

**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
BOARD OF ADJUSTMENT**

**NOTICE IS HEREBY GIVEN** that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, October 6, 2022 at 6:00 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

The Board will consider the following:

**B.A. 03-2022 1100 White Road (The Fulton School):** A request for a variance from the minimum lot area requirements of the R2-Residence District and NU-Non Urban zoning districts to permit the Junior High and Senior High Education Facility uses on 8.9 acres of land. (18R340892, 18R330709, 18R330691, 18R330680).



All interested parties are invited to appear and be heard at the hearing.

Copies of the request are available for review at City Hall Monday through Friday, from 8:30 a.m. to 4:30 p.m. If you should need additional information about this project, please contact Mike Knight, Assistant City Planner by telephone at 636-537-4736 or by email at [jknight@chesterfield.mo.us](mailto:jknight@chesterfield.mo.us).

City of Chesterfield  
Mike Knight  
Assistant City Planner



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Before the undersigned Notary Public personally appeared Brandon Crail on behalf of THE COUNTIAN, ST. LOUIS COUNTY who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the September 21, 2022 edition and ending with the September 21, 2022 edition, for a total of 1 publications:

09/21/2022

NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
BOARD OF ADJUSTMENT

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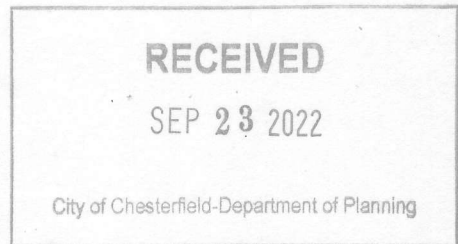
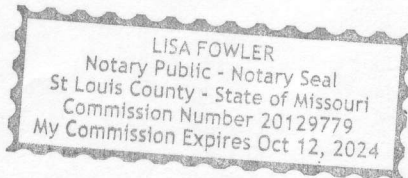
jknight@chesterfield.mo.us
City of Chesterfield
Mike Knight
Assistant City Planner
12154456 County Sep. 21, 2022

Brandon Crail (handwritten signature)

Brandon Crail

Subscribed & sworn before me this 21st day of Sept, 2022 (SEAL)

Lisa Fowler (handwritten signature)
Notary Public





**I.V.A.**

---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Board of Adjustment Staff Report

**Variance Type:** Area Variance

**Meeting Date:** October 6<sup>th</sup>, 2022

**From:** Mike Knight, Assistant City Planner

**Location:** 1100 White Road

**Applicant:** The Fulton School

**Description:** **B.A. 03-2022 1100 White Road (The Fulton School)**: A request for a variance from the minimum lot area requirements of the R2-Residence District and NU-Non Urban zoning districts to permit the Junior High and Senior High Education Facility uses on 8.9 acres of land. (18R340892, 18R330709, 18R330691, 18R330680).

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### PROPOSAL SUMMARY

The Fulton School is requesting a variance from the minimum lot area requirements of the R2-Residence District and NU-Non Urban zoning districts to permit the Junior High and Senior High Education Facility uses on 8.9 acres of land.

The subject site of the Fulton School consists of 8.9 acres of land. The property is split zoned between the R-2 Residence District and NU Non-Urban zoning districts. Junior High and Senior High are both permitted uses in both of the aforementioned conventional zoning Districts (R2 and NU). Both zoning districts have minimum lot area requirements for each permitted use within the zoning district. The minimum lot area required for a Junior High is 10 acres and the minimum lot area required for a Senior High is 20 acres in both the R2 and NU zoning districts.

### SITE HISTORY

The subject site is split zoned (~2.5 acres R2) and (~6.4 acres NU). The entire tract was originally zoned NU Non-Urban District via a St. Louis County zoning ordinance in 1965. Subsequently in 1990, P.Z. 10-90 Riverdale Homes sought, and was granted, rezoning to the R2 Residence District by the City of Chesterfield via Ordinance 496 for the then 2.7 acre subject site. No Preliminary Plat or Record Plat was submitted subsequent to the rezoning. The area of land that contains the R2 zoning district today is

currently smaller due to Right of Way roadway expansion of White Road which is located along the southwest border. Figure 1 below is an image of the entire subject site and Figure 2 is a geographical representation of the two zoning districts within the subject site.



Figure 1: Subject Site



Figure 2: Zoning Designations

### **RE-OCCUPANCY APPLICATION**

On July 26, 2022 an application for a re-occupancy permit was submitted to the City of Chesterfield. The proposed uses included the Junior High and Senior High designations. The City of Chesterfield did not approve the Re-Occupancy Permit application as the minimum lot area required for a Junior High is 10 acres and the minimum lot area required for a Senior High is 20 acres in both the R2 and NU zoning districts and the subject site does not meet the requirements as the property is 8.9 acres.

### **BOARD OF ADJUSTMENT POWERS AND RESPONSIBILITIES**

In consideration of a request for a variance, the Board of Adjustment is required to follow Missouri State Statute and Chesterfield City Code requirements. Missouri Revised Statute Chapter 89.090 requires that a Board of Adjustment may only grant variances when the Applicant has established:

*“there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance”*

and

*“to vary or modify the application of any of the regulations or provisions of such ordinance relating to the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done”.*

It should be noted, the practical difficulty relied on as a ground for a variance must be different from that suffered throughout the zone or the neighborhood. Hardships pertain to the nature of the property rather than the character of the owner. Thus, when granting a variance, the Board must consider the present and future effect of such variances on the property and neighboring property. Variances run with the land; they are not personal to the owner.

### **APPLICANT REQUEST**

The Applicant, The Fulton School, is requesting a variance from the minimum lot area requirements of the R2-Residence District and NU-Non Urban zoning district to permit the Junior High and Senior High Education Facility uses on 8.9 acres of land.

### **REVIEW OF VARIANCE REQUEST**

The Department of Planning has reviewed the request and submits the following information for the Board’s consideration during review.

**Chapter 89 of the Missouri Revised Statutes states, “In passing upon appeals, where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such ordinance, to vary or modify the application of any of the regulations or provisions of such ordinance relating to the construction or alteration of buildings or structures or the use of land so that the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done...” (emphasis added).**

In reviewing the statement of practical difficulty, several factors are to be considered by the Board:

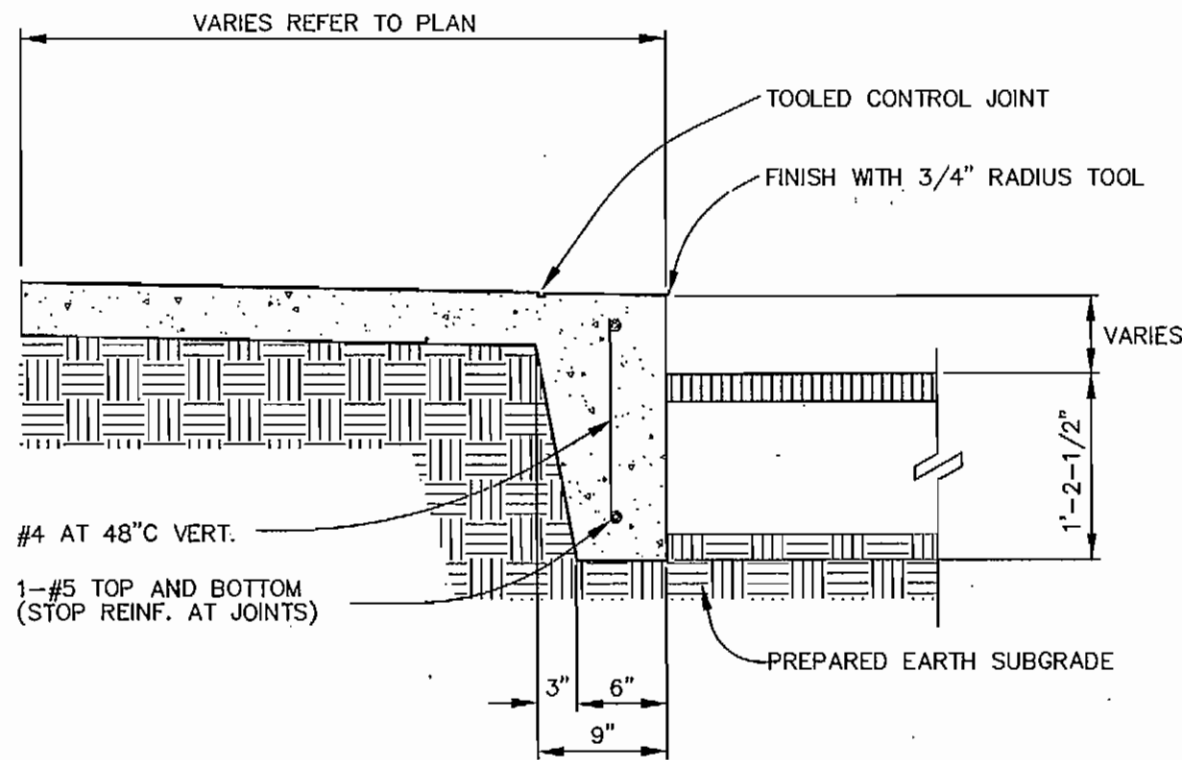
1. How substantial the variation is in relationship to the requirement. The requested variance would permit a Junior High with 1.1 acres less than what is required and a Senior High with 11.1 acres than what is required.
2. The effect, if the variance is allowed, on available governmental facilities. No impact to governmental facilities is anticipated.
3. Whether a substantial change will be produced in the character of the neighborhood or substantial detriment to adjoining properties or neighbors. Chesterfield Day School has existed at this location for many years. The applicant states that the addition of the Junior and Senior High School will not change activities that are conducted outside of the existing buildings, and the existing buildings are not being expanded, and there will be no athletics or athletic activities in addition to what already exist.
4. Whether the difficulty can be obviated by some feasible method other than the variance. The applicant states that there is no feasible way to acquire adjoining property.
5. Whether the interest of justice will be served by allowing the variance. The Applicant has provided a statement of hardship/practical difficulty for the Board's consideration located within the petitioner's application.

#### **Exhibits**

1. City of Chesterfield Unified Development Code (not in packet)
2. Notice of Publication
3. Affidavit of Publication
4. Staff Report
5. Copy of Approved Site Plan
6. Petitioner's Application
  - a. Application to Board of Adjustment
  - b. Letter sent to 32 neighboring households
  - c. Re-Occupancy Permit Application

**LEGEND**

- FOUND/SET IRON PIPE BENCHMARK
- UTILITY POLE
- GUY WIRE
- SANITARY MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- FIRE HYDRANT
- GAS VALVE
- TREE
- STORM INLET
- EXISTING TREELINE



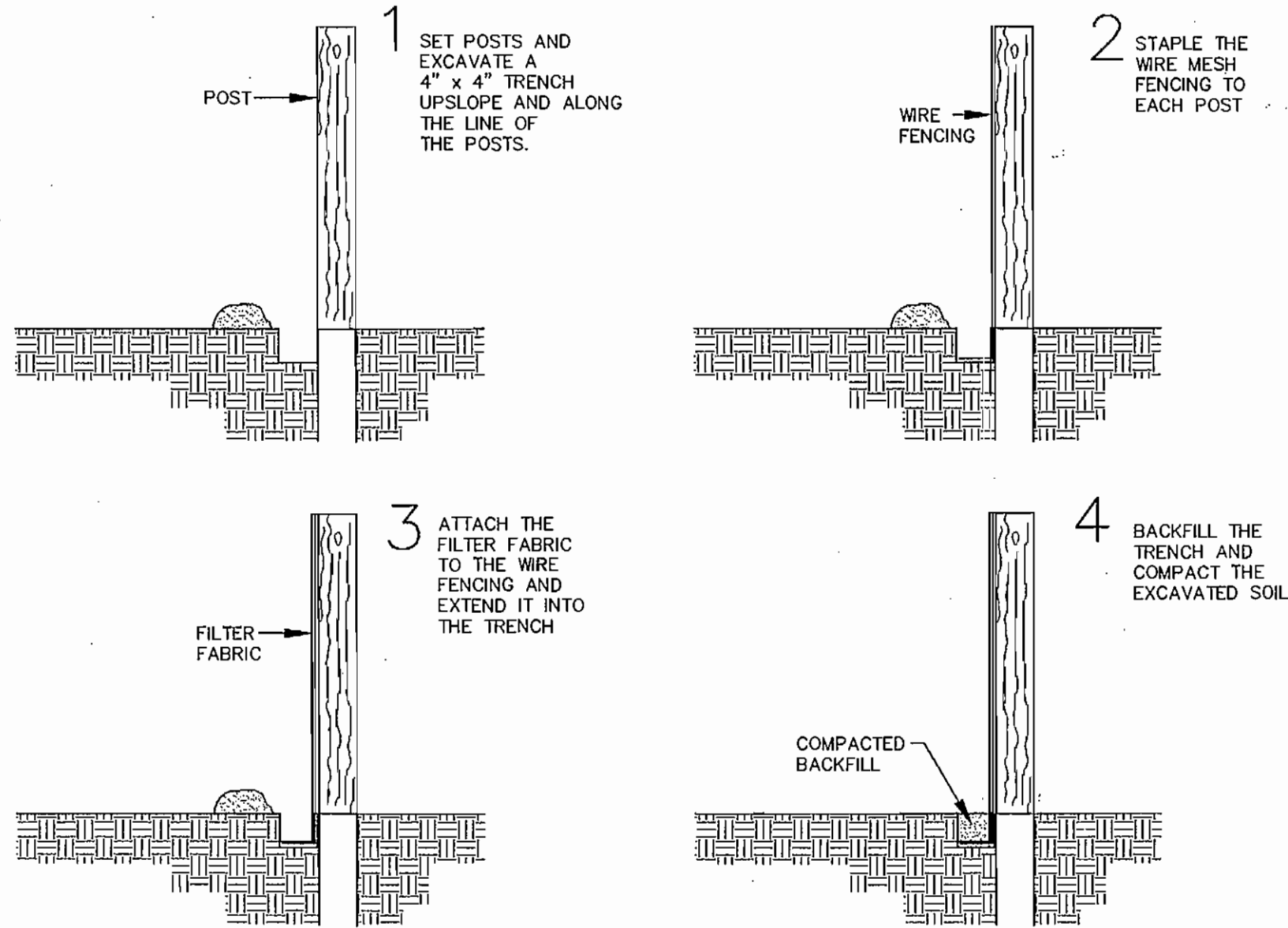
2009062301554  
 PLAT: BK: 357, PG: 236-238  
 FILED FOR RECORD  
 Jun 23, 2009 4:53 PM

RECORDER OF DEEDS  
 ST. LOUIS COUNTY, MO.  
 Witness my hand and official seal  
 on the day and year aforesaid.

*Janice M. Hammond*  
 Deputy Recorder: SDW2

PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER AT 60' CENTERS  
 PROVIDE TOOLED CONTRACTION JOINTS AT 10' C.C.

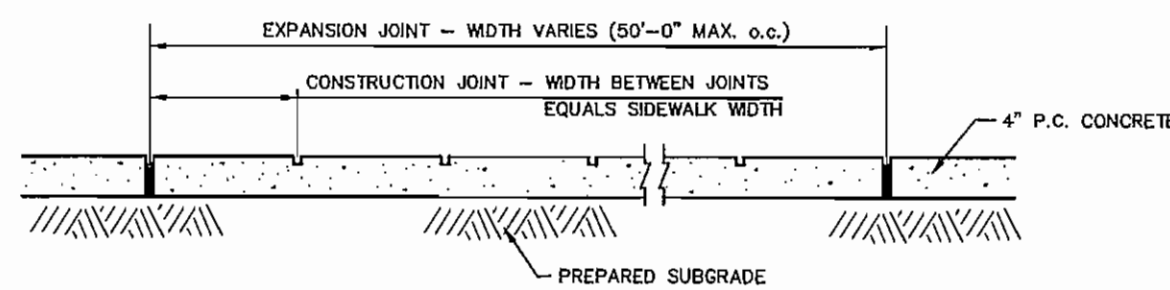
**TURNED DOWN CONCRETE WALK**  
 NOT TO SCALE



1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



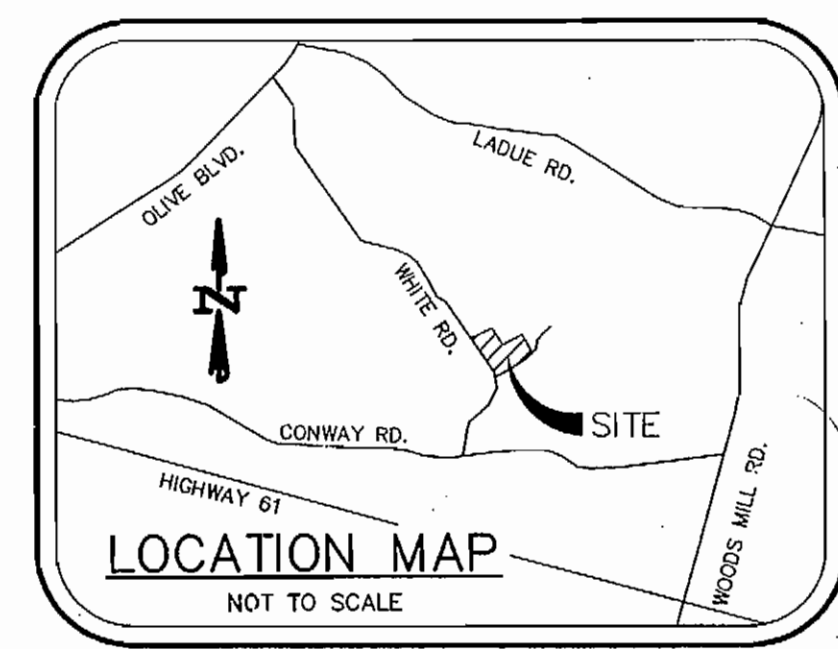
**SILTATION FENCE DETAIL**



**CONCRETE SIDEWALK DETAIL**  
 NOT TO SCALE

A SITE PLAN FOR  
**CHESTERFIELD DAY SCHOOL**  
 3rd AMENDED SITE PLAN  
 A TRACT OF LAND BEING  
 PART OF U.S. SURVEY 366  
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF  
 THE FIFTH PRINCIPAL MERIDIAN,  
 CITY OF CHESTERFIELD,  
 ST. LOUIS COUNTY, MISSOURI

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**DEVELOPMENT NOTES:**

1. Area of Site: 8.94 Acres (Total)  
0.13 Acres (Disturbed)
2. Address of Site: 1100 WHITE ROAD
3. Current Zoning: NU - Non-Urban District (Parcel 1)  
(City of Chesterfield)  
R2 - Residential District (Parcel 2)  
(City of Chesterfield)
4. Existing Use: Day School
5. Site is served by:  
Amerenue Electric Company (314) 554-2951  
S.W. Bell Telephone (636) 275-0083  
Laclede Gas (314) 658-5418  
Missouri American Water (314) 996-2306  
Metropolitan St. Louis Sewer District (314) 768-6272
6. Setback Requirements (NU District):  
Front Yard Setback 50'  
Side Rear Setback 20'  
Rear Yard Setback 20'
7. Parking Requirements:  
School: 1 space per classroom + 1 space per office  
15 classrooms x 1 = 15 spaces required  
10 offices x 1 = 10 spaces required  
Total spaces required = 25  
Total spaces provided:  
Total Existing Parking = 42 Spaces (w/5 Handicap Spaces) (At Main Bldg.)  
Total Parking Provided after construction = 40 spaces (w/3 Handicap Spaces) (At Main Bldg.)
8. All proposed utilities if any shall be installed underground.
9. All signage to be approved by a separate process.
10. According to the Flood Insurance Rate Map for the City of Chesterfield, Missouri, (Community Panel Number 290896-0145-H dated August 2, 1995), this property lies within "Zone X" and "Zone X (shaded)". Zone X is defined as an area determined to be outside the 500-year floodplain. Zone X (shaded) is defined as an area of 500 year flood; area of 100 year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
11. Above ground utilities which have been located as shown hereon. The underground utilities (natural gas, storm sewers and sanitary sewers) as shown hereon are as located based on field location markers set by the respective utility company and or their subcontractor or by connecting field located sewer manholes. All other underground utilities (electric, water) as shown as shown hereon have been plotted by scaling from the respective utility company base maps. The surveyor makes no warranty as to the actual location, size depth, type, existence, nonexistence, of these or other utilities. The location of these utilities should be verified before construction, if any begins on this project.

Chesterfield Day School, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.105, "NU Zoning (Parcel 1) and "R2" Zoning (Parcel 2) of City of Chesterfield Ordinance #824, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): *Dennis Guilliams*

(Name Typed): Dennis Guilliams

State of Missouri

County of St. Louis

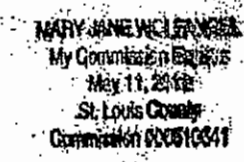
On this 22 day of June, A.D., 2009, before me personally appeared Dennis Guilliams, to me known, who, being by me sworn in, did say that he is the Owner of Chesterfield Day School a corporation in the State of Missouri and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and this said Owner acknowledged said instrument to be the free act and deed of said corporation.

This 3rd Amended Site Plan was approved by the City of Chesterfield and duly verified on the 22 day of June, 2009, by the Planning and Development Services Director, authorizing the recording of this 3rd Amended Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director.

*Aimee Nassif*  
 Aimee Nassif, Planning and Development Services Director

*Judith Naggar*  
 Judith Naggar, City Clerk

*Mary Jane Stiefel*  
*MARY JANE WOLFAWOL*



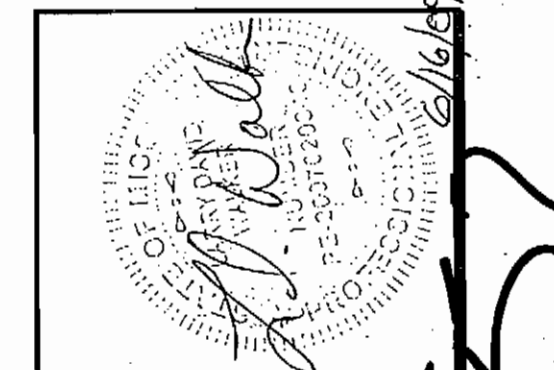
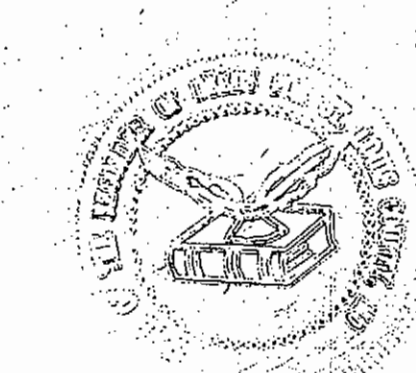
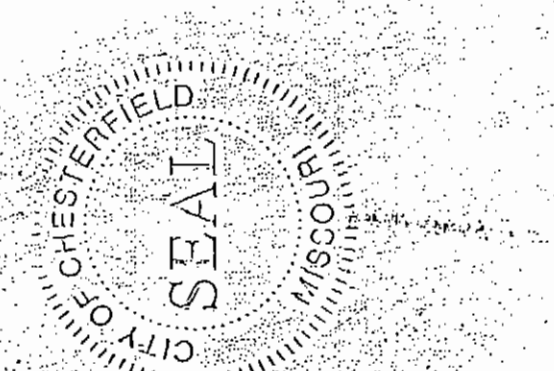
**LAND DESCRIPTION:**

A TRACT OF LAND BEING PART OF U.S. SURVEY 366, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE MOST SOUTHERN CORNER OF LOT 1 OF "CONWAY RIDGE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 286, PAGE 60 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ALSO IN THE NORTH LINE OF WAINRIDGE ROAD (50 FEET WIDE), A PRIVATE ROADWAY, SEWER, AND UTILITY EASEMENT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 286, PAGE 60 OF SAID RECORDS; THENCE ALONG SAID WAINRIDGE ROAD (50 FEET WIDE), AND ALONG THE NORTH LINE OF COMMON GROUND OF AFORESAID "CONWAY RIDGE", SOUTH 55 DEGREES 20 MINUTES 32 SECONDS WEST 730.98 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF WHITE ROAD (VARIABLE WIDTH), SAID POINT BEING 35.00 FEET RADIALLY DISTANT EAST OF WHITE ROAD CENTERLINE STATION 26+68.94; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 24 DEGREES 15 MINUTES 05 SECONDS WEST 29.79 FEET AND WHOSE RADIUS POINT BEARS SOUTH 68 DEGREES 24 MINUTES 14 WEST 321.48 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 29.80 FEET TO A POINT BEING 35.00 RADIALLY DISTANT EAST OF WHITE ROAD CENTERLINE STATION 26+99.49; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCE: NORTH 26 DEGREES 54 MINUTES 24 SECONDS WEST 286.73 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 31 DEGREES 11 MINUTES 24 SECONDS WEST 90.82 FEET AND WHOSE RADIUS POINT BEARS SOUTH 63 DEGREES 05 MINUTES 36 SECONDS WEST 607.96 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 90.90 FEET; NORTH 35 DEGREES 28 MINUTES 25 SECONDS WEST 1.36 FEET; SOUTH 54 DEGREES 31 MINUTES 35 SECONDS WEST 5.00 FEET; AND NORTH 35 DEGREES 28 MINUTES 25 SECONDS WEST 368.57 FEET TO A POINT IN A SOUTH LINE OF PROPERTY CONVEYED TO EVELYN N. SEENCER BY DEED RECORDED IN BOOK 12066 PAGE 921 OF SAID RECORDS; THENCE ALONG SAID SOUTH AND ALONG THE WEST LINE OF SAID SPENCER PROPERTY, NORTH 57 DEGREES 17 MINUTES 35 SECONDS EAST 282.44 FEET AND SOUTH 35 DEGREES 28 MINUTES 44 SECONDS EAST 368.59 FEET TO A POINT; THENCE ALONG THE SOUTH LINE OF SAID SPENCER PROPERTY AND THE SOUTH LINE OF PROPERTY CONVEYED TO YMCA GROUP, INC. BY DEED RECORDED IN BOOK 12519 PAGE 2034 OF SAID RECORDS, NORTH 57 DEGREES 19 MINUTES 16 SECONDS EAST 450.13 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 3 OF AFORESAID "CONWAY RIDGE"; THENCE ALONG THE WEST LINE OF "CONWAY RIDGE", SOUTH 27 DEGREES 47 MINUTES 57 SECONDS EAST 382.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.940 ACRES ACCORDING TO A SURVEY BY BAX ENGINEERING COMPANY, DURING NOVEMBER, 2008

**U.S.G.S. BENCHMARKS**

- REFERENCE BENCHMARK - ST. LOUIS COUNTY BENCHMARK 12-113 ELEV 497.08 - SQUARE IN NORTHEAST CORNER OF BOX CULVERT HEADWALL, 35' SOUTH OF CENTERLINE OF RAINY LAKE DRIVE AND 19' EAST OF CENTERLINE OF WHITE ROAD.
- SITE BENCHMARK 1 - ELEVATION 507.76 - CHISELED SQUARE ON TOP OF CURB ±12.5 SOUTH OF SOUTHEASTERN CORNER OF SUBJECT PROPERTY.
- SITE BENCHMARK 2 - ELEVATION 499.54 - "O" IN "OPEN" ON FIRE HYDRANT LOCATED ALONG WESTERN LINE OF SUBJECT PROPERTY.



**ZWICK + GANDT ARCHITECTURE, INC.**  
 9108 WATSON ROAD, SUITE 110  
 ST. LOUIS, MISSOURI 63126  
 314-962-9292  
 WWW.ZGARCH-STL.COM

**CIVIL ENGINEER: BAX ENGINEERING COMPANY**  
 221 POINT WEST BLVD.  
 ST. CHARLES, MO 63301  
 636.928.8552

**STRUCTURAL ENGINEER: KREMER ENGINEERING**  
 208 N. MAIN STREET SUITE F  
 COLUMBIA, IL 62236  
 618.281.8505

**MFP ENGINEER: AEDIFICA CASE ENGINEERING**  
 782 MERUS COURT  
 ST. LOUIS, MO 63026  
 636.349.1600

**LANDSCAPE ARCHITECT: LOOMIS ASSOCIATES**  
 707 SPIRIT 40 PARK DRIVE SUITE 135  
 CHESTERFIELD, MO 63005  
 636.519.8668

**CHESTERFIELD DAY SCHOOL**  
 1100 WHITE ROAD  
 CHESTERFIELD, MO 63017



BIDDING AND PERMITTING	4-1-09	4-21-09	5-7-09	5-26-09	6-09-09
ADDENDUM #4					
CITY COMMENTS					
CITY COMMENTS					

PROJECT NUMBER: 08049

**C-1**

BAX PROJECT NUMBER: 08-14519A  
 BAX FILE: 14519A.dwg

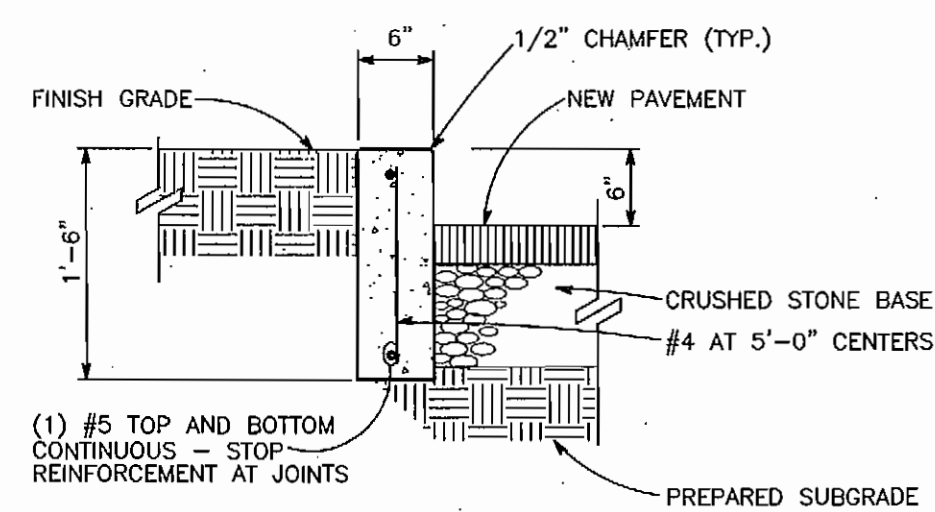
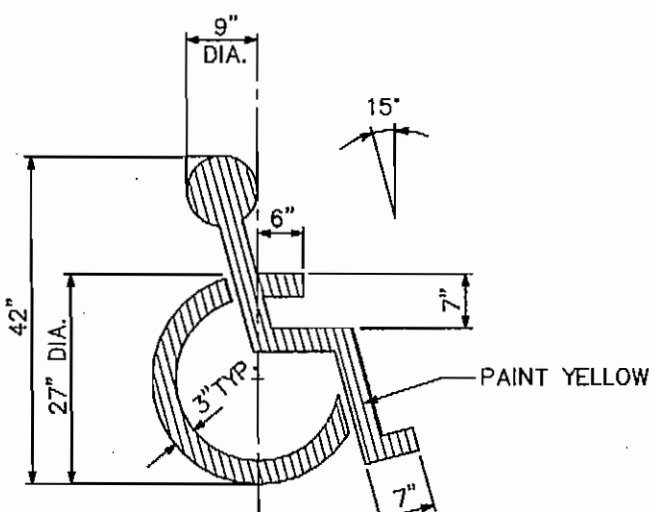
sub 552

- RESERVED PARKING
- 12" X 18" SIGN
- \$50-\$300 FINE
- 12" X 6" SIGN
- VAN ACCESSIBLE
- 12" X 6" SIGN

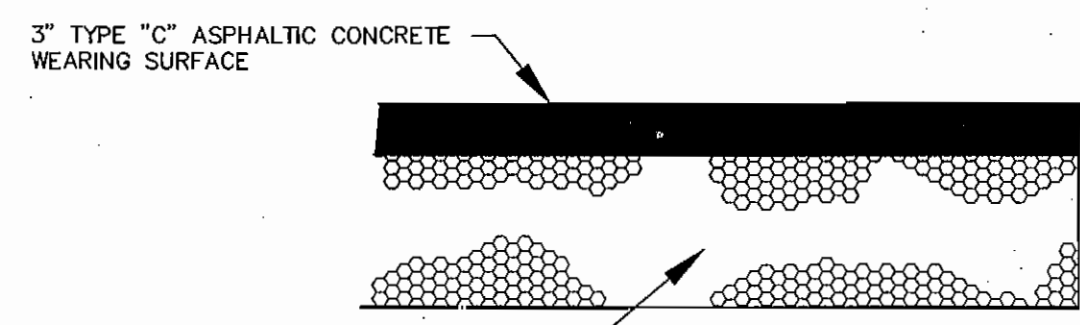
STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE, GALVANIZED U CHANNEL POST 10'-5" LONG, SET 3'-0" INTO GRADE. SET BOTTOM OF SIGN 5'-0" ABOVE FINISHED GRADE.

VAN ACCESSIBLE HANDICAP PARKING SIGN

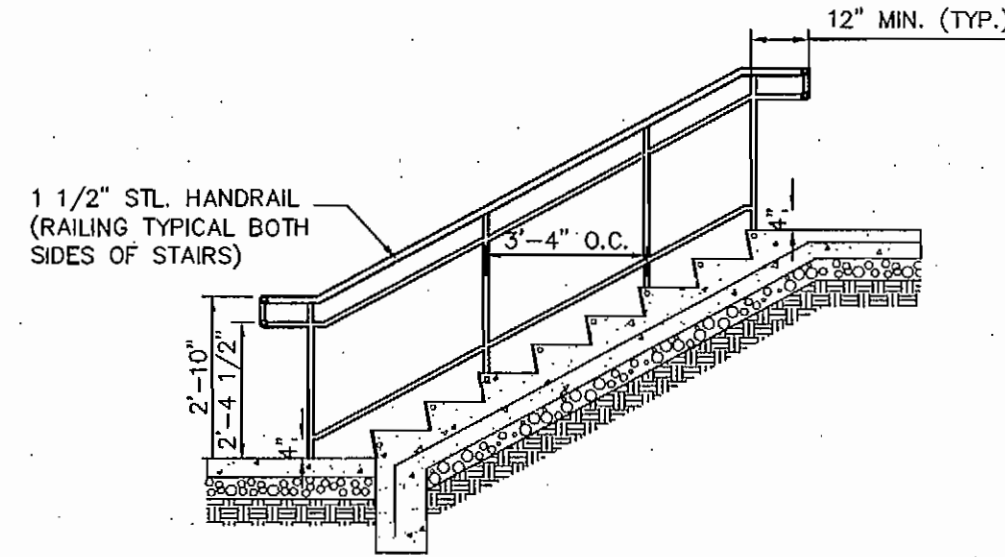
PAINTED HANDICAPPED PARKING SYMBOL NOT TO SCALE



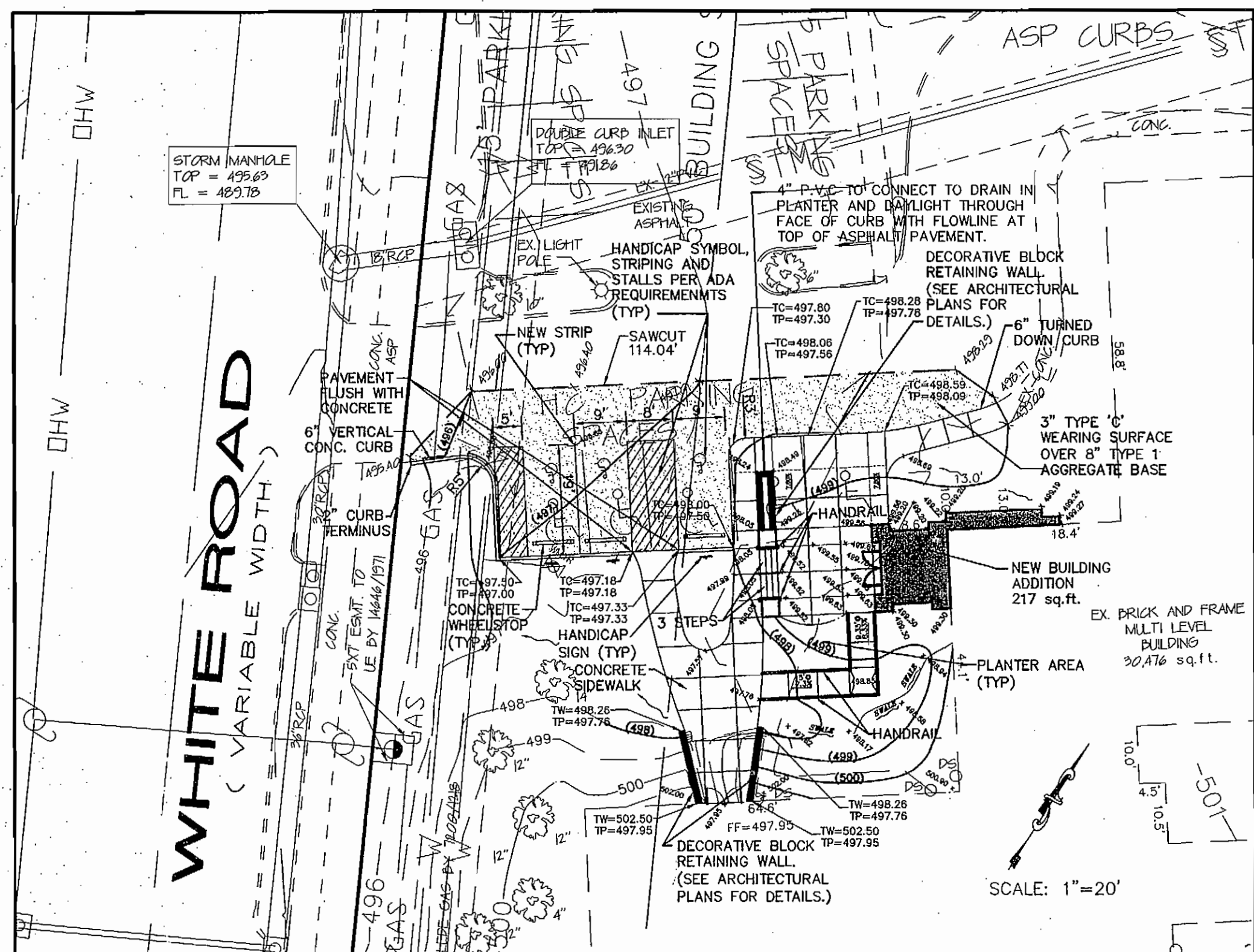
CONCRETE CURB DETAIL NOT TO SCALE



ASPHALT PAVEMENT DETAIL NOT TO SCALE

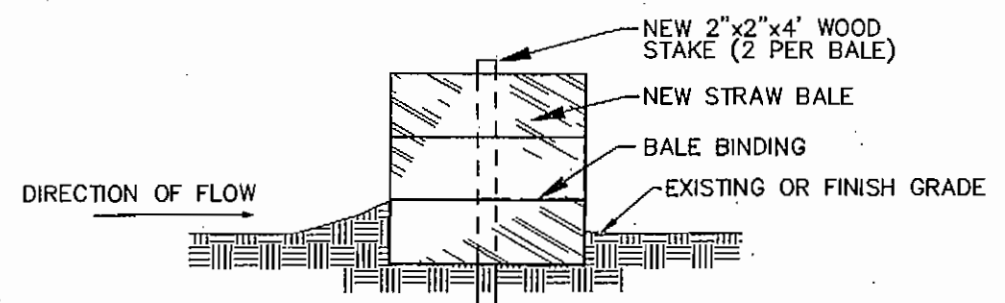


1 1/2" STL. HANDRAIL (RAILING TYPICAL BOTH SIDES OF STAIRS)



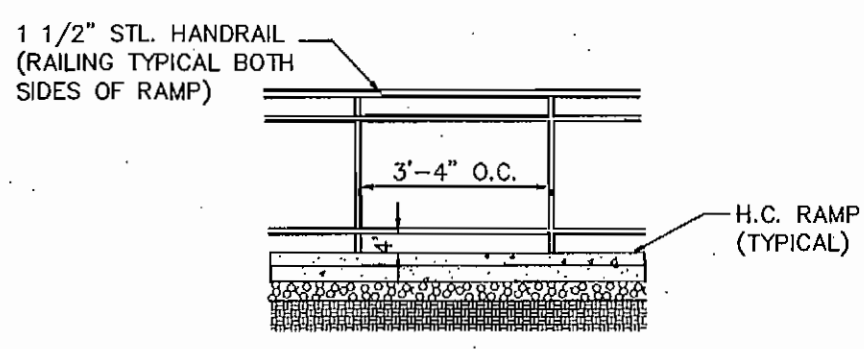
3rd. AMENDED SITE PLAN

- \* CONTRACTOR TO USE CAUTION WHEN SETTING HANDICAP SIGN IN SUCH CLOSE PROXIMITY OF THE WATER METER.
- \* WATER METER TO BE ADJUSTED TO FINISH GRADE.

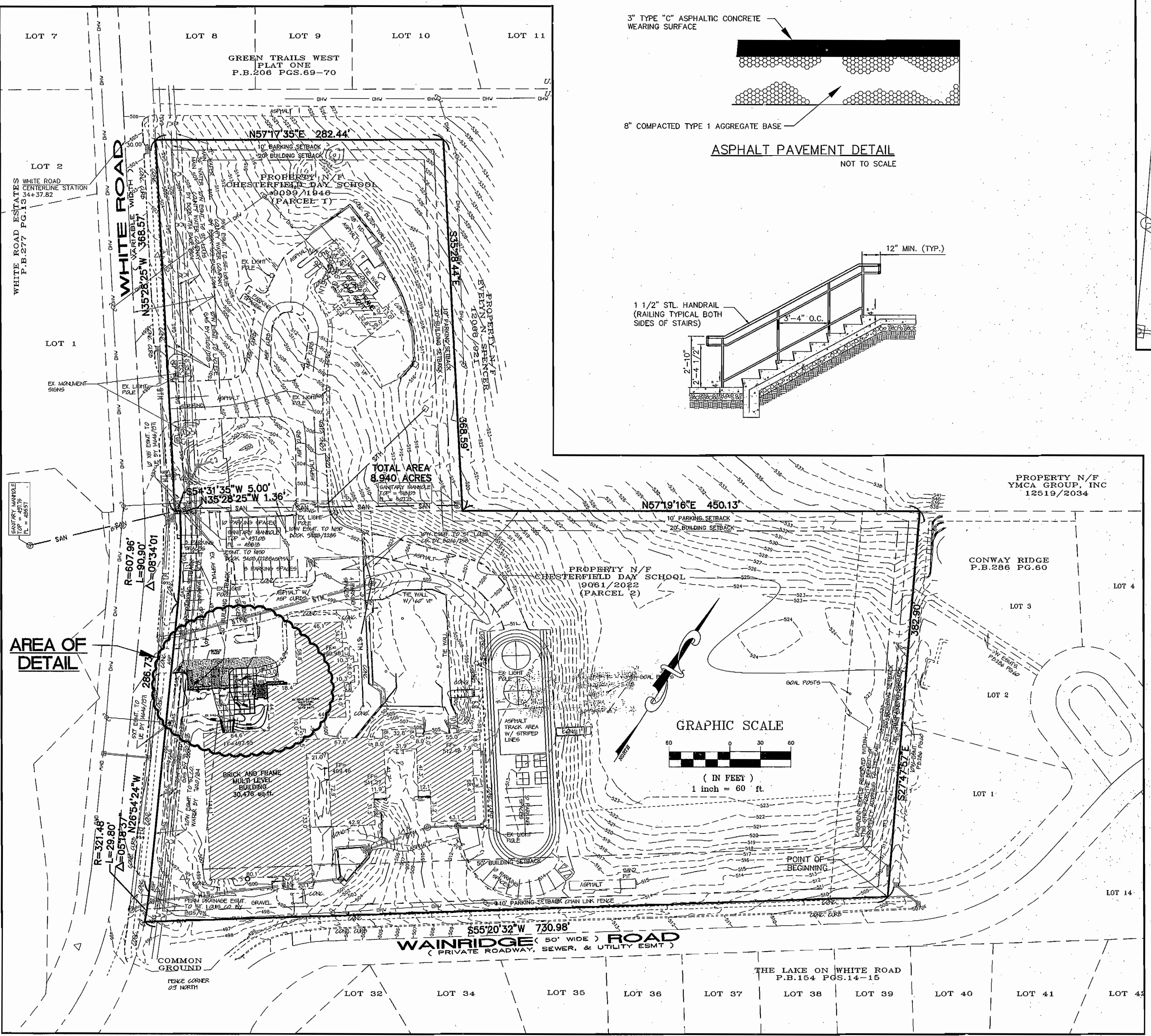


- NOTES:
1. STRAW BALES, NOT HAY BALES SHALL BE USED
  2. BUTT ENDS OF BALES TIGHTLY TOGETHER.
  3. INSTALL BALES WITH BINDING AROUND SIDES, NOT TOP AND BOTTOM.
  4. FILL ANY GAP BETWEEN BALES BY WEDGING LOOSE STRAW BETWEEN THEM.

SEDIMENT BARRIER NOT TO SCALE



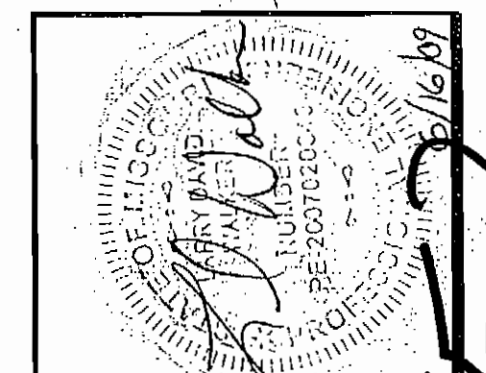
HANDRAIL DETAIL (FLAT) NOT TO SCALE



OVERALL SITE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

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DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or service.

ZWICK + GANDT ARCHITECTURE, INC.  
9109 WATSON ROAD, SUITE 110  
ST. LOUIS, MISSOURI 63126  
314-952-5292  
WWW.ZGARCH-STL.COM

CIVIL ENGINEER:  
BAX ENGINEERING COMPANY  
221 POINT WEST BLVD.  
ST. CHARLES, MO 63301  
636.928.5552

STRUCTURAL ENGINEER:  
KREIER ENGINEERING  
200 N. MAIN STREET, SUITE F  
COLUMBIA, IL 62206  
618.281.8505

MEP ENGINEER:  
AEDIFICA CASE ENGINEERING  
782 HERUS COURT  
ST. LOUIS, MO 63026  
636.349.1600

LANDSCAPE ARCHITECT:  
LOONIS ASSOCIATES  
707 SPIRIT 40 PARK DRIVE SUITE 135  
CHESTERFIELD, MO 63005  
636.519.8665

CHESTERFIELD DAY SCHOOL  
1100 WHITE ROAD  
CHESTERFIELD, MO 63017

BIDDING AND PERMITTING	4-1-09
PROCESSED #4	4-27-09
CITY COMMENTS	5-26-09
CITY COMMENTS	5-26-09
CITY COMMENTS	6-09-09

PROJECT NUMBER:  
08049

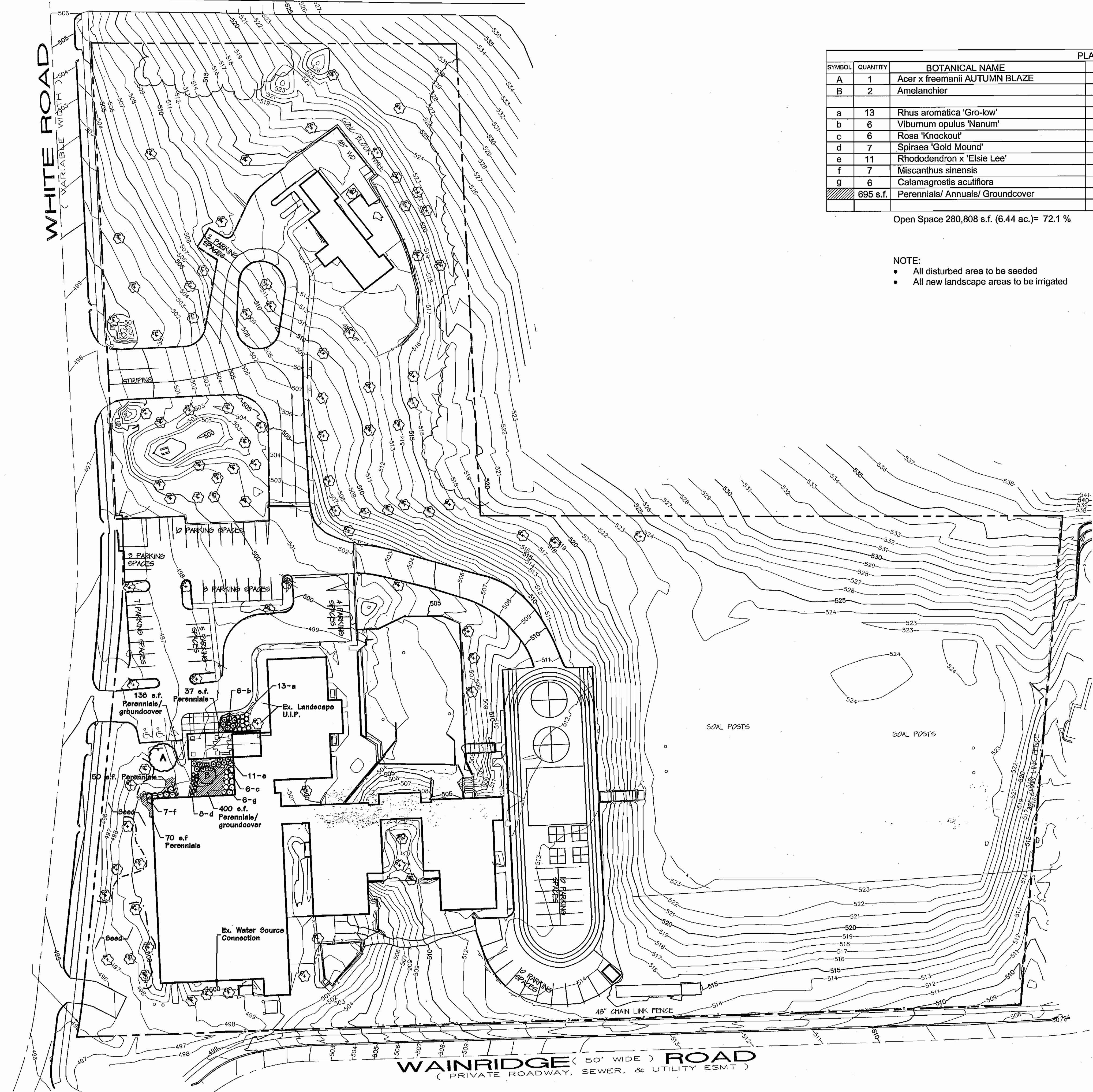
C-2

BAX PROJECT NUMBER: 06-14519A  
BAX FILE: 14519Apro.dwg

sub 552



238



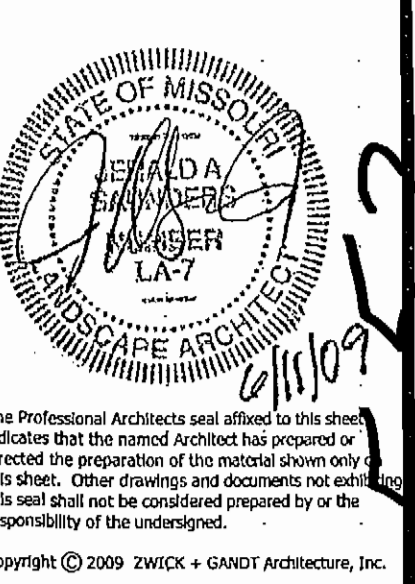
PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TREE TYPE
A	1	Acer x freemanii AUTUMN BLAZE	Freeman Maple	2.5"	45'+	Deciduous
B	2	Amelanchier	Serviceberry	2.5"	25-30'	Deciduous
a	13	Rhus aromatica 'Gro-low'	Gro-low Sumac	3 gal.	4'OC	
b	6	Viburnum opulus 'Nanum'	Dwarf Cranberrybush	2 gal.	2'OC	
c	6	Rosa 'Knockout'	Shrub Rose	2 gal.	30"OC	
d	7	Spiraea 'Gold Mound'	Spiraea	3 gal.	3-4'OC	
e	11	Rhododendron x 'Elsie Lee'	Elsie Lee Azalea	3 gal.	3-4'OC	
f	7	Miscanthus sinensis	Maiden Grass	3 gal.	5'OC	
g	6	Calamagrostis acutiflora	Feather Reed Grass	3 gal.	5'OC	
	695 s.f.	Perennials/ Annuals/ Groundcover				

Open Space 280,808 s.f. (6.44 ac.)= 72.1 %

- NOTE:
- All disturbed area to be seeded
  - All new landscape areas to be irrigated

LANDSCAPE PLAN  
SCALE 1" = 40' - 0"

3rd Amended Site Plan



**ZWICK + GANDT**  
**ARCHITECTURE, INC.**  
 9109 WATSON ROAD, SUITE 110  
 ST. LOUIS, MISSOURI 63126  
 314-962-9292  
 WWW.ZGARCH-STL.COM  
 STRUCT. ENGINEER:  
**KREHER ENGINEERING**  
 208 N. MAIN STREET SUITE F  
 COLUMBIA, IL 62236  
 618.201.8505  
 MEP ENGINEER:  
**AEDIFICA CASE ENGINEERING**  
 782 MERUS COURT  
 ST. LOUIS, MO 63026  
 636.349.1600  
 LANDSCAPE ARCHITECT:  
**LOOMIS ASSOCIATES**  
 707 SPIRIT 40 PARK DRIVE SUITE 135  
 CHESTERFIELD, MO 63005  
 636.519.8668



**CHESTERFIELD DAY SCHOOL**  
 1100 WHITE ROAD  
 CHESTERFIELD, MO 63017

PROJECT NUMBER:  
867.003  
Landscape Plan

L-1

5/8/2009

sub 552



# City of Chesterfield

## DEPARTMENT OF PLANNING

City of Chesterfield-Department of Planning

RECEIVED

AUG 16 2022

### BOARD OF ADJUSTMENT APPLICATION

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. The Board hears requests for variances and appeals of administrative determinations. A variance is a deviation from the zoning ordinance requirements for a specific parcel. The types of variances heard before the Board of Adjustment are Use, Area, and Bulk Variances. A variance is granted only upon demonstration of a hardship such as lot size, topography, or other issues not created by the lot owner. For questions about this application, please contact the Department of Planning at 636-537-4746. For information about this and other projects under review by the Department, please visit "Active Developments" at [chesterfield.mo.us/active-developments.html](http://chesterfield.mo.us/active-developments.html)

Check (✓) the type of variance for which you are applying:

- Area or Bulk variance: A request to allow deviation from the dimensional (i.e. height, bulk yard) requirements of a zoning district.
- Use variance: A request to allow deviation for the permissible uses of a zoning district.
- Sign variance: A request to allow deviation from dimensional/quantity regulations
- Appeal of Administrative Determination

Please note: Areas in gray will be completed by the Department of Planning.

STATE OF MISSOURI

BOA NUMBER

B.A. 03-2022

HEARING DATE

10/6/2022

CITY OF CHESTERFIELD

Petition for Appeal from Zoning Regulations

### I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor

Record: The Fulton School

Address: 1100 White Road

City: Chesterfield State: MO Zip: 63017

Tel.: 314-469-6622 Fax: \_\_\_\_\_

Petitioner, if other than owner(s): \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Tel.: \_\_\_\_\_ Fax: \_\_\_\_\_

Legal Interest: \_\_\_\_\_

(Provide date of contract and date of expiration of contract)

\*Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

**II. PROPERTY INFORMATION**

**Project Address:** 1080 & 1100 White Road, Chesterfield, MO 63017

**Locator Number(s):** 18R340892

(List additional locator numbers on separate sheet and attach to petition)

**Acreage:** 8.9 (To the nearest tenth of an acre)

**Subdivision Name (If applicable):**

**Current Zoning District:** R-2 Residential District and NU Non-Urban District

**Legal Description of Property:**

Attached.

(Attach additional sheets as necessary)

**III. NATURE OF REQUEST FOR VARIANCE**

**Unique physical characteristics of the lot (e.g., size, slope, etc.):**

8.94 Acres.

(Attach additional sheets as necessary)

**Description of the necessity of the proposed improvement:**

No improvement planned.

**Ordinance Number and section to which a variance is sought:**

R-2 Residential District & NU Non-Urban District. Section 104.03.030.

Reduction in required minimum acreage from 20 to 8.0 acres with reasonable and appropriate conditions.

(Attach additional sheets as necessary)

**Do deed restrictions or subdivision trust indentures for the property prohibit the use or construction which is requested by this petition?** Check (✓) one  Yes  No

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## **Statement of unnecessary hardship, practical difficulty or other information warranting action by the Board:**

For many years going back before Chesterfield was incorporated Chesterfield Day School, a Montessori School, operated at this location (the "White Road Campus"). Chesterfield Day School had students from 18 months through 6th grade, and it thrived. In 1994 Chesterfield Day School established a separate campus at St. Albans which ultimately had students from 18 months through high school (the "St. Albans Campus"). Eventually the St. Albans Campus became a separate entity. As with many small, private schools, both the St. Albans Campus and the White Road Campus had and still have enrollment and financial challenges. Both Campuses decided to merge and have a single location at the White Road Campus. The existing facilities were not expanded to accommodate the merger, but a substantial investment was made to accommodate high school programming.

While the high school use is permitted under the Chesterfield Unified Development Code applicable to both parcels, there is a minimum acreage requirement for a high school use of 20 acres. The two parcels total 7.7 acres. The 20 acre requirement was not known at the time of the merger. Classes, including high school classes, have begun at the White Road Campus.

The Fulton School is small by design. Offering a Montessori, personalized education, unique to the area, our niche is to create a community where the teachers know the students well, and we can create time and space for students to grow up, minimizing the pressures of large schools while enjoying top-notch academic education with an emphasis on character development. Because of our small size, we will never have enough students for large sports or theater programs, and those programs are not our ambition. We supplement our secondary academic program with travel, entrepreneurship, and boutique partnerships with area nonprofits and businesses that are not dependent on our campus or buildings. We offer relationships and engagement and connection over traditional high school activities. Enrollment data:

- 115 in 18 months – 6th grades (Lower School) currently;
- 45 in 7th – 12th grades (Upper School) currently;
- Our Upper School maximum size is 90 students (15 per grade).

Ways our secondary program differs from a traditional secondary program:

- Our primary difference is truly our small size—the curriculum and foundation are college preparatory and life preparatory.
- Students come to us because the traditional large school environment is not working for them for a wide variety of reasons.
- We don't base admissions on testing; we look at the whole child and their philosophical fit with the school.
- Because we're small, there are few cliques and minimal divisions. Students have to know each other, get along with each other, and collaborate with each other because there is no room to avoid each other.
- Teachers teach multiple subjects and see the same students for multiple years. This increases the efficiency of their pedagogy because there is much less time spent on transitions and getting to know each other.
- Upper school sports are small teams and individual sports --volleyball, cross country, basketball, golf, and track.
- Upper school take two trips per year, one domestic and one international, to push our students out of their local comfort zones and out into the world.
- Seniors spend their last quarter doing internships at local businesses.
- We take breaks from classes three times a year for interims where the students pursue learning goals without grades; they work on makerspace creations, programming, writing music, and taking trips to local industries and businesses. (Each interim has a theme and offerings that students sign up for.)
- Students have a high degree of choice, from assignments to courses, because we want them to have a high level of ownership in their education.
- Advisories meet several times per week for students and their advisors to assess their progress, their choices, and the community's needs.

The practical difficulty is that there is no feasible way to acquire adjoining property, and both the economics and programming model require the 18 months through 6th grade and the high school programs be combined at a single location in order to survive.

(Attach additional sheets as necessary)

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Ph. (636)537-4746 Fax (636)537-4798 [www.chesterfield.mo.us](http://www.chesterfield.mo.us)**

**Description of the effect or impact on neighboring properties:**

Chesterfield Day School has existed at this location for many years surrounded on three sides by residential neighborhoods, and has been a good neighbor. The addition of the high school will not change activities that are conducted outside of the existing buildings, and the existing buildings are not being expanded. The high school is not a traditional high school (see earlier description in this Application of its programming and size) so there will be no athletic or activity facilities in addition to what already exists.

(Attach additional sheets as necessary)

**For Area or Bulk Variance Requests, complete the following section:**

**A. Setbacks/Height:** Requested variance does not require a change in setbacks.

	<b>The Petitioner(s) request the following setback(s):</b>	<b>City of Chesterfield Regulations require the following setback(s) for this site:</b>
<b>Front Yard:</b>	_____	_____
<b>Side Yard:</b>	_____	_____
<b>Rear Yard:</b>	_____	_____
<b>Height:</b>	_____	_____

**Provide the following:**

1. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield)
2. Two completed copies of this application with original signatures. *Please note: A copy with the Chairman's signature and the Board's decision will be returned to you.*
3. Seventeen (17) copies of the following for inclusion in the packet:
  - A site plan showing the dimensions and location (including distance from property lines) of all existing and proposed buildings and structures.
  - Letters from abutting property owners stating their position.
  - Copies of the completed application.
  - The City of Chesterfield rejection or denial.
  - Any other information as required by the City of Chesterfield

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Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us**

**For Sign Variance Requests, complete the following section:**

**B. Signage:** NOT APPLICABLE.

**The Petitioner(s) request  
the following :**

**City of Chesterfield  
Regulations allow the  
following for this site:**

**Number of attached business  
signs:**

**Size of attached business  
signs:**

**Number of freestanding  
business signs:**

**Size of freestanding business  
signs:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Explain why the sign variance request would not cause a public health or safety concern to the neighborhood or the public welfare.**

\_\_\_\_\_

**Provide the following:**

1. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)
2. Two completed copies of this application with original signatures. *Please note: A copy with the Chairman's signature and the Board's decision will be returned to you.*
3. Seventeen (17) copies of the following for inclusion in the packet:
  - A site plan showing:
    - The subject property with adjoining streets, existing buildings, major parking lot, and distance to property lines.
    - The location of proposed signs.
    - If attached wall signs, the cross section of wall on which sign is to be placed with dimensions and total square feet (or portion of total wall that will contain petitioner's business).
  - A detail sign plan indicating:
    - Dimension of signs with detail sign lettering layout.
    - Total square feet of signs. If attached, what percent of wall.
    - Light detail, if any.
  - Letters from abutting property owners stating their position.
  - Copies of the completed application.
  - The City of Chesterfield rejection or denial.
  - Any other information as required by the City of Chesterfield

**690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us**

**IV. COMPLIANCE**

Is property in compliance with all previous conditions of approval of all applicable Ordinance requirements?

Yes  No. If no, please explain:

Is property in compliance with all Zoning, Subdivision, and Code requirements?

Yes  No. If no, please explain:

See statement of practical difficulty.

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**V. STATEMENT OF CONSENT**

**STATEMENT OF CONSENT**

I hereby give CONSENT to Michael J. Doster (type, stamp or print clearly full name of agent) to act on my behalf to submit this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property and I have an ownership interest and/or am the owner under contract in the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I understand this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

**OWNER/CONTRACT PURCHASER INFORMATION:**

I am the  owner  contract purchaser. (check (✓) one)

Kara Douglass

(Name- type, stamp or print clearly)

The Fulton School  
(Name of Firm)

Note: Attach additional sheets as necessary.

[Signature]  
(Signature)  
1100 White Road  
Chesterfield, MO 63017  
(Address, City, State, Zip)

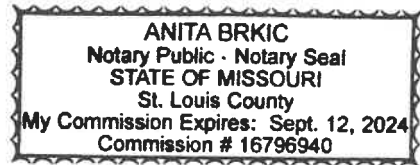
**NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD**

The foregoing instrument was subscribed and sworn to before me this 16<sup>th</sup> day of August 20 22.

Signed [Signature] Print Name: Anita Brkic  
Notary Public

Seal/Stamp:

My Commission Expires: 09/12/2022





**VI. AFFIDAVIT OF COMPLETENESS AND ACCURACY**

**INSTRUCTIONS:** To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

**Project Name:** The Fulton School

**Submittal Date:** 08/16/2022

**STATEMENT OF COMPLETION AND ACCURACY**

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge and that all property owners have full knowledge that the property they own is the subject of this application. I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit and further certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the City of Chesterfield relating to this application. I acknowledge this application, related application material and all attachments become official records of the City of Chesterfield, Missouri and will not be returned. I further acknowledge that additional information may be required by the City of Chesterfield to process this application. No arrangement has been made to pay any commission, gratuity, or consideration, directly or indirectly, to any official, employee, or appointee of the City of Chesterfield with respect to this application.

**Check (✓) one:**     I am the property owner.     I am the contract purchaser.  
                                  I am the duly appointed agent of the petitioner.

Michael J. Doster

(Name- type, stamp or print clearly)

*Michael J. Doster*  
\_\_\_\_\_  
(Signature)

16150 Main Circle Drive, Suite 250

Chesterfield, MO 63017

(Address, City, State, Zip)

Doster, Ullom & Boyle, LLC

(Name of Firm)

Note: Attach additional sheets as necessary.

**NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD**

The foregoing instrument was subscribed and sworn to before me this 16<sup>th</sup> day of August 20 22.

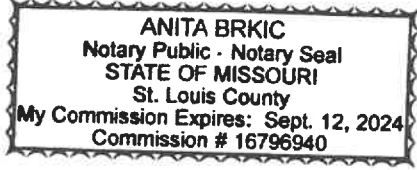
Signed *Anita Brkic*

Print Name: Anita Brkic

Notary Public

Seal/Stamp:

My Commission Expires: 09/12/2024



690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

**VII. CITY OF CHESTERFIELD  
LIENS AND FINES CERTIFICATION**

**Project Name:** \_\_\_\_\_ **Ward:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Locator:** \_\_\_\_\_

**STATE OF MISSOURI, CITY OF CHESTERFIELD**

**I do hereby certify to the Council of the City of Chesterfield that:**

\_\_\_ There are no fines and/or liens of record on the property by or owed to the City of Chesterfield.

\_\_\_ There are the following fines and/or liens owed to the City of Chesterfield:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

\_\_\_\_\_  
Finance Director  
City of Chesterfield

\_\_\_\_\_  
Date

**[THIS PAGE FOR INTERNAL USE]**

**STAFF / BOA USE ONLY**

**Intake Date:** \_\_\_\_\_

**This petition is granted / denied (circle one) on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_**

**Signed:** \_\_\_\_\_

**Chairman**

**[THIS PAGE FOR INTERNAL USE]**

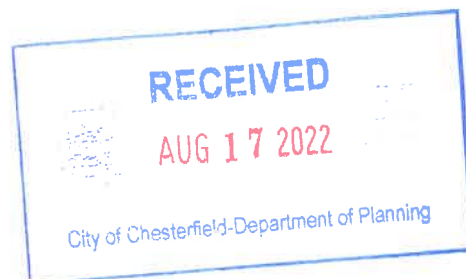
PARCEL 1: A tract of Land in U. S. Survey 366, Township 45 North - Range 4 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the intersection of the South line of property conveyed to Andrew D. Spencer by deed recorded in Book 7068 page 940 of the St. Louis County Records with the East line of White Road, as widened, by deed to St. Louis County, Missouri, recorded in Book 6551, Page 1272 of the St. Louis County Records; thence North 57 degrees 18 minutes 16 seconds East 727.20 feet along said South line of Spencer property, along said South line of property conveyed to Andrew D. Spencer by deed recorded in Book 6752 page 1385 of the St. Louis County Records and along the South line of property conveyed to Charles K. Johnson and wife by deed recorded in Book 7407 page 328 of the St. Louis County Records to a point; thence South 27 degrees 48 minutes 23 seconds East 382.99 feet to a point; thence South 55 degrees 20 minutes 06 seconds West 730.68 feet to said East line of White Road, as widened; thence along said East line of White Road, as widened, the following courses and distances; along a curve to the left whose radius point bears South 68 degrees 38 minutes 51 seconds West 321.50 feet from the last mentioned point, a distance of 31.20 feet, North 26 degrees 54 minutes 44 seconds West 285.18 feet, along a curve to the left whose radius point bears South 63 degrees 05 minutes 16 seconds West 607.96 feet from the last mentioned point, a distance of 90.90 feet, and North 35 degrees 28 minutes 44 seconds West 1.36 feet to the point of beginning.

PARCEL #2:

A tract of land in U.S. Survey 366 Township 45 North Range 4 East in the County of St. Louis, Mo. and described as: Beginning at a point in the centerline of White Road (40 feet wide) distant South 34 degrees 47 minutes East 418.31 feet from the intersection of said centerline with the Northwest line of U.S. Survey 366, thence along the centerline of said Road, South 34 degrees 47 minutes East 45.95 feet; thence South 26 degrees 13 minutes East 377.80 feet, thence south 8 degrees 18 minutes East 82.40 feet, 'thence leaving said Road and running along center line of a creek known as Spring Branch Creek as follows: South 89 degrees 55 minutes West 32.73 feet; North 31 degrees 16 minutes West 113.45 feet, North 38 degrees 49 minutes West 116.00 feet, North 12 degrees 56 minutes East 92.04 feet, North 58 degrees 43 minutes West 64.33 feet, North 16 degrees 16 minutes East 68.70 feet, North 51 degrees 35 minutes West 46.03 feet, and North 38 degrees 49 minutes West 38.43 feet, to a point, thence leaving said centerline of said creek and running North 55 degrees 58 minutes East 41.70 feet, to a point of beginning.

EXCEPTING FROM THE ABOVE STATED PARCELS ANY PARY THEREOF conveyed to St. Louis County, Missouri for widening of White Road by deed recorded in Book 6551 page 1272.



# The Fulton School

RECEIVED

AUG 17 2022

City of Chesterfield-Department of Planning

1100 White Road, Chesterfield, MO 63017  
(314)469-6622 | [www.fulton-school.org](http://www.fulton-school.org)

Monday, July 25, 2022

As your neighbors here in Chesterfield, we wanted to give you an update on the happenings here at 1100 White Road. As of June 1, Chesterfield Day School reunited with The Fulton School at St. Albans. The new entity is called **The Fulton School** in honor of Dr. Barb Fulton's service and commitment to both schools – she was head of school for 28 years. The St. Albans campus community of students, faculty, staff and *stuff* moved to the Chesterfield campus in mid June.

Beginning with the 2022-23 school year, our campus will be serving students 18 months old through 12th grade. We remain an independent, small, co-ed, Montessori school specializing in relevant, hands-on learning that ignites a spark in children.

Over the last month you have probably noticed plenty of service trucks and large dumpsters on our campus. It has been a big job to refashion a school that was initially built for elementary-age children to accommodate an Upper School (7th to 12th graders) with its unique programming and needs.

Our colleagues from St. Albans brought with them several exciting curriculum-based programs that are new to the Chesterfield campus, like a state-of-the-art Makerspace and a vibrant Farm Program (which was approved by the City of Chesterfield).

What might be most visible to you, as our neighbors, are the farm elements being added to our property. The apiary (bee hives) arrived last week, and we have plans to relocate them further back on the property near the treeline. The chicken coop was moved here as well. It will house hens at the start of the school year. We promise you no crowing roosters and plenty of farm-fresh eggs for sale this fall! And finally, small gardens will be established around our nine acres early this fall. Our students – from lower elementary all the way through high school – take great pride in caring for and tending to the bees, chickens, and gardens.

In the coming weeks, you'll see our outdoor signage change from Chesterfield Day School to The Fulton School. In addition, the "Little House," which is located on the north side of our property and in disrepair, will be razed.

We encourage you to visit our website at [www.fulton-school.org](http://www.fulton-school.org) to read more about our history... *and our future!* You can also follow us on Facebook and Instagram – both great places to see what's afoot.

We are excited to round out our projects in the coming weeks as we prepare to welcome our returning and new students, parents, faculty and staff to The Fulton School campus. Please do not hesitate to reach out to me if you have any questions.

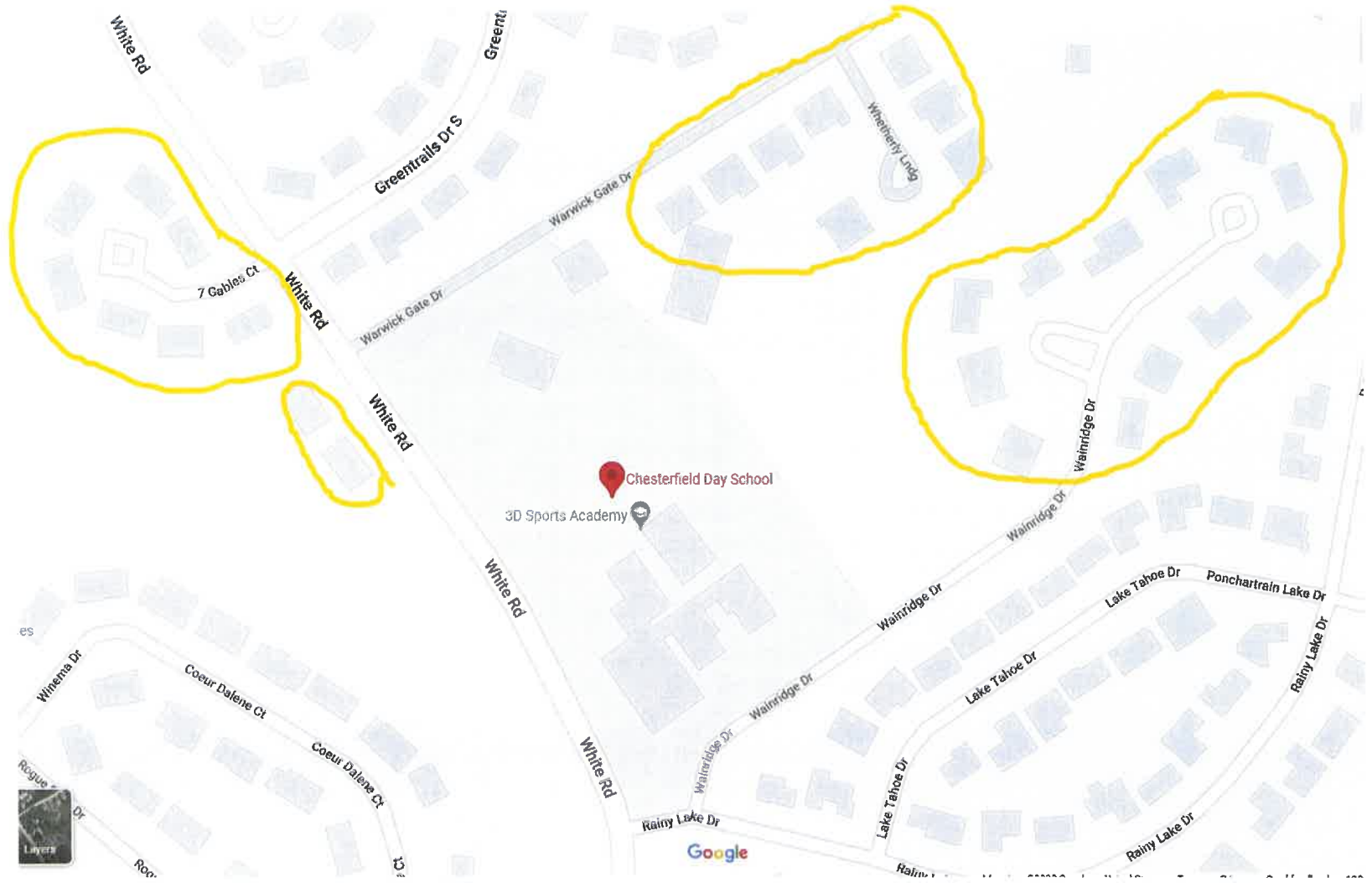
Warmly,



Kara Douglass  
Head of School  
(314)469-6622 ext. 222  
[kdouglass@fulton-school.org](mailto:kdouglass@fulton-school.org)

**32 Households**

- 1007 White Road
- 1081 White Road
- 1048 White Road
- 400 Seven Gables Ct
- 405 Seven Gables Ct
- 406 Seven Gables Ct
- 412 Seven Gables Ct
- 418 Seven Gables Ct
- 419 Seven Gables Ct
- 424 Seven Gables Ct
- 14324 Warwick Gate Dr
- 14332 Warwick Gate Dr
- 14340 Warwick Gate Dr
- 14320 Warwick Gate Dr
- 14328 Warwick Gate Dr
- 1169 Whetherly Lndg
- 1168 Whetherly Lndg
- 1164 Whetherly Lndg
- 1160 Whetherly Lndg
- 14308 Wainridge Dr
- 14315 Wainridge Dr
- 14303 Wainridge Dr
- 14302 Wainridge Dr
- 14331 Wainridge Dr
- 14330 Wainridge Dr
- 14306 Wainridge Dr
- 14307 Wainridge Dr
- 14310 Wainridge Dr
- 14318 Wainridge Dr
- 14319 Wainridge Dr
- 14323 Wainridge Dr
- 14327 Wainridge Dr



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AUG 17 2022  
City of Chesterfield-Department of Planning

---

**bees and the neighbors**

---

Peggy Fiala <pfiala@fulton-school.org>

Fri, Jul 29, 2022 at 4:17 PM

To: Kara Douglass <kdouglass@fulton-school.org>, Laura Hahn <lhahn@fulton-school.org>

Hi,  
FYI -

I just had a very lovely conversation with one of our neighbors. I just happened to answer the main phone which worked out well.

His name is Robert Kerns, his number is 314.882.1443. He is the president of the neighborhood association in Warwick (new houses to the north of us). He lives in the very first house.

He called to thank us for the letter as well as ask a few questions. He noticed the "new" concrete blocks that Val had placed right next to Warwick and he wanted to make sure, since the letter indicated the bees would be moved, that this was not the new location for the bees. I assured him it was not and I described the possible new location to him. He told me that his landscape guys told him that if the bees were moved to the area by his street they would no longer do his landscaping!

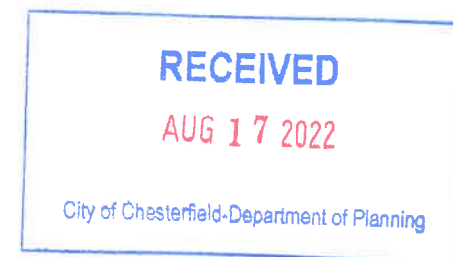
He had a few other questions --- the razing of the little house and the location of the chicken coop.

I emphasized to him how important it was to us to have a good relationship with our neighbors and encouraged him to call with any other questions.

I am going outside right now and move the "new" blocks away from the road so that no other neighbors who have noticed them have any concerns.

Thanks,  
Peggy

--  
Peggy Fiala, M.Ed, LPC  
Assistant Head of School - Lower School - The Fulton School  
1100 White Road  
Chesterfield, MO 63017  
314.469.6622 ext 254



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**Mail from The Fulton School**

1 message

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**The Fulton School Contact Form** <automailer@edlio.com>

Fri, Jul 22, 2022 at 11:10 AM

Reply-To: Lynn Barth <lcb417@gmail.com>

To: lhahn@fulton-school.org

**From:** Lynn Barth <lcb417@gmail.com>

As you probably know, the sidewalk in front of Chesterfield Day School is a popular place for human and canine walkers. Two days ago, we walked by just as 2 FULLY PROTECTED men said something to us like: They're angry today! – only AFTER my husband was stung. I can't for the life of me understand the placement of whatever is going on—and at the VERY LEAST, you should post a sign.

This email was automatically sent at by IP address 155.186.54.146 (computer id: 0.6043985158871841) on Friday, July 22, 2022 at 11:10 AM US/Central timezone.

This user has been authenticated with the following credentials from facebook: display name: Lynn Barth; email: [lcb417@gmail.com](mailto:lcb417@gmail.com); ID: 10160491411889767.

RECEIVED

AUG 17 2022

City of Chesterfield-Department of Planning



0552-220798

RECEIVED  
JUL 26 2022  
City of Chesterfield-Department of Planning

# Saint Louis COUNTY

41 S. CENTRAL AVENUE  
CLAYTON, MISSOURI 63105

EXHIBIT  
tabbies  
6c.

DATE \_\_\_\_\_  
LOCATOR # \_\_\_\_\_  
PERMIT # \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
FEES PAID \$ \_\_\_\_\_  
RECEIVED BY \_\_\_\_\_

## APPLICATION FOR RE-OCCUPANCY PERMIT

BUILDING \_\_\_\_\_  
ADDRESS 1100 White Rd. Chesterfield, MO ZIP 63017  
FIRE DISTRICT Monarch MUNICIPALITY Chesterfield  
PROPOSED TENANT (Company Name) The Fulton School  
PROPOSED TENANT (Individual Name) Kara Douglass - Head of School  
PROPOSED USE Toddler through 12th grade private school SQ/FT. TENANT SPACE 10,000  
SQ/FT. BUILDING 10,000  
PRIOR USE Toddler through 6th grade private school  
BUILDING OWNER Chesterfield Day School OWNER PHONE # 314-469-6622 ext. 203  
BUILDING OWNER ADDRESS 1100 White Rd. Chesterfield, MO 63017  
NUMBER OF PARKING SPACES 50 IF PARKING LOT, PAVED X UNPAVED \_\_\_\_\_

**SIGNS – A PERMIT MUST BE OBTAINED FOR ALL CHANGES AND NEW SIGNAGE.**  
The undersigned herewith applies for an occupancy permit for the above described premises under the terms of the St. Louis County Building Code. The permit fee must accompany this application. If the building is in a municipality, written approval must be obtained from that municipality prior to submitting application. (NOTE: Have the municipal official fill out and approve in Zoning Inspection portion). This application is not a permit and premises shall not be occupied until an inspection is made and all discrepancies (if any) are corrected. Application fee is not refundable.

APPLICANT'S SIGNATURE Kara Douglass TELEPHONE 314-469-6622 ext. 207  
I certify that I am the owner in fee or agent authorized to apply for this permit; that I am authorized to and do consent to entry onto the premises by St. Louis County employees for inspections of the premises.

APPLICANT'S ADDRESS 1100 White Rd. Chesterfield, MO ZIP 63017  
EMAIL ADDRESS REQUIRED: kdouglass@fulton-school.org

FOR OFFICE USE ONLY	
ZONING INSPECTION:	_____
ZONED _____ APPROVED _____ NOT APPROVED _____ DATE _____	
COMMENTS:	_____
ZONING SIGNATURE:	_____
INSPECTOR:	_____
NUMBER OF OCCUPANTS _____ TYPE OF CONSTRUCTION _____ FLOORS _____	
COMMENTS:	_____
INSPECTOR ASSIGNED _____ INSPECTOR SIGNATURE _____	
APPROVED: YES _____ NO _____ DATE _____ SUPERVISOR'S SIGNATURE _____	