

Board of Adjustment Hearing Application - Entry #298

Property Address

1726 HORSESHOE RIDGE RD
Chesterfield, MO
63005
US

Property Owner Name

Matt Winterton

Applicant Name (if other than property owner)

Tyler Cluff

Applicant Phone

+13147134217

Applicant Email

tyler@cluffsolutions.com

REQUESTED APPEAL

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

Type of Project

Alteration

Type of structure, please describe:

Retaining wall along driveway

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):

60' of wall along driveway at the front of the property, the wall will also need to cross into the back setback by 3 feet for approx 9 feet.

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?

No

File Upload



[Image-6-22-26-at-2.16-PM.png](#)



[RE_-Hardship-Request-for-Retaining-Wall-Encroachment-into-Required-Setback.pdf](#)



[1726-Horseshoe-Ridge-Rev1-06-22-2026-SEALED.pdf](#)

[City of Clarkson Valley](#)

Re: New Entry: Building Permit Application

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Tue 5/26/2026 10:46 PM

To chrissie@buchheitco.com <chrissie@buchheitco.com>

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

 1 attachment (3 MB)

1726-Horseshoe-Ridge-Drawings-04-28-2026-SEALED-e789dacffa1dc5dc0c173c3c4cb050a copy.pdf;

Dave or Chrissie,

There are two areas where the wall encroaches into the building line setbacks and does not comply with zoning requirements. (I circled in red) The front, or southwest, portion of the wall extends approximately 62 feet into the 75-foot front yard building line setback, with wall heights ranging from 2 to 6 feet. The second area consists of 30 feet of wall, 4 feet in height, located in the northernmost section between approximately the 252 and 272 markers, which encroaches into the 25-foot side yard building line setback. Before I can approve this project, you will need to request a variance from the Clarkson Valley Board of Adjustment (BOA). Please contact the Clarkson Valley office to discuss the application process. I also recommend showing the topography on the site plan submitted to the BOA so the lot elevations are clearly indicated.

If you have any questions or need additional clarification on the subject, please contact me via email or phone (314)713-3201

***Thank you,
Paul Mercurio
Clarkson Valley Building Commissioner***

From: Kelsey Moser <assist@clarksonvalley.org>

Sent: Thursday, May 21, 2026 7:12 PM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Cc: Megan Eldridge <cityhall@clarksonvalley.org>

Subject: Fw: New Entry: Building Permit Application

Hi Paul,

Please see the attached building permit application for a block wall at 1726 Horseshoe Ridge Dr for your review. They have driveway replacement also listed on the application, but they won't need a permit for that, correct?

Thanks!
Kelsey

RE: Hardship Request for Retaining Wall Encroachment into Required Setback
Property Address: 1726 Horseshoe Ridge Road, Clarkson Valley, Missouri

To Whom It May Concern:

I am requesting approval to construct a retaining wall that will extend into the required setback area at my property located at 1726 Horseshoe Ridge Road. It will extend along the driveway and will be 60' into the 75' front setback. It will also run into the side setback 3' for approx 9'.

This request is necessitated by the unique topographic conditions of the lot. The residence is situated on a steep hillside, with the driveway located approximately fifteen feet above the primary entrance to the home. The site contains significant elevation changes, with approximately forty feet of grade difference across the property. These conditions create substantial safety concerns for both residents and visitors.

During winter weather events, the existing driveway and access areas become particularly hazardous due to the steep grades. Ice, snow, and runoff create dangerous walking and driving conditions between the driveway and the residence. Safe access to the home is a continuing concern, especially for emergency responders, service personnel, family members, and guests.

In addition, several existing retaining walls on the property are deteriorating and showing signs of structural failure. These walls have reached the end of their useful life and no longer adequately retain the surrounding soil. Continued deterioration increases the risk of slope instability, erosion, property damage, and personal injury.

The proposed retaining wall is intended to stabilize the slope, replace failing retaining structures, improve drainage, and create a safe and functional transition between the driveway and the residence. Due to the steep terrain and existing site constraints, construction entirely outside of the setback area is not feasible. The requested encroachment represents the minimum extent necessary to address the safety concerns and stabilize the property.

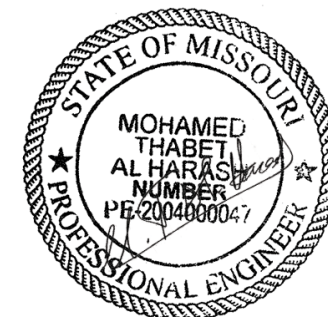
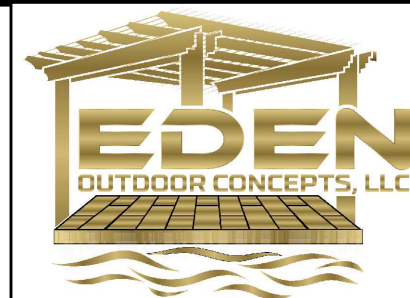
The hardship is not self-created. Rather, it results from the property's natural topography, significant elevation changes, and existing site conditions. Without the requested relief, it is difficult to safely access the residence and properly address the failing retaining walls.

Granting this request will improve public safety, reduce erosion and drainage concerns, protect adjacent properties, and allow necessary stabilization of the site while preserving the overall character of the neighborhood.

Thank you for your consideration of this request. I respectfully ask for approval of the proposed retaining wall encroachment.

Dr. Matt Winterton
1726 Horseshoe Ridge Road
Clarkson Valley, Missouri 63005





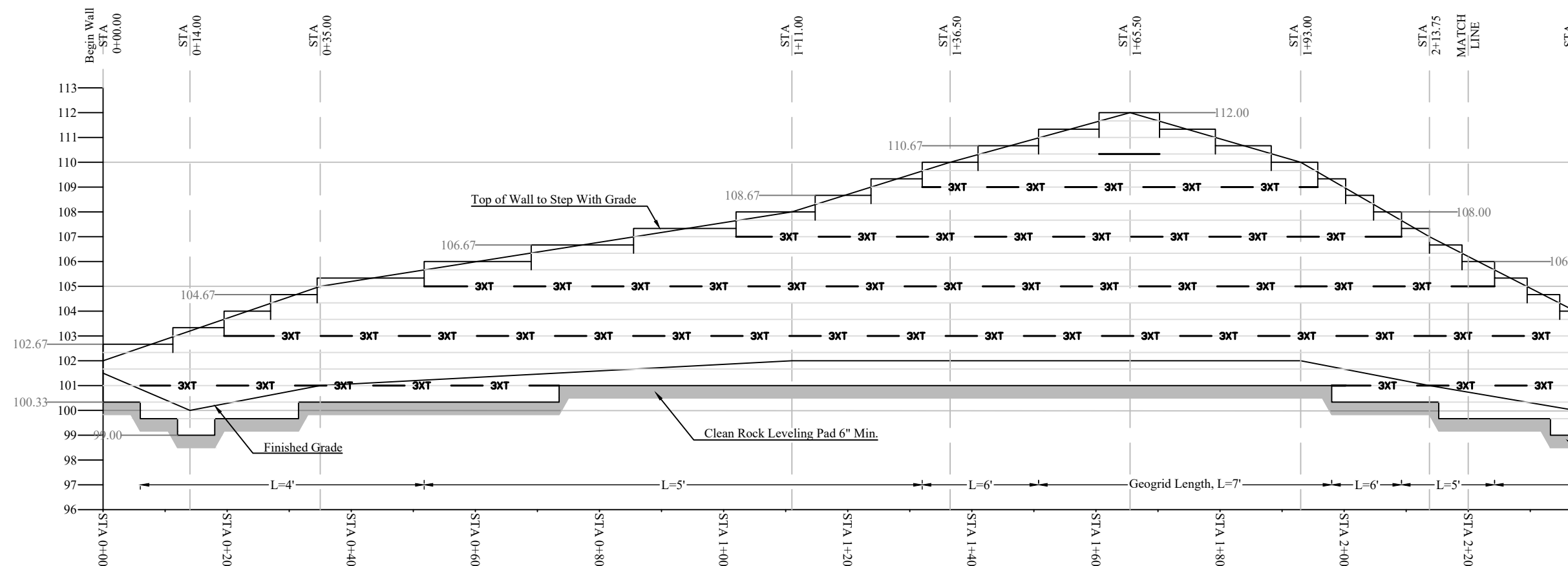
Retaining Wall
Profile and Detail

1726 Horseshoe Ridge Rd
Chesterfield, MO 63005

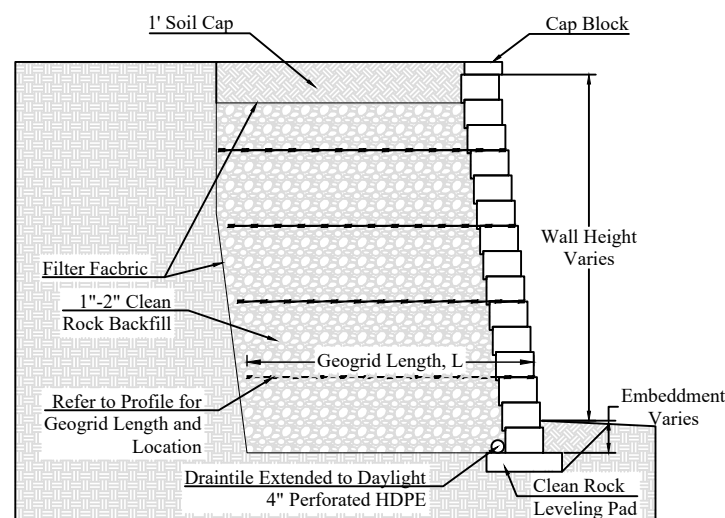
Date: 04/28/2026

Revisions	#	Description	Date

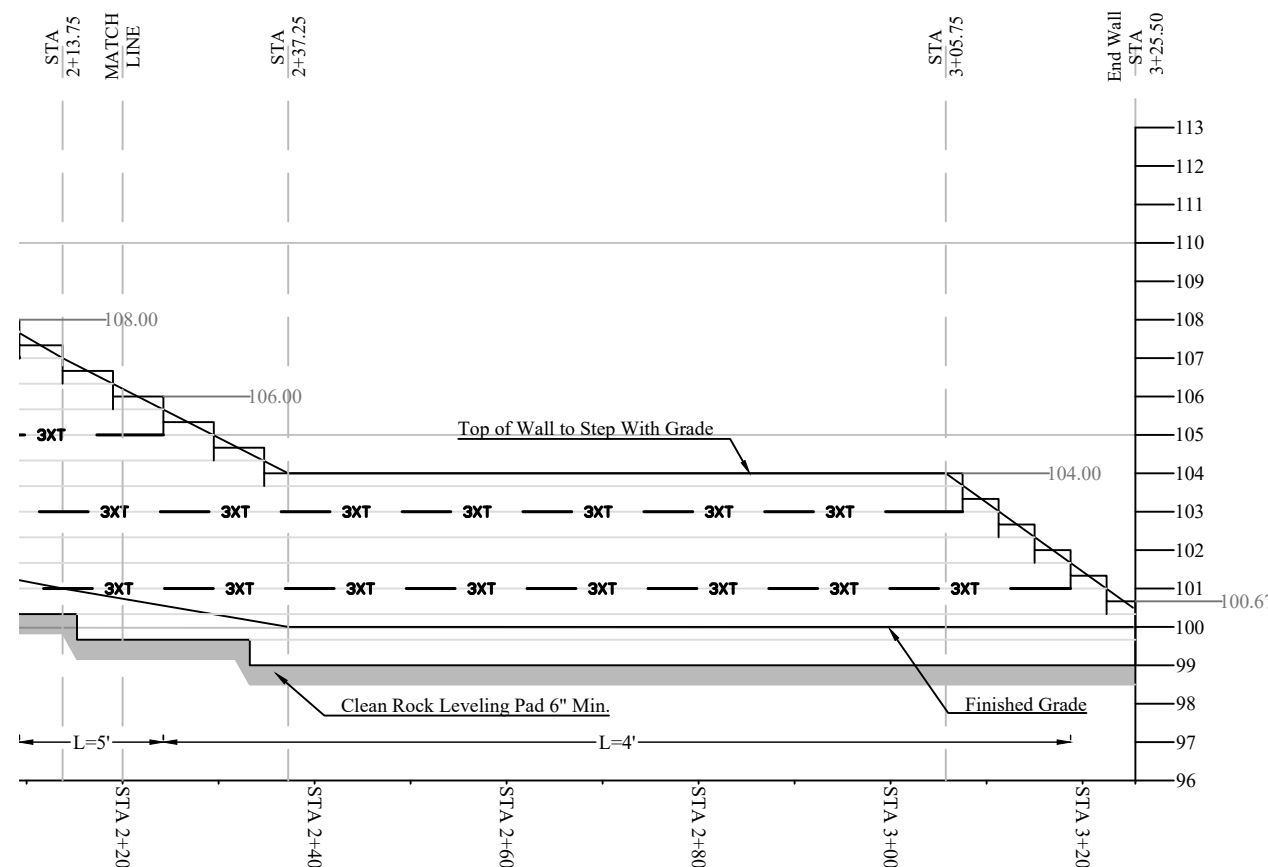
Sheet:
RW 2 of 3



WALL PROFILE
SCALE: 1"=5' vert.
1"=20' horiz.



Reinforced Block Wall
(N.T.S.)



General

The contractor shall protect all existing utilities, and shall be responsible for all worker and public safety at the retaining wall site. All installation shall be per the retaining wall manufacturer's construction recommendations and/or as noted herein.

Global Stability is not included in this design.

Materials

All materials shall be as follows

The Leveling Pad: 1" clean crushed Limestone, compacted, with minimum dimensions of 6" thick and 24" wide.

Retaining Wall Units: Rockwood Classic 8.

The reinforced wall backfill: 1"- 2" clean, compacted.

Geogrid Reinforcement: Mirafi 3XT as indicated on the plan, or approved equivalent.

Filter Fabric: Mirafi 140N or approved equivalent.

Drain Tile: 4" HDPE, perforated.

The Soil Cap: compacted low plastic impervious soil above the granular backfill.

Retaining Wall to be Installed per Manufacturer's Standards

Excavation

The Contractor shall excavate to the lines and grades shown on the construction drawings. The Contractor and/or Owner's representative shall inspect the excavation and approve/disapprove its competency as a foundation soil prior to placement of the leveling pad or backfill.

The foundation soil shall be compacted to a minimum of 95 % of the maximum density per ASTM D-698.

If seepage or evidence of past seepage is observed in the excavation, the Contractor shall consult the Owner and Design Engineer in order to add or modify a drainage system to mitigate future seepage.

Base Leveling Pad

Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches, extending laterally a minimum of 6", both in front of and behind the block.

Leveling pad materials shall be compacted to a minimum of 95 % of the maximum density per ASTM D-698.

Leveling pad shall be prepared to insure full contact to the base surface of the block.

Block Installation

First course of units shall be placed on the leveling pad at the appropriate line and grade as shown on the construction drawings. Alignment and level shall be checked in all directions. Ensure that all units are in full contact with the leveling pad and properly seated.

Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.

Place drainage fill within and behind blocks. Place backfill behind drainage fill in lifts no greater than 6 to 12 inches and compact to a minimum of 95 % of the maximum density per ASTM D698. After placement of backfill, compact drainage fill by probing.

Do not stack more than two courses of block prior to placing and compacting drainage fill and backfill.

Geogrid Installation

Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.

Geogrid shall be placed at the type, lengths, and elevations shown on the construction drawings or as directed by the Design Engineer.

The geogrid shall be laid horizontally from within 2 inches of the face of the block back across compacted backfill. Place the next course of blocks over the geogrid. The geogrid shall be pulled taut and anchored prior to placing additional drainage fill or backfill.

Geogrid shall be continuous throughout their embedment length. Geogrid shall be placed sideby-side or overlapped with 3” backfill between to provide 100% coverage at each designed geogrid level where possible. Geogrid shall not be spliced along its designed embedment length.

Backfill Placement

Backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack and installation damage in the geogrid.

Backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 to 12 inches (depending on soil type and soil processing) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required compaction.

Backfill shall be compacted to 95% of the maximum density per ASTM D698. The moisture content of the backfill material, prior to and during compaction, shall be uniformly distributed throughout each layer and shall be within 20% of the optimum moisture content as determined by ASTM 698.

Only lightweight hand-operated equipment shall be allowed within 4 feet from the face of the block.

Tracked construction equipment shall not be operated directly upon the geogrid. A minimum of 6 inches of backfill is required over the geogrid prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the backfill and damaging the geogrid.

Rubber tired equipment may pass over geogrid at slow speeds, less than 10 mph. Sudden braking and sharp turning shall be avoided.

At the end of each day's operation, the Contractor shall slope the last lift of backfill away from the blocks and drainage fill in order to direct runoff away from wall face. The Contractor shall ensure surface runoff from adjacent areas does not enter the wall construction site.

Drainage System Installation

Drainage systems, both internal to the wall and surficial, shall be determined based upon site conditions by the Contractor in consultation with the Owner and the Design Engineer.

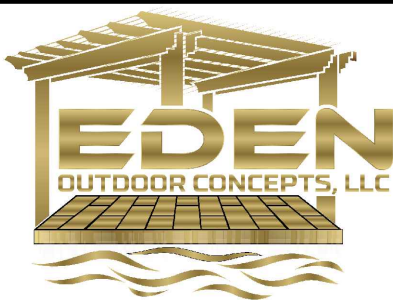
Within the time of construction, the Contractor must ensure that all surficial drainage is directed away from the wall system by use of drainage swales, area drains, or other competent measures.

Within the lifetime of the wall, the Owner must ensure that all surficial drainage is directed away from the wall system.

Cap Installation

Caps to be placed along the top of the wall with a 1" overhang.

Caps shall be adhered to underlying blocks and caps with Super-Stik™.



Retaining Wall Plan Specifications

1726 Horseshoe Ridge Rd
Chesterfield, MO 63005

Date: 04/28/2026

Revisions	Date								
	Description								
	#								

Notice of Public Hearing was sent to property owners of the below properties:

- 1. 16424 Quiet Creek Road**
- 2. 16412 Quiet Creek Road**
- 3. 16404 Quiet Creek Road**
- 4. 1 Horseshoe Ridge Court**
- 5. 7 Horseshoe Ridge Court**
- 6. 1721 Horseshoe Ridge Road**
- 7. 1737 Horseshoe Ridge Road**

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. Tyler Cluff, Cluff Solutions, on behalf of Matt Winterton, 1726 Horseshoe Ridge Rd. – Requesting a variance from the *Front Yard and Front Building Line* and the *Side Yard and Side Building Line* requirements to allow a retaining wall to encroach into the front yard and side yard located at 1726 Horseshoe Ridge Road.

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 26, 2026
Re: Board of Adjustment Variance Request – 1726 Horseshoe Ridge Rd.

This memo addresses the variance request by Matthew Winterton to allow for the reconstruction/relocation of new retaining wall. The proposed project extends into the front and side building setback lines.

- Along the south front yard of the property, the wall structure encroaches approximately sixty-two (62') into the 75' front setback. The retaining wall starts at approximately 1 foot with a radius and continues to a height of 6 feet.
- The wall also encroaches into the north side building line. It encroaches approximately three feet (3') at the farthest point of a radius into the 25' side setback. The wall continues a radius for approximately 50' parallel to the property line. The height of the wall is approximately 4 feet.

The proposed project is part of a driveway/retaining wall replacement in the general location.

After reviewing the proposed project design and related site work, it appears that the planned improvements are consistent with the character of the subdivision.

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.