



**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**

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: _____

Items of Appeal:

Violation: _____

Code Section: _____

Reason for Appeal based on: _____



Application for Property Maintenance Code Appeal

Board Action

Date of Board of Appeals: _____

Subject Property: _____

Applicant: _____

Number of Board Members Present: _____

Decision

UPHOLD

DENY the decision of the inspector/Code Official

Number in agreement: _____ Number Opposed: _____

Appeal is: DENIED GRANTED

Conditions/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 <https://www.ncourt.com/X-Connect/>

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: [REDACTED] Birth Date: [REDACTED]
Email: [REDACTED]

Description	ID	Amount
<i>Planning & Zoning</i> inspections	Andrew Davi	\$150.00

Board of Adj. Justice
Receipt Date: 5/13/2020 2:06:22 PM CST
Invoice Number: d2f72eb9-8e27-4249-ab0a-07823b8e45f5

Total Amount Paid: \$150.00



FENCE PERMIT / APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT
320 BENTON STREET
VALLEY PARK, MO. 63088 · (636) 225-5171 · FAX (636) 225-0643

LOCATION (ADDRESS): 10 FRANCIS AVE VALLEY PARK, MO 63088	DATE: 5-11-2020
OWNER: Andrew Davi	PERMIT NUMBER: FE 2020-009
CONTACT PERSON:	PERMIT FEE: \$48 ⁰⁰
PHONE: 636-328-6674 EMAIL: Stapleton.midtown@gmail.com	MAIL TO: <input type="checkbox"/> Homeowner <input type="checkbox"/> Contractor

PERMIT #: FE 2020-009

CONTRACTOR: Midtown Home Improvements	CONTACT PERSON: Andrew Stapleton
ADDRESS: 120 RESOURCE DR, WENTZVILLE, MO 63385	PHONE: 636-379-8889

FENCE INFORMATION

PRIVACY CHAIN LINK
 NON-PRIVACY WOOD
 POOL VINYL
 OTHER: _____

CORNER LOT*
 STREETS AT FRONT & REAR OF PROPERTY*

HEIGHT FROM GROUND: 4 FT / IN.
DEPTH IN GROUND: 25 IN.

- *CONDITIONS**
(These conditions apply only to corner or double-frontage lots)
- No part of the fence may be located in the public right-of-way.
 - Fence must have a gate to provide access to right-of-way for maintenance purposes.
 - Fence must be erected with the finished side facing the roadway.
 - Fence must blend with existing nearby front yard fences in orientation, color, style, height, materials, and location.
 - Fence must be located so as not to obstruct the view of motorists or pedestrians in the vicinity.

Two copies of your plot plan, showing the location of the fence, must be submitted with this application.

I hereby certify that the information contained in this application and accompanying drawings or plats is correct, and that I will conform with all applicable laws of the City of Valley Park.

The undersigned warrants either (i) the plans have been approved by any applicable Board of Trustees, or other subdivision governing body; or (ii) that there is no relevant subdivision Board or Trustee group for which approval is required.

The undersigned acknowledges that failure to obtain proper subdivision approval may constitute grounds for denial or withdrawal of building permits and/or other city approval required for construction.

Andrew Davi

 OWNER/CONTRACTOR

5/18/20

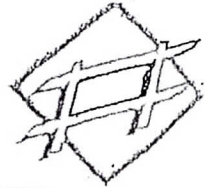
 DATE

Fence must be on property line or no more than 6" off property line

REVIEWED
[Signature]
 PLANS EXAMINER APPROVAL

INSPECTOR APPROVAL (if needed)
 Date: 5/11/2020

"Dynasty"
 4 ft. Picket Fence
 (3 inch Gap)

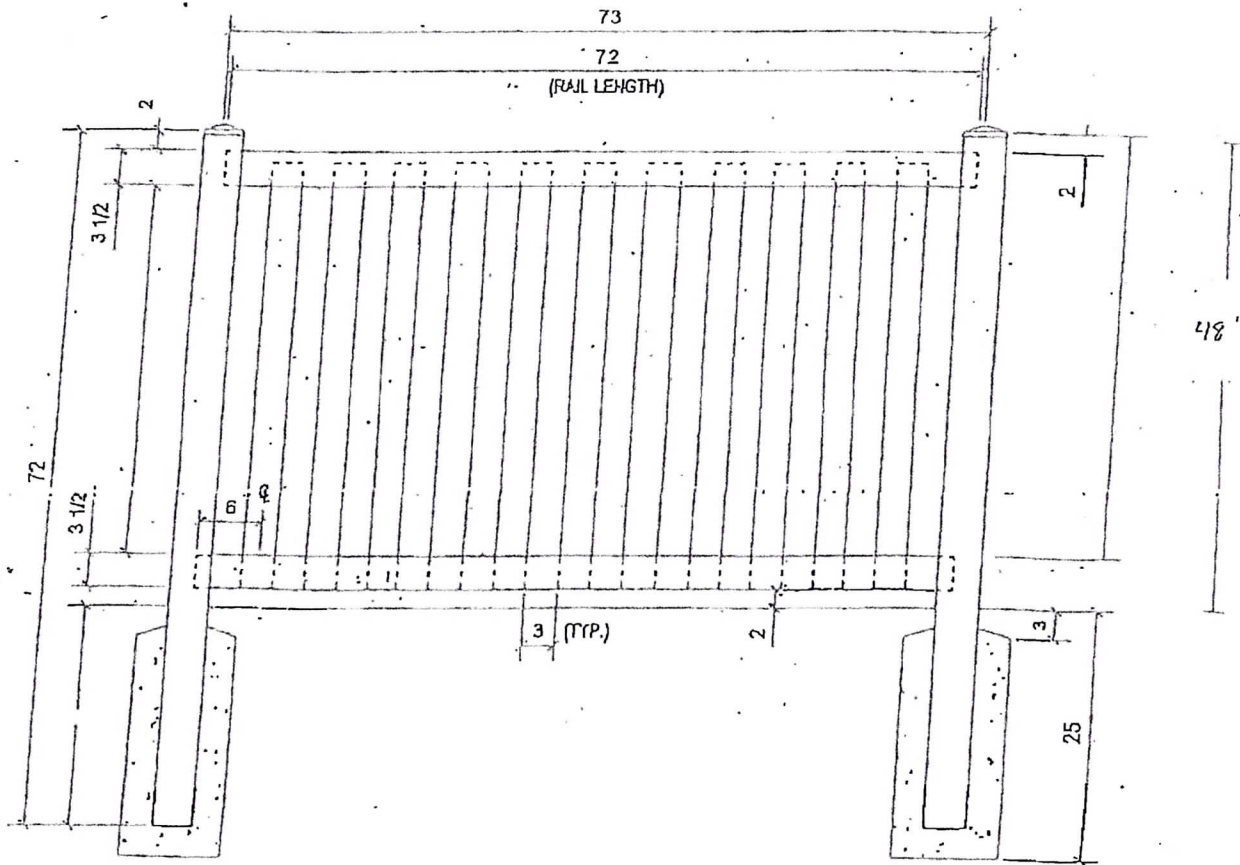


Kroy

Building Products, Inc.

REQ'D MATERIAL PER 6' SECTION

POSTS:	PICKETS:
(1) 4" X 4" X 72"	(11) 7/8" X 3" X 44 3/4"
POST CAPS:	RAILS:
(1) 4" X 4" PYRAMID	(2) 2" X 3 1/2" X 72"



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