



TO: Michael O. Geisel, P.E.
City Administrator

FROM: Elliot Brown, 
Assistant City Administrator

Justin Wyse 
Director of Planning

Date: June 13, 2024

RE: Unfit Buildings



Background:

Staff has recently become aware of several housing issues in the City. After reviewing the circumstances in each situation, Staff is of the opinion that the City Council should consider reviewing Section 500 of the Chesterfield Municipal Code (the Code) and provide direction on any code changes.

Over the last year, the Code Enforcement Team has followed the procedures in our Code to address a multitude of nuisance violations. For the purposes of this report, two properties, both located in Ward 1, will be focused on. These properties represent some of the more concerning living conditions and have continued to present concerns with neighbors.

- 1000 N. Woods Mill Rd.
- 211 Stablestone Dr.

The Code Enforcement Team has addressed a variety of exterior public nuisance violations at both properties over the years by cutting tall grass, draining stagnant water from a pool, and removing junk, garbage and other items. When necessary, they have followed the procedures laid out in Chapter 215 of the Code to abate these nuisances. While this has provided temporary relief for nearby residents, it has not addressed the underlying cause of the problem: the owners' abandonment of the properties and/or willful neglect of their responsibilities to maintain them. The properties are in such an enhanced deteriorated condition that both have also become targets for 'squatters' in recent years. The City's abatement procedures cannot keep the properties in the same condition as if they were occupied and maintained by responsible owners, only to the level where the nuisances are abated. The City can only make temporary aesthetic improvements such as cutting the grass every time it is over 10 inches in height, installing temporary chain-link fencing, or boarding up windows and doors. In essence, the City has taken on the cost, responsibility, and potential liability of maintaining the exteriors of these properties.

Chapter 500. Buildings and Building Regulations

Article V. Unfit Buildings

Section 500.500. Definitions.

[CC 1990 § 7-101; Ord. No. 874 § 1, 2-7-1994; Ord. No. 1055 § 1, 7-17-1995; Ord. No. 1276 § 1, 6-16-1997]

As used in this Article, the following terms shall have the meanings indicated:

UNFIT BUILDING

All buildings or structures having one (1) or more of the following defects:

1. Those which have interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
2. Those which have exterior portions, members, appurtenances, ornamentations or components which are likely to fail or collapse or to become detached or dislodged and thereby injure persons or damage property.
3. Those which are open at door and/or window.
4. Those which have been damaged by fire, wind, flood, vandalism or other causes so as to impair the life, health, safety or welfare of persons who are or might reasonably be in or on neighboring structures or rights-of-way.
5. Those which are so dilapidated or unsafe as to be likely to cause injury to the life, health, safety or welfare of neighbors.
6. Those which have never been lawfully occupied and for which a certificate of use and occupancy could not be granted by reason of incompleteness, where construction has been substantially abandoned for more than two (2) years.
7. Those which have been for two (2) years boarded up, abandoned, not used as a residence or by way of other evidence that the structure shall not be used in the future as a residence based upon the predominant zoning or in the immediate area as a result of a change in the underlying zoning district.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Creve Coeur

Section 510.020 "Dangerous Buildings" Defined.

[R.O. 2008 §6-86; Ord. No. 1546 §1, 10-12-1992]

- A. Any building or structure which has one (1) or more of the following defects shall be deemed a dangerous and unsafe building and shall be declared a public nuisance:
1. Bearing wall, earth retaining wall, column or other vertical structural member which leans or buckles to such an extent that it is likely to partially or completely collapse and injure the occupants or members of the public.
 2. Those which, exclusive of the foundation, show thirty-three percent (33%) or more of damage or the deterioration of the supporting member or members or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or coverings.
 3. Those which have unevenly distributed loads upon the floor or roof or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
 4. Those which have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the City.
 5. Those which are so dilapidated, decayed, unsafe, unsanitary or would ordinarily fail to provide the amenities essential to sanitary and healthful living that they are unfit for human habitation or likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such buildings.
 6. Those having light, air and sanitary facilities which are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
 7. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of access.
 8. Those which have parts thereof which are so attached that they may fall or injure members of the public or property.
 9. Those which, because of their condition, are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this City.
 10. Those which are vacant or unoccupied and are open at door and/or window.
 11. Those which have never been lawfully occupied and for which a certificate of use and occupancy could not be granted by reason of incompleteness, where construction has been substantially abandoned for more than one (1) year.

Elliot Brown

From: Hite, Mike <MHite@stlouiscountymo.gov>
Sent: Wednesday, May 29, 2024 11:33 AM
To: Elliot Brown; Moore, Mike; Patrick Bell
Cc: Kolar, Michael; Sturgill, Frank; Justin Wyse; Hite, Mike
Subject: 211 Stablestone
Attachments: Address.jpeg; damage exterior .jpeg; Frt of house.jpeg; frt porch.jpeg; overall rear garage door.jpeg; posted door hanger.jpeg; rear drive.jpeg; rear left side of house.jpeg; small retaining wall.jpeg; Swimming pool.jpeg

Elliot,

It was good to talk with you on the phone. Attached you will find pictures taken at 211 Stablestone. We discovered:

- The exterior of the home needs repairs.
- Front porch was cluttered with debris (Front door has a lock box on it).
- Garage door partially open.
- Trash and debris on the driveway outside of the garage door.
- Swimming pool not being maintained.
- The fence surrounding the pool needs repaired.

We spoke to the owner, Jennifer yesterday on the phone. She told us that she has no plans on moving back into the house. She did mention that she has had workers at the house in the past trying to clean it up and “Chesterfield” ran them off. I asked her, who was mowing the grass. She said, last year she paid someone to mow it and she needed to find someone again to mow this year. Jeffifer did not sound like she wanted to share where she was living at this time. I told her I may write some Notice of Violations and she said just to mail them, and she would get them. (The neighbors tell me she comes by every once in a while, and gets the mail.) I told her if Notices were written I would be mailed and posted on the front door . When I told Jeffifer about the “lockbox” on the front door she sounded confused on the phone as if she did not know it was there.

The taxes appear to be paid up.

Please advise me if you want me to issue any Notices of Violation or if you want us to contact Jennifer again to help resolve this vacant property.

Thanks,

Specialist Mike Hite
Problem Properties Unit
[1050 North Lindberg Blvd., St. Louis, MO 63132](#)
314-566-0685



Police Officer T.J. Bakula DSN 3837
Community Outreach Unit
7900 Forsyth, Clayton, MO. 63105
314-486-8928 (cell)
636-566-0685 (dispatch)



From: Elliot Brown <ebrown@chesterfield.mo.us>
Sent: Wednesday, May 29, 2024 9:52 AM
To: Hite, Mike <MHite@stlouiscountymo.gov>; Moore, Mike <MMoore@stlouiscountymo.gov>; Patrick Bell <pbell@chesterfield.mo.us>
Cc: Kolar, Michael <MKolar@stlouiscountymo.gov>; Sturgill, Frank <FSturgill@stlouiscountymo.gov>; Justin Wyse <JWyse@chesterfield.mo.us>
Subject: [External Email] RE: 1000 NORTH WOODS MILL RD. (PARCEL NUMBER 16Q310021)

EXTERNAL EMAIL: Please exercise caution when opening links or attachments

You can call me now. 636-537-4705

Elliot Brown
Assistant City Administrator
City of Chesterfield
690 Chesterfield Pkwy West
Chesterfield, MO 63017
Phone: 636-537-4705
Email: ebrown@chesterfield.mo.us



May 23, 2024
38.66890N 90.51918W
211 Stablestone



May 23, 2024
38.66883N 90.51935W
211 Stablestone

ST. LOUIS COUNTY
DEPARTMENT OF PUBLIC WORKS
Neighborhood Participation

Address: 211 STABLESTONE - 52324

I request these questions be added to my next visit. We have not heard back at home.

Please call me at 766-8585

Thank you
MAY

Please call me 1:40 PM

ST. LOUIS COUNTY
DEPARTMENT OF PUBLIC WORKS
Neighborhood Participation

Address: 211 STABLESTONE - 52324

I request these questions be added to my next visit. We have not heard back at home.

Please call me at 766-8585

Thank you
MAY

Please call me 1:40 PM

May 23, 2024
38.66886N 90.51922W
211 Stablestone



May 23, 2024
38.66880N 90.51932W
211 Stablestone



May 23, 2024
38.66882N-90.51939W
211 Stablestone



May 23, 2024
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211 Stablestone



May 23, 2024
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211 Stablestone



May 23, 2024
38.66888N 90.51900W
211 Stablestone



May 23, 2024
38.66884N 90.51920W
211. Stablestone



May 23, 2024
38.66883N 90.51907W
211 Stablestone



Posted Copy

NOTICE OF VIOLATION / INSPECTION LETTER

Neighborhood Preservation: Protecting Property Values, Promoting Health & Safety

Date: 11/18/2022

Incident #:	Locator #	17R340471	Inspector:	Tim Beaver
			Owner:	LITTLE JENNIFER R
			Violation Address:	211 STABLESTONE DR CHESTERFIELD, MO 63017

This day these premises are found to have the following violation(s) of St. Louis County ordinances.

Violation 1 302.1 Sanitation. Health Related. All exterior property and premises shall be maintained in a clean, safe and sanitary condition

Violation 2 302.5 Rodent harborage. Health Related. All interior structures and exterior property shall be kept free from rodent harborage and infestation.

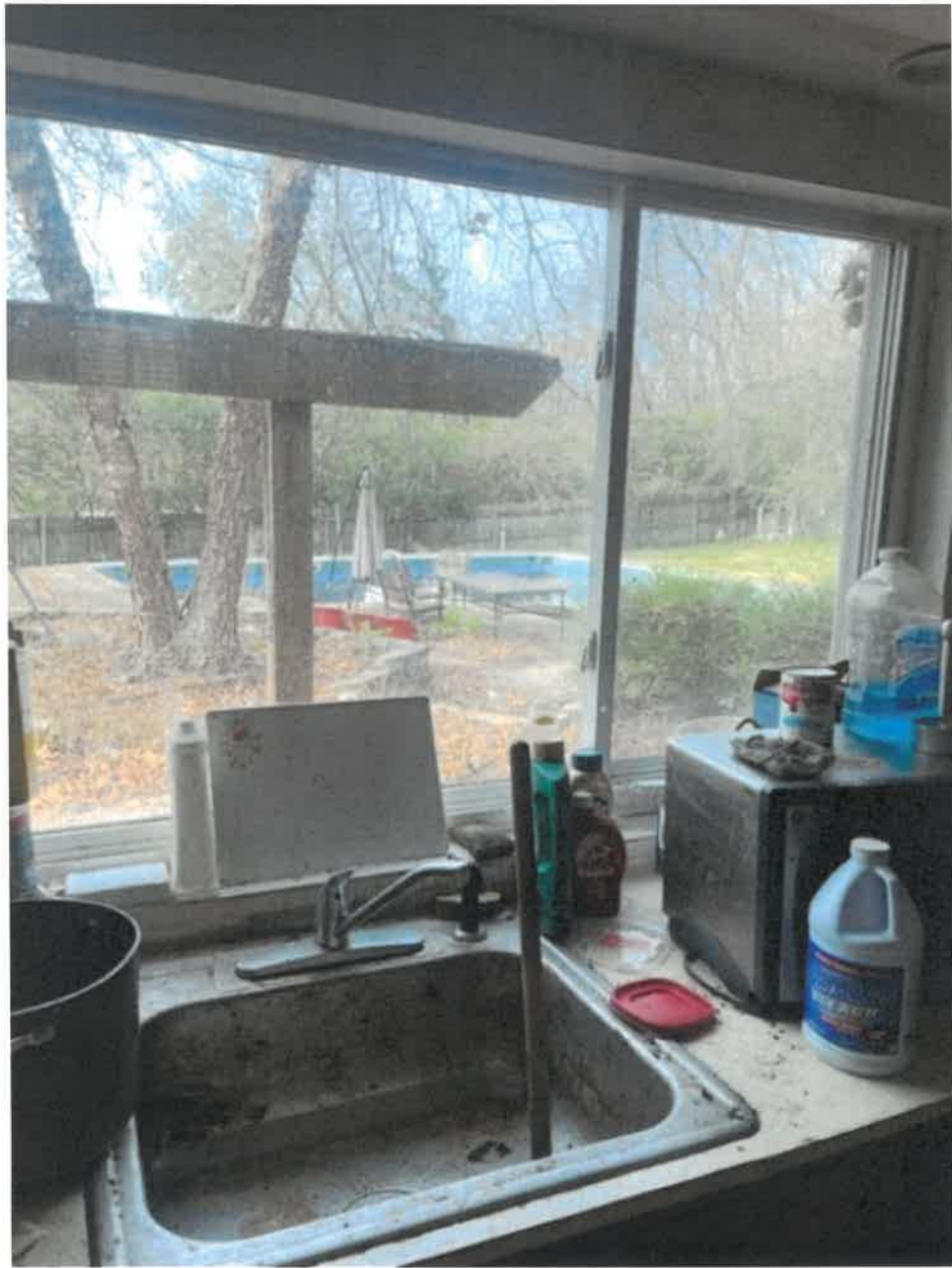
Violation 3 302.4 Weeds. Health Related. All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited.

Violation 4 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation 5 304.1 Exterior Structure Health Related. The exterior shall be maintained in good repair, structurally sound and sanitary and pose a threat to public health, safety or welfare 304.1 Exterior Structure The exterior shall be maintained in good repair, structurally sound and sanitary and pose a threat to public health, safety or welfare 304.2 Protective treatment exterior). All exterior surfaces shall be maintained in good condition and protected. Properly scrape and paint all previously painted surfaces on exterior. (add specific areas of house as well).

Violation 6 308.2.1 Rubbish storage facilities. The owner of every occupied premise shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish. 308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers. 404.4.4 Prohibited Occupancy Kitchens and nonhabitable shall not be used for sleeping purposes. 404.7 Food Preparation. All spaces occupied for food preparation shall contain suitable space and equipment to store, prep and serve foods in a sanitary manner. 602.2 Residential Occupancies - Shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms. 1110.108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Comments:

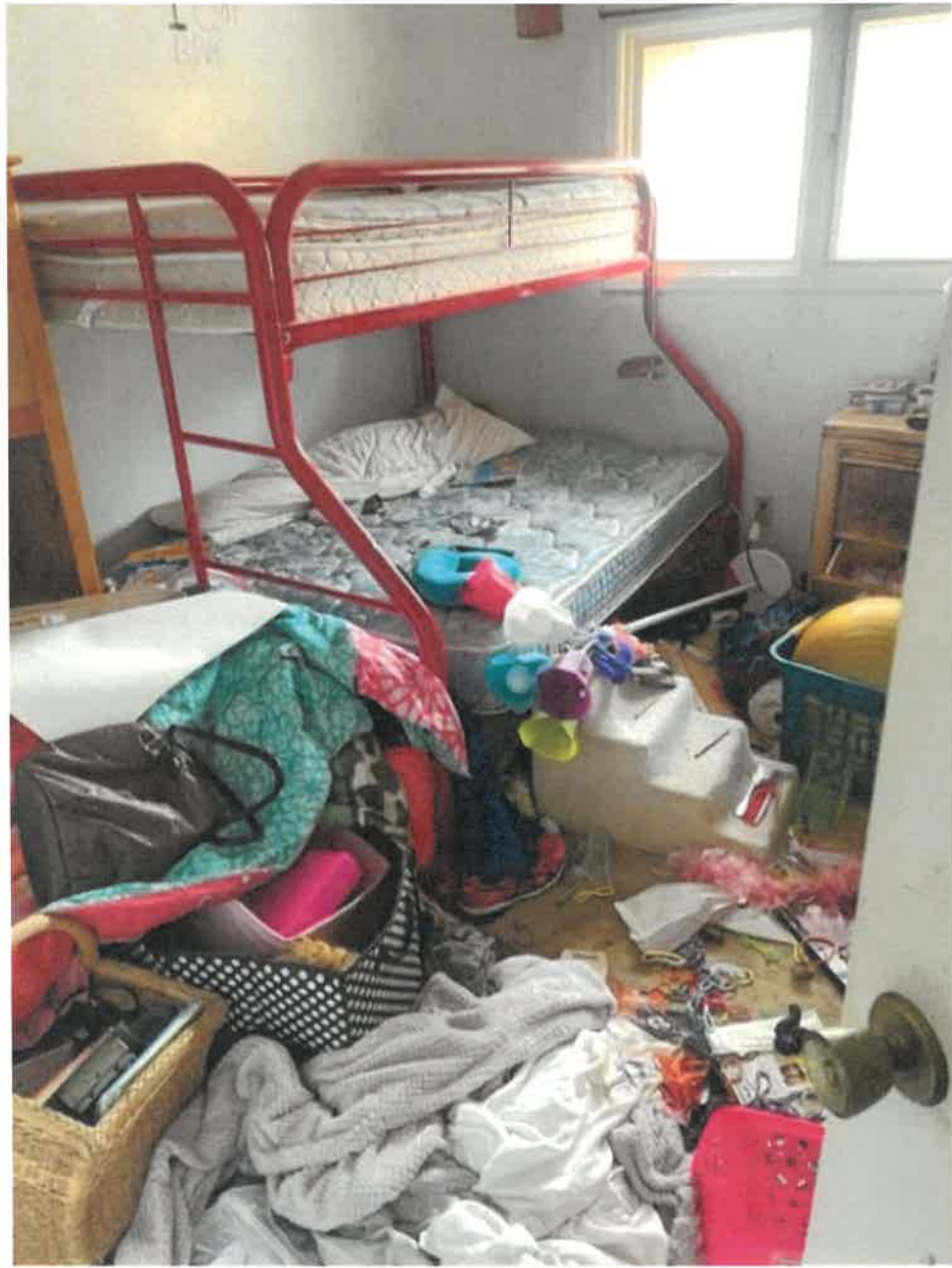




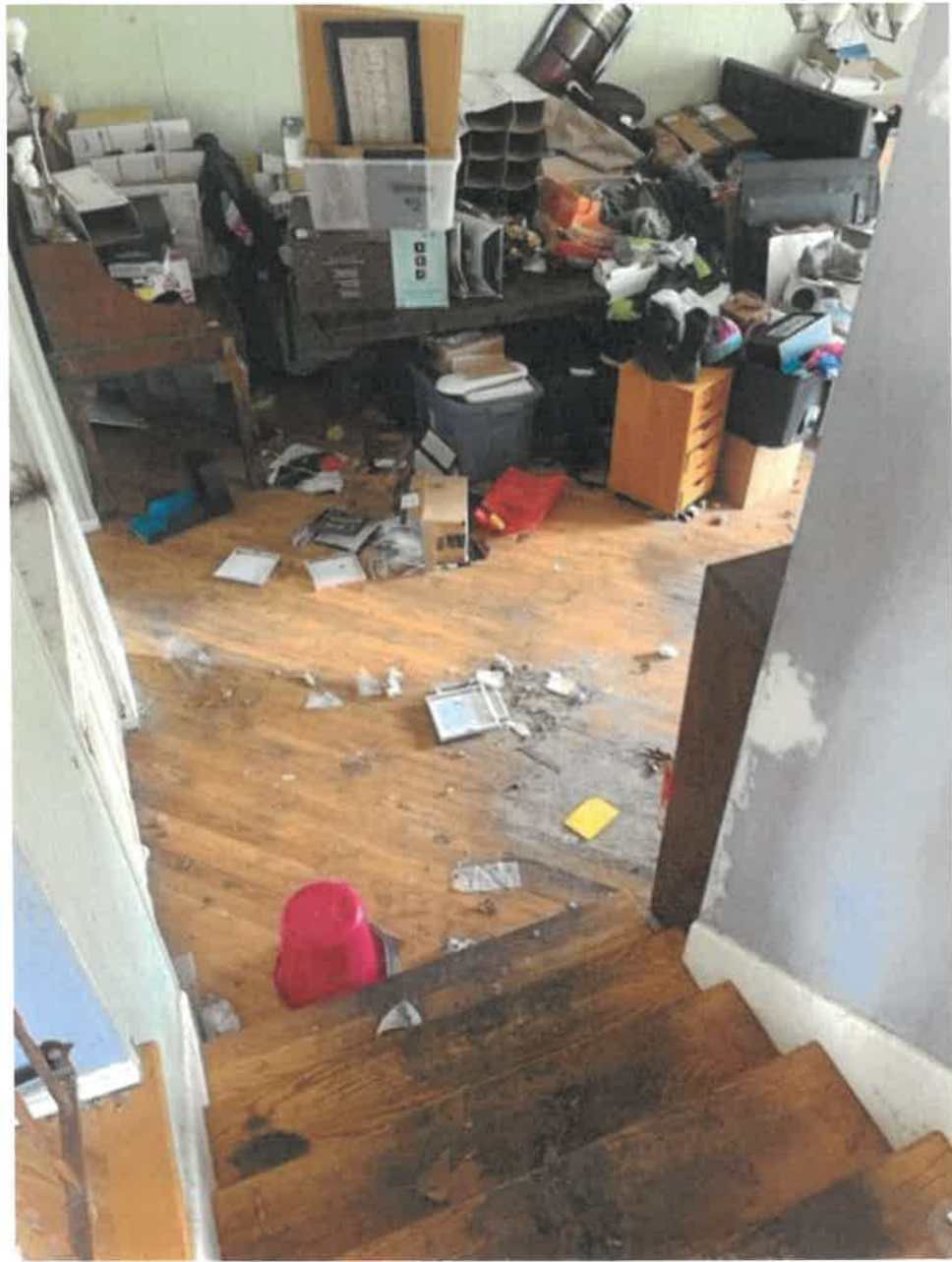








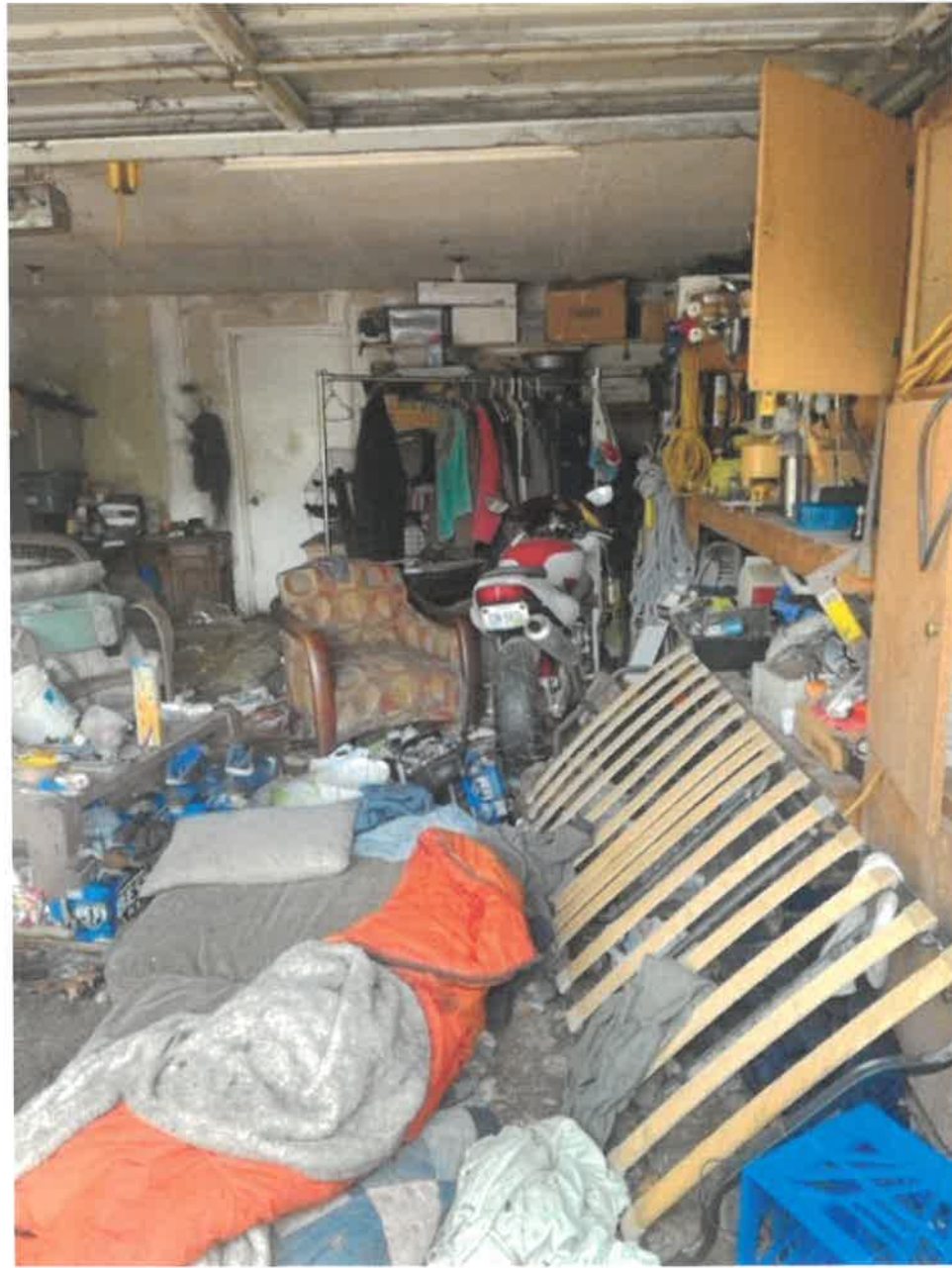












Elliot Brown

From: Hite, Mike <MHite@stlouiscountymo.gov>
Sent: Tuesday, May 21, 2024 10:37 AM
To: Patrick Bell
Cc: Sturgill, Frank; Justin Wyse; Moore, Mike; Walterscheid, Bill; Hite, Mike; Bakula, Todd; Elliot Brown
Subject: RE: 1000 NORTH WOODS MILL RD. (PARCEL NUMBER 16Q310021)
Attachments: Address.jpeg; back porch.jpeg; back up in basement from floor drain.jpeg; Basement water on floor panel box.jpeg; basement with water on floor.jpeg; bathroom.jpeg; Bedroom.jpeg; close up kitchen.jpeg; close up stove.jpeg; kitchen 1.jpeg; kitchen.jpeg; living room.jpeg

Patrick,

My name is Mike Hite I work with Problem Properties Unity for St. Louis County. I am at:

1000 North Woods Mill Rd

At this time. Officer Bakula and I contacted the tenant, Samantha and her 14-year-old son. Samantha gave us verbal permission to look inside the house. Samantha told us the main issue was the land lord was not mowing the grass and she said the floor drain in the basement was backing up with sewage and she can not do laundry.

As I walked through the house, I took a few pictures (see attached) The house is extremely cluttered and dirty although the main concern is the 2 inches of sewer water in the basement.

We would like to do an Order to Vacate on the property. In short, I would post a sign on the window, and they would only be allowed to be here during the day time to clean. They could not stay here at night. The compliance date would be set for 30 days and if no improvement has been made, we would send it to court. If improvement is made, we may grant and extension.

The landlord is here currently also. He just received your warning letters for the grass.

In closing:

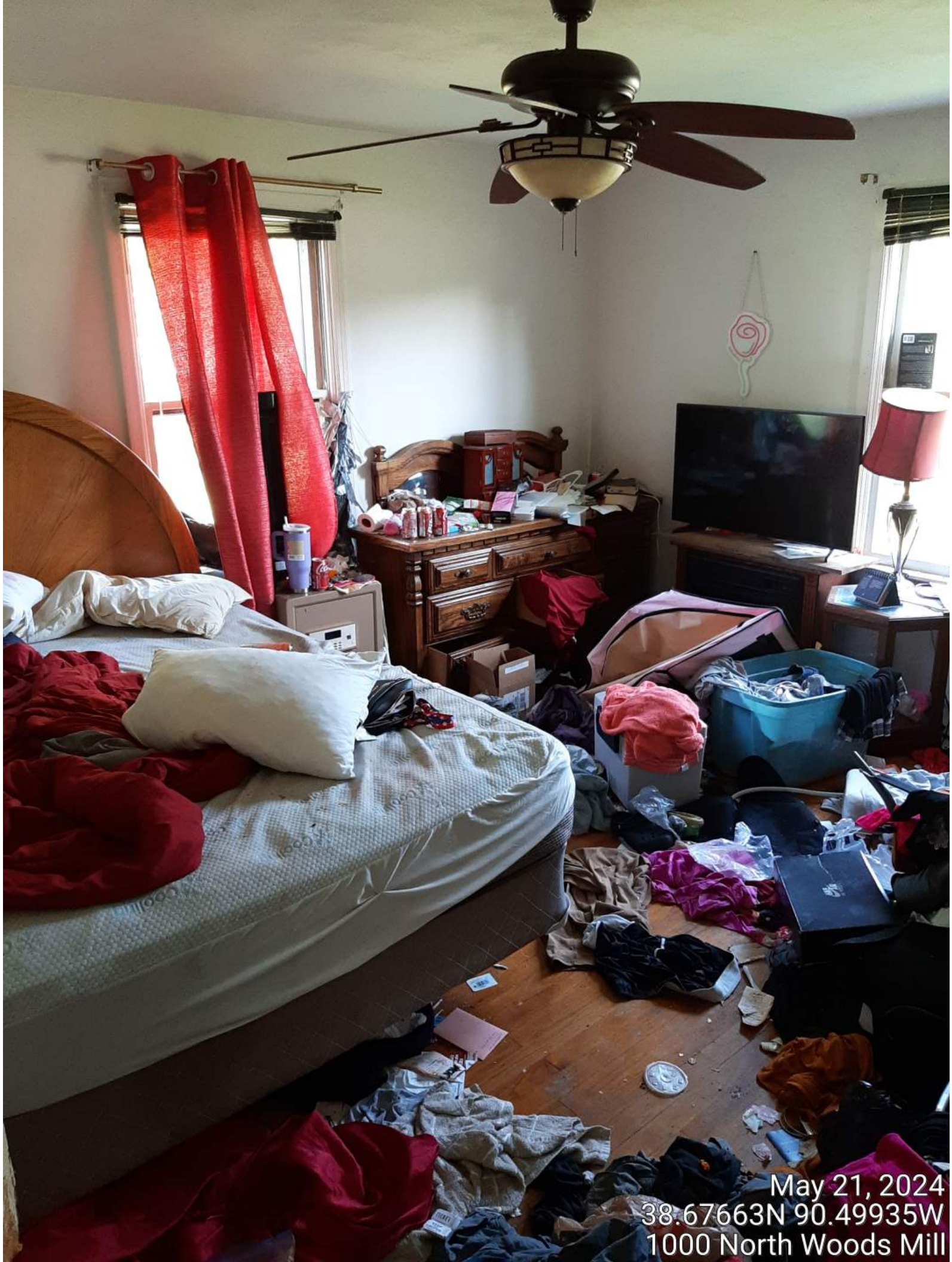
Do you want St. Louis County to proceed with the Order to Vacate?
Do you want me to write the landlord a Notice of Violation for the grass?

Please reply ALL, also you may call me at 314-566-0685

Thank you,

Mike Hite
PPIU

From: Moore, Mike <MMoore@stlouiscountymo.gov>
Sent: Wednesday, May 15, 2024 6:57 AM
To: Patrick Bell <pbell@chesterfield.mo.us>
Cc: Sturgill, Frank <FSturgill@stlouiscountymo.gov>; Kolar, Michael <MKolar@stlouiscountymo.gov>; Hite, Mike



May 21, 2024
38.67663N 90.49935W
1000 North Woods Mill



May 21, 2024
38.67667N 90.49931W
1000 North Woods Mill



May 21, 2024
38.67667N 90.49922W
1000 North Woods Mill



May 21, 2024
38.67670N 90.49928W
1000 North Woods Mill



May 21, 2024
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1000 North Woods Mill



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May 21, 2024
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May 21, 2024
38.67682N 90.49919W
1000 North Woods Mill



May 21, 2024
38.67670N 90.49919W
1000 North Woods Mill