The following are examples of a motion for this application:

“I move to approve the 353 Conway Lake Drive boundary adjustment attached to the staff report on application #13-020 for the meeting of June 3, 2013, subject to the condition that a final drawing be prepared for signature and recording.” (Conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)

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

APPENDIX 3: AERIAL MAP

