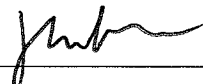




**CITY OF VALLEY PARK  
BOARD OF ADJUSTMENT MEETING  
AT 7:00 P.M. ON DECEMBER 2, 2021  
VALLEY PARK CITY HALL, 320 BENTON  
STREET, VALLEY PARK, MISSOURI 63088**

**\*\*\*\* AGENDA \*\*\*\***

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. VARIANCE REQUEST – Lot 5 Crescent Knolls**

Posted on 11-17-21 at 10:00am by 

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held at 7:00 p.m. on Thursday, December 2, 2021 by the **Board of Adjustment** of the City of Valley Park, Missouri in the Council Chambers of City Hall, 320 Benton Street, Valley Park, Missouri, to consider an appeal from Embassy Building Co., LLC, applicant, on behalf of Old State Investments, owner, for the following variance from the City of Valley Park's Zoning Regulations to allow for the construction of a new house. A ten (10) foot variance from the required front-yard setback of thirty (30) feet, Section 405.140.D.4.a and Section 405.180.E.1 of Article IV Schedule of District Regulations. Said property being Lot 5 of the Crescent Knolls Subdivision, City of Valley Park, and being known and numbered 226 Crescent Knolls Court. During said hearing, parties in interest will have an opportunity to be heard.

For any questions, contact Dusty Hosna at 636-225-5171.

# Application for Board of Adjustment Variance Review



City of Valley Park  
320 Benton Street  
Valley Park, Missouri 63088

Date: 10/7/2021

Subject Property: Lot 5 Crescent Knolls

Owner: Old State Investments

Mailing Address: \_\_\_\_\_

Phone #s: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant (if different from property owner) : Embassy Building Co. LLC

Mailing Address: 989 Eureka Road, St. Louis MO 63025

Phone #s: 314-662-6141 Email: roblawless@att.net

Owner's Authorization for applicant to represent: *Robert J. Lawless*  
Signature

Date of Violation Notification: N/A

Currently adopted Code to be appealed: 410, 340

Fee: \$250.00

List each and every violation on the following pages with the applicable code section and indicate whether the appeal for that particular violation pertains to a claim that, a) the true intent of the code has been misinterpreted , b) the provisions of the code do not fully apply, or c) the requirements of the code are adequately satisfied by other means.

# Application for Board of Adjustment Variance Review

## Continued:

### Items of Appeal:

Variance: Change the front yard setback from 30' to 20', resulting in a variance of 10'.

Code Section: \_\_\_\_\_

Reason for Appeal based on: There are several hardship that occur on this property.

Please see the Letter of Hardships, that explains the hardships, and the negative effect it will have on this property, effecting the bulding process and the future residents of the propertyl

### Items of Appeal:

Variance: \_\_\_\_\_

Code Section: \_\_\_\_\_

Reason for Appeal based on: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Items of Appeal:

Variance: \_\_\_\_\_

Code Section: \_\_\_\_\_

Reason for Appeal based on: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Items of Appeal:

Variance: \_\_\_\_\_

Code Section: \_\_\_\_\_

Reason for Appeal based on: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## City of Valley Park Board of Adjustments

Embassy Building Company is hereby requesting a variance to the front yard setback, at Lot 5 Crescent Knolls Subdivision. (226 Crescent Knolls Court) The variance request would change the front yard setback from the current setback of 30' to a front yard setback of 20', resulting in a variance of 10'.

We are requesting the 10' variance due to several factors that creates a hardship to Embassy Building Co., and to the future residence at Lot 5 Crescent Knolls. (226 Crescent Knolls Court)

When clearing the property we found that a massive red oak tree with a trunk circumference of 15', was actually on the property of lot 5 Crescent Knolls. We decided to trim one side of the tree, which would hang over the building pad, and cause a nuisance to the home and the residents of the home. We would like to save the remaining fork of this beautiful tree.

The Existing 30' Front setback has the back of the home sitting approximately 2' from the rear setback. This will put the excavation area of the foundation approximately 15' from the tree. The extra 10' with the variance will move the excavation area to approximately 25', which should keep the excavation area outside the canopy of the tree, and assure that the tree will live on for many more years.

Lot 5 is a 100' wide lot, but due to a 100' easement, granted to Ameren Missouri, the buildable portion of lot 5, is approximately 50' wide. This has forced us to build on the left side of the lot, which has extreme sloping topography, and requires a maximum house width of 38'. With the 38' width we need the depth of the house to be 58' deep to get the acceptable square footage to conform to the Bi Laws of the subdivision. This depth puts the back of the house approximately 2' from the rear setback without the variance. The top of foundation in the rear yard is currently 5' to 6' above the existing grade on the right rear, and 17' on the left rear. This home will need a deck on the back of the house. Due to the existing 30' front setback, this will not be possible. With the requested variance, the new residents of the home will be able to walk out to a deck, with no steps. Also by pulling the house forward, the grade on the left rear of the house will decrease from a 17' fill, to approximately a 13' fill from the existing grade to the top of foundation. A deck, will not be possible without the 10' Variance.

The 10 Variance to the front setback will result in the home setting no less than 32' from the curb of the street. This is figured by adding the 20' setback requested, and the 12' road right of way for a total of 32'. This is typical of many of the subdivisions in the City of Valley Park.

We hope you will see the hardships that truly exist at Lot #5 Crescent Knoll Subdivision, for Embassy Building Co. and, the future residents of Crescent Knolls, and approve the requested variance.

Respectfully Submitted



Embassy Building Co LLC

City of Valley Park  
Board of Adjustments

Name and address of Neighboring Property Owners within City Limits whose property lies within 200 lineal feet of property of property requested to be rezoned.

208 Crescent Knolls Ct.  
Valley Park MO 63088  
Penny Engelsman  
PO Box 1346,  
Ballwin MO 63022

214 Crescent Knolls Ct.  
Valley Park MO 63088  
Richard & Sheri Schmitt

205 Crescent Rd.  
Valley Park MO 63088  
Alison Phillips