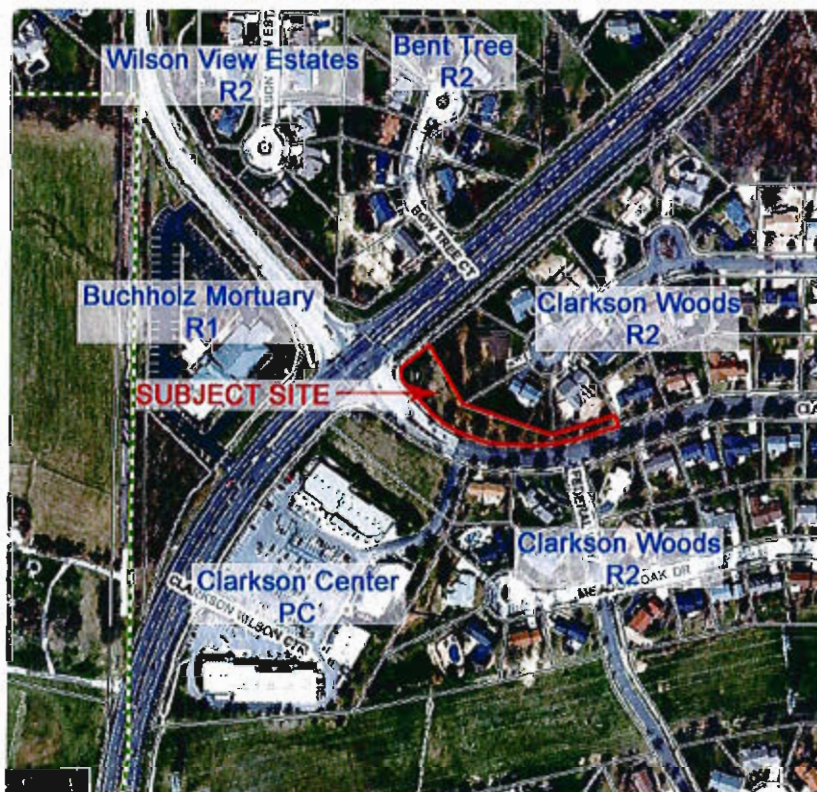


**Notice of Public Hearing  
City of Chesterfield  
Board of Adjustment**

**NOTICE IS HERBY GIVEN** that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, November 4, 2010 at 7:00 p.m. in the City Council Chambers at the City of Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

The Board will consider the following:

**B.A. 06-2010 16081 Clarkson Woods Drive (Clarkson Woods Plat 1 Trustees):** A request for a variance from Section 1003.168C.7 of the City of Chesterfield Zoning Ordinance to permit a nine (9) foot tall subdivision monument sign in the Clarkson Woods Subdivision in lieu of the six (6) foot height restriction and for said sign to maintain a zero (0) foot setback in lieu of the required twenty (20) foot setback as established in St. Louis County Ordinance Number 6228. (20T610707)



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Planning and Development Services Director Aimee Nassif at 636-537-4749 or via e-mail at [anassif@chesterfield.mo.us](mailto:anassif@chesterfield.mo.us). All interested parties will be given an opportunity to be heard at the Public Hearing.



**III.E.**

---


690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

---

## Board of Adjustment Staff Report

**Variance Type:** Area or Bulk

**Meeting Date:** November 4, 2010

**From:** Aimee Nassif, AICP  
Planning and Development Services Director 

**Location:** 16081 Clarkson Woods Drive

**Applicant:** Clarkson Woods Plat 1 Trustees

**Description:** **B.A. 06-2010 16081 Clarkson Woods Drive (Clarkson Woods Plat 1 Trustees):** A request for a variance from Section 1003.168C.7 of the City of Chesterfield Zoning Ordinance to permit a nine (9) foot tall subdivision monument sign in the Clarkson Woods Subdivision in lieu of the six (6) foot height restriction and for said sign to maintain a zero (0) foot setback in lieu of the required twenty (20) foot setback as established in St. Louis County Ordinance 6228.

---

### **PROPOSAL SUMMARY**

The Clarkson Woods Plat 1 Trustees are requesting two variances in order to accommodate the replacement of an existing subdivision monument sign. The first is a request for the sign to exceed the six (6) foot tall height requirement and instead measure nine (9) feet in height. The second request is for this sign to be located along the front of the property immediately behind the property line; thereby maintaining a zero (0) foot setback in lieu of the required twenty five (20) foot setback required by City Code.

An application submitted by the Clarkson Woods Plat 1 Trustees is attached hereto which includes an explanation of the above referenced request, statement of unnecessary hardship, and the description of the effect or impact on neighboring

properties. Also attached for your reference is a copy of the Municipal Zoning Application which was rejected by the Department on August 20, 2010.

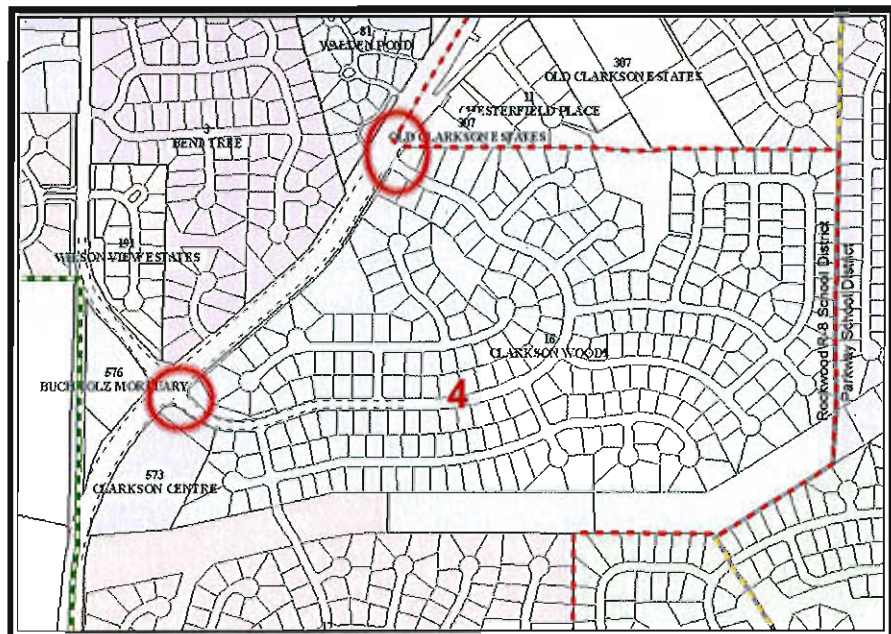
### SITE HISTORY

Clarkson Woods Subdivision was zoned "R-2" Residence District with a Planned Environment Unit (PEU) by St. Louis County in 1972. The subdivision consists of five (5) plats with over 225 total residential lots and approximately 143 total acres. The request herein involves property located within Plat 1.



The map to the left depicts the subject site and surrounding zoning. This subject site is located in Ward IV of the City of Chesterfield.

When the Clarkson Woods Subdivision was developed, monument signs were placed at each entrance to the subdivision. The locations are depicted in the illustration on the right:



There were two (2) subdivision monument signs erected at each entrance prior to the incorporation of the City of Chesterfield for a total of four (4) signs.

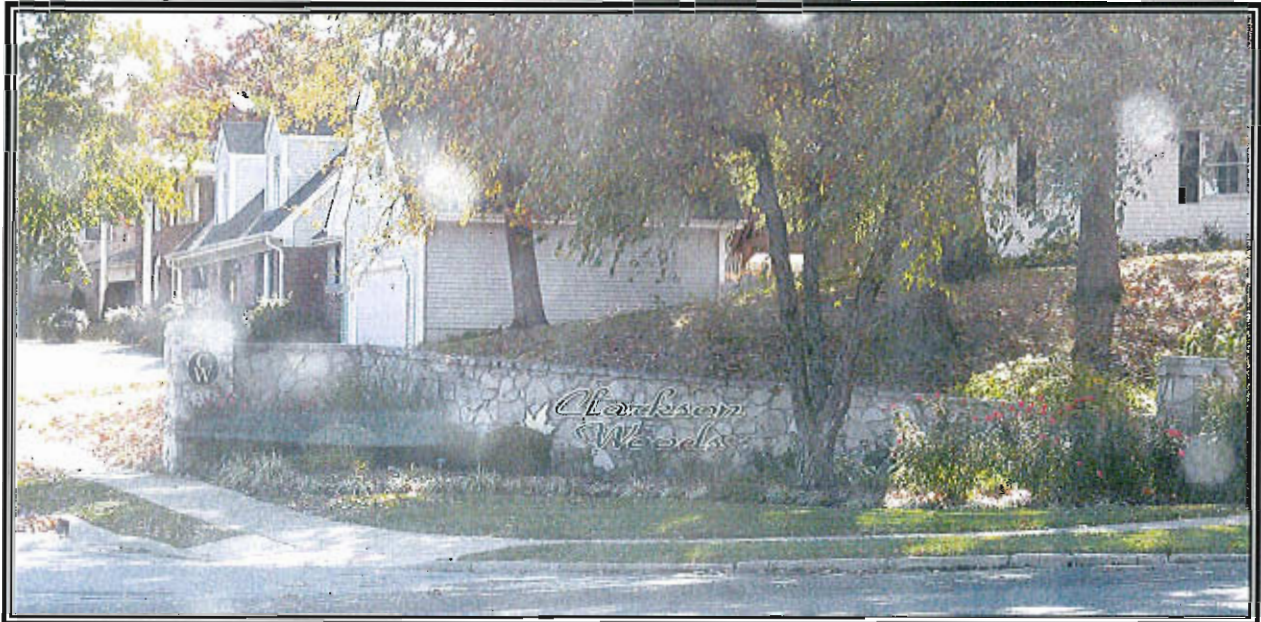
In approximately 1996, MoDOT acquired a portion of land from Clarkson Woods Subdivision to be dedicated as right-of-way. Once acquired, MoDOT removed the monument sign that stood on this site to complete the road improvements (road widening) for Clarkson Road. Once this project was completed, MoDOT installed the existing monument sign which does not match the other monument signs in the subdivision.

### **EXISTING CONDITIONS**

Today, there are four (4) monument signs erected at the two (2) entrances into the Clarkson Woods Subdivision. One sign, the sign erected by MoDOT, does not match in style or size with the other signs.

Photos of the existing signs are provided on the following pages.

**Photo 1: Sign located on the southeast corner of Clarkson Rd. and Park Forest Dr.**



**Photo 2: Sign located on the northeast corner of Clarkson Rd. and Park Forest Dr.**



**Photo 3: Sign located on the northeast corner of Clarkson Rd. and Clarkson Woods Dr.**



**Photo 4: Sign located on the southeast corner of Clarkson Rd. and Clarkson Woods Dr.**



**Request**

Clarkson Woods Plat 1 Trustees are requesting a variance to the sign height requirements in order to install a new sign which will be identical to the original sign that was removed by MoDOT and will match the existing signs to the entrance of the subdivision. Light fixtures to match those on the existing signs are proposed to be installed on each end of the sign. These fixtures will be affixed to pillars at the end of each sign. The tallest sign of the sign will measure nine (9) feet in height.

The Applicants are also seeking a request for a variance to the setback requirements. They are requesting to maintain a zero (0) foot front yard setback in lieu of the twenty (20) foot requirement. Per the Applicant's statement included in your packet, this would result in the sign being located in the same area on the lot as was originally located prior to the acquisition of the parcel and removal of the original sign by MoDOT.



### **Setback Requirement**

Structure setbacks for Clarkson Woods Subdivision are established with the ordinance creating this Planned Environment Unit which is St. Louis County Ordinance Number 6228. The structure setbacks for Clarkson Woods are as follows:

1. **Minimum front yard setback is 20 feet**
2. Minimum rear yard setback is 15 feet
3. Minimum side yard setback is 10 feet

### **Height Requirement**

The City of Chesterfield City Code establishes height restrictions for residential monument signs. According to Section 1003.168.C.7. the height of said signs shall not exceed six (6) feet.

### **Approval Criteria**

1. In order to grant a variance, there must be proof that the applicant did not bring the burden upon himself through some action, but instead had the burden imposed on him.
2. An individual cannot create a situation and then claim he needs a variance. *Wolfner v. Board of Adjustment of City of Warson Woods*, 114 S.W.3d 298 (Mo.App.E.D., 2003).
3. The burden of proving the elements is on the applicant.
4. Missouri Revised Statute Chapter 89.090 requires that a Board of Adjustment may only grant variances when the applicant has established the necessary "practical difficulties or unnecessary hardship" and when "the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.
5. Section 2-216 of the City of Chesterfield Municipal code states that the Board of Adjustment shall have the following powers:

*"To permit a variation in the yard requirements of any zoning district or the building or setback lines from major highways as provided by law where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided that such variance will not seriously affect any adjoining property or the general welfare of the public."*

### **Staff requests action by the Board of Adjustment on B.A. 06-2010 16081 Clarkson Woods**

### **Exhibits**

1. City of Chesterfield Zoning Ordinance (not in packet)
2. Notice of Publication
3. Affidavit of Publication (not in packet)
4. Staff Report
5. Petitioner's Application
  - a. Application to Board of Adjustment
  - b. Rejected Application
  - c. Photos of site from Applicants
  - d. Approval from property owner located adjacent to this common ground parcel
6. St. Louis County Ordinance 6228
7. City of Chesterfield Zoning Ordinance Section 1003.C.7





# City of Chesterfield

## DEPARTMENT OF PLANNING AND PUBLIC WORKS

### 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 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 and Public Works at 636-537-4746. For information about this and other projects under review by the Department of Planning and Public Works, please visit "Planning Projects" at [www.Chesterfield.mo.us](http://www.Chesterfield.mo.us).*

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 and Public Works.

STATE OF MISSOURI )

BOA NUMBER \_\_\_\_\_

)

HEARING DATE \_\_\_\_\_

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's

Record: Clarkson Woods Plat 1 Trustees

Address: 16081 Clarkson Woods Drive

City: Chesterfield

State: MO

Zip: 63017

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

Fax: \_\_\_\_\_

Petitioner, if other than owner(s): Stuart J. Lindley - Trustee

Address: 15979 Meadow Oak Drive

City: Chesterfield

State: MO

Zip: 63017

Tel.: (314) 973-4153

Fax: \_\_\_\_\_

Legal Interest: N/A

(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](http://www.chesterfield.mo.us)

**II. PROPERTY INFORMATION**

**Project Address:** 16081 Clarkson Woods Drive - Chesterfield, MO 63017

**Locator Number(s):** 20T610707

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

**Acreage:** 0.48 (To the nearest tenth of an acre)

**Subdivision Name (If applicable):** Clarkson Woods

**Current Zoning District:** R-2 Residence District

**Legal Description of Property:** See Plat

(Attach additional sheets as necessary)

**III. NATURE OF REQUEST FOR VARIANCE**

**Unique physical characteristics of the lot (e.g., size, slope, etc.):** Slope wall between columns from 5 ft. to 7 ft. to keep in character with three (3) existing monument signs at subdivision entrances along Clarkson Road

(Attach additional sheets as necessary)

**Description of the necessity of the proposed improvement:** Replacement of monument sign to match the three (3) existing monument signs at subdivision entrances

(Attach additional sheets as necessary)

**Ordinance Number and section to which a variance is sought:** 1003.168C7.

(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

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

On August 18, 2010, Clarkson Woods Subdivision submitted a permit application to construct a Residential Monument Sign, the application for which was denied on August 23, due to a present height restriction for such signs. There are stone columns that are at the (2) ends of the sign wall (see attached drawings), one column 5 ft. tall (meets code) and the second column is 7 ft. tall with a 24" light fixture place on top (total height with light fixture 9 ft. +/-). The present code has a maximum height restriction not to exceed 6 ft. There is also a "front set-back restriction" of 25 ft. which should not apply to this project. This new sign is to be constructed on Common Ground owned by the subdivision, with a set back to where the existing sign is now located. This new sign is a replacement for a subdivision entrance sign that was originally constructed by MODOT, and is deteriorating.

The Subdivision is hereby submitting an application for a variance to allow our previous construction application, as submitted. The new sign that the subdivision wants to build is a duplicate that originally was at this location, but was removed when MODOT widened Clarkson Road. MODOT was supposed to replace the subdivision sign matching the existing three (3) monument signs presently at the subdivision entrances, but instead built the sign that is there now, which we want to replace with what previously existed, (see photos).

The Board's consideration and approval would be greatly appreciated. Thank you.

---

(Attach additional sheets as necessary)

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
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:**

The subdivision is creating a consistent theme of entrance signs. There will be no negative impact on neighboring properties, whatsoever. We are merely replacing a monument sign that has always existed at this location, since the subdivision was developed.

The sight line for this sign has already been addressed when MODOT took the extra property to widen Clarkson Road. Consequently, the safety issues have already been eliminated by MODOT.

(Attach additional sheets as necessary)

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

**A. Setbacks/Height:**

	<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>	<u>5 ft. +/- to present sign location</u>	<u>25 ft.</u>
<b>Side Yard:</b>	_____	_____
<b>Rear Yard:</b>	_____	_____
<b>Height:</b>	<u>9 ft. (Includes 2 ft. light fixture)</u>	<u>6 ft.</u>

**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. Twenty-five (25) 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

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

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

**B. Signage:**

	<b>The Petitioner(s) request the following :</b>	<b>City of Chesterfield Regulations allow the following for this site:</b>
Number of attached business signs:	N/A	N/A
Size of attached business signs:	N/A	N/A
Number of freestanding business signs:	1	1
Size of freestanding business signs:	120" W x 33"H = 27.5 sq. ft.	50 sq. ft.

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

The new sign is a replacement for what had been at this location since the subdivision was developed.

The new monument sign will have no public health or safety impact to the neighborhood, whatsoever.

**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. Twenty-five (25) 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

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

**[THIS SPACE INTENTIONALLY LEFT BLANK]**

**V. STATEMENT OF CONSENT**

**STATEMENT OF CONSENT**

I hereby give CONSENT to Stuart J. Lindley - Trustee (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)

Stuart J. Lindley - Trustee

(Name- type, stamp or print clearly)

Clarkson Woods Subdivision

(Name of Firm)

Note: Attach additional sheets as necessary.

*Stuart J. Lindley*  
(Signature)

16081 Clarkson Woods Drive  
Chesterfield, MO 63017  
(Address, City, State, Zip)

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

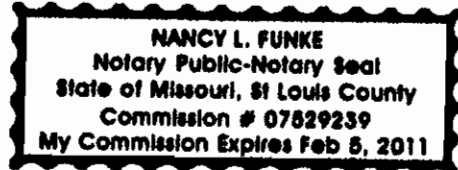
The foregoing instrument was subscribed and sworn to before me this 12<sup>th</sup> day of October 20 11.

Signed *Nancy L. Funke*  
Notary Public

Print Name: Nancy L. Funke

Seal/Stamp:

My Commission Expires: 2/5/2011



**VI. AFFIDAVIT OF COMPLETENESS AND ACCURACY**

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

**Project Name:** Clarkson Woods Monument Sign **Submittal Date:** September 30, 2010

**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.

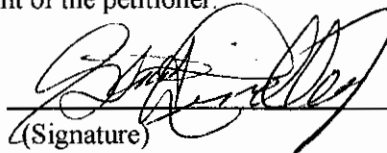
**Check (✓) one:**  I am the property owner.  I am the contract purchaser.  
 I am the duly appointed agent of the petitioner.

Stuart J. Lindley - Trustee

(Name- type, stamp or print clearly)

Clarkson Woods Subdivision

(Name of Firm)



(Signature)


15979 Meadow Oak Dr. - Chesterfield, MO 63017

(Address, City, State, Zip)

Note: Attach additional sheets as necessary.

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

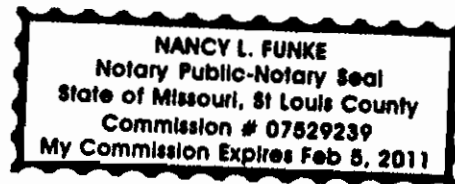
The foregoing instrument was subscribed and sworn to before me this 1st day of October 20 10.

Signed   
Notary Public

Print Name: Nancy L. Funke

Seal/Stamp:

My Commission Expires: 2/5/2011





**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. \_\_\_\_\_

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

\_\_\_\_\_  
Date

**[THIS PAGE FOR INTERNAL USE]**

**STAFF / BOA USE ONLY**

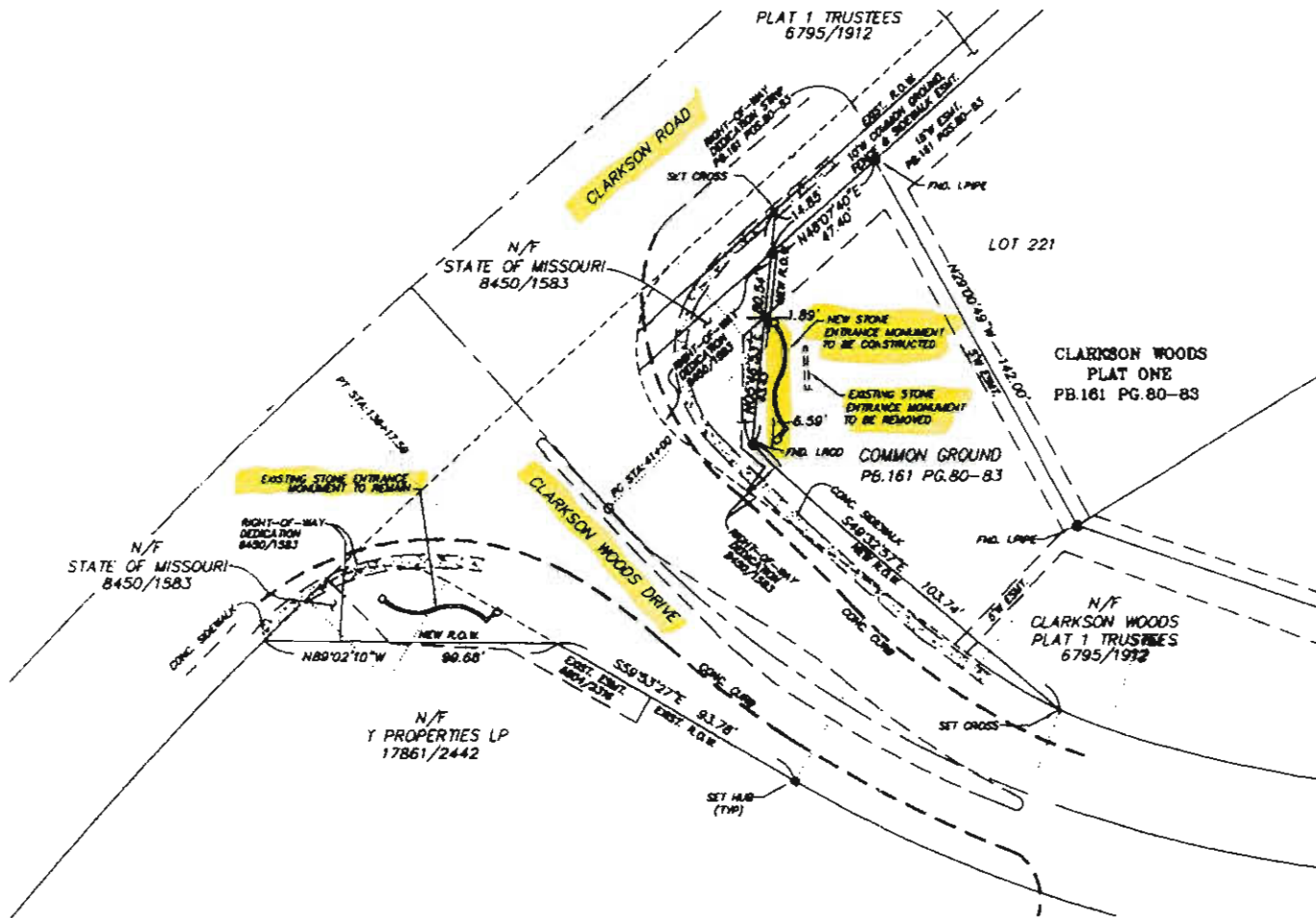
**Intake Date:** \_\_\_\_\_

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

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

**Chairman**

**[THIS PAGE FOR INTERNAL USE]**



Clarkson Woods Subdivision  
 Chesterfield, MO 63017

△ 9.11.10 - ADDITIONAL SIGN NOTES

PROPOSED ENTRY MONUMENT FOR:  
CLARKSON WOODS  
CHESTERFIELD, MO

7.14.10

7.22.10 - ADDED SECTION CUTS

MICHAEL E. BAUER - ARCHITECT

PLAN NORTH

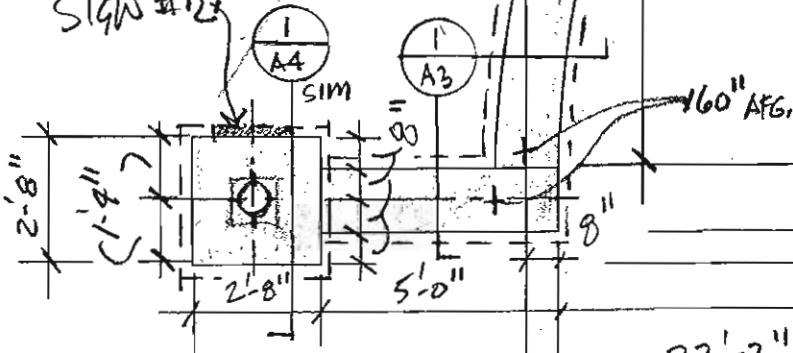


WALL LAYOUT

1/4" = 1'-0"

\*SEE CIVIL PLAN FOR  
SITE PLACEMENT

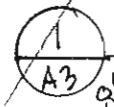
△ SIGN #2



A-1



← CLARKSON ROAD →



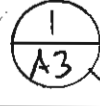
42" AFG

EQ.

EQ.

15'-3" N.T.S.

△ SIGN #1  
SEE SHT. 2A.



51 1/4" AFG

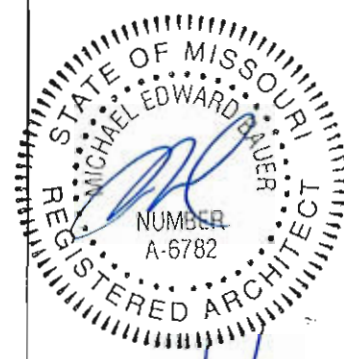


34'-6"

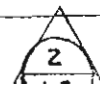
△ SIGN #1  
SEE SHT. 2A

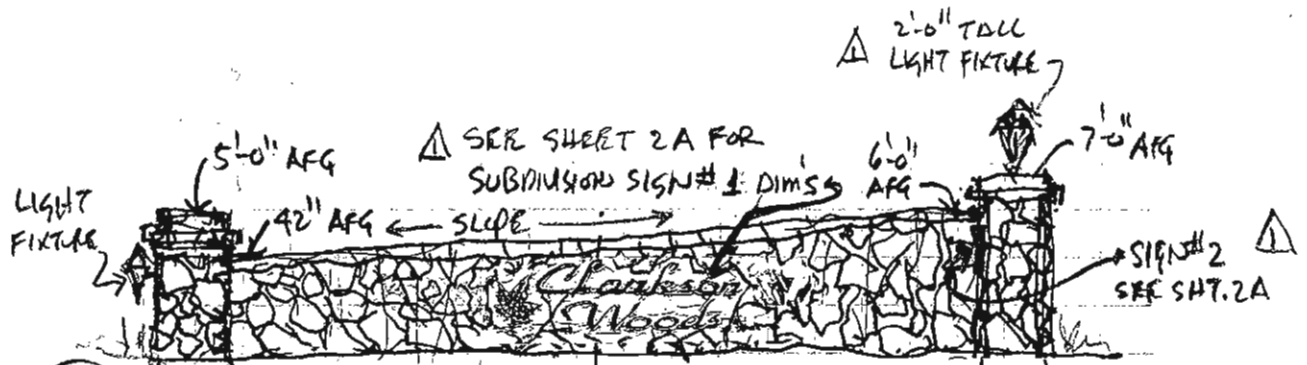
15'-3" N.T.S.

1'-0"



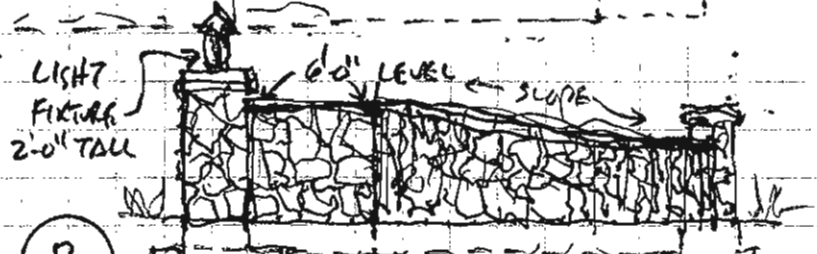
*alulco*





1

FRONT OF MONUMENT



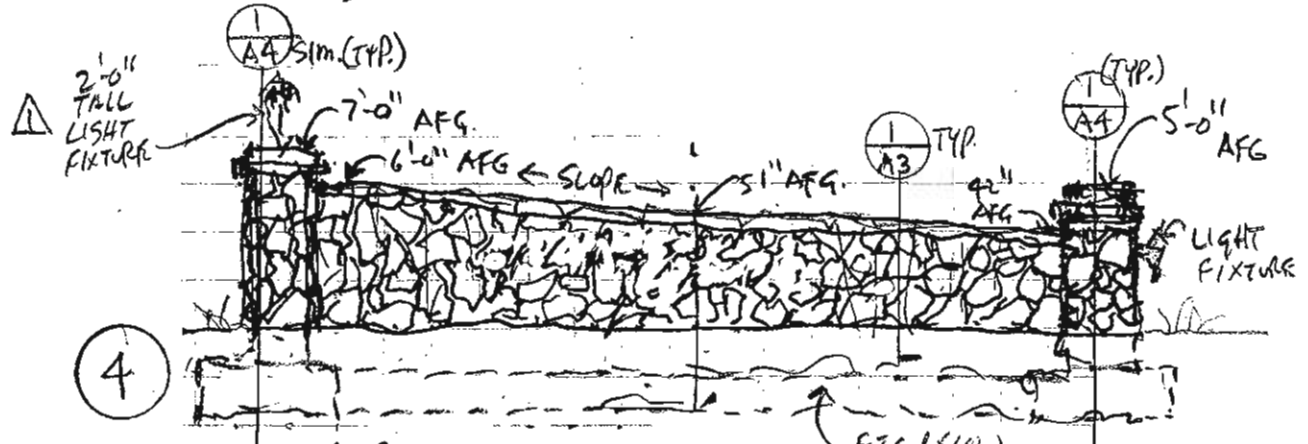
2

BACK OF MONUMENT



3

FRONT OF MONUMENT



4

BACK OF MONUMENT

ELEVATIONS

SCALE:  $\approx 1/8" = 1'-0"$

AFG = ABOVE FINISHED GRADE.

\* BOTH LIGHT FIXTURES TO MATCH EXISTING.

REUSED FLURSE  
ADD'D NOTES

7.22.10  
9.11.10

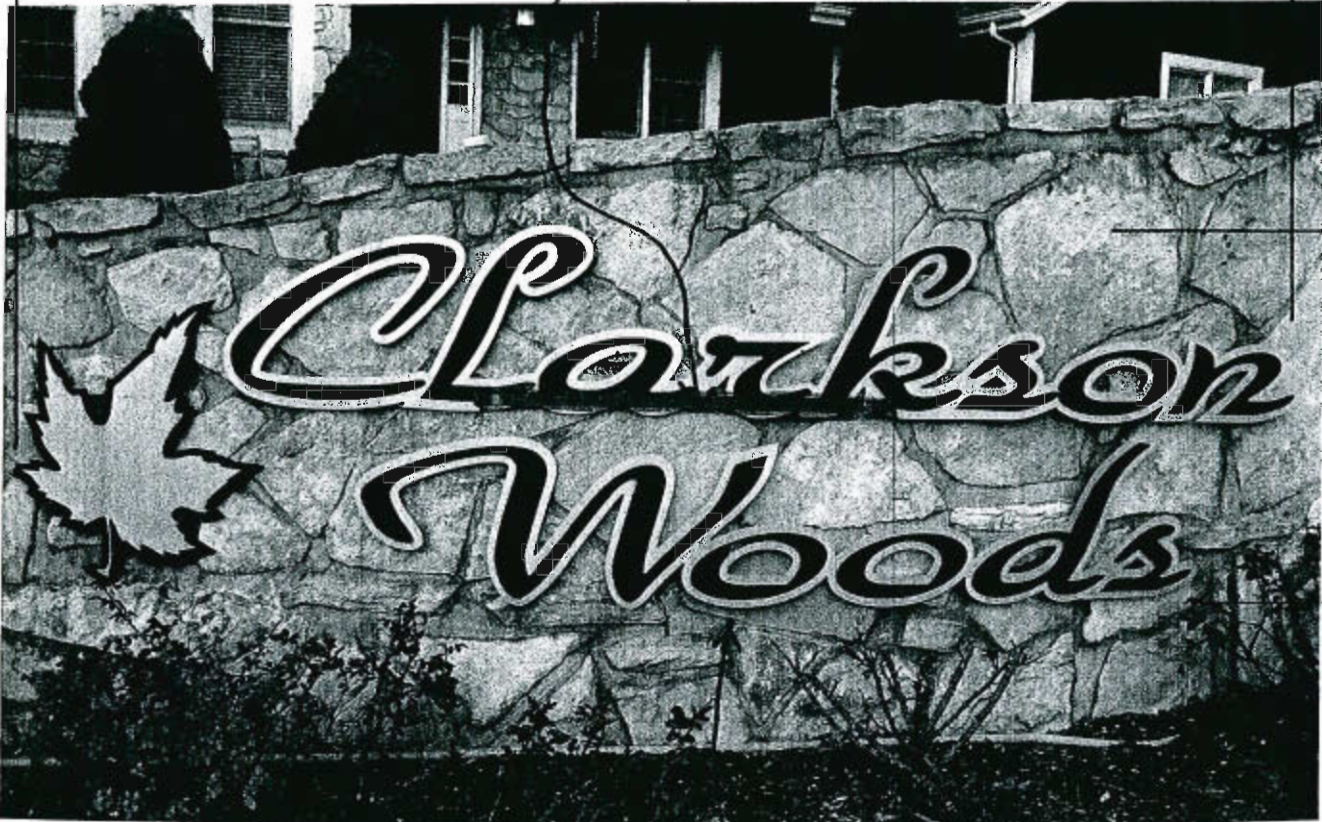


*alw/wo*

A-2  
2 OF 5

9'-3" +/-

13'-0" YARDSTICK FOR SCALE

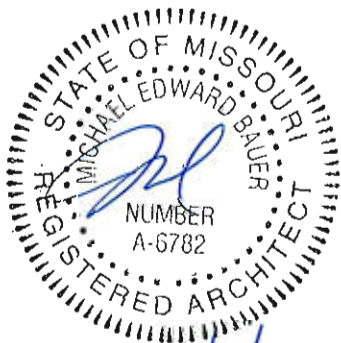


2'-8" +/-

SIGN DETAIL #1

GRAPHIC SCALE: AS SHOWN

NEW SIGNS TO MATCH EXISTING.



9/11/10



2'-0" +/-

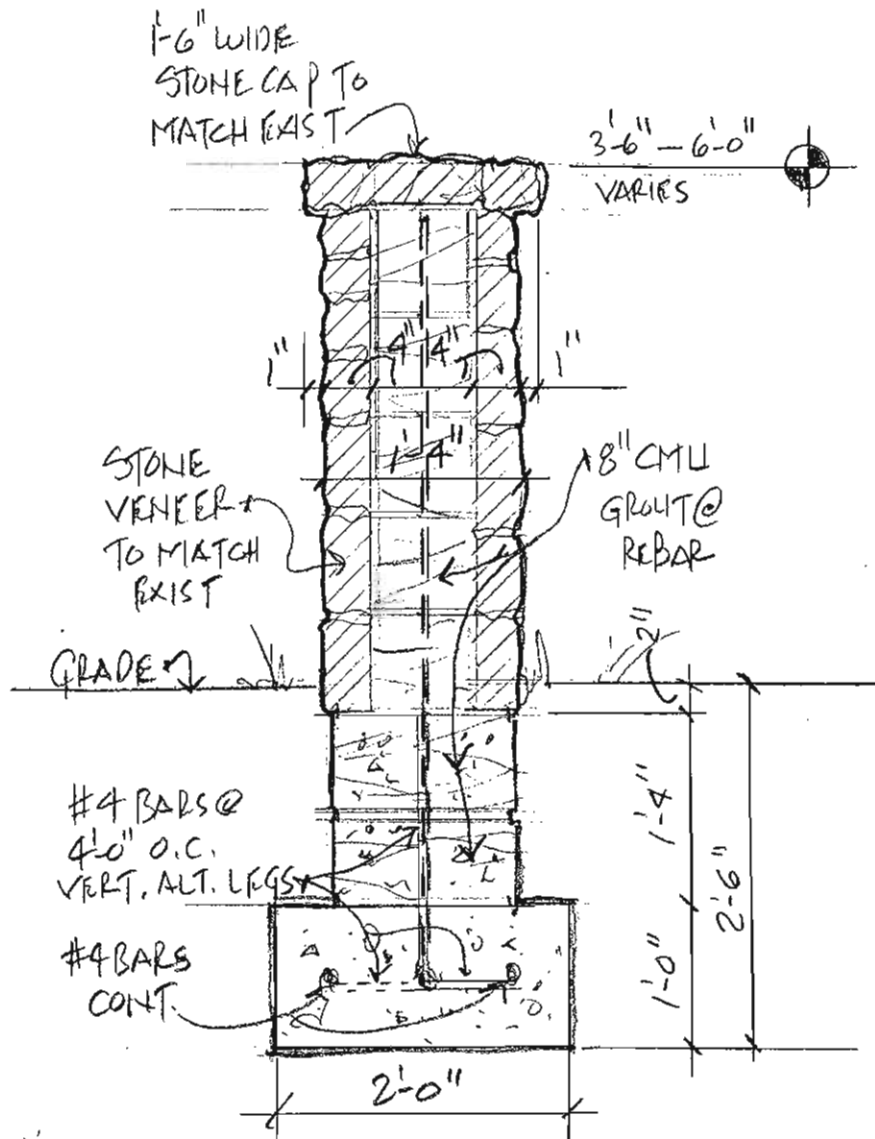
SIGN DETAIL #2

NO SCALE

1'-6" +/-

9.11.10

A-2A  
3 OF 5



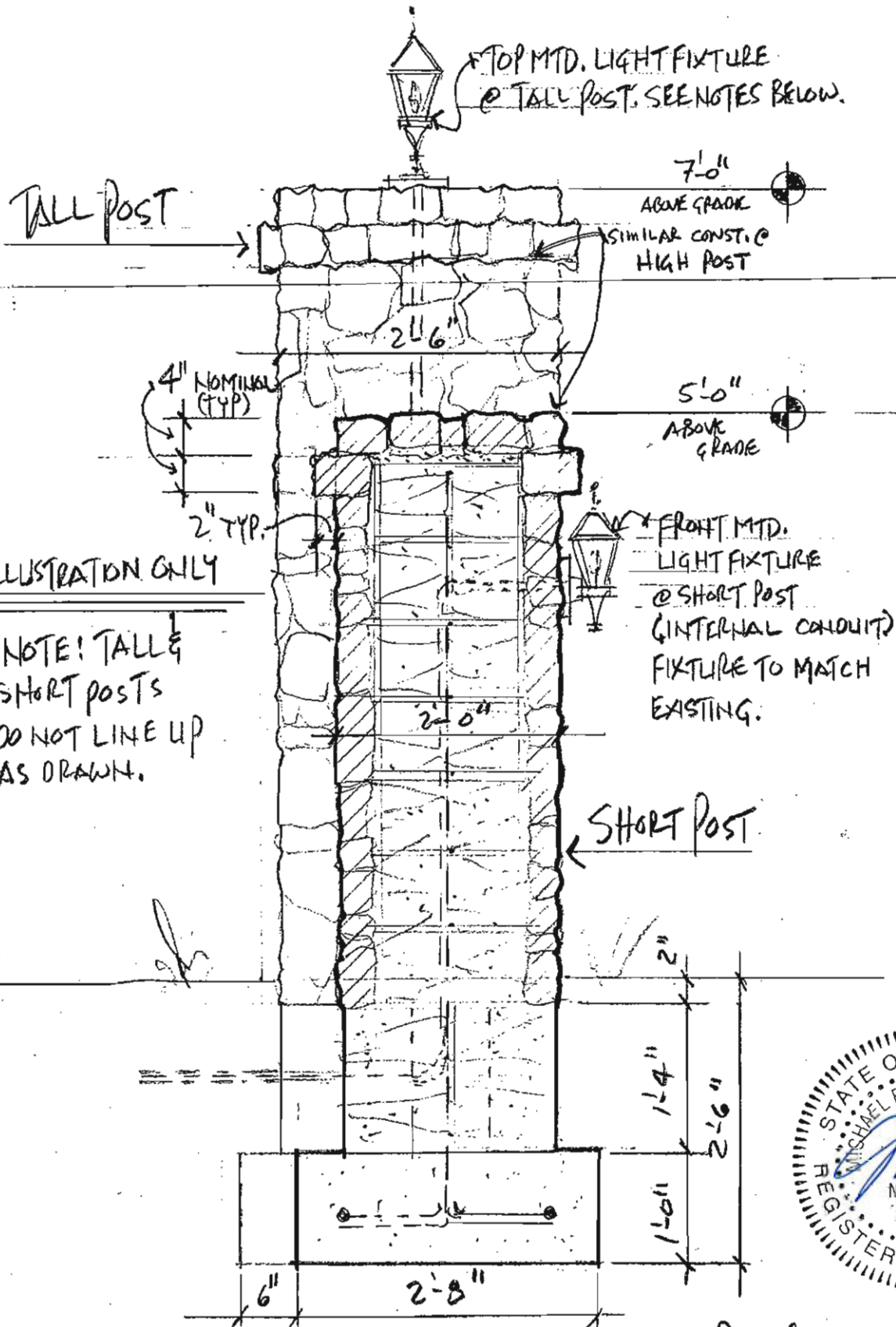
① TYPICAL WALL SECTION  
SCALE: 3/4" = 1'-0"



alw/lo

7.22.10

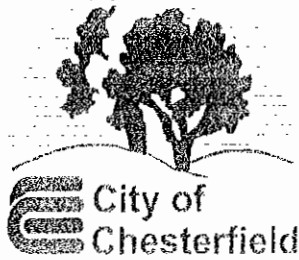
A3  
4 of 5



9/11/10

2 TYPICAL DETAIL @ SHORT POST (TALL POST SIMILAR)  
 SCALE: 3/4" = 1'-0"





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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)

---

August 23, 2010

Stuart Lindley  
15979 Meadow Oak Drive  
Chesterfield, Missouri 63017

**RE: Clarkson Woods Drive Sign Permit**

Mr. Lindley:

This letter is to notify you that your application for a sign permit (MZA-100733) was rejected by the City of Chesterfield Department of Planning and Public Works. The proposed signage of said application exceeded the maximum allowable height above average grade of six (6) feet for Residential subdivision identification signs as written in the City of Chesterfield Zoning Code 1003.168C Section 7.

Since your sign permit application has been rejected, you have the option of requesting a variance to the sign regulations from the City of Chesterfield Board of Adjustment. Should you be interested in bringing your proposal before the Board, please fill out an application for the Board of Adjustment and submit the required materials for review. The following link will take you to the application for the Board of Adjustment:

<http://www.chesterfield.mo.us/webcontent/forms/Planning-Development%20Services/Board%20of%20Adjustment%20Application.pdf>

Once the all required materials are received and in compliance, the project will be placed on the next available agenda for the Board of Adjustment for their review.

Should you have any questions or concerns, please do not hesitate to contact me at (636)537-4743 or via email at [kcorbin@chesterfield.mo.us](mailto:kcorbin@chesterfield.mo.us).

Sincerely,

A handwritten signature in black ink that reads 'Kristian Corbin'. The signature is written in a cursive, slightly slanted style.

Kristian Corbin  
Project Planner

EXHIBIT  
tabbles  
5 B



# City of Chesterfield

OFFICE USE ONLY	
MZA #:	<u>100733</u>
Locator #:	<u>20T610707</u>
Subdivision:	<u>CG, W4, R2</u> <u>Clarkson Woods, Plat 1</u>

## II. MUNICIPAL ZONING APPROVAL APPLICATION

Please type or print legibly in ink, complete all parts, and sign and date application.  
 Completed application and all other requirements must be submitted to the City of Chesterfield  
 Department of Planning and Public Works.

Project Address: Clarkson Woods Drive & Clarkson Road Zip: 63017  
*16081 Clarkson Woods*

Property Owner Name(s): Clarkson Woods Subdivision  
 Property Owner Address (if different than above): 15979 Meadow Oak Drive  
 City: Chesterfield State: MO Zip: 63017

Tenant Name (if different than above): \_\_\_\_\_  
 Existing Tenant       Proposed Tenant

Applicant Name: Stuart Lindley - Trustee Attn: \_\_\_\_\_  
 Applicant Address: 15979 Meadow Oak Drive  
 City: Chesterfield State: MO Zip: 63017  
 Phone Number: (314) 973-4153 Fax: \_\_\_\_\_  
 E-mail: slindley@aol.com

Description of Work: Residential Subdivision  
Identification Sign

**FOR EXTERIOR RESIDENTIAL WORK ONLY, PLEASE SIGN THE FOLLOWING:**  
 As the Property Owner of the above-referenced address, I have notified all subdivision trustees and adjacent property owners of said application.  
 \_\_\_\_\_  
 Signature

### FOR RESIDENTIAL AND COMMERCIAL USE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION AND ACCOMPANYING PLANS IS TRUE AND CORRECT, AND THAT I WILL CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY.

PROPERTY OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 APPLICANT SIGNATURE: [Signature] DATE: 8/19/10  
*(If other than Property Owner)*



# City of Chesterfield

### OFFICE USE ONLY

MZA #: \_\_\_\_\_

Locator #: \_\_\_\_\_

Subdivision: \_\_\_\_\_

## II. SIGN PERMIT APPLICATION

Please type or print legibly in ink, complete all parts, and sign and date application.  
Completed application and all other requirements must be submitted to the City of Chesterfield  
Department of Planning and Public Works.

PROJECT ADDRESS: Charleston Woods Drive # ZIP: 63017  
Charleston Road  
 Property Owner Name(s): Charleston Woods Subdivision  
 Property Owner Address: 15979 Meadow Creek Drive  
 City: Chesterfield State: MO Zip: 63017

Applicant Name: Stuart Lindley - Trustee Attn: \_\_\_\_\_  
 Applicant Address: 15979 Meadow Creek Drive  
 City: Chesterfield State: MO Zip: 63017  
 Phone: (314) 973-4153 Fax: \_\_\_\_\_ E-mail: slindley@ac1.com

### SIGN PACKAGE

Is a Sign Package required for this project site? Yes  No   
 If yes, does the request sign conform to the Sign Package? Yes  No

### TYPE OF SIGN

- Directional
  - Informational
  - Free Standing
  - Attached Wall
  - Other: Residential Subdivision Identification Sign
  - Temporary
- Post Date: \_\_\_\_\_  
Remove Date: \_\_\_\_\_

### DESCRIPTION OF SIGN

Size (Dimensions): 22'2" x 34'6" (See Layout Layout)  
 Color(s): Limestone  
 Estimated Cost: \$ 25,000

### AUTHORIZATION TO APPLY

I, Stuart Lindley, CERTIFY THAT I AM THE  
(PRINT NAME)  
 OWNER IN FEE OR AGENT AUTHORIZED TO APPLY FOR THIS PERMIT.

OWNER/AGENT SIGNATURE: [Signature] DATE: 10/10/10



# Rejected

MZA\_100733

Date: 8/20/2010

Property Address	Subdivision	Lot
16081 CLARKSON WOODS DR	16 CLARKSON WOODS	CG

Locator #	Ward	Date Received	Flood Plain
20T610707	4	8 /19/2010	NO

Zoning Class	Type
R2	Signs

Property Owner	Tenant
Clarkson Woods Trustee	Monument Sign

Applicant
Clarkson Woods Trustee

Comments
8/19/2010 - Complete - Kkelley - Applicant is also a Trustee. Additional trustees received emails @ 11:57 am. The application is under review with Kristian. 8/20/2010 - Cleared - KMcMahan - 8/20/2010 - Rejected - kcorbin - Sign exceeds 6 feet in height. Petitioner will be applying for BOA.

Status	Rejected	8 /20/2010	by Kristian Corbin, Project Planner

  
 signature

**ADVISORY:**

Applications for Municipal Zoning Approval that are not approved may be resubmitted once changes have been made. Please note that relief from some requirements, in the form of a variance, may be requested via application to the Board of Adjustment; please call the Department of Planning and Public Works at (636) 537-4746.



**City of Chesterfield**  
Sign Permit Approval

MZA\_100733

Date: 8/20/2010

Lot Number	Property Address	Area	Zone
20T610707	16081 CLARKSON WOODS DR	4	R2
Date Received	Property Owner	Sign Type	Applicant
8/19/2010	Clarkson Woods Trustee	Monument Sign	Clarkson Woods Trustee

Comment:  
 8/19/2010 - Complete - Kkelley - Applicant is also a Trustee. Additional trustees received emails @ 11:57 am. The application is under review with Kristian.  
 8/20/2010 - Cleared - KMcMahan -  
 8/20/2010 - Rejected - kcorbin - Sign exceeds 6 feet in height. Petitioner will be applying for BOA.

**Department of Planning and Public Works Approval:**

	Y	N	Notes
Compliance with Ordinance(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Conforms to Sign Package	<input type="checkbox"/>	<input type="checkbox"/>	
Calculations:			
Remarks:			Sign over 6 ft in height Board of Adjustment required
Approved/Rejected by:	<div style="display: flex; justify-content: space-between;"> <div> <p><i>Kristian Curbin - Project Planner</i></p> <p><del>Derrick Redhead - Code Enforcement Inspector</del></p> </div> <div> <p>Date 8-20-2010</p> </div> </div>		
	<p><i>[Signature]</i></p> <p>signature</p>		

**Planning Commission Approval (if necessary)**

On _____, 20____ the application was referred to the Planning Commission for review and action.
Planning Commission Action : Approved Denied
Remarks:

# Transmittal of Plans for Zoning Approval

To: Jeff Paskiewicz - PW Development Services

From: Kris Kelley - Planning

Date: Thursday, August 19, 2010

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**MZA 100733**

Received: 8 /19/2010

Locator #: 20T610707

Address: 16081 CLARKSON WOODS DR

Subdivision: 16 CLARKSON WOODS

Lot: CG

Ward: 4 Derrick Redhead

Land Use: Residential

Type: Signs

Comments: 8/19/2010 - Complete - Kkelley - Applicant is also a Trustee.  
Additional trustees received emails @ 11:57 am. The application is  
under review with Kristian.

OK  
KEM  
8/20/2010  
Sight distance  
checked looks OK.



# CLARKSON WOODS SUBDIVISION

Chesterfield, MO 63017

August 18, 2010

City of Chesterfield  
690 Chesterfield Parkway  
Chesterfield, MO 63017

Attn: City Planner

Dear Sir:

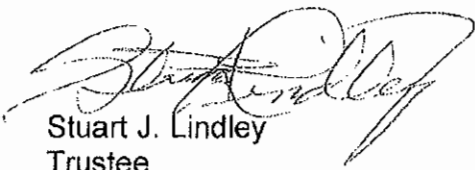
Attached are the signed applications and five (5) copies of the appropriate drawings and survey for a new Residential Subdivision Identification sign for Clarkson Woods Subdivision. This sign is to be placed on Common Ground owned by the subdivision and is a replacement for a subdivision sign that was originally placed by MODOT.

The sign that the Subdivision wants to build is a duplicate that originally was at this location, but was removed when MODOT widened Clarkson Road. MODOT was supposed to replace the subdivision sign matching the existing, but instead built the sign that is there now, which we want to replace with what previously existed (see photos).

Hopefully, all is presented correctly. I'm sure there are some questions, and I will make myself available, at your convenience, to address any issues that you may have. Thank you for your assistance.

Sincerely,

**Clarkson Woods Subdivision**



Stuart J. Lindley  
Trustee

Trustee: 15979 Meadow Oak Drive – Chesterfield, MO 63017 – (314) 973-4153



Clarkson Woods Subdivision  
Chesterfield, MO 63017

Existing Sign To be Removed



Chickson Woods Subdivision  
Chesterfield, MO 63017

---

New Wash Sign to be  
Duplicated as shown Below  
(Reverse Image)

---



PROPOSED ENTRY MONUMENT FOR  
CLARKSON WOODS  
 CHESTERFIELD, MO

7.14.10

7.22.10 - ADDED SECTION CUTS

MICHAEL E. BAUER - ARCHITECT

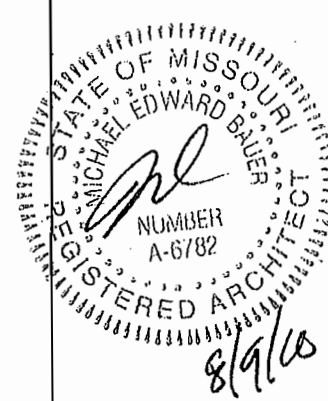
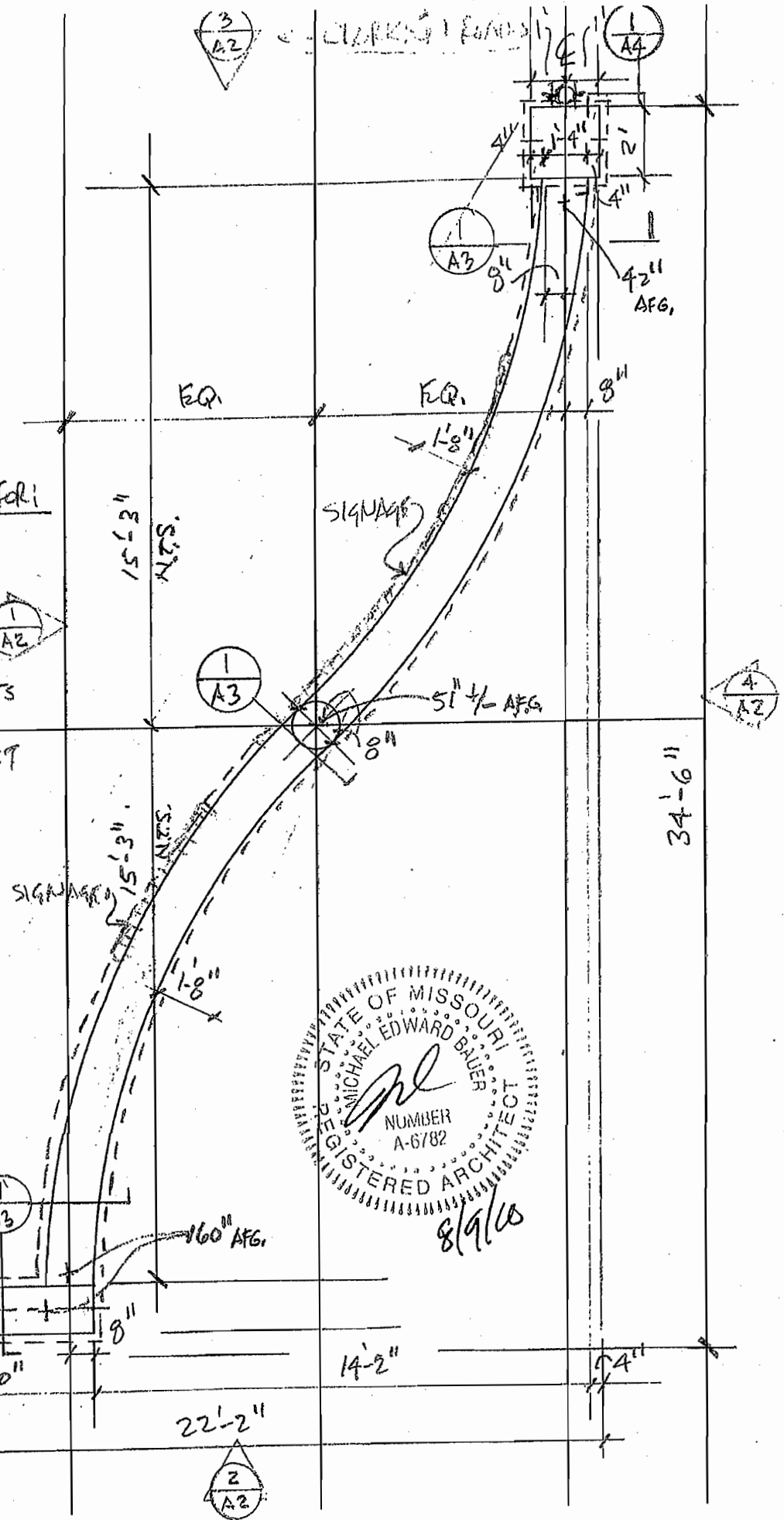
PLAN  
 NORTH



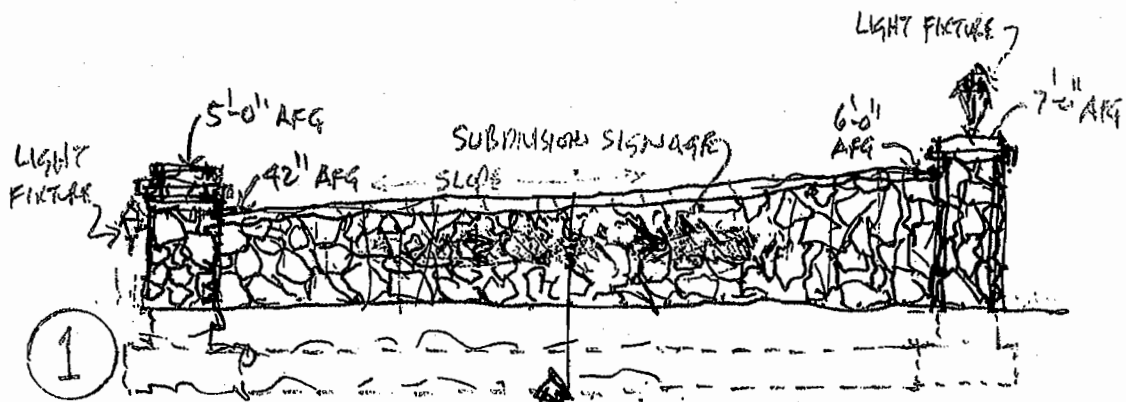
WALL LAYOUT

1/4" = 1'-0"

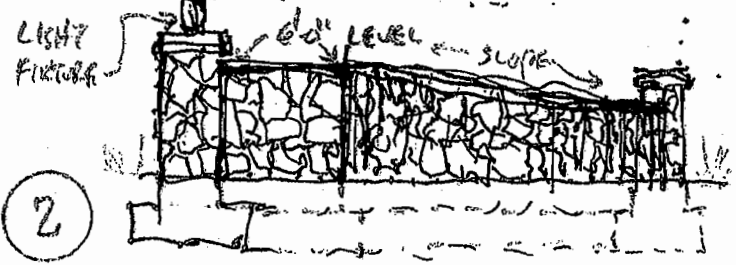
\*SEE CIVIL PLAN FOR  
 SITE PLACEMENT



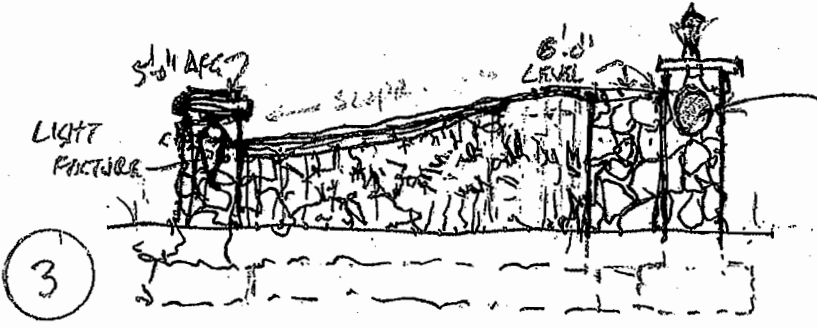
A-1  
 OF 4



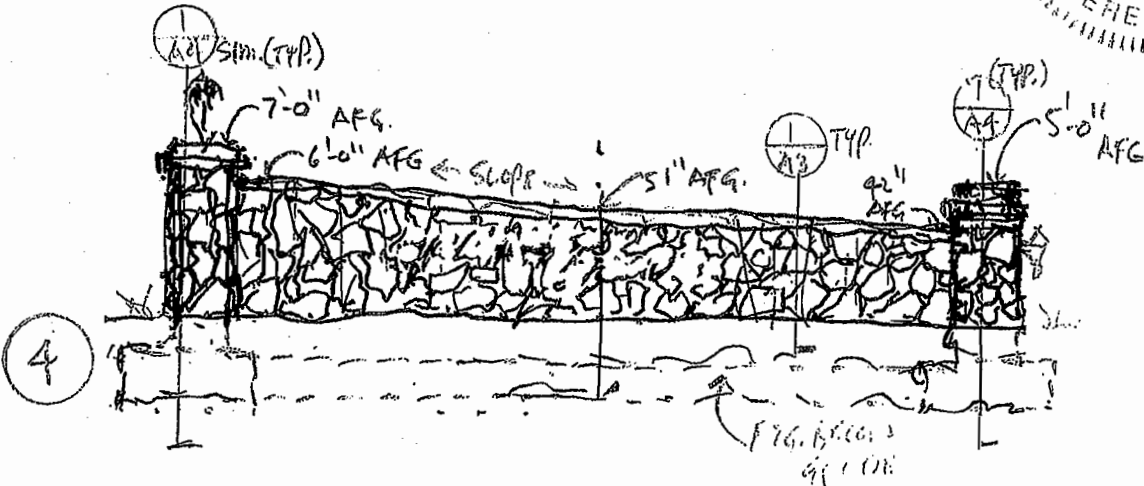
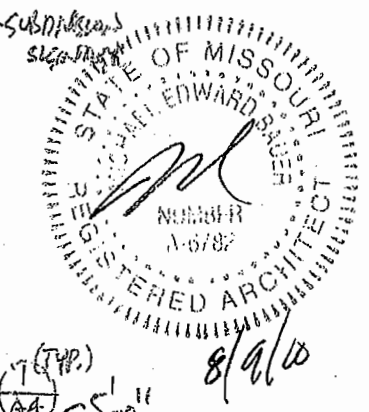
1



2



3

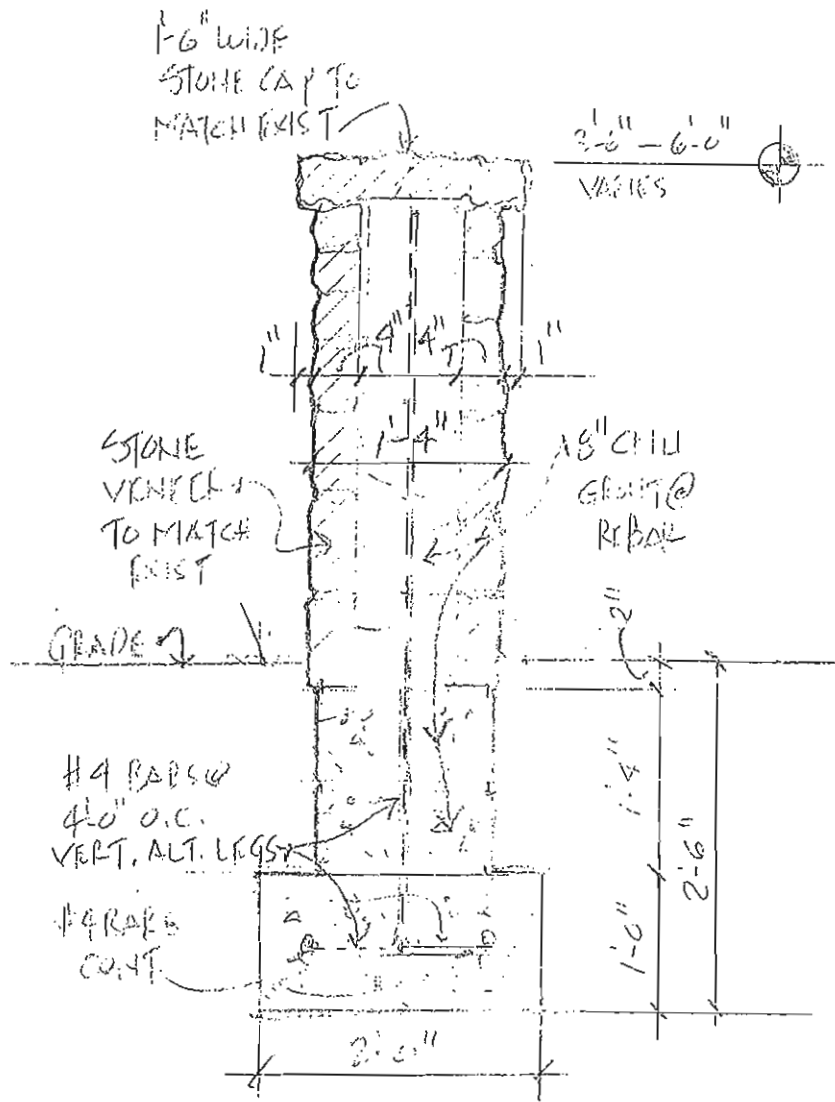


4

A-2  
OF 4

ELEVATIONS  
SCALE:  $\approx 1/8" = 1'-0"$

7.22.10

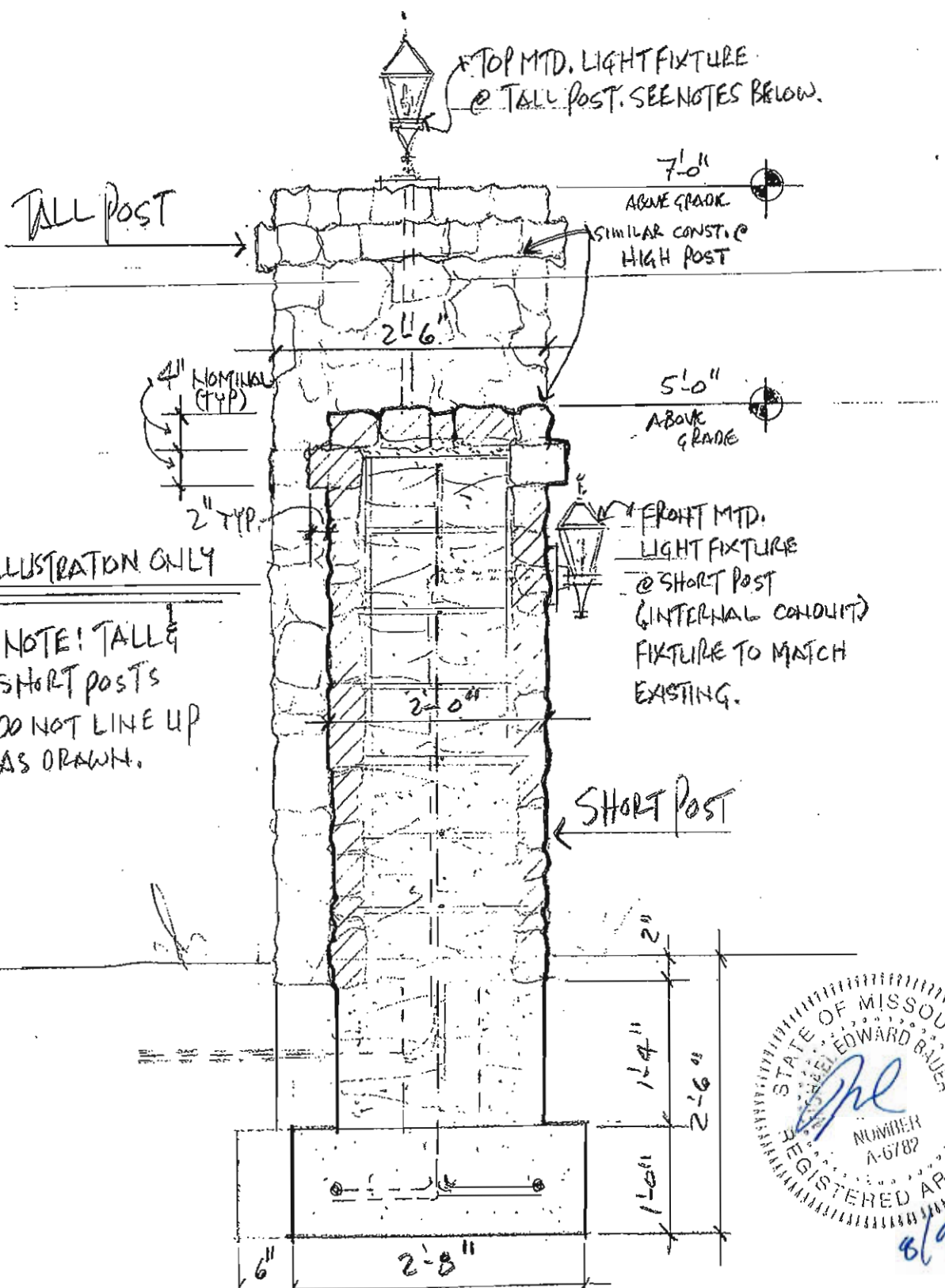


① TYPICAL WALL SECTION  
 SCALE: 3/4" = 1'-0"



A3  
 of 4

7.22.10



A-4  
OF 4

2. TYPICAL DETAIL @ SHORT POST (TALL POST SIMILAR)  
SCALE: 3/4" = 1'-0"

7.22.10

tabbles®  
EXHIBIT  
5c.



Clarkson Woods Subdivision  
Chesterfield, MO 63017  
New Wall Sign to be Duplicated as Shown Above  
(Reverse Image)



Clarkson Woods Subdivisor  
Chesterfield, MO 63017  
Existing Sign to be Removed  
Installed by MODOT





*J. Maslo*  
*Joycln*

**FRED & JOCYLN MASLO**

**16081 Hunters Way Drive  
Chesterfield, MO 63017  
(636) 532-5661**

September 1, 2010

City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Attn: Board of Adjustment

Dear Sirs:

It is understood that Clarkson Woods Subdivision is requesting a variance to allow the construction of a new monument sign, on the north side of the subdivision entrance at Clarkson Road and Clarkson Woods Drive. This monument sign is to be erected on Clarkson Woods' "common ground" that abuts to the rear of my property, at 16081 Hunters Way Drive.

It is our position that we do not have a problem with allowing Clarkson Woods to build a replacement monument on the "common ground" property. There has always been a monument sign at that corner location. It is my understanding that the subdivision trustees want to demolish the present sign that was placed there by MODOT, which does not match the monument sign on the south side or the entrance. At one time, both signs matched each other, and we feel the new replacement sign would be an improvement over what is presently there.

We support the approval of the variance. Your approval would be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Joycln Maslo".

Fred & Joycln Maslo

*Joycln*

BILL NO. 71, 1972ORDINANCE NO. 6228, 1972Introduced by Councilman Stewart

## AN ORDINANCE

AUTHORIZING AND GIVING PRELIMINARY APPROVAL TO A PLANNED ENVIRONMENT UNIT PLAN FOR THE RESIDENTIAL DEVELOPMENT OF A TRACT OF LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED IN THE "R-2" 15,000 SQ. FT. RESIDENCE DISTRICT; SUBJECT TO CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION AND INCORPORATED HEREIN AND PROVIDING FOR THE RETURN TO THE PLANNING COMMISSION FOR CONSIDERATION OF A FINAL DEVELOPMENT PLAN.

(P.C. 77-70 William H. Erker).

**BE IT ORDAINED BY THE COUNTY COUNCIL OF ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**SECTION 1.** Preliminary approval of a Planned Environment Unit Plan for the residential development of a tract of land located in the "R-2" 15,000 Sq. Ft. Residence District in St. Louis County, Missouri, is granted, said tract being described as follows:

A tract of land in the North 1/2 of Section 21, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as: Beginning at a point in the East line of Section 21, said point being distant Southwardly along said East line, South 0 degrees 07 minutes East 582.05 feet from the Northeast corner of said Section 21; thence Southwardly along said East line South 0 degrees 07 minutes East 1660.10 feet to a point; thence South 57 degrees 11 minutes West 711.68 feet to a point in the East and West center line of said Section 21; thence Westwardly along said center line South 89 degrees 50 minutes West 2980 feet to a point; thence North 29 degrees 30 minutes East 435 feet to a point; thence North 50 degrees West 380 feet to a point in the East line of Clarkson Road, 60 feet wide; thence Northwardly along said East line along a curve to the right having a radius of 1402.39 feet a distance of 130 feet, North 48 degrees 08 minutes East 932.68 feet along a curve to the left having a radius of 1462.39 feet a distance of 447.94 feet and North 30 degrees 35 minutes East 460 feet to a point; thence North 89 degrees 58 minutes East 2335 feet to the point of beginning and containing 143.0 acres.

**SECTION 2.** The preliminary approval, pursuant to Section 1003.187 SLCRO 1964, as amended, is granted subject to all ordinances, rules and regulations, and to the conditions recommended by the Planning Commission in its report dated February 4, 1972 as follows:

1. Prior to issuance of a building permit, the developer shall comply with the following conditions:
  - a. Comply with all existing ordinances affecting the development of land.
  - b. Submit for review and approval final site and development plans including, but not limited to, location and type of all buildings and lots, drainage facilities, roads, driveways, parking areas, recreational facilities and existing and proposed contours.
2. The petitioner shall be required to establish a reserve strip along total Clarkson Road frontage for future roadway purposes and to establish a setback line for all buildings beyond the reserve strip per Missouri State Highway Commission requirements.
3. For each multiple family dwelling unit, at least two parking spaces sized in accordance with the Subdivision Ordinance shall be provided. All outdoor parking areas shall be adequately landscaped and screened.
4. The developer shall record with the St. Louis County Recorder of Deeds, prior to the issuance of any building permit, a document satisfactory to the Department of Planning and the County Counselor which provides for the installation and maintenance of all recreational facilities shown on the final development plan.

Upon completion of 50% of the dwelling units, at least 50% of the recreation facilities and improvements shall be installed. Upon completion of 95% of the dwelling units, 100% of the recreation facilities and improvements shall be installed.
5. Sidewalks shall be installed along Clarkson Road right-of-way. A five-foot wide sidewalk easement shall be provided for this specific purpose.
6. Petitioner shall also submit to the Planning Commission written approval from the Missouri State Highway Commission of the location of all proposed curb cuts.
7. Off-site drainage facilities in near proximity to the site in question including collection piping, swales, and natural drainage systems essential to runoff dispersion from the property in question shall be improved by the petitioner where deemed necessary by the St. Louis County authority.
8. This Planned Environment Unit permit authorizes a maximum of 165 multiple dwelling units and 218 single family lots.
9. All buildings within the multiple family area shall be constructed with a minimum distance of 50 feet from any single family lot.
10. Within 12 months of the date of approval of the preliminary development plan by the County Council, the final development plan shall be submitted to the Planning Commission for its approval. Within 24 months of the date of

approval of the final development plan by the Planning Commission, construction shall commence.

11. The Zoning Enforcement Officer of St. Louis County, Missouri, shall be charged with the duty of enforcing the conditions of this permit.

SECTION 3. The St. Louis County Council, pursuant to the petition of William H. Erker, Box 57, Ellisville, Missouri 63011, requesting the approval of a Planned Environment Unit Plan for residential development of a tract of land described in Section 1 of this ordinance as an alternative zoning, and pursuant to the recommendation of the Planning Commission that said petition be granted, after public hearing held by the said Commission on May 18, 1970, and a regular meeting held on January 3, 1972, adopts this ordinance pursuant to the St. Louis County Charter authorizing the Council to exercise legislative power pertaining to planning and zoning, and returns the application and plan to the St. Louis County Planning Commission for consideration of a final development plan, pursuant to Section 1003.187 SLCRO 1964, as amended.

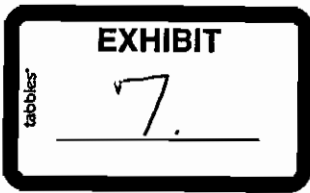
ADOPTED March 2, 1972

Milton J. Bischof, Jr.  
CHAIRMAN, COUNTY COUNCIL

APPROVED March 7, 1972

Milton J. Bischof, Jr.  
ACTING COUNTY SUPERVISOR

ATTEST: Lela Apperson  
DEPUTY COUNTY CLERK



- (12) *Statutory Requirements.* Notwithstanding the regulations as set out above, all Advertising Signs (Billboards) must be in conformance with Sections 226.500 through 226.600 RSMO as amended.
- (13) *Severability.* If any section, paragraph, sentence, clause or phrase of this Ordinance is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgement or decree, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases.

6. *Informational Signs.*

- (1) Informational signs shall not exceed sixteen (16) square feet in outline area per facing. Freestanding informational signs shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average existing finished grade at the base of the sign, whichever is higher.
- (2) No informational sign shall be located on or over a public right-of-way without approval of the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation as applicable.
- (3) The height of all information signs shall not exceed six (6) feet when located within the minimum front yard setback of each particular zoning district.

7. *Residential Subdivision Identification Signs*

Residential subdivisions of ten (10) lots/units or more shall be permitted a subdivision identification sign at each main entrance to the subdivision and may include the name or logo or both of the subdivision. Such sign shall not exceed fifty (50) square feet in outline area per face, nor extend more than six (6) feet above the average existing finished grade at the base of the sign or elevation of the adjacent street, whichever is higher. Residential subdivision identification signs shall be located within an easement on any platted lot or on common ground of a subdivision. Such signs may also be located on any unplatted portion of the subdivision identified as part of a particular development on an approved preliminary subdivision plat or site development concept plan, site development section plan, or site development plan.

8. *Supplementary Regulations*

- (1a) A church or house of worship located in any district shall be permitted one (1) freestanding information sign. Said sign may have manual changeable