

Board of Adjustment Hearing Application - Entry #296

Property Address

15 Crownhill
Chesterfield , MO
63005
US

Property Owner Name

Kate Dougherty

Property Owner Address (if different from above)

15 Crownhill
Chesterfield, MO
63005
US

Property Owner Phone

+13144408097

Property Owner Email

doughertyk8@gmail.com

Applicant Name (if other than property owner)

Tammy White

Applicant Phone

+13144408099

Applicant Email

twhitehomes@gmail.com

REQUESTED APPEAL

Area variance (deviation from area requirements such as yard, setback, building, sign etc.)

Type of Project

Addition
Other

If other, please specify:

The addition is a covered porch and it is 2 feet over existing porch but a total of 16 feet over the setback of 50 feet.

Type of structure, please describe:

covered porch with 4 posts and a fireplace facing the house at the end of porch. The sides will have wing walls but open air. Also, we would like to add a pool on the side rear portion of yard. There is only one neighbor to the very far side and no one behind. Just woods.

Pursuant to the provisions of Chapter 405.160 of the Municipal Code of the City of Clarkson Valley, application is hereby made for a hearing before the Board of Adjustment of the City of Clarkson Valley, Missouri, for the following purpose(s):

The covered porch is 16 feet over the 50 foot setback. That also means the 50 foot is 8 feet from the rear of the house. This makes it very difficult to do anything on the back of this house since it sits so far back on the lot. This is a hardship to be able to add on a covered porch along with a pool. A pool couldn't go in the back due to the yard being so shallow in the rear. The only spot is to the the east side of the house on the side portion of the yard. The pool would be 25'5" in the rear setback. It would be facing woods.

Has the project previously been submitted to the Board of Adjustment?

No

A transcript of the proceeding is available at your request. The cost is determined by the length of the proceeding. Order transcript?

Yes



Outlook

Re: 15 Crownhill

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Wed 6/3/2026 8:34 AM

To T White <twhitehomes@gmail.com>

Cc Megan Eldridge <cityhall@clarksonvalley.org>; Kelsey Moser <assist@clarksonvalley.org>

Tammy,

Please continue to work with the office staff at Clarkson Valley. If you complete all of the requirements for the building permit applications by providing a site plan created by a Missouri registered Land Survey or Architect. The plan should show the location of the proposed work, include existing buildings, easements, property lines, and indicate all building setback lines relevant to the project. Ensure you note the perpendicular distances between the pool and other related structures from property lines and building lines. (front 75' - side 25' & rear 50') The placement of proposed fences or pool barriers must be specified and noted in the same manor above.

If your application is complete and meets the requirements, I can do a quick review (less than 24 hours) and confirm the project is not eligible for a building permit and the you can start the Board of Adjustment (BOA) process.

I also recommend illustrating the topography of the area on the site plan, if possible, for the BOA process.

Thank you,

Paul Mercurio
Clarkson Valley Building Commissioner

From: T White <twhitehomes@gmail.com>

Sent: Tuesday, June 2, 2026 2:02 PM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Subject: 15 Crownhill

Hello, my name is Tammy White and I have been talking to your office off and on for the last couple weeks about getting plans to you for BOA. 15 Crown Hill is located in Forest Hills and has a 50 foot setback and 25 on the sides. The patio in the back of the house goes over the 50 foot setback and was already there when the house was purchased. We are wanting to add a covered porch with a fireplace at the end of it facing the house and may be 1 foot maybe 2 feet over the end of the patio. There is nobody behind us on the right side of the yard and a distant neighbor on the left side down the hill and below facing the opposite street. We are also wanting to put a pool in on the side of the house as this is a mid-century ranch and the house was built further back on the lot. The hardship to the lot requires us to go through BOA and possibly ARB based on setbacks. I guess the pros of this lot is that the patio flows beyond the setback and the pool and covered portion doesn't affect anybody else as there are only woods behind the house.

I understand board of adjustments is meeting not this Thursday but the following Thursday. I have spoken with the woman that has answered the phone several times and I just learned plans have to be turned in two weeks before the meeting. Is there anyway we can get in on the meeting if we get you those plans by this Thursday? The plan would have the patio and the pool on it. I have worked with Board of adjustments in Frontenac and we had to provide five copies 11 x 16 I believe and was hoping you could tell me what is required with Clarkson Valley.

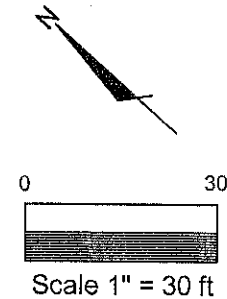
Thank you so much and I look forward to speaking with you or meeting you in person.

Sincerely,
Tammy White

T White

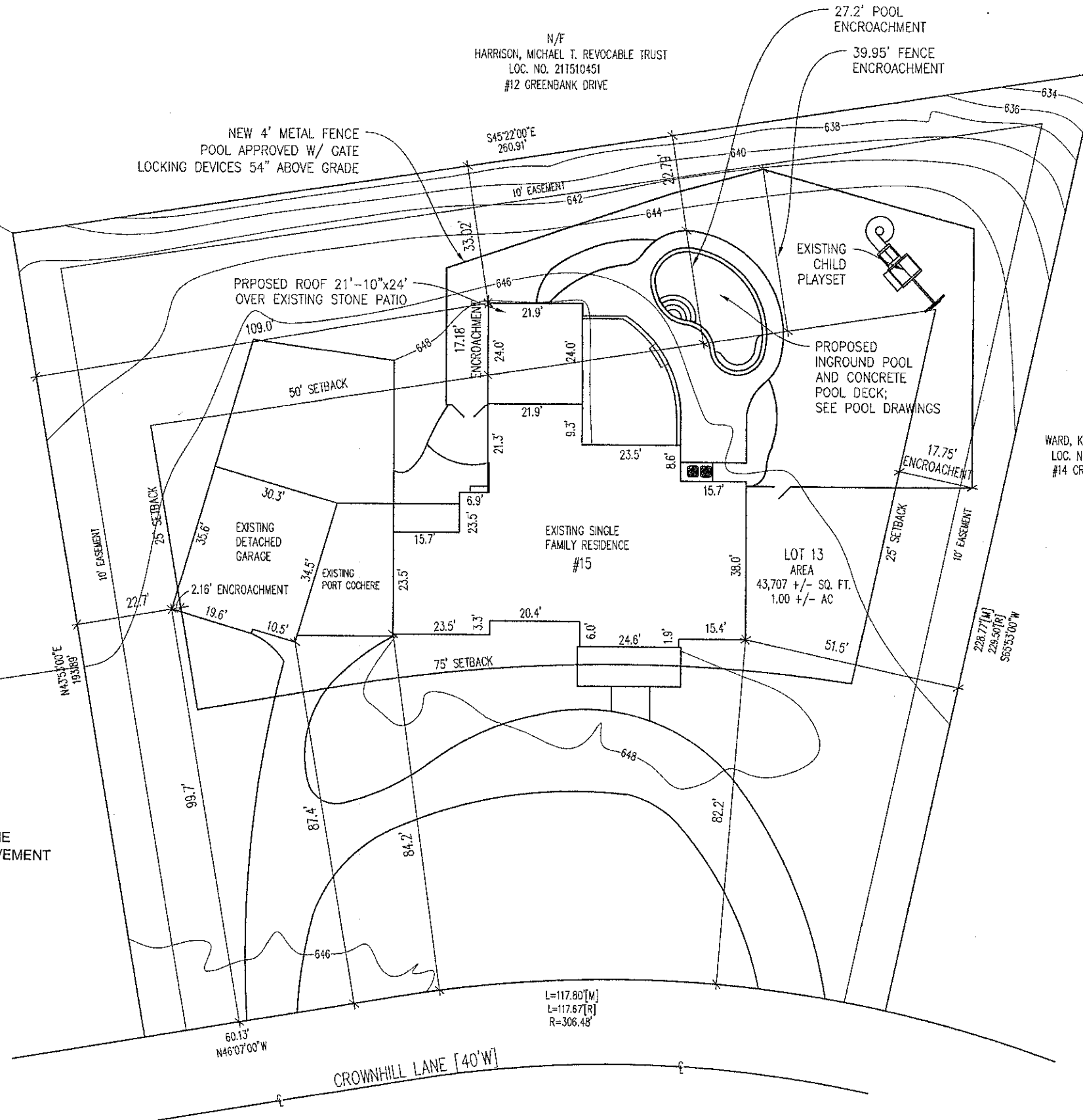
314.440.8099

Sent from my iPhone



LEGEND	
IR	IRON ROD
IP	IRON PIPE
POL	POINT-ON-LINE
////	EDGE OF PAVEMENT
***	FENCE

METRON
Surveying & Layout Co.
313 WOOD STREET
O'FALLON, MO, 63366
314-432-5400 FAX: 636-294-5851



SITE PLAN

LOT 13 IN AREA 1 OF FOREST HILLS CLUB ESTATES
PLAT BOOK 109 PAGE 12
ST. LOUIS COUNTY, MISSOURI

VARIANCE FOR ENCROACHMENT OF 50' REAR SETBACK

- NEW PATIO ROOF IS 17.16' ENCROACHMENT
- NEW POOL DECK IS 27.2' ENCROACHMENT

N/F
WARD, KIMBERLY CHERYL
LOC. NO. 21T510462
#14 CROWNHILL LANE

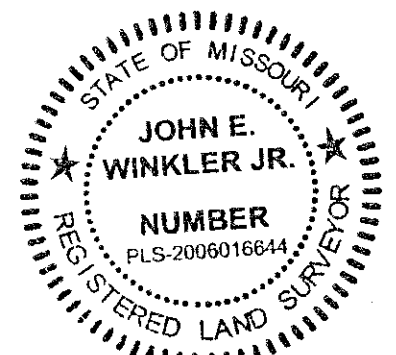
DESCRIPTION: 15 CROWNHILL LANE

LOT 13 IN AREA 1 OF FOREST HILLS CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109 PAGE 12 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

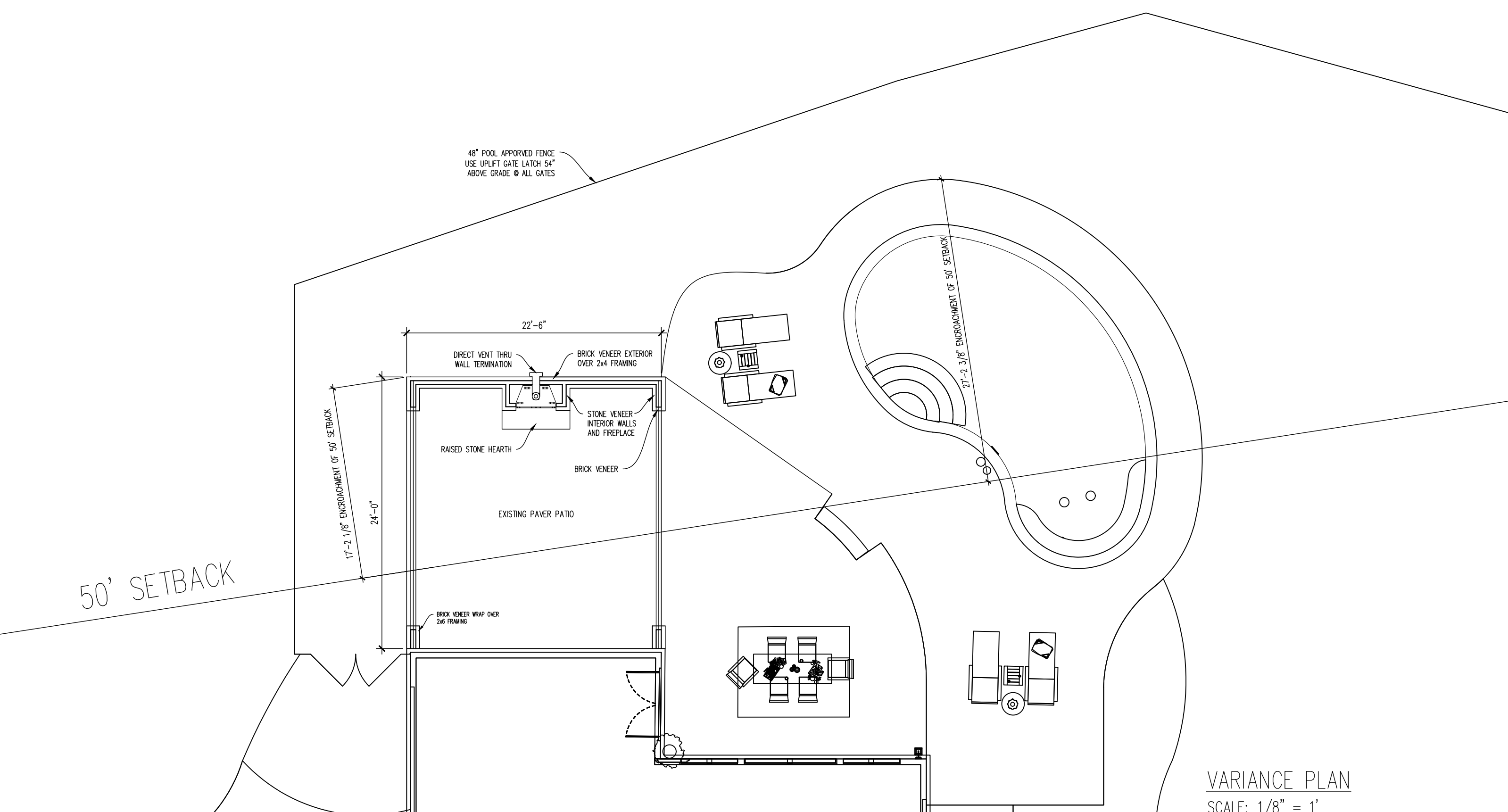
I HEREBY CERTIFY THAT THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY AND DIRECTION DURING JUNE, 2026 AT THE ORDER OF ROB RUE TO PERFORM A SITE PLAN FOR VARIANCE OF SETBACK LINE AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, DIVISION OF WEIGHTS AND MEASURES, AND THE MISSOURI BOARD OF REGISTRATION FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND LANDSCAPE ARCHITECTS AND THAT THE RESULTS OF THE SURVEY, AND ALL VISIBLE ENCROACHMENTS AND THE EASEMENTS INDICATED IN THE INSTRUMENTS REFERRED TO IN THE ADJACENT DESCRIPTION ON THIS TRACT, ARE CORRECTLY SHOWN HEREON.

John E. Winkler Jr.
JOHN E. WINKLER JR. PLS NO. 2006016644

SCALE : 1" = 30'
ORDER # : 11584
DATE : JUNE 24, 2026

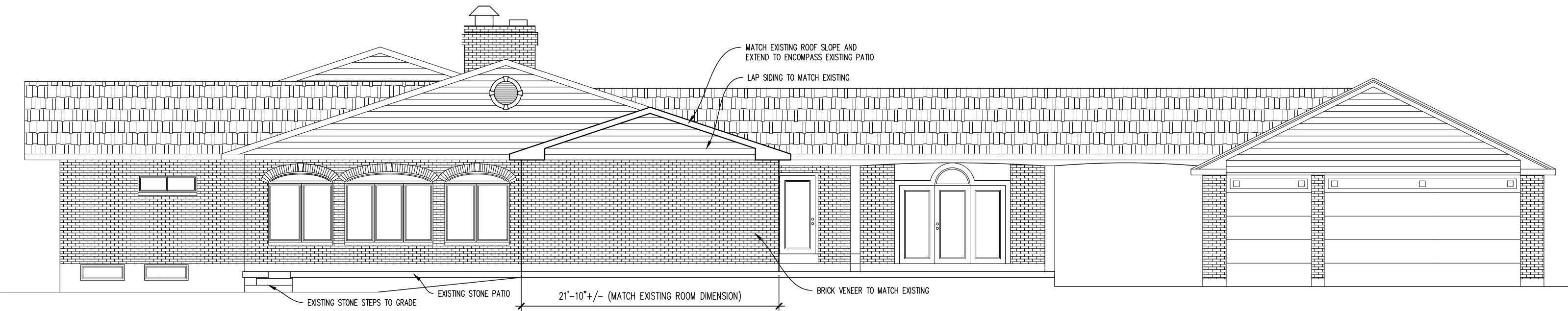


6-24-2026

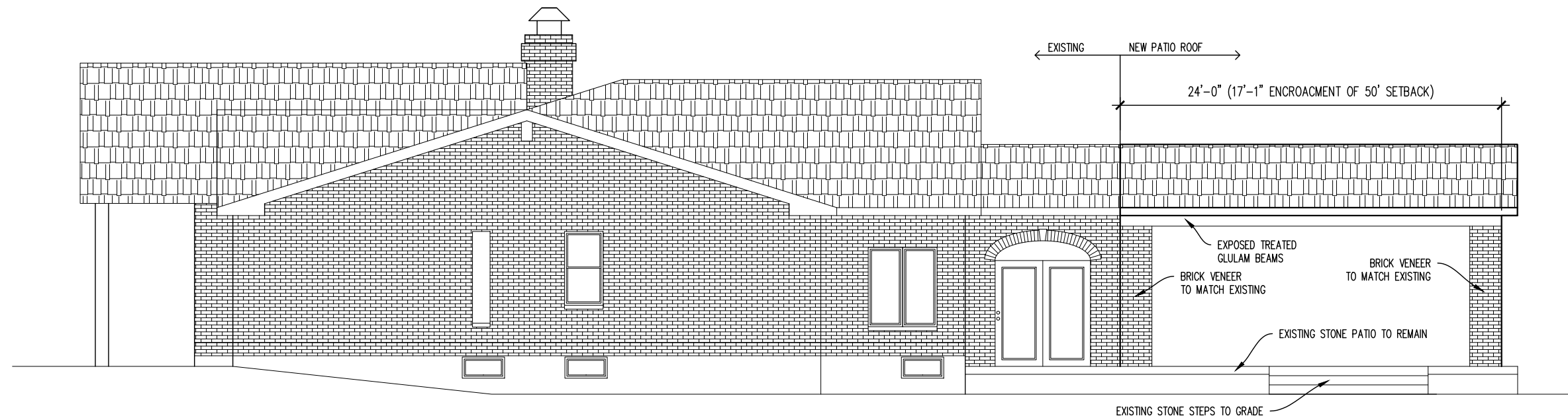


VARIANCE FOR NEW PATIO ROOF AND POOL FOR:
KATE DOUGHERTY
15 CROWNHILL LANE
CHESTERFIELD, MO 63005

DESIGNS BY ROB (NOT REGISTERED)
ROBERT RUH
5333 MERAMEC BOTTOM RD.
ST. LOUIS, MO 63128
314-849-1214



NORTH (REAR) ELEVATION
SCALE: 1/8" = 1'



EAST (RIGHT) ELEVATION (LEFT SIMILAR)
SCALE: 1/8" = 1'

VARIANCE FOR NEW PATIO ROOF AND POOL FOR: KATE DOUGHERTY 15 CROWNHILL LANE CHESTERFIELD, MO 63005	DESIGNS BY ROB (NOT REGISTERED) ROBERT RUH 5333 MERAMEC BOTTOM RD. ST. LOUIS, MO 63128 314-849-1214
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Notice of Public Hearing was sent to property owners of the below properties:

- 1. 12 Greenbank Drive**
- 2. 12 Crownhill Lane**
- 3. 13 Crownhill Lane**
- 4. 14 Crownhill Lane**
- 5. 16 Crownhill Lane**

NOTICE OF PUBLIC HEARING

City of Clarkson Valley, Missouri

Notice is hereby given that the Board of Adjustment of the City of Clarkson Valley, Missouri, will conduct a public hearing on Thursday, July 9, 2026, at 6:30 p.m. at 15933 Clayton Road, Suite 300, Ballwin, Missouri, 63011, for a request by:

1. Tammy White, on behalf of Kate Dougherty, 15 Crownhill Lane – Requesting a variance from the Side Yard and Side Building Line and the Rear Yard and Rear Building Line requirements to allow a covered patio and swimming pool to encroach into the rear yard and a fence to encroach into the rear yard and side yard located at 15 Crownhill Lane.

Attendees may also join the meeting virtually through Zoom:

<https://us06web.zoom.us/j/4576311732?omn=86098296153>

Meeting ID: 457 631 1732

Dial in by phone: (312) 626-6799

Richard Ulrich, Chairman
Board of Adjustment
City of Clarkson Valley

Information regarding this application can be obtained from the City's website at www.clarksonvalley.org, or by calling City Hall at (636) 227-8607.

Memo

To: Chairman & Members of the Board of Adjustment
From: Paul Mercurio, Building Commissioner
cc: Sue McNamara, Mayor
Date: June 29, 2026
Re: Board of Adjustment Variance Request – 15 Crown Hill Lane

This memo addresses the variance request by Kate Dougherty to allow for the construction of the following, all of which are proposed to be beyond the building setback lines: a pool, fence/barrier, and covered patio with fireplace.

- The pool & deck encroaches approximately 27 feet into the required 50-foot rear setback.
- The pool barrier/fence extends approximately 40 feet into required 50-foot rear setback and 18 feet into the required 25' east side building setback.
- The covered patio roof and wall extend approximately 17 feet into the required 50-foot rear setback.

The exterior wall of the north patio is approximately 22 feet in length. The fence is approximately 200 feet in length running in the east (south) and north (rear) building line setback area.

In making their decision, the Board of Adjustment should consider the following:

What are the practical difficulties or particular hardships that prevent the strict application of the Zoning Code setback requirements on this property? (Section 405.080 "A" Semi-Rural District Regulations Sub-Section E, Area Regulations and Building Lines.