

# CITY OF VALLEY PARK BOARD OF ADJUSTMENT MEETING VIA ZOOM VIDEO CONFERENCING AT 7:00 P.M. ON JUNE 4, 2020 VALLEY PARK CITY HALL, 320 BENTON STREET, VALLEY PARK, MISSOURI 63088

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

- 1. PLEDGE OF ALLEGIANCE
- 2. ROLL CALL
- 3. APPROVAL OF APRIL 23, 2020 MINUTES
- 4. PUBLIC HEARING 10 FRANCIS AVENUE
- 5. VARIANCE REQUEST 10 FRANCIS AVENUE

Posted on _	at	b	y	

## **Application for Property Maintenance Code Appeal**

#### Continued:

Items of Appeal:
Violation: Fence to back property line
Code Section: C-2
Reason for Appeal based on: Due to dence woods towards the end of our property line which takes up 31-50 feet of land we are
requesting approval to end our fence where the beginning of the dence wood starts on the left side.
Then it would attach to our neighbors fence where theirs ends.
Attached: Photos of plan and woods
Items of Appeal:
Violation:
Code Section:
Reason for Appeal based on:
Items of Appeal:
Violation:
Code Section:
Reason for Appeal based on:
Reason for Appear based on
Items of Appeal:
Violation:
Code Section:
Reason for Appeal based on:

# **Application for Property Maintenance Code Appeal**



### **Board Action**

ate of Board of Appeals:
ubject Property:
pplicant:
umber of Board Members Present:
Decision
UPHOLD DENY the decision of the inspector/Code Official
umber in agreement:Number Opposed:
ppeal is: DENIED GRANTED
onditions/Comments:

City of Valley Park, MO Tuesday, July 16, 2019

#### Chapter 500. Building Codes and Building Regulations

#### ARTICLE II. Building Regulations — Generally

Section 500.050. Fences.

[R.O. 2013 §500.050; CC 1984 §4-10; Ord. No. 548 §1, 9-10-1973; Ord. No. 564 §2, 7-17-1974; Ord. No. 1040 §1, 8-21-1991; Ord. No. 1142 §§1 — 2, 12-15-1993]

- A. It shall be unlawful for any person to erect or construct a fence within the City without first securing a permit for such purpose from the City.
- B. An application for a permit under this Section shall be on such form as is supplied by the City and shall be accompanied by such other and further information as may be required, including sketches, diagrams, plans and other information without limitation. Each application shall be accompanied by a fee in the sum of three dollars (\$3.00), which shall be returned to the applicant only if the application is denied.
- C. No application shall be accepted or permit issued unless it is shown that the fence shall conform to the following requirements:
  - 1. No fence shall exceed a height of forty-eight (48) inches in residential districts except those located within the side and rear areas of a lot at such minimum distance from the side and rear lines as is established for buildings within the district so located, provided that no fence shall exceed six (6) feet in height.
  - 2. Fences shall not be erected or constructed on any lot or portion thereof beyond the front building setback line, or more than six (6) inches inside and from any rear or side lot lines.
  - 3. Any hedges, barberry or other type of growing vegetation fence shall be kept well trimmed and shall not exceed five (5) feet up to the building line; and from there to the street, same shall not exceed three (3) feet; provided however, that hedges, barberry or other types of growing vegetation fences shall not exceed two and one-half (2½) feet on corner lots and same shall be kept well trimmed and off of the street line.
  - 4. The finished side of the fence shall be on the exterior of the closure, or if the area is not enclosed, then on the side visible by abutting property owners.
- D. It shall be unlawful for any person to construct a fence along the side of any corner lot, running parallel with an intersecting street, any closer to said street than the side line on which the building or other structure is already located; and if no building or other structure has been constructed or erected on said lot, then no closer than the proposed side building line as shown on the plat or as shown on the plot plan.
- E. The City may require, if in its discretion it deems it advisable, as a condition precedent to the granting of a permit to construct a fence, that the applicant furnish at applicant's cost a bond, in a form and amount satisfactory to the City, which shall be given to the City prior to the issuance of any such permit, which shall, while in force, provide for the payment to the City of an amount of

- the bond in the event of the violation by the applicant of any part of this Section; said bond may be sued upon in the name of the City for the collection of any fees, fines, penalties or forfeitures, the payment of which the bond is given to secure, and in the name of the City, for the use and benefit of any person damaged by the breach of any conditions thereof.
- F. In addition to other penalties and any other rights and remedies given the City under this Section, the City shall have the right, in the event of violation of this Section, to take any and all civil actions, and avail itself of any and all legal remedies in any court having jurisdiction thereof for itself, or for the use and benefit of any person affected by the violation of this Section, for the purpose of preventing or stopping the erection of any fence, or to secure the removal of such fence, and may seek in addition damages for such violation.

#### **Angela Turner**

From:

customerservice@nCourt.com

Sent:

Wednesday, May 13, 2020 2:06 PM

To:

Rosalie LaGrand; Angela Turner

Subject:

Electronic Payment Received For - MOCityofValleyParkGeneral - Andrew Davi - Davi

#### YOUR RECEIPT >>

To process this payment please visit <a href="https://www.ncourt.com/X-Connect/">https://www.ncourt.com/X-Connect/</a>

Paid To

Name: City of Valley Park, MO

Address 1: 320 Benton Street

Address 2:

City: Valley Park State: Missouri Zip: 63088

#### Payment On Behalf Of

First Name: Andrew

Last Name: Davi

Address 1: 10 Francis Avenue

Address 2:

City: Valley Park

State: MO

Zip: 63088

Phone:

Email - in the same of the sam

Birth Date:

Description ID Amount

Receipt Date: 5/19/2020 2:06:22 PM CST

Invoice Number: d2f72eb9-8e27-4249-ab0a-07823b8e45f5

Total Amount Paid: \$150.00





# HENCE PERMITY APPRICATION TO

## COMMUNITY DEVELOPMENT DEPARTMENT

320 BENTON STREET· VALLEY PARK, MO. 53088 · (636) 225-5171 · FAX (636) 225-0643

DWNER: Andrew Davi		DATE: 5-11-2020			
OWNER: Andrew Davi			PERMIT NUMBER: FE 2020 - 009		
CONTACT PERSON:			PERMIT FEE: \$4800		
PHONE: 636-328-6674 EMAIL. Stapleton, mis			MAIL TO: ☐Homeowner ☐Contractor		
		8	meil. Com		
CONTRACTOR: Midtov	vn Home Improvements	CON	TACT PERSON: Andrew Stapleton		
ADDRESS: 120 RES	OURCE DR, WENTZVIL	LE, MO 63385	PHONE: 636-379-8889		
FENCE INFORMAT	ION	*C	ONDITIONS		
FENCE INFORMATION			(These conditions apply only to corner or double-		
PRIVACY	CHAIN LINK	fro	ntage lots)		
✓ NON-PRIVACY	☐ WOOD		to part of the fence may be located in the public right		
POOL	✓ VINYL OTHER:		of-way.  Fence must have a gate to provide access to right-of-		
	Corner.	V	way for maintenance purposes.		
☐ CORNER LOT*			<ul> <li>Fence must be erected with the finished side facing the roadway.</li> </ul>		
	T & REAR OF PROPERTY*		Fence must blend with existing nearby front yard fenc-		
			s in orientation, color, style, height, materials, and		
HEIGHT FROM GROUND: 4 FT/IN.		1 1 110	<ul> <li>Fence must be located so as not to obstruct the view of motorists or pedestrians in the vicinity.</li> </ul>		
DEPTH IN GROUND: _	PTH IN GROUND: 25 IN.				
wo copies of your plot	t plan, showing the locatio	n of the fence, n	nust be submitted with this application.		
hereby certify that the infivill conform with all application of the undersigned warrants sion governing body; or (ii) The undersigned acknowled withdrawal of building permitted.	formation contained in this appable laws of the City of Valley either (i) the plans have been that there is no relevant subdivided that there is no relevant subdivided that and/or other city approval	olication and acco Park. In approved by and division Board or To proper subdivision required for cons	mpanying drawings or plats is correct, and that y applicable Board of Trustees, or other subdiversate group for which approval is required. In approval may constitute grounds for denial charaction.		
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COBBORYLE CERTIFICATE OF AUTHORITY & XOLINIALITY

FOR STORY SOLUTIONS

F "your solution for engineering and surveying CKEM: CKCE DRAWK 3Y EM.S LHD DESICH CHONG' INC DATE:04/23/20 20.07kD ·ON THIS IS TO CERTITY THAT AT THE REQUEST OF ANDREW DAYS, WE AND DESING THE MONTH OF APIL, 2020 EXCLUTED A BOLWIDARY HAS INTERPORPHOTO SIRKETO WEAKED THE 114 OF APIL, 2020 EXCLUTED A BOLWIDARY HAS INTERPORPHOTO SIRKETOW PART OF THE 114 OF EXECUTED A FOLKETOW THAT OF THE COMPUTION OF THE COMPUTION OF THE COMPUTION OF THE COMPUTION OF THE WISPORD REPORT. AE CORRECTLY SHOWN REPORT AND THE CONDITION OF THE MISPORD REPORTED THE SHOWN OF THE MISPORD REPORTED THE APID THE MISPORD REPORTED THE WIND SIGNATORY SURVEYS AS ESSEED BY THE MISPORD REPORTED THE PROPERTIES THE SHAVEW WAS CONDUCTED SIGNATORY TRESOUNAL DAYSCAPE ARCHITECTS. THE SHAVEW WAS CONDUCTED SIGNATORY TRESOUNAL DEPORTED THE SHAVEW WAS CONDUCTED SIGNATORY TRESOUNAL SIGNATION OF THE DESIGNATION OF THE DESIGNATION OF ON INFORMATION SHAPED BY THE CLIBATION OF SHAVE SHAVEW AFFECTING NAT PRESENTATION OF ON INFORMATION SHAPED BY THE CLIBATION OF SHAVE SHAPED SHAPED THAN THE SHAVEM HAS BEEN MADE BY THE CLIBATION OF SHAPED SH I, BRIAN J FISCHER, A DULY REGISTERED LAND SURVEYCR, LICENSED IN THE STATE OF MISSOLIR HEREDY STATE FOR AND ON BETALLY OF THID DESIGN REQUELY DEVINED WHICH DAYS AND THE AND STATE TO THE AND STREMISES WAS CONDUCTED BY WE OR LINDER THAT SUBJECT OF THE ATTACHED PRINT WR. PERSONSHIELE CHARGE ON A PAY 20. 2020: HAT SAID SURVEY AND THE ATTACHED PRINT HEREOW WERE PRECISED IN ACCORDANCE WITH THE CLARGENT MISSOLIRS STANDARDS FOR BOUNDARY SURVEYS AND THAT THE SURVEY ACCURATELY REPLECTS ALL IMPROVINGENTS.

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DRIVE 9,999,99 SO.FT.

· Calco

FRANCIS AVENUE (VARIABLE WIOTH)

NOTES:

- THERE ARE HIG BACROACHABHITS OIT THIS "BACRERA HIGH DESERVATION. FINA.

- PENCE CYMMERSHIF IS FORMAN IB DASED UPON THISD DESERVATION. FINA.

- DETERMANTION SHOULD BE WADE BY PROPERTY CAMERS

- BUILDING UNES AND EASING SHAMM THIS SELVE LIKENIGHED FIN. CHES. PLAN.

MISSOURI P.L.S. #2584 THO DESIGN GROUP, INC. SCALE:1" = 30"

BRIAN J FISCHER

FOUND IP 3.5' OS E

EDGE OF ASPHALT ROAD

N1.08'55'W 50.00

FOUND SPIKE

10.00

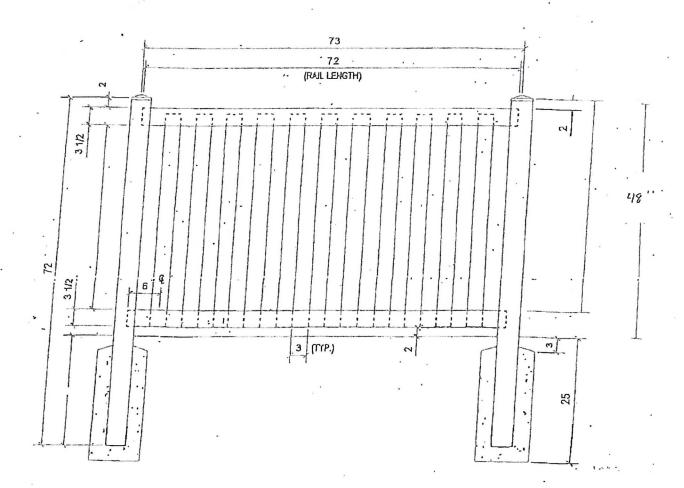
W. 28:55W

FOUND IP

FOUNDI

REQUI MATERIAL PER 6 SECTION
POSTS: PICKETS: (11) 7/8' X 3' X 44 3/4' RALS: RALS: (2) 2' X 3 1/2' X 72'

Building Products, Inc.



DRAWINGS ARE THE PROPERTY OF KROY BUILDING PRODUCTS ( JAH 2000 REVSON +2 10/00)