

Notice of Public Hearing
City of Chesterfield
Board of Adjustment

IV. B.

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, September 6, 2007 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. 12-2007 2332 Conway Cove Subdivision (c/o McClain Construction, L.L.C): A request for variance from St. Louis County Ordinance 6948 to permit twelve (12) existing residences in Conway Cove Subdivision to encroach six (6) feet into the fifty (50)-foot rear yard setback in lieu of the permissible five (5) foot encroachment. [(6 Conway Cove/18S340400)(12 Conway Cove/18S340422)(14 Conway Cove/18S340433)(20 Conway Cove/18S340466)(22 Conway Cove/18S340477)(30 Conway Cove/18S340565)(32 Conway Cove/18S340576)(44 Conway Cove/18S340501)(46 Conway Cove/18S340510)(50 Conway Cove/18S340532)(96 Conway Cove/18S330391)(98 Conway Cove/18S330401)]



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

Copies of the request are available for review at the City Government Center Monday through Friday, from 8:30 a.m. to 4:30 p.m. If you should need additional information about this project, please contact Annissa McCaskill-Clay, Assistant Director of Planning by telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us

City of Chesterfield

Annissa McCaskill-Clay, AICP
Assistant Director of Planning.



IV. B.

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

August 30, 2007

Board of Adjustment
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **B.A. 12-2007 2332 Conway Cove Subdivision (c/o McClain Construction, L.L.C)**: A request for variance from St. Louis County Ordinance 6948 to permit twelve (12) existing residences in Conway Cove Subdivision to encroach six (6) feet into the fifty (50)-foot rear yard setback in lieu of the permissible five (5) foot encroachment. [(6 Conway Cove/18S340400)(12 Conway Cove/18S340422)(14 Conway Cove/18S340433)(20 Conway Cove/18S340466)(22 Conway Cove/18S340477)(30 Conway Cove/18S340565)(32 Conway Cove/18S340576)(44 Conway Cove/18S340501)(46 Conway Cove/18S340510)(50 Conway Cove/18S340532)(96 Conway Cove/18S330391)(98 Conway Cove/18S330401)]

Dear Board Members:

McClain Construction, on behalf of Conway Cove Subdivision, has submitted the above-referenced request for variance to the Board of Adjustment. In review of the petitioner's request, the Department of Planning submits the following report:

Background of the site

1. Conway Cove was zoned "R-3" Residence District with a Planned Environment Unit on March 25, 1969 via St. Louis County Ordinance 5006.
2. On November 3, 1973, Ordinance 5006 was amended by St. Louis County Ordinance 6948.
3. Section 2, Paragraph 5 of said Ordinance permits porches and balconies to project a maximum of five (5) feet into the fifty foot rear (northern) setback.

4. On August 3, 2007, the City of Chesterfield rejected an application for municipal zoning approval for construction of decks for twelve (12) decks in the subdivision because the proposed decks extend six (6) feet into the rear yard setback.
5. The proposed decks were replacements for existing decks on the site.

Specify the action to which the appeal is sought:

From Petitioner's Application (Page 3): *"Zoning rejected the plans because the proposed construction extends 6' into the setback. 5' is allowable. The current decks that are to be replaced extend 6' into the setback. We would like to build the replacement decks the same dimension as the existing decks (except #6 which does not intrude on the setback. #6 does however sit over a pipeline easement. We have a letter of variance from the pipeline co."*

Statement of any hardship or information for this appeal:

From Petitioner's Application (Page 3): *"Hardship is the current decks are unsafe. Owners purchased 6' decks and would like the same size replacements."*

Approval Criteria

Conway Cove is seeking variance from the limitation to the rear-yard setback encroachment established by St. Louis County Ordinance 6948.

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;”

Action is requested on B.A. 12-2007 Conway Cove Subdivision.

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

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 Applications
 - A. Application to Board of Adjustment
 - B. Rejected Municipal Zoning Approval
6. St. Louis County Ordinance 6948



City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION TO THE BOARD OF ADJUSTMENT FOR A VARIANCE

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. Its responsibility is to hear appeals from decisions of the City of Chesterfield Department of Planning and to consider requests for variances and exceptions. A variance is an approved departure from the provisions of the zoning requirements for a specific parcel, without changing the zoning ordinance underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district. For questions about this application, please contact the "Planner of the Day" at 636-537-4733. For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

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

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, bulk yard) requirements of a zoning district.

Appeal of an Administrative determination

Note: A \$70 fee applies

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

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: CONWAY COVE HOMEOWNER'S ASSN. C/O ASSOCIATION MGMT. CORP.

Address: 3153 FEE FEE RD.

City: Bridgeton State: MO Zip: 63044

Tel.: (314) 291-1415 Fax: N/A

Petitioner, if other than owner(s): JOHN NAPOLI - McCLAIN CONSTRUCTION L.L.C.

Address: 5004 CARDINAL PLC

City: High Ridge State: MO Zip: 63049

Tel.: 636 677 7707 Fax: 636 677 7717

Legal Interest: Contract with Assoc. to Replace Deteriorated Decks.

(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

BOA 09/03

Page 1 of 9

Contractor Cell phone 314 575 8600

II. PROPERTY INFORMATION

Project Address: SEE ATTACHMENTS FOR SPECIFIC ADDRESSES
Locator Number(s): SEE ATTACHMENTS FOR SPECIFIC LOCATOR NUMBERS
(List additional locator numbers on separate sheet and attach to petition)
Acreage: 12.93 (To the nearest tenth of an acre)
Subdivision Name (If applicable): CONWAY COVE CONDOMINIUMS
Current Zoning District: CHESTERFIELD
Legal Description of Property: SEE ATTACHMENTS FOR SPECIFIC LEGAL DESCRIPTIONS.

(Attach additional sheets as necessary)

III. NATURE OF REQUEST FOR VARIANCE

Unique physical characteristics of the lot (e.g., size, slope, etc.): AREA IS FLAT,
MODERATE VEGETATION

(Attach additional sheets as necessary)

Description of the necessity of the proposed improvement: VARIOUS DECKS HAVE
BEEN DEEMED UNSAFE BY A PROFESSIONAL ENGINEER AND ARE
IN NEED TO BE DEMOLISHED & REBUILT.

(Attach additional sheets as necessary)

Ordinance Number and section to which a variance is sought: SLC ORDINANCE
#694B, P-2 PARAGRAPH 1

(Attach additional sheets as necessary)

Basis for appeal of the above action: BUILDINGS BUILT ON SETBACK LINE.
MOST DECK PROTRUDE 6' INTO THE SETBACK. ZONING WILL ONLY
ALLOW DECKS 5' INTO THE SETBACK. SEE ATTACHMENTS FOR ACTUAL
DECK DIMENSIONS.

(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 [X] No

Specify the action to which the appeal is sought: Zoning rejected the plans because the proposed construction extends 6' into the set back. 5' is allowable. the current decks that are to be replaced extend 6' into the setback. We would like to build the replacement decks the same dimension as the existing decks (except #6 which does not intrude on the setback. (Attach additional sheets as necessary) #6 does however sit over a pipeline easement. we have a letter of variance from the pipeline co.

Description of the effect or impact on neighboring properties: NO IMPACT ON NEIGHBORS. CONDITION PREVIOUSLY EXISTING.

(Attach additional sheets as necessary)

Statement of any other hardship or information for this appeal: HARDSHIP IS THE CURRENT DECKS ARE UNSAFE. OWNERS PURCHASED 6' DECKS + WOULD LIKE THE SAME SIZE REPLACEMENTS.

(Attach additional sheets as necessary)

Please complete the sections below as applicable:

A. Setbacks/Height:

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

Front yard: N/A
Side yard: N/A
Rear yard: 50' with 6' encroachment.
Height: _____

The City of Chesterfield Zoning Ordinance Regulations require the following setback(s) for this site:

Front yard: _____
Side yard: _____
Rear yard: 50' with 5' encroachment.
Height: _____

The following information correctly presents the true conditions and also describes the practical difficulties and unnecessary hardships warranting action by the Board.

Existing Decks Are dangerous AND 4 or more Residents could
be seriously injured or killed.

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. A site development 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.

2. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)

3. A copy of the City of Chesterfield rejection or denial.

B. Signage:

Number and size of allowable attached business signs by ordinance: _____

Number and size of allowable freestanding business signs by ordinance: _____

The petitioner further represents that the increased sign size or height would not be injurious to the neighborhood, or otherwise be detrimental to the public welfare for the following reasons: _____

Include two (2) completed copies of this application with original signatures and two (2) copies of the following:

1. 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)

2. 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.

3. Letters from abutting property owners stating their position.

4. A \$70.00 fee. (Checks/money orders to be made payable to the City of Chesterfield.)

5. A copy of the City of Chesterfield rejection or denial.

III. 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]

IX. LIENS AND FINES CERTIFICATION

Project Name: _____ **Ward:** _____

STATE OF MISSOURI, CITY OF CHESTERFIELD

[I] [we], _____ (a duly licensed attorney or title insurance company
(print, type or stamp name of attorney or title company))

in the State of Missouri), do hereby certify to the Council of the City of Chesterfield that [I] [we] have examined the title to the herein described property; that [I] [we] find the title to the property is vested to _____ ; that there are no fines and/or liens of record on the property
(name of owner(s))

by or owed to the City of Chesterfield [or] that the following fines and/or liens are owed to the City of Chesterfield:

1. _____
2. _____
3. _____
4. _____

(Attorney-at-law licensed in Missouri) Date

Missouri Bar # _____

-OR-

(Officer of title insurance company) Date

Print, type or stamp name and title

[THIS SPACE INTENTIONALLY LEFT BLANK]

XI. STATEMENT OF CONSENT

Consent is required from the property owner(s) and contract purchaser, if applicable, to their agent if the property owner(s) or contract purchaser do not intend to attend all meetings and public hearings and submit in person all material pertaining to the application. A separate form is required from each owner/contract purchaser. Consent to a firm shall be deemed consent for the entire firm, unless otherwise specified. Consent is valid for one year from date of notary, unless otherwise specified. Attach copy of last recorded warranty deed for subject property.

STATEMENT OF CONSENT

I hereby give CONSENT to McClain Construction LLC (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted 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 I have an ownership interest in is 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 this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. 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 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)

Glen Meyers
(Name- type, stamp or print clearly)

Association Management Corp.
(Name of Firm)

[Signature]
(Signature)
3153 Fee Fee Road
Bridgeton MO 63044
(Address, City, State, Zip)

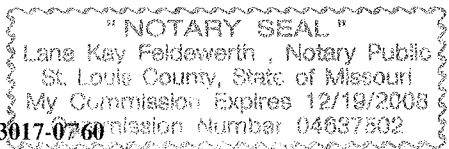
Note: Attach additional sheets as necessary.

NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD

The foregoing instrument was subscribed and sworn to before me this 10th day of Aug., 2007.

Signed Lana Kay Feldewerth Print Name: Lana Kay Feldewerth
Notary Public

My Commission Expires: 12-19-08 Seal/Stamp:



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

STAFF / BOA USE ONLY

Intake Date: _____

This petition is granted / denied (circle one) on the _____ day of _____ 20 _____

Signed: _____

Chairman

[THIS SPACE INTENTIONALLY LEFT BLANK]

Enbridge Pipelines (Ozark) L.L.C.
Cushing Regional Office
2101 South Linwood Ave
Cushing, OK 74023
www.enbridgepartners.com

Wesley D. Smith
Senior Right of Way Agent
Tel 918 223 2400 ext 2120
Fax 918 223 2433
wesley.smith@enbridge.com



August 13, 2007

John M. Napoli
McClain Construction L.L.C.

RE: Encroachment Request on Enbridge Line 53 10 inch pipeline easement

Mr. Napoli:

This letter is in response to your request on behalf of your client who owns the dwelling at #6 Conway Cove Drive. Our easement is located within the common ground of the Conway Cove Owners Association and you have requested to place two (2) piers near the outer edge of the easement just behind unit #6. These piers will be installed to support an existing deck which is being replaced.

The common area belongs to the Conway Cove Owners Association
c/o Association Management Corporation
3153 Fee Fee Road
Bridgeton, MO 63044

Enbridge approves your request for the placement of these two (2) piers provided you contact Enbridge Technician George Huth at 636-584-4582 prior to construction, and that he is present during excavation on the easement.

If you need further assistance, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Wesley D. Smith", written over a horizontal line.

Wesley D. Smith
Senior Right of Way Agent
Cushing Region

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340400	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Lowrey Scott B				
Taxing Address:	6 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section One				
Legal Description	Bldg No C, Unit No C-3, .01900% In Common Elements 4 24 74				
Roll - Frame:	12193 0014				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	1999070901056	Deed Type:		WD	
Taxing Code:	A - Taxable	Land Use Code:		110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Tax Year: 2007	Land	Improv.	Total	%	Land	Improv.
Residential:	32,800	132,000	164,800	19%	6,230	25,080	31,310
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	32,800	132,000	164,800		6,230	25,080	31,310

PREVIOUS	Appraised				Assessed		
	Tax Year: 2006	Land	Improv.	Total	%	Land	Improv.
Residential:	32,800	102,900	135,700	19%	6,230	19,550	25,780
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	32,800	102,900	135,700		6,230	19,550	25,780

Dwelling Information

Locator ID: 18S340400	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1971

A	739	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	55	Open Frame Porch Open Frame Porch	First Second
C	4	Wood Deck Frame Overhang	First Second
D	6	Wood Deck	First
E	104	Conc/Mas Patio	First
F	24	Wood Deck Frame Overhang	First Second
G	30	Frame Overhang	First
H	36	Conc/Mas Patio Wood Deck	First Second
TLA:	1536		

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340422	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Schmidt Ronald J Jr				
Taxing Address:	12 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section One				
Legal Description	Bldg No J Unit No J-1 .01761% In Common Elements 4 24 74				
Roll - Frame:	13526 1569				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2002010400314	Deed Type:	WD		
Taxing Code:	A - Taxable	Land Use Code:	110		
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2007							
Residential:	30,400	119,400	149,800	19%	5,780	22,690	28,470
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	30,400	119,400	149,800		5,780	22,690	28,470

PREVIOUS	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2006							
Residential:	30,400	95,400	125,800	19%	5,780	18,130	23,910
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	30,400	95,400	125,800		5,780	18,130	23,910

Dwelling Information

Locator ID: 18S340422	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

Key	Area	Description	Floor
A	624	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	24	Open Frame Porch	First
C	40	Conc/Mas Patio	First
D	28	Conc/Mas Patio Wood Deck	First Second
E	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
F	24	Wood Deck	First
TLA:	1248		

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340433	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Yedlin Stacy F & Susan M H/w				
Taxing Address:	14 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section One				
Legal Description	Bldg No J, Unit No J-2, .01726% In Common Elements 4 24 74				
Roll - Frame:	17175 4763				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2006053000887		Deed Type:	WD	
Taxing Code:	A - Taxable		Land Use Code:	110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2007							
Residential:	29,800	116,900	146,700	19%	5,660	22,210	27,870
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	116,900	146,700		5,660	22,210	27,870

PREVIOUS	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2006							
Residential:	29,800	93,000	122,800	19%	5,660	17,670	23,330
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	93,000	122,800		5,660	17,670	23,330

Dwelling Information

Locator ID: 18S340433	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures:	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	624	Total Living Area:	1248
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	GD

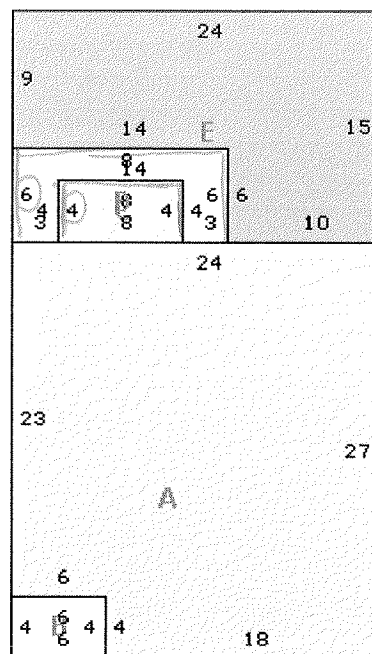
Sales Information

Sales Date	Book/Page	Sale Price	Type
1990-12-01		\$70,000	Land & Building
2005-01-21	16325 1049	\$132,500	Land & Building
2006-05-30	17175 4763	\$151,000	Land & Building

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972

Upper + lower



14 CONWAY COVE DR, CHESTERFIELD, MO 63017

Locator ID: 18S340433

Card: 1

Key	Area	Description	Floor
A	624	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	24	Open Frame Porch	First
C	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
D	52	Conc/Mas Patio Wood Deck	First Second
E	276	Conc/Mas Patio	First
TLA:	1248		

As a service to the public, the St. Louis County Assessor's office is pleased to present the information on this web site. We have tried to ensure that the information provided is as accurate as possible. The Assessor's Office makes no warranty or guarantee concerning the accuracy or reliability of the content at this site or at other sites which are linked to ours. Assessing accuracy and reliability of information is the responsibility of the user. The Assessor's Office shall not be liable for errors contained herein or for any damages in connection with the use of the information contained herein.

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340466	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Fennell Barbara S				
Taxing Address:	20 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section One				
Legal Description	Bldg J Unit J-5 .01726% In Common Elements 4 24 74				
Roll - Frame:	12706 1513				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2000092900207		Deed Type:	WD	
Taxing Code:	A - Taxable		Land Use Code:	110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2007							
Residential:	29,800	119,000	148,800	19%	5,660	22,610	28,270
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	119,000	148,800		5,660	22,610	28,270

PREVIOUS	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2006							
Residential:	29,800	101,700	131,500	19%	5,660	19,320	24,980
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	101,700	131,500		5,660	19,320	24,980

Dwelling Information

Locator ID: 18S340466	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

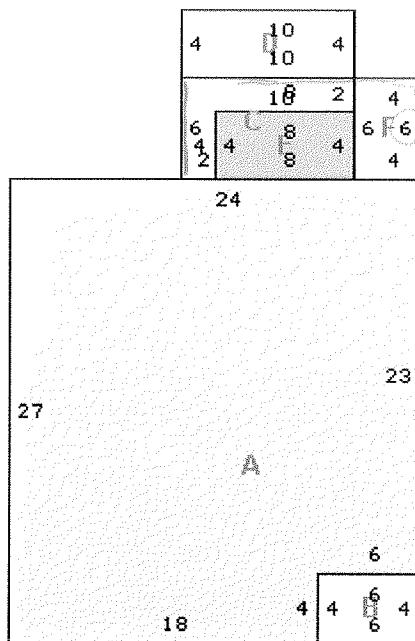
Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures:	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	1
Ground Floor Area:	624	Total Living Area:	1248
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	GD

Sales Information

Sales Date	Book/Page	Sale Price	Type
1991-04-01		\$69,500	Land & Building
1994-12-01		\$79,000	Land & Building
2000-09-29	12706 1513	\$118,500	Land & Building

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972



Lower only

20 CONWAY COVE DR, CHESTERFIELD, MO 63017

Locator ID: 18S340466 Card: 1

Key	Area	Description	Floor
A	624	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	24	Open Frame Porch	First
C	28	Conc/Mas Patio Wood Deck	First Second
D	40	Conc/Mas Patio	First
E	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
F	24	Wood Deck	First

TLA: 1248

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340477	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Kolbe Henry W Helen L				
Taxing Address:	22 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section One				
Legal Description	Bldg No J, Unit No J-6, .01761% In Common Elements 4 24 74				
Roll - Frame:	06616 2226				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:		Deed Type:			
Taxing Code:	A - Taxable	Land Use Code:		110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2007							
Residential:	30,400	119,400	149,800	19%	5,780	22,690	28,470
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	30,400	119,400	149,800		5,780	22,690	28,470

PREVIOUS	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2006							
Residential:	30,400	95,400	125,800	19%	5,780	18,130	23,910
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	30,400	95,400	125,800		5,780	18,130	23,910

Dwelling Information

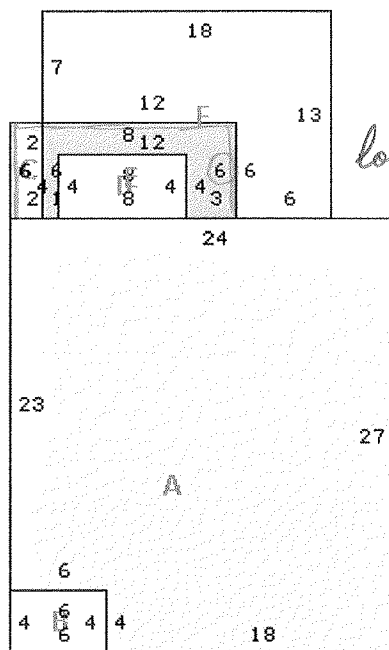
Locator ID: 18S340477	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	624	Total Living Area:	1248
Condo Levels:	1	Condo Type:	Corner
Grade:	D+	C.D.U.	GD

No Sales Data Available.

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972



lower only

Locator ID: 18S340477

Card: 1

22 CONWAY COVE DR, CHESTERFIELD, MO 63017

Key

Area

Description

Floor

A	624	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	24	Open Frame Porch	First
C	12	Wood Deck	First
D	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
E	40	Conc/Mas Patio Wood Deck	First Second
F	162	Conc/Mas Patio	First
TLA:	1248		

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[St. Louis County, Missouri](#)

Ownership / Legal Information

Locator ID 18S340565	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Lenger Dolores P				
Taxing Address:	30 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section Two				
Legal Description	Bldg No B Unit No B-3 .01726% In Common Elements 4 24 74				
Roll - Frame:	13783 2145				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2002042300572	Deed Type:	BEN-D		
Taxing Code:	A - Taxable	Land Use Code:	110		
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				%	Assessed		
	Tax Year: 2007	Land	Improv.	Total		Land	Improv.	Total
Residential:	29,800	113,200	143,000	19%	5,660	21,510	27,170	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	113,200	143,000		5,660	21,510	27,170	

PREVIOUS	Appraised				%	Assessed		
	Tax Year: 2006	Land	Improv.	Total		Land	Improv.	Total
Residential:	29,800	89,000	118,800	19%	5,660	16,910	22,570	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	89,000	118,800		5,660	16,910	22,570	

Dwelling Information

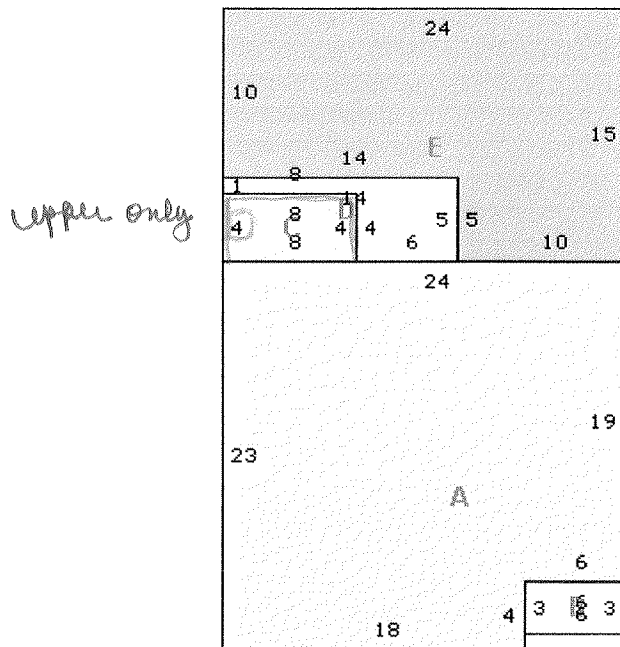
Locator ID: 18S340565	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	528	Total Living Area:	1074
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	GD

No Sales Data Available.

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972



Locator ID: 18S340565

Card: 1

30 CONWAY COVE DR, CHESTERFIELD, MO 63017

Key	Area	Description	Floor
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A	528	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	18	Open Frame Porch One Story Frame	First Second
C	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
D	38	Conc/Mas Patio Wood Deck	First Second
E	290	Conc/Mas Patio	First
TLA:	1074		

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340576	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Thompson Laura C				
Taxing Address:	32 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section Two				
Legal Description	Bldg B Unit B-4 .01726% In Common Elements 4 24 74				
Roll - Frame:	17018 2749				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2006011300460		Deed Type:	QCD	
Taxing Code:	A - Taxable		Land Use Code:	110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				%	Assessed		
	Land	Improv.	Total			Land	Improv.	Total
Tax Year: 2007								
Residential:	29,800	112,200	142,000	19%	5,660	21,320	26,980	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	112,200	142,000		5,660	21,320	26,980	

PREVIOUS	Appraised				%	Assessed		
	Land	Improv.	Total			Land	Improv.	Total
Tax Year: 2006								
Residential:	29,800	92,100	121,900	19%	5,660	17,500	23,160	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	92,100	121,900		5,660	17,500	23,160	

Dwelling Information

Locator ID: 18S340576	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

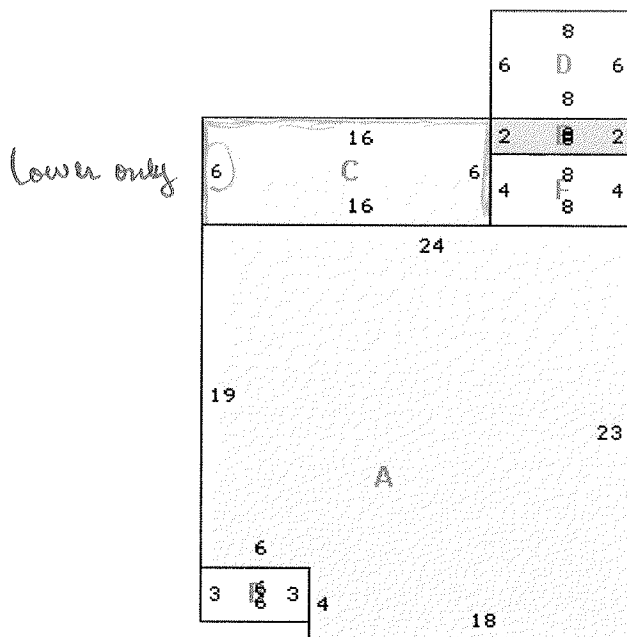
Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures:	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	1
Ground Floor Area:	528	Total Living Area:	1074
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	FR

Sales Information

Sales Date	Book/Page	Sale Price	Type
1998-08-01		\$63,000	Land & Building
1998-12-07	11886 2479	\$116,000	Land & Building
2006-01-13	17018 2749	\$0	

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972



32 CONWAY COVE DR, CHESTERFIELD, MO 63017

Locator ID: 18S340576 Card: 1

Key	Area	Description	Floor
A	528	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	18	Open Frame Porch One Story Frame	First Second
C	96	Conc/Mas Patio Wood Deck	First Second
D	48	Conc/Mas Patio	First
E	16	Wood Deck	First
F	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third

TLA: 1074

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340501	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Pennington Christine A				
Taxing Address:	44 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section Two				
Legal Description	Bldg A Unit A-3 .01726% In Common Elements 4 24 74				
Roll - Frame:	16081 1668				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2004090900397		Deed Type:	WD	
Taxing Code:	A - Taxable		Land Use Code:	110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2007							
Residential:	29,800	112,500	142,300	19%	5,660	21,380	27,040
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	112,500	142,300		5,660	21,380	27,040

PREVIOUS	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2006							
Residential:	29,800	83,300	113,100	19%	5,660	15,830	21,490
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	83,300	113,100		5,660	15,830	21,490

Dwelling Information

Locator ID: 18S340501	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

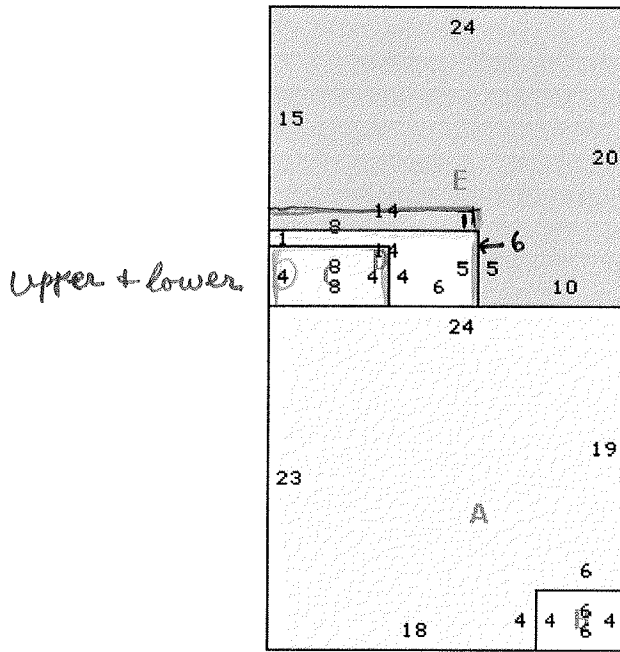
Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	528	Total Living Area:	1056
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	GD

Sales Information

Sales Date	Book/Page	Sale Price	Type
1986-05-01		\$72,350	Land & Building
1991-09-01		\$80,000	Land & Building
1996-12-01		\$104,500	Land & Building
1998-09-09	11756 0619	\$117,000	Land & Building
2004-09-09	16081 1668	\$158,000	Land & Building

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972



Locator ID: 18S340501

Card: 1

44 CONWAY COVE DR, CHESTERFIELD, MO 63017

Key	Area	Description	Floor
A	528	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	24	Open Frame Porch	First
C	32	Wood Deck Wood Deck Wood Deck	First Second Third
D	38	Wood Deck Wood Deck	First Second
E	410	Wood Deck	First

TLA: 1056

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St. Louis County, Missouri

Ownership / Legal Information

Locator ID 18S340510	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Stapenhorst Ann B				
Taxing Address:	46 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section Two				
Legal Description	Bldg No A, Unit No A-4, .01726% In Common Elements 4 24 74 (life Estate 14096-1298)				
Roll - Frame:	14096 1298				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2002082901493	Deed Type:		WD	
Taxing Code:	A - Taxable	Land Use Code:		110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				%	Assessed		
	Land	Improv.	Total	Land		Improv.	Total	
Tax Year: 2007								
Residential:	29,800	115,500	145,300	19%	5,660	21,950	27,610	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	115,500	145,300		5,660	21,950	27,610	

PREVIOUS	Appraised				%	Assessed		
	Land	Improv.	Total	Land		Improv.	Total	
Tax Year: 2006								
Residential:	29,800	88,900	118,700	19%	5,660	16,890	22,550	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	88,900	118,700		5,660	16,890	22,550	

Dwelling Information

Locator ID: 18S340510	Tax Year: 2007	Card: 1	Living Units: 1
Stories: 2	External Wall:	Mas & Frame	

Key	Area	Description	Floor
A	528	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	24	Open Frame Porch	First
C	36	Wood Deck	First
D	48	Conc/Mas Patio	First
E	16	Wood Deck	First
F	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
TLA:	1056		

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Locator ID 18S340532	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Vogt Robin M				
Taxing Address:	50 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Section Two				
Legal Description	Bldg No A Unit No A-6 .01936% In Common Elements 4 24 74				
Roll - Frame:	16973 1483				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2005121901413	Deed Type:	WD		
Taxing Code:	A - Taxable	Land Use Code:	110		
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				%	Assessed		
	Land	Improv.	Total			Land	Improv.	Total
Tax Year: 2007								
Residential:	33,500	134,300	167,800	19%	6,370	25,520	31,890	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	33,500	134,300	167,800		6,370	25,520	31,890	

PREVIOUS	Appraised				%	Assessed		
	Land	Improv.	Total			Land	Improv.	Total
Tax Year: 2006								
Residential:	33,500	105,600	139,100	19%	6,370	20,060	26,430	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	33,500	105,600	139,100		6,370	20,060	26,430	

Dwelling Information

Locator ID: 18S340532	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1972

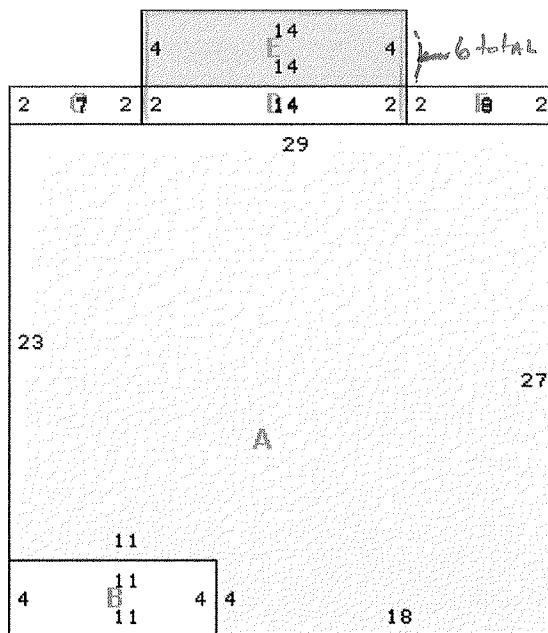
Eff. Year:		Remodeled:	
Total Rooms:	6	Total Bedrooms:	3
Full / Half Bath:	2 / 2	Total Fixtures:	13
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	600	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	739	Total Living Area:	1536
Condo Levels:	1	Condo Type:	Corner
Grade:	D+	C.D.U.	GD

Sales Information

Sales Date	Book/Page	Sale Price	Type
2003-05-22	14894 2085	\$155,000	Land & Building
2005-02-04	16348 0254	\$0	Land & Building
2005-12-19	16973 1483	\$170,000	Land & Building

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1972



50 CONWAY COVE DR, CHESTERFIELD, MO 63017

Locator ID: 18S340532 Card: 1

Key	Area	Description	Floor
A	739	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	44	Open Frame Porch Open Frame Porch	First Second
C	14	Frame Overhang	First
D	28	Wood Deck Frame Overhang	First Second
E	56	Conc/Mas Patio Wood Deck	First Second
F	16	Frame Overhang	First

TLA: 1536

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[St. Louis County, Missouri](#)

Ownership / Legal Information

Locator ID 18S330391	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Rasmussen Karen J				
Taxing Address:	96 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Sec 3 Condominium Bldg G				
Legal Description	Unit G-3 .01726% In Common Elements 18s330247 W/o/p 4 9 74				
Roll - Frame:	07869 1248				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:		Deed Type:			
Taxing Code:	A - Taxable	Land Use Code:		110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				%	Assessed		
	Land	Improv.	Total			Land	Improv.	Total
Tax Year: 2007								
Residential:	29,800	116,000	145,800	19%	5,660	22,040	27,700	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	116,000	145,800		5,660	22,040	27,700	

PREVIOUS	Appraised				%	Assessed		
	Land	Improv.	Total			Land	Improv.	Total
Tax Year: 2006								
Residential:	29,800	92,800	122,600	19%	5,660	17,630	23,290	
Agricultural:	0	0	0	12%	0	0	0	
Commercial:	0	0	0	32%	0	0	0	
Total:	29,800	92,800	122,600		5,660	17,630	23,290	

Dwelling Information

Locator ID: 18S330391	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1973

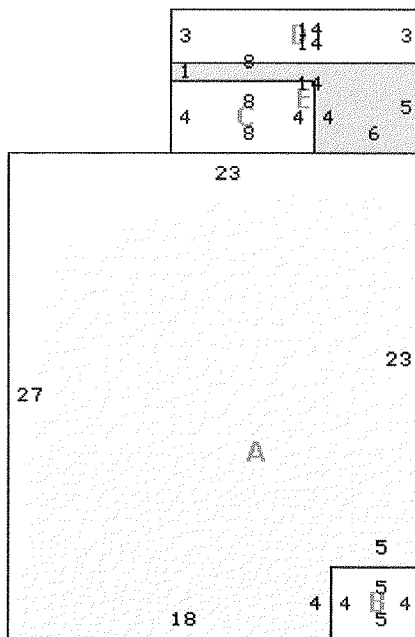
Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures:	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	601	Total Living Area:	1202
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	GD

Sales Information

Sales Date	Book/Page	Sale Price	Type
1986-02-01		\$75,000	Land & Building

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1973



Does NOT encroach on setback
 ↖

Locator ID: 18S330391

Card: 1

96 CONWAY COVE DR, CHESTERFIELD, MO 63017

Key Area Description Floor

A	601	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	20	Open Frame Porch	First
C	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third
D	42	Conc/Mas Patio	First
E	38	Conc/Mas Patio Wood Deck	First Second
TLA:	1202		

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Locator ID 18S330401	Tax Year 2007	Tax District 108CF	City Code 105	Site Code 0349	Destination Code
Owner:	Roth David S				
Taxing Address:	98 Conway Cove Dr Chesterfield, MO 63017				
Care-Of Name:					
Mailing Address:	Same as taxing address.				
Sub. Book & Page:					
Assessor's Book & Page:	12 0911				
Subdivision:	Conway Cove Sec 3 Condominium				
Legal Description	Bldg G Unit G-4 .01726% In Common Elements 4 9 74				
Roll - Frame:	13036 1875				
Lot No.		Block No.			
Lot Dimensions:		Acres:			
Recorder's Date & Daily:	2001051501160		Deed Type:	WD	
Taxing Code:	A - Taxable		Land Use Code:	110	
Deed Information:	Locator Deed Search Information				

Note: The information on this site is refreshed bi-weekly. Last refresh on 22-July-07.

Assessment Information

CURRENT	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2007							
Residential:	29,800	116,000	145,800	19%	5,660	22,040	27,700
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	116,000	145,800		5,660	22,040	27,700

PREVIOUS	Appraised				Assessed		
	Land	Improv.	Total	%	Land	Improv.	Total
Tax Year: 2006							
Residential:	29,800	92,800	122,600	19%	5,660	17,630	23,290
Agricultural:	0	0	0	12%	0	0	0
Commercial:	0	0	0	32%	0	0	0
Total:	29,800	92,800	122,600		5,660	17,630	23,290

Dwelling Information

Locator ID: 18S330401	Tax Year: 2007	Card: 1	Living Units: 1
Stories:	2	External Wall:	Mas & Frame
Style:	Condominium	Year Built:	1973

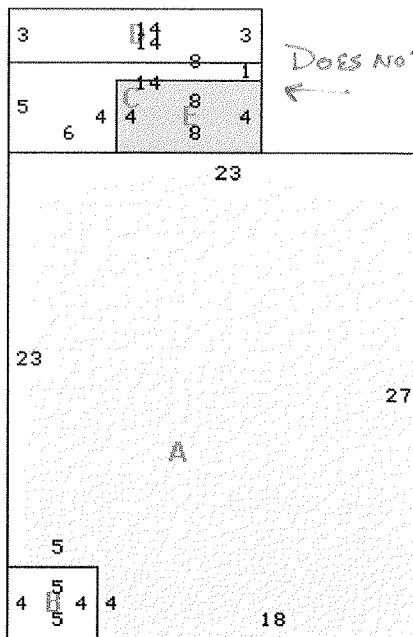
Eff. Year:		Remodeled:	
Total Rooms:	5	Total Bedrooms:	2
Full / Half Bath:	1 / 2	Total Fixtures:	10
Remodeled Kit:		Remodeled Bath:	
Basement:	Full	Heat:	Central w/ AC
Basement Garage:			
Fuel:	Gas	Heat System:	Warm Air
Attic:	None	Int / Ext Condition:	Same
Rec Room Area:	470	Finished Basement Area:	
Wood Fireplace / Stacks:	/	Metal Fireplace:	
Ground Floor Area:	601	Total Living Area:	1202
Condo Levels:	1	Condo Type:	Interior
Grade:	D+	C.D.U.	GD

Sales Information

Sales Date	Book/Page	Sale Price	Type
1985-11-01		\$72,000	Land & Building
1994-01-01		\$77,000	Land & Building
2001-05-15	13036 1875	\$126,000	Land & Building

Other Buildings & Yard Improvements

Description:	Units:	Size:	Grade:	Condition:	Year Built:
DETACHED FRAME GARAGE	1	12 x 22 Total Area: 264	D	Average	1973



98 CONWAY COVE DR, CHESTERFIELD, MO 63017

Locator ID: 18S330401 Card: 1

Key	Area	Description	Floor
A	601	Main Dwelling: Mas & Frame Stories: 2 Basement: Full	
B	20	Open Frame Porch	First
C	38	Conc/Mas Patio Wood Deck	First Second
D	42	Conc/Mas Patio	First
E	32	Conc/Mas Patio Wood Deck Wood Deck	First Second Third

TLA: 1202

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REJECTED



City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION FOR MUNICIPAL ZONING APPROVAL

TO: Department of Public Works
Division of Code Enforcement
St. Louis County Government
41 South Central
Clayton, Missouri 63105

FROM: City of Chesterfield

The City of Chesterfield contracts with the St. Louis County Department of Public Works to provide permitting and inspection services. Review of plans, collection of fees, and issuance of permits are handled by the County. However, before obtaining any permit, or beginning any construction project, a zoning approval must be obtained from the City of Chesterfield.

Zoning approval signifies that the property can be used as requested and that the location of a proposed structure is within the legal limits of the property lines as delineated by regulations contained within the City of Chesterfield Zoning Ordinance. Please be advised that some sites have regulations that are more restrictive as part of conditions of the ordinance governing a particular Planned Commercial District, Planned Industrial District, Estate District, Mixed Use Development District, Conditional Use Permit, Commercial-Industrial Designed Development Procedure, Planned Environmental Development Procedure, or Landmark Preservation Area.

Petitioners are strongly urged to visit the County web site at <http://www.stlouisco.com/pubworks/> or contact the St. Louis County Department of Public Works at (314) 615-7155 for submittal requirements, permitting information and a detailed list of work that does not require a building permit and/or zoning approval

For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

I. APPLICANT INSTRUCTIONS

1. Obtain City of Chesterfield approval;
2. Obtain *Fire District approval; An additional separate permit is required from the fire district.
3. Obtain St. Louis County approval.

***NOTE:** It is the responsibility of the applicant to determine which Fire District covers the project property.

- Monarch Fire Protection District: Tel. 314-514-0900, ext. 309
- Metro West Fire Protection District: Tel. 636-458-2100

II. PROJECT INFORMATION

Property Owner: Trustees of Conway Cove Condominiums / AMC Mgmt, Agent
 Project Address: 3153 FEE FEE RD - CONWAY COVE DC
 City: Westport / Hazelwood State: MO Zip: 63048 (6201)
 Tenant Name (if different than above): N/A
 Owner/Tenant Authorization to Applicant: N/A

(Signature of owner/tenant or duly authorized agent required)

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

Applicant Name: McClain Construction LLC
Applicant Address: 5004 CARDINAL PLACE, High Ridge, MO 63049
Phone Number: 636 677 7707 Attn: JOHN NAPOLI

If the property is located within a subdivision, the applicant is to notify Subdivision Trustees of the proposed work.

Subdivision Name: Conway Cove WJ

Subdivision Trustee Acknowledgement: _____
(Signature of trustee or duly authorized agent)

Were the Subdivision Trustees Notified? Check (✓) one [] Yes [] No

Description of Work: REMOVE AND REPLACE 13 Deteriorated
Decks with New Decks of the SAME SIZE.

Advisory: Applications for Municipal Zoning Approval which are rejected 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. For information about the Board of Adjustment, please contact the Department of Planning at 636-537-4746.

NOTE: PAGES 1, 2, & 3 MUST BE RETURNED FOR APPROVAL

(FOR CITY OF CHESTERFIELD AND ST. LOUIS COUNTY STAFF USE ONLY)

Municipal Zoning Classification: R3

Is this project located within a Flood Plain: (Check one) Yes No

Status 1: APPROVED **REJECTED** (circle one)

Approved/Rejected by: M. Fanger Date: 8-3-07

Print Name and Title: MAURY FANGER - PLANNING TECH

Comments: PROPOSED DECKS WOULD ENCRoACH INTO NORTHERN CONWAY RD. SETBACKS MORE THAN THE 5' ALLOWED BY SLC ORDINANCE 6948. (ATTACHED)

Status 2: APPROVED **REJECTED** (circle one)

Approved/Rejected by: _____ Date: _____

Print Name and Title: _____

Comments: _____

EXTERIOR FIRE PROTECTION

Approved by: _____ Date: _____

Print Name and Title: _____

Fire Protection Provided By: _____

ST. LOUIS COUNTY PERMIT APPLICATION NUMBER: 11837-07 through 11841-07

Notes: _____

BILL NO. 348, 1973

ORDINANCE NO. 6948, 1973

Introduced by Councilman LaTourette

AN ORDINANCE

AMENDING ORDINANCE 5006 BY REPEALING SECTION 2 THEREOF AND ENACTING IN LIEU THEREOF A NEW SECTION 2, RELATING TO THE SAME SUBJECT MATTER. (P.C. 164-68 N.O. Brown Development Co.)

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

SECTION 1. Ordinance 5006 is hereby amended by repealing Section 2 thereof and enacting in lieu thereof a new Section 2, relating to the same subject matter.

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 December 3, 1968, as amended herein, as follows:

1. Prior to issuance of a building permit the developer shall (a) comply with all existing ordinances affecting the development of land, (b) submit for review and approval a final site plan including, but not limited to, location and type of all buildings, drainage facilities, recreational facilities, and existing and proposed contours, (c) submit for review and approval a landscape plan including but not limited to, the location, size and species of all existing trees having a diameter of six inches or better, the location, size and species of all proposed plant materials and the location and type of all structures. Landscaping shall include sufficient planting and grading to vicually screen the site from Conway Road and the subdivision to the north. Maintenance of landscaped areas shall be assured by the developer who shall post a bond.

2. Developer shall improve all drainage channels in such a manner as to eliminate all debris and plant material that would restrict the flow of water.

3. 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, providing for the maintenance of all common lands, development facilities, and storm drainage facilities contained therein.

4. At least two parking spaces of 200 sq. ft., exclusive of driveways, for each dwelling unit shall be provided. One parking space for each dwelling unit shall be within a garage. All outdoor parking areas shall be adequately landscaped and screened.

5. No building or other structure greater than six feet in height shall be located within 200 feet of Conway Road or within fifty feet of the North property line excepting cantilevered portions of the second story which may extend not more than eighteen inches in front of said setback, or porch and balcony projection not to exceed five feet.
6. The developer shall record with the St. Louis County Recorder of Deeds, prior to the issuance of any building permit, a document which provides for the installation and maintenance of all recreational facilities shown on the final development plan. The recreation and swimming pool area shall be regulated by the following conditions:

- (a) The hours of operation shall be limited to those hours between 7:00 A.M. and 10:00 P.M. C.S.T. or C.D.S.T., whichever is in effect.
- (b) Lighting shall be so arranged as not to cast light directly on any public right of way or on adjoining property. Light standards shall not exceed 15 feet in height.
- (c) All swimming facilities shall conform with the requirements of the St. Louis County Health Department.
- (d) No loud speakers shall be permitted on the property in question.
- (e) A visual and acoustical screen shall be installed north of the swimming pool area.
7. All utilities shall be installed underground.
8. 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 N. O. Brown Development Company, c/o Mr. Nels O. Brown, President, 368 Sunway Lane, St. Louis, Missouri 63141, requesting the approval of a Planned Environment Unit Plan for Residential Development for the tract of land described in Section 1 of this ordinance as an alternative zoning, and pursuant to the recommendation of the St. Louis County Planning Commission that said petition be granted, after public hearing held by the said Commission on October 15, 1968, and a regular meeting held on November 7, 1968, 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 SLICRO 1964, as amended.

ADOPTED November 29, 1973

Gerald A. Rimmel
CHAIRMAN, COUNTY COUNCIL

APPROVED November 30, 1973

Lawrence K. Roos
COUNTY SUPERVISOR

ATTEST: Lela Apperson
Deputy ADMINISTRATIVE DIRECTOR