

Case Summary

Case Number		13-2020			
Zoning District		R-4			
Project Address		401 Crest Ave			
Applicant Name		John-Micah Stowers			
Property Owner		Same as above			
Article	IV Fences	Section	5-41	Sub-Section	5-41(b)
Variance Request		Location to replace an existing fence			
Required		12'			
Proposed		6' (on the property line)			
Variance Requested		6'			

will need to field verify

History of address: N/A

Summary Approved by:

Labels printed _____

Letter mailed on _____

300 ft. notice mailed on _____



Board of Adjustment Variance Application

139 S. Kirkwood Rd. Kirkwood, MO 63122 (314) 822-5823 Fax (314) 822-5898

***An appointment with staff is required prior to the submittal of a variance application.** Your meeting with staff will assist you in preparing your submittal information. Please contact Amy Lowry, Assistant City Planner at 314-822-5815 to schedule an appointment.

City Use Only Meeting Date April 13, 2020 Case# 13-2020 Zoning District R-4

Action Requested:

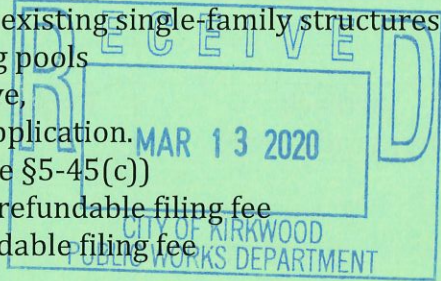
Variance of Zoning Code

- \$240 non-refundable filing fee for additions/alterations to existing single-family structures and for accessory structures such as shed, garages, and swimming pools
- \$500 non-refundable filing fee for all others not listed above,
- \$50 fee for each additional variance request on the same application.

Variance of Fence Code- \$200 non-refundable filing fee (per Code §5-45(c))

Appeal the decision of the Building Commissioner - \$240 non-refundable filing fee

Appeal the interpretation of the Zoning Code - \$500 non-refundable filing fee



Project Address 401 crest Avenue

Type of Work: New Construction Addition Other fence to be wooden

Type of Structure: Single-family Multi-family Commercial Accessory Other _____

Has a previous variance application been filed on these premises within the last three (3) years?
 Yes No *If yes, provide available information that may affect this application.

I hereby certify that all the information provided, including that contained in any supporting documents submitted, is true and accurate to the best of my knowledge and belief.

Applicant Information: Property Owner Occupant Contractor Architect Other _____

Name John - micah stowers Phone 912. 220. 3232

Address 401 crest Avenue

City/State/Zip Kirkwood MO 63122 E-mail Alicia.jmicah.stowers@gmail.com

Applicants Signature John micah stowers Date 3-12-20

Property Owner Information (if different from above):

Name _____ Phone _____

Address _____

City/State/Zip _____ E-mail _____

Owner's Signature _____ Date _____

Received by: AGL

CITY'S EXHIBIT NO. 1

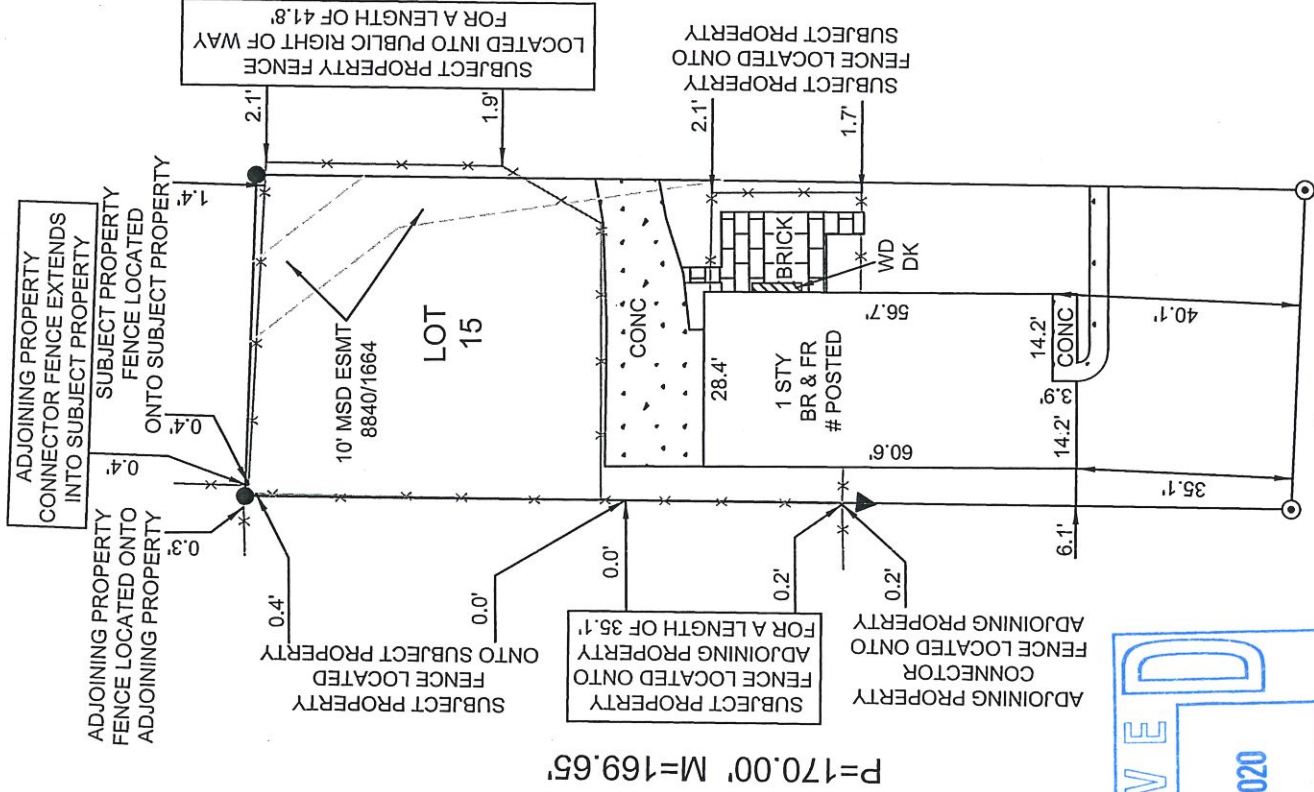
BOUNDARY SURVEY LOT 15 OF BLOCK 4 OF DOERR PLACE PB 10 PG 5, ST LOUIS COUNTY, MO

- *— FENCE
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ON LINE
- FOUND REBAR
- ◎ FOUND IRON PIPE



1" = 30'

P&M=52.25"



P=170.00' M=169.65'

P&M=170.00'

NIRK AVE (40' W)

P=52.25'
M=51.99'

#401 CREST AVE (50' W)



PO BOX 278
COTTLEVILLE, MO 63338
PHONE: 636.922.1001
Corp # 2005000229
www.CardinalSurveying.com

JOB #1712102
FB 456:14
FIELD WORK BY: PND/AJZ
DRAWN BY: WJB/AEC
REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

THIS IS TO CERTIFY THAT ON
DECEMBER 8, 2017
A REQUEST BY
COMMUNITY TITLE SERVICES
WAS MADE FOR A BOUNDARY
SURVEY AND TO LOCATE THE
IMPROVEMENTS ON THE ABOVE
NAMED TRACT AND THAT THE
RESULTS ARE, TO THE BEST OF
MY KNOWLEDGE, CORRECTLY
REPRESENTED HEREON.



SHEET 1 OF 2

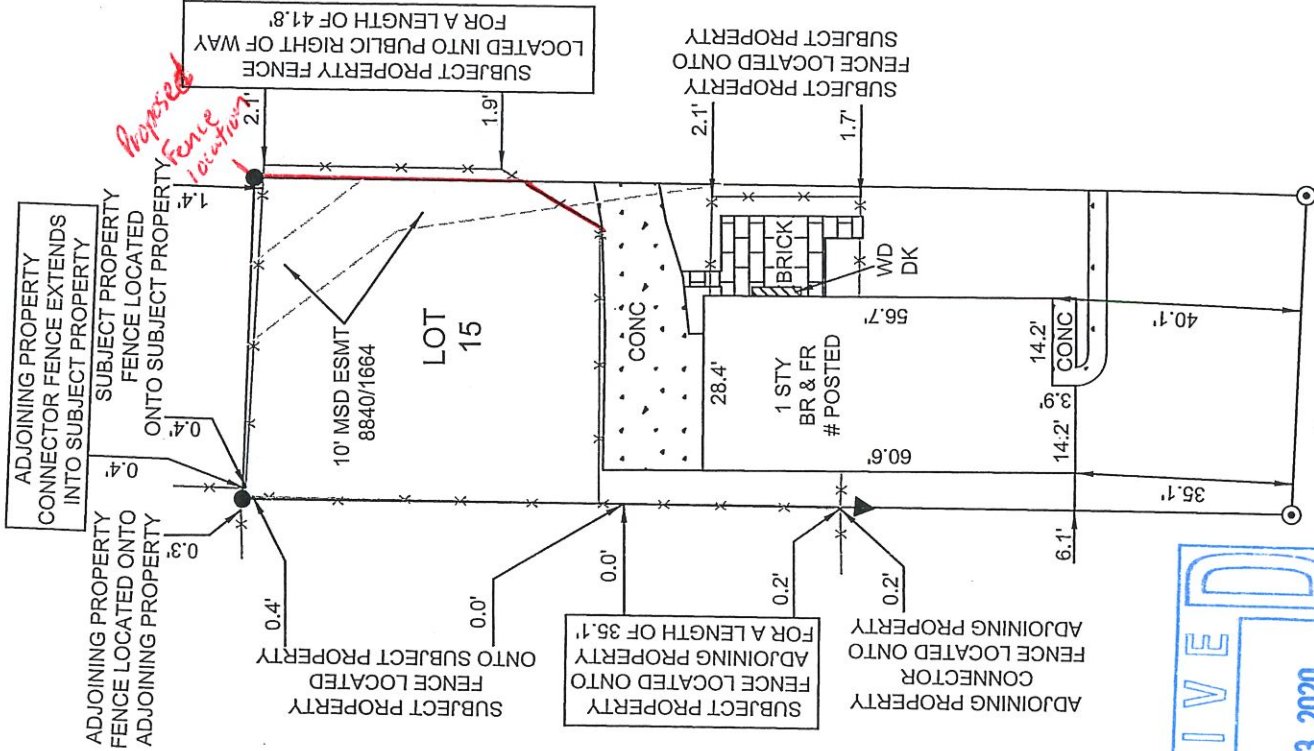
BOUNDARY SURVEY
LOT 15 OF BLOCK 4 OF DOERR PLACE
PB 10 PG 5, ST LOUIS COUNTY, MO

- X— FENCE
- P PLATTED DISTANCE
- M MEASURED DISTANCE
- SET REBAR
- ▲ SET POINT ON LINE
- FOUND REBAR
- ◎ FOUND IRON PIPE



1" = 30'

P&M=52.25"



P=170.00' M=169.65'

P&M=170.00'

NIRK AVE (40' W)

MAR 13 2020

CITY OF KIRKWOOD
 PUBLIC WORKS DEPARTMENT

P=52.25'
 M=51.99'

#401 CREST AVE (50' W)

SHEET 1 OF 2

RECEIVED



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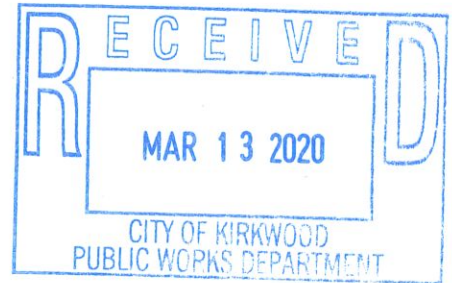


The improvement variance that I want to make to my property is the replacement of the rear and roadside backyard chain link fence, which was damaged by trees that were cut down on the property, with a wood panel 6 foot privacy fence that would be built on the property line. Currently, the chain link fence sits approximately 6 feet from the curb and exactly 5 feet from a manhole cover in my yard. The current placement of the fence is due to a current MSD easement that is in my backyard that requires the space for maintenance / service to the inlet and pipes under my yard. The current Kirkwood requirements according to Chapter 5 Article 4 in Municipal code 5-41 (b) Fences shall not be located within 12 feet of the curb line of a public street aligns the future fence directly in the MSD easement. This would put me in violation of the MSD easement creating an unnecessary hardship when constructing the new wood panel fence. The fence being constructed in the rear portion of the yard will contain an oversized gate that would allow MSD to service their inlet in their future maintenance schedule.



Amy G. Lowry

From: jmicahstowers@gmail.com
Sent: Friday, March 13, 2020 11:06 AM
To: Amy G. Lowry
Subject: Fwd: 401 Crest Ave.
Attachments: 401 Crest Ave..pdf



Begin forwarded message:

From: Nick Safdari <NHSAFD@stlmsd.com>
Date: February 24, 2020 at 9:42:33 AM CST
To: "jmicahstowers@gmail.com" <jmicahstowers@gmail.com>
Subject: FW: 401 Crest Ave.

From: Nick Safdari
Sent: Monday, February 24, 2020 9:32 AM
To: 'jmicahstowers@gmail.com'
Subject: 401 Crest Ave.

John-

Attached please find the MSD base map for the existing Sewer (Red) and Storm (Blue dashed) as shown graphically.

MSD has a 10' wide easement with the working room rights that will need to be reserved for maintenance & repair.

Thanks,

Nick Safdari, P.E.
Civil Engineer, Engineering / Planning Dept.

Metropolitan St. Louis Sewer District
2350 Market Street | St. Louis, MO. 63103 | T(314) 768-2714 | nhsafd@stlmsd.com | www.stlmsd.com

Information about the new MSD project tracking system.

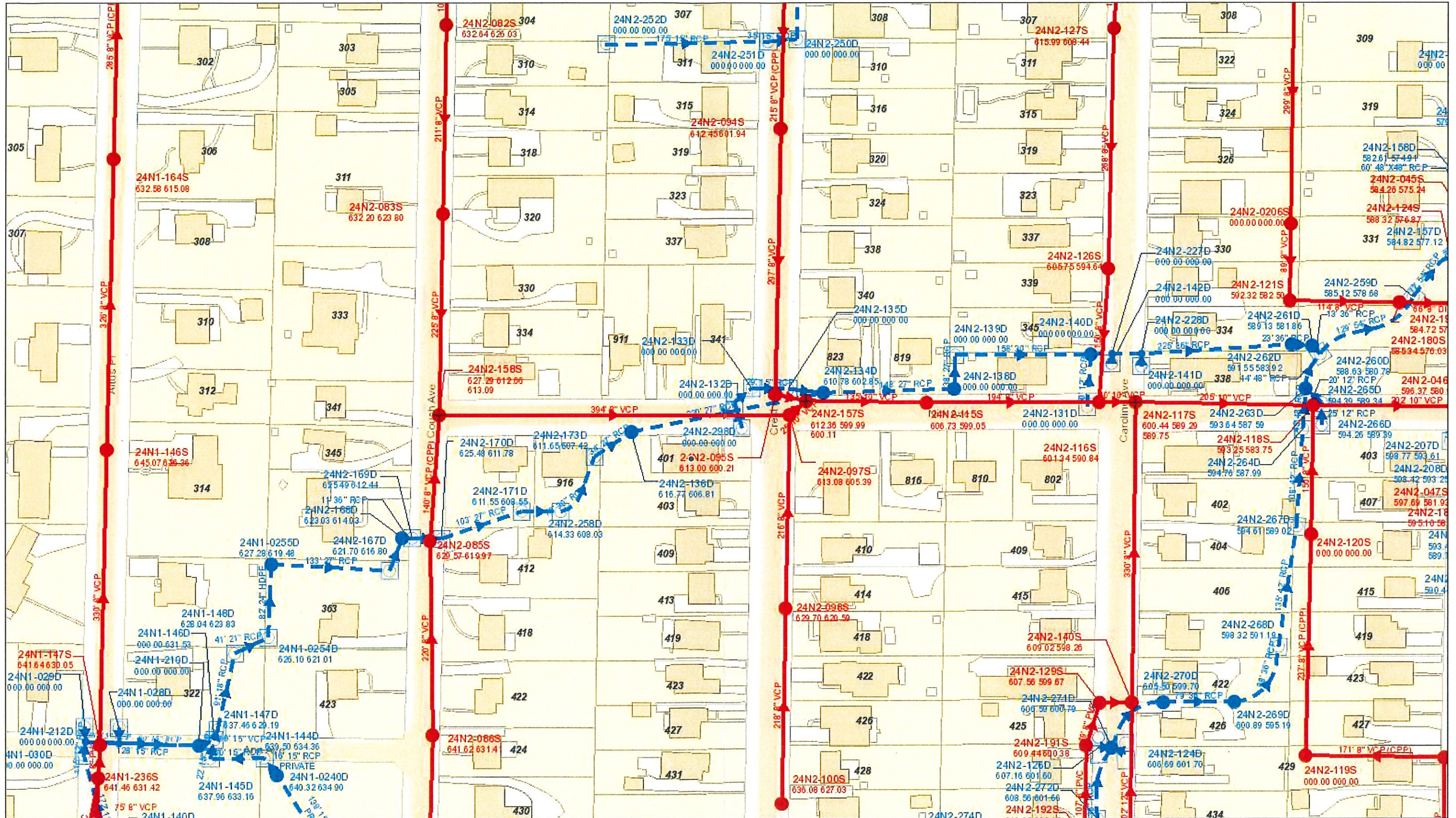
The MSD Development Review, Permitting, and Construction Inspection customer website is now live. Please click on the link below and Register for an Account. Please be sure to enter your email address. With this website, you will be able to submit and view development plans and obtain permits online.

<https://aca3.accela.com/STLMSD>

If you have any questions please contact MSD Development Review at 314-768-6272.

Thank you

The Metropolitan St. Louis Sewer District



2/24/2020 9:23:45 AM

RIVER 4.0



1 inch = 100 feet

Disclaimer: This map was prepared by MSD from available information and for its exclusive use. It is not intended to be used or relied upon by others. MSD makes no representation of either the accuracy or the completeness of its contents. Flood data source: Q3 (FEMA). Determination in regard to locations within or near the Special Flood Hazard Area must be confirmed by referencing the printed copy.





Manhole cover is between 2 lines. Lines are 5 feet from cover.





Yellow line represents present location of Fence.



The yellow lines represent the easement from MSD.