

Board of Adjustment Hearing Application - Entry #297

Property Address

7 Kingspointe Lake Ct.
Clarkson Valley, MO
63005
US

Property Owner Name

Kevin Peifer

Property Owner Phone

+13142776606

Property Owner Email

kpeifer3@gmail.com

REQUESTED APPEAL

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

Type of Project

New Construction

Type of structure, please describe:

Retaining wall, Steps for pathway to backyard (Earthscapes & Construction) Fence (Chesterfield Fence & Deck)

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):

We request a variance to permit the construction of a retaining wall, access steps/path, and black ornamental fence that extend into the required 25-foot building line setback. Due to the unique topography and steep grade of the property, there is currently no safe or practical way to access the backyard. The proposed improvements are necessary to create a safe, usable outdoor area and provide safe access for our family, including our two young children under the age of five, who are currently at risk of falling down the hillside when attempting to access the backyard. The variance is not requested to expand the footprint of the home, but solely to allow safe access and reasonable use of the property while maintaining the privacy and character of the surrounding neighborhood. We

also believe that creating safe, functional outdoor spaces helps make our neighborhood an attractive place for young families to grow and establish long-term roots while continuing to invest in the community.

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

-  [Peifer-Plat.PDF](#)
-  [Peifer-SRW.pdf](#)
-  [Versa-lokStandardMasterplan12-1_260518_125045.pdf](#)
-  [Ed-Weber-Email-Neighbor-HOA-Member-on-Right-@3-Kingspointe-Lake-Ct.pdf](#)
-  [Eric-Messmer-Email-Head-of-HOA.pdf](#)
-  [Houston-Email-Neighbor-on-left.pdf](#)
-  [Current-Peifer-Plat.pdf](#)
-  [Chesterfield-Fence-Deck-Flyer-for-Black-Ornamental-Fence.pdf](#)
-  [Support-Letter-Reference-Key-for-7-Kingspointe-Lake-Ct.docx](#)

Re: Building Permit Application - 7 Kingspointe Lake Ct

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Wed 5/20/2026 8:55 AM

To kpeifer3@gmail.com <kpeifer3@gmail.com>; jason@earthscapesstl.com <jason@earthscapesstl.com>

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

 4 attachments (3 MB)

Peifer-Plat-29775a184f1d0707266a71b07d71c2fa.pdf; Peifer-SRW-414e9fa5a897c2b87a8b30d0774b2149.pdf; Versa-lokStandardMasterplan12-1_260518_125045-ce5a1b39abb0b8537f893ae02bfe069f.pdf; 7 Kingspointe Lake Ct - Building Permit Application.pdf;

Jason & Kevin,

I have completed a preliminary review of your proposed retaining wall project and need additional information to continue processing the submittal.

1. The plan notes sleeves for fence posts. Is a fence proposed as part of this project? If so, please provide the related details.
2. Please provide the height of each retaining wall and show these dimensions clearly on the plans.
3. The steps must include a handrail. Please provide details for a code-compliant handrail and elevations showing the surrounding topography so I can determine whether a guardrail is also required along the steps.
4. It appears both walls extend into the south 25-foot building line setback, which does not comply with zoning requirements. Please provide the exact wall dimensions in this area. If either wall height is more than 24 inches and into the 25-foot setback, I cannot approve the building permit without a variance from the Clarkson Valley Board of Adjustment. Please contact Clarkson Valley staff for information about that process.

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

From: Kelsey Moser <assist@clarksonvalley.org>

Sent: Monday, May 18, 2026 6:24 PM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Cc: Megan Eldridge <cityhall@clarksonvalley.org>

Subject: Fw: Building Permit Application - 7 Kingspointe Lake Ct

Hello Clarkson Valley Board of Adjustment Members,

Attached are the support letters and materials for our variance application.

For ease of review, below is a key to help identify the letters of support included with our application packet:

Supporting Letters and Reference Key

1. **Ed Weber** 3 Kingspointe Lake Ct.

- Adjacent neighbor to the right of our property (when facing the home) and current Subdivision Trustee. Mr. Weber has expressed his support for the proposed project.

2. **Eric Messmer** 2039 Kingspointe Dr.

- President of the Kingspointe Subdivision Trustees. Mr. Messmer has provided a letter in support of the proposed improvements.

3. **Houston L. Cavin** 11 Kingspointe Lake Ct.

- Adjacent neighbor to the left of our property (when facing the home). Mr. Cavin has expressed his support for the proposed project.

Also attached are the site plans, survey, and supporting materials associated with our variance request. Please let me know if there is any additional information or documentation that would be helpful.

Contractor: Jason Godwin (Earthscapes & Construction)- 314-402-2900

Fencing: Keith Uhrig (Chesterfield Fence & Deck)- 314-276-6725

Thank you for your time and consideration.

Regards,

Kevin Peifer

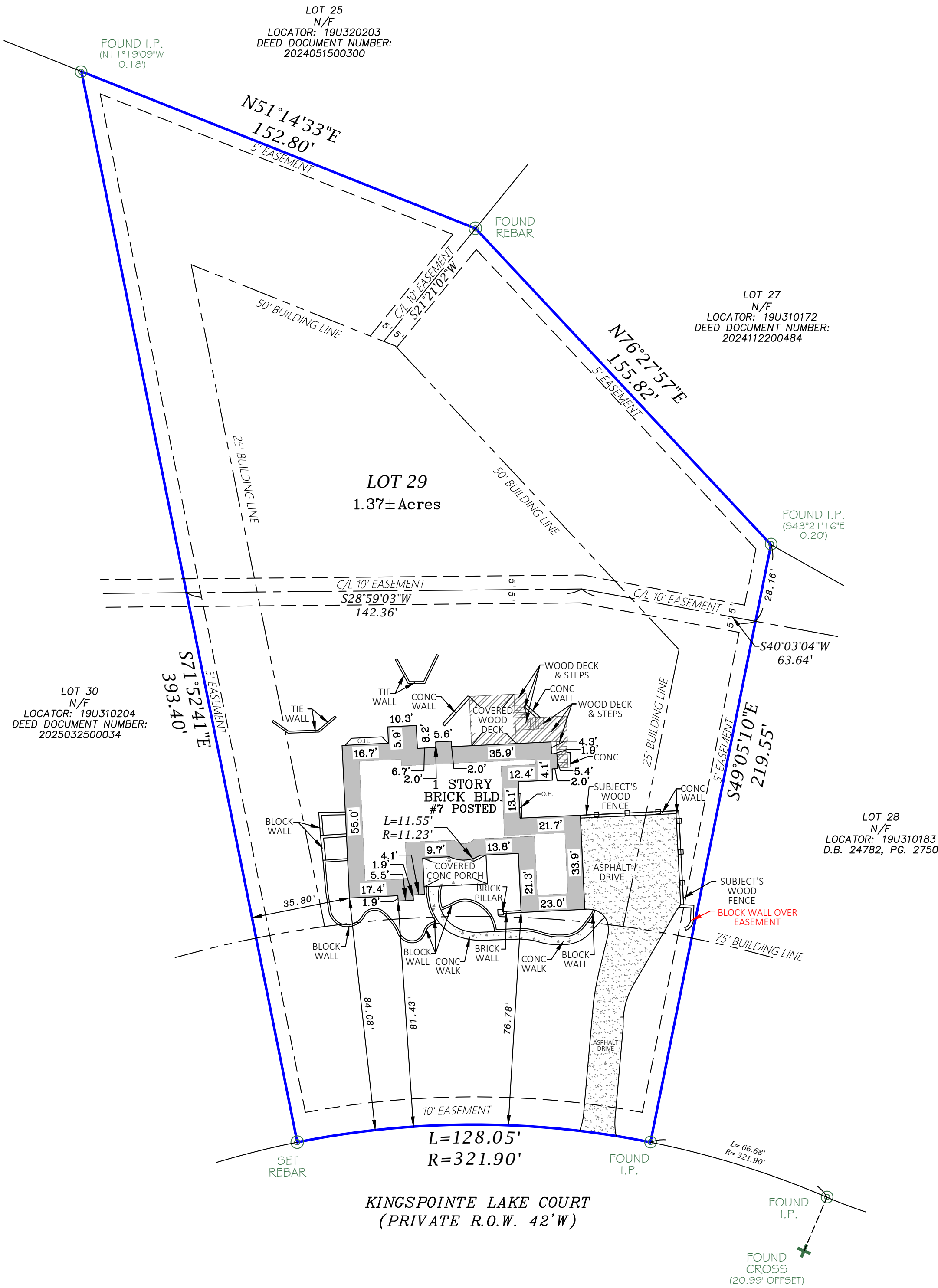
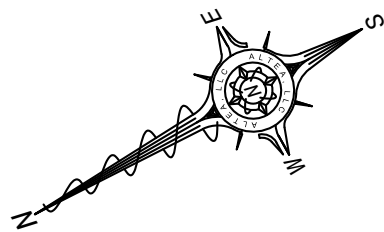
7 Kingspointe Lake Ct.

314-277-6606 kpeifer3@gmail.com

BOUNDARY RETRACEMENT AND IMPROVEMENT SURVEY

7 KINGSPORTE LAKE COURT

LOT 29 OF KINGSPORTE PLAT 2A
PLAT BOOK: 284, PAGE: 36
ST. LOUIS COUNTY, MISSOURI



TITLE NOTES
THIS DRAWING HAS BEEN COMPILED WITHOUT THE BENEFIT OF A CURRENT CERTIFICATE OF TITLE EXAMINATION AND, THEREFORE, MAY NOT CONTAIN EASEMENTS, RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND COVENANTS OF RECORD.

BASIS OF BEARINGS
KINGSPORTE PLAT 2A
PLAT BOOK: 284, PAGE: 36

LINE TYPES
CHAIN FENCE
EASEMENT LINE
SETBACK LINE
PARCEL LINE
U.S. SURVEY
SECTION LINE
BOUNDARY LINE
WOOD/VINYL
METAL FENCE
WIRE FENCE
BUILDING
FOOTPRINT
CENTERLINE

MONUMENTATION
FOUND/ SET SEMI-PERMANENT MONUMENT
FOUND/ SET PERMANENT MONUMENT
FOUND/ SET CROSS
FOUND/ SET ANCHOR
FOUND/ SET ARROW
SET STAKE
SITE BENCHMARK

SHEET IDENTIFICATION		
BOUNDARY		
PROJECT NUMBER		
26-2262-O		
1 OF 1	FIELD CREW:	SMI
	SURVEYED:	5/4/2026
	DRAFTER:	LD/PR
	DRAFTED:	5/5/2026
	REVIEWER:	BLH
REVIEWED: 5/5/2026		

SURVEYOR'S STATEMENT
AT THE REQUEST OF KEVIN PEIFER AND CHRISTINE PEIFER, ALTEA, LLC, HAS DURING THE MONTH OF MAY, 2026, EXECUTED A BOUNDARY RETRACEMENT & IMPROVEMENT SURVEY OF LOT 29 OF KINGSPORTE PLAT 2A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 284, PAGE 36 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS. TOGETHER WITH THE LOCATION OF OBSERVED IMPROVEMENTS THEREON, AND THAT THE RESULTS OF SAID SURVEY ARE IN MY PROFESSIONAL OPINION, CORRECTLY INDICATED ON THE ABOVE PLAT. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY. BUILDING SETBACK INFORMATION DEPICTED HEREON IS FROM THE RECORD PLAT OR CITY BLOCK MAP (IF APPLICABLE). PLANNING AND ZONING RESTRICTIONS WERE NOT OBTAINED OR ADDRESSED AS A PART OF THIS SURVEY. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY ONLY AND IS NOT TRANSFERABLE. UTILITY LOCATES WERE NOT REQUESTED AND NO UTILITIES OR SEWERS WERE LOCATED IN CONJUNCTION WITH THIS SURVEY. THE OPINION OF THE ORIGIN OF THE FENCES SHOWN HEREON IS FROM EVIDENCE OBSERVED DURING THE COURSE OF THIS SURVEY, AND MAY INCLUDE: FENCE CONSTRUCTION, OCCUPANT TESTIMONY, OR OTHER AVAILABLE INFORMATION. NO GUARANTEE IS MADE OR CERTAINTY GIVEN AS TO THE ORIGIN OR OWNERSHIP OF FENCES. THIS BOUNDARY SURVEY IS NON-TRANSFERABLE. DUE TO EACH MUNICIPALITY HAVING DIFFERENT ZONING SETBACK REQUIREMENTS, OVERHANGS SHOWN ON THIS SURVEY MAY BE IN VIOLATIONS THAT THE SURVEYOR IS NOT AWARE OF AND MAKES NO WARRANTIES TO THIS AFFECT.

AS AGENT OF ALTEA, LLC
DATE 5-6-26

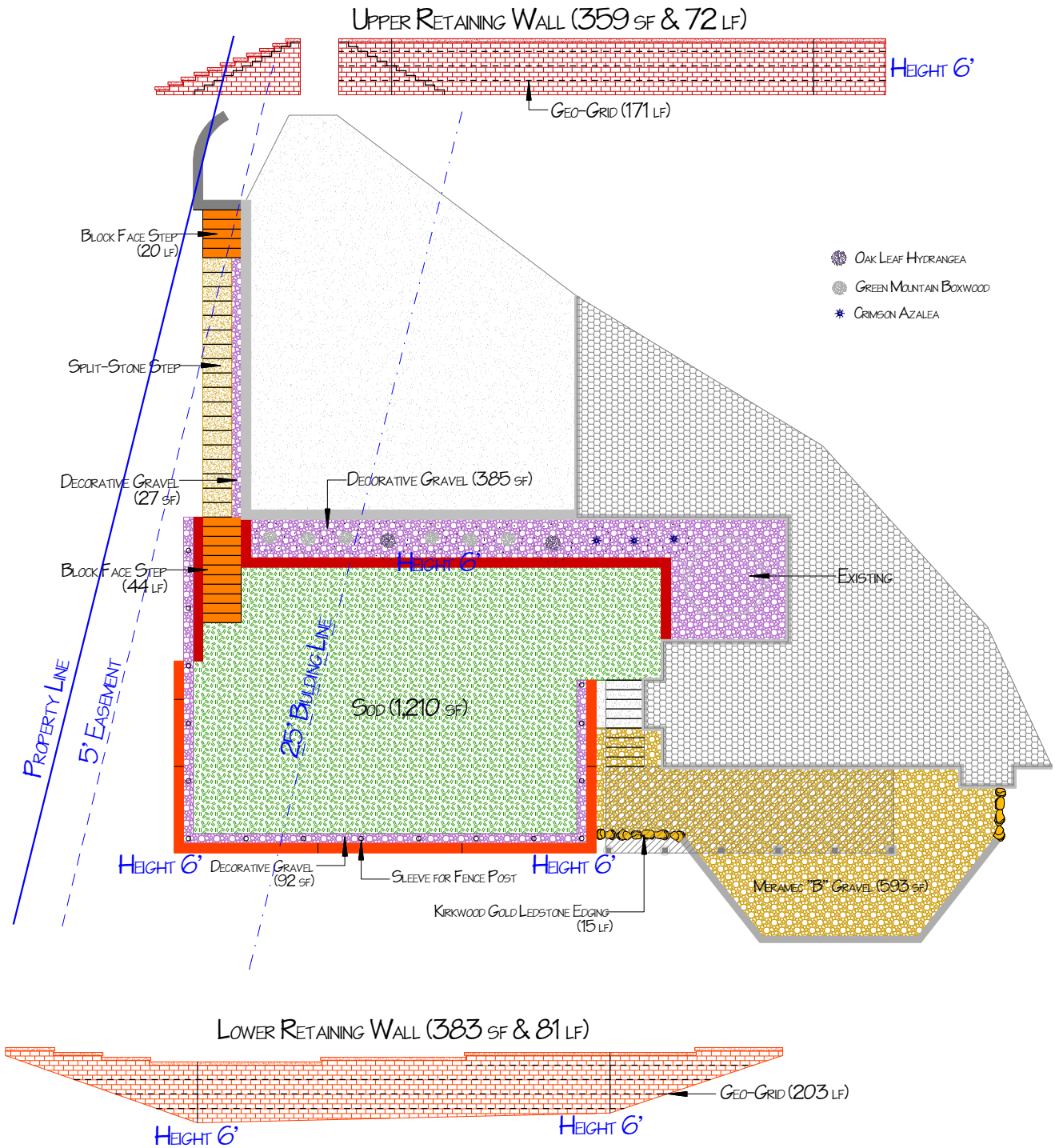
ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

ABBREVIATIONS
I.P.=IRON PIPE I.R.=IRON ROD (S)=SURVEYED (R)=RECORD
NR=NON-RADIAL P.B.=PLAT BOOK PG.=PAGE D.B.=DEED BOOK
N/F=NOW OR FORMERLY C/L=CENTERLINE S.F.=SQUARE FEET
CONC=CONCRETE R.O.W.=RIGHT-OF-WAY B.M.=BENCH MARK
ESMT.=EASEMENT ELE=ELEVATION BLD=BUILDING
FFE=FINISHED FLOOR ELE FL=FLOWLINE

ALTEA, LLC
Consulting Land Surveyors
3906 S. OLD HWY 94, SUITE 600
ST. CHARLES, MO 63304
PHONE: (636) 477-6000
FAX: (636) 898-0950
WWW.ALTEALS.COM
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P_EIFER: P_LAN VIEW



PROJECT PLAN: "PIPER RETAINING WALL"
SCALE: 1/16" = 1' DATE: 6-22-26
PROJECT DESIGNED BY: JASON GODWIN
EARTHSCAPES&CONTRUCTION LLC

▼ 7 KINGSPONTE LAKE CT X Q

Show search results for 7 KING...

Map navigation icons: Home, Layers, Full Screen, Print, Measure, etc.



Check Box to Display. +

Layers

- ☐ Zoning Petitions
- ☐ Zoning Boundary
- ☐ Zip Codes - Zip Code Areas
- ☒ Parcels
- ☒ Floodway Layers
- ☒ StreetsCenterlines
- ☒ Jurisdiction Layers
- ☒ AGS PublicBase

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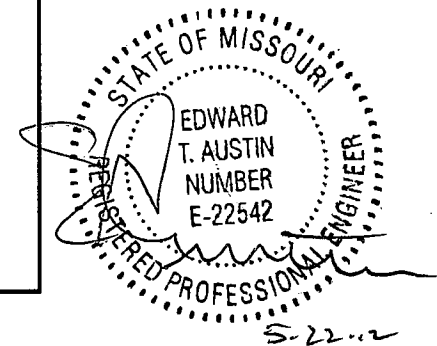
RETAINING WALL SYSTEMS

ST. LOUIS COUNTY MASTER PLANS VERSA-LOK RETAINING WALLS

KIRCHNER BLOCK AND BRICK
12901 St. Charles Rock Road
Bridgeton, MO 63044
314/291-3200

INDEX OF DRAWINGS:

Sheet 1	Title and Index
Sheet 2	Applications and Design Information
Sheet 3	Specifications
Sheet 4,5	Typical Details
Sheet 6	Standard Design - Horizontal Backfill
Sheet 7	Standard Design - Sloping Backfill
Sheet 8	Standard Design - Tiered Wall



APPLICATION

The Versa-lok retaining wall system is a reinforced soil structure combining an architecturally attractive concrete facing block with geogrid reinforcement. The geogrid reinforcement interlocks with the Versa-lok block units and fill soil to create a stable gravity retaining wall. Design of these reinforced soil structures uses well established guidelines that are readily available. The following specifications and details provide a design to incorporate geogrid reinforcement into the soil for the purposes of constructing retaining walls. Consult Kirchner Block and Brick for additional details regarding design, appearance, and aesthetic considerations.

STANDARD DESIGN PROCEDURE

The following design tables established for the construction of soil reinforced walls are based upon generally accepted soil parameters in the St. Louis County, Missouri area. An engineer shall review the site conditions and the soil present at the proposed location of the soil reinforced walls to determine if the actual conditions match the assumed parameters. All soil parameters assumed in the design are well drained, long term strength conditions. High plastic silts, and clays should be avoided without specific design recommendations from local geotechnical engineers. Frost heave and settlement need to be addressed if warranted by conditions. Also, special precautions are necessary for walls constantly in contact with water, i.e. near or at rivers, lakes, and ponds.

Three typical geometric cases were selected for these tables. The first case is a typical retaining wall with horizontal backfill, the second case is a 3:1 sloping backfill, and the third case is a tiered wall. All conditions are designed with 100 lb per sf surcharge. The following is a summary of the design parameters used and the minimum factors of safety which the tables are based on.

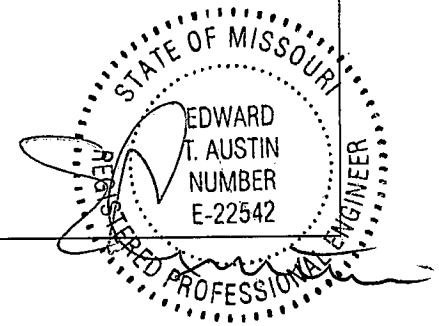
SOIL PROPERTIES:

	<u>Friction Angle</u>	<u>Unit Wt</u>	<u>Cohesion</u>
Wall fill	28	125	0
Retained Backfill	28	125	0
Foundation Soil	28	125	0

Friction Angle - degrees
Unit Weight - lbs per cf
Cohesion - lbs per sf

MINIMUM FACTORS OF SAFETY CALCULATED

Reinforcement Pullout = 1.5
Reinforcement Rupture = 1.5
External Sliding = 1.5
Overturning = 2.0
Overall for Unknowns = 1.5
Bearing Capacity = 2000 psf



S-22-12

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ST. LOUIS COUNTY MASTER PLANS
VERSA-LOK RETAINING WALLS

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APPLICATION

Sheet: 2 of 8

Date: JUNE 2012

SPECIFICATIONS FOR VERSA-LOK RETAINING WALL - St. Louis County Masterplan

Materials

Retaining wall units shall be Versa-lok block units as manufactured by Kirchner Block and Brick, Inc. The units are 16" wide x 6" tall with a split face finish. Concrete wall units shall meet the requirements of ASTM C90-90 except compressive strength shall be a minimum 3000 psi and the maximum water absorption shall be limited to 8.0 percent. The concrete shall have adequate freeze thaw resistance in accordance with ASTM C666-90.

The reinforced wall backfill material shall be compacted soil from on-site. The soil shall be free of clumps, free of rocks larger than 4", and free of organic materials. Do not use high plastic soils that have a PI>20 or LL>40.

Geogrids shall be Miragrid 2XT or 3XT as manufactured by Ten Cate Mirafi or Stratagrid SG150 or SG200 as manufactured by Strata Systems or SF20 or SF35 as manufactured by Synteen Corporation. The geotextile filter fabric shall be a nonwoven fabric with a minimum weight of 3.5 oz/sy.

The leveling pad shall be constructed of well graded crushed limestone similar to 1" minus.

The drainage rock shall be free draining rock such as 3/4" clean crushed limestone

Wall Foundation

Foundation soil shall be excavated as required for the leveling pad and the reinforced fill zone to the depths and locations shown on the plan sheet. The exposed foundation soil shall be observed by the prior to construction to verify that the exposed material is suitable for a net design bearing pressure of 2000 psf and that the base of the excavation is free of loose soil, uncompacted fill, water, or frozen material. Undercut any unsuitable soil. Undercut areas shall be filled with crushed limestone and compacted to at least 95% of the material's standard Proctor maximum dry density.

Construct the crushed rock leveling pad to lines and grades shown on the plans.

Construct the horizontal drainage layer at the lines and grades shown on the plans. The 6" of drainage rock shall be separated from the rock with a filter fabric.

Wall Construction

Install the first course of units on the leveling pad. Place the next units on top of the first units in a running bond pattern. Pull units forward. Install 2 pins through the top unit and into the receiving slot of the unit below. Backfill units and continue construction.

Cap units shall be glued in place at the top of the wall.

Drainage rock shall be placed directly behind the wall units a minimum 12" thick. The drainage rock shall be separated from the soil with a filter fabric.

Geogrid Reinforcing

The geogrids shall be cut to design lengths and placed between the blocks at the elevations shown on the plans. The geogrid's primary strength direction will be directed perpendicular to the wall face (into the fill.) The geogrids placed outside a plus or minus 4" zone of the geogrid design elevation will not be accepted. The geogrid shall be placed horizontally and lay flat on the reinforced fill soil. The geogrid shall be placed so that a minimum of 8" of grid is between the block layers. Slack in the geogrid shall be removed prior to placing additional backfill.

Wall Backfill

Wall backfill material shall be placed in maximum 8" loose lifts and compacted to at least 95% of the material's maximum dry density as determined by the standard Proctor method. Backfill shall be placed, spread, and compacted in such a manner that minimizes wrinkles and movement of the geogrid. Field density testing shall be conducted by a qualified soils technician to verify that at least the minimum degree of compaction is being obtained.

Place 12" of drainage rock behind units. Separate drainage rock and soil with the filter fabric.

During backfill placement the 3 foot zone directly behind the wall shall be limited to the use of hand operated compaction equipment only.

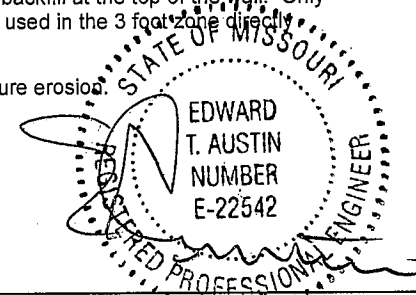
Construction equipment shall not be operated directly on the geogrid.

Protection of Work

The surface of the wall backfill shall be graded at the end of each day of work to provide positive surface drainage away from the wall. Grading shall include proper contouring of fills in adjacent areas to prevent the flow of surface water into the reinforced earth zone.

The design of the walls are based on conditions and loads imposed on the wall at completion of the project. Prior to project completion, the wall is vulnerable to damages caused by construction activity adjacent to the wall. Of particular concern is the of grading and pavement construction equipment on the retained backfill at the top of the wall. Only equipment with a weight not exceeding one ton can be used in the 3 foot zone directly behind the back of the wall face.

The soil in front of the walls shall be protected from future erosion.



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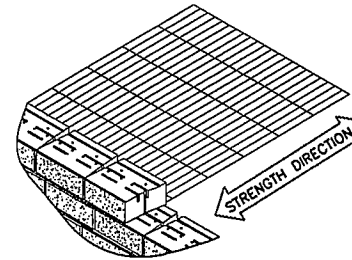
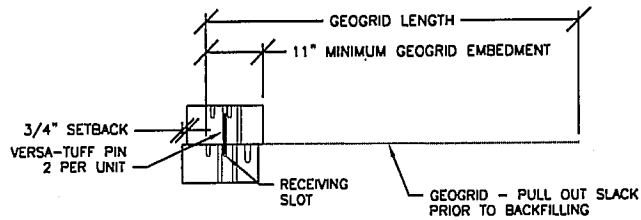
ST. LOUIS COUNTY MASTER PLANS
VERSA-LOK RETAINING WALLS

KIRCHNER BLOCK AND BRICK
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Bridgeton, MO 63044
314/291-3200

SPECIFICATIONS 5-22-12

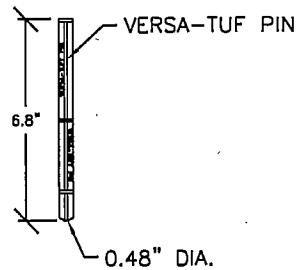
Sheet: 3 of 8

Date: JUNE 2012



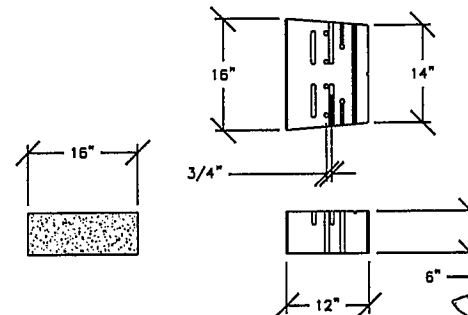
CONNECTION DETAIL

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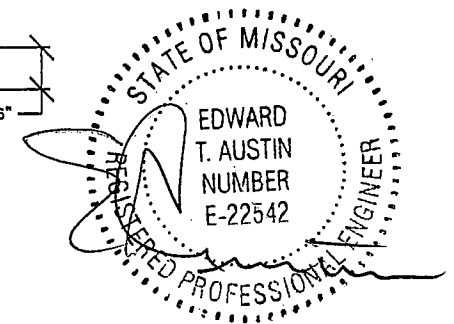
VERS-TUFF PIN

NOT TO SCALE



BLOCK DETAIL

NOT TO SCALE



5-22-12

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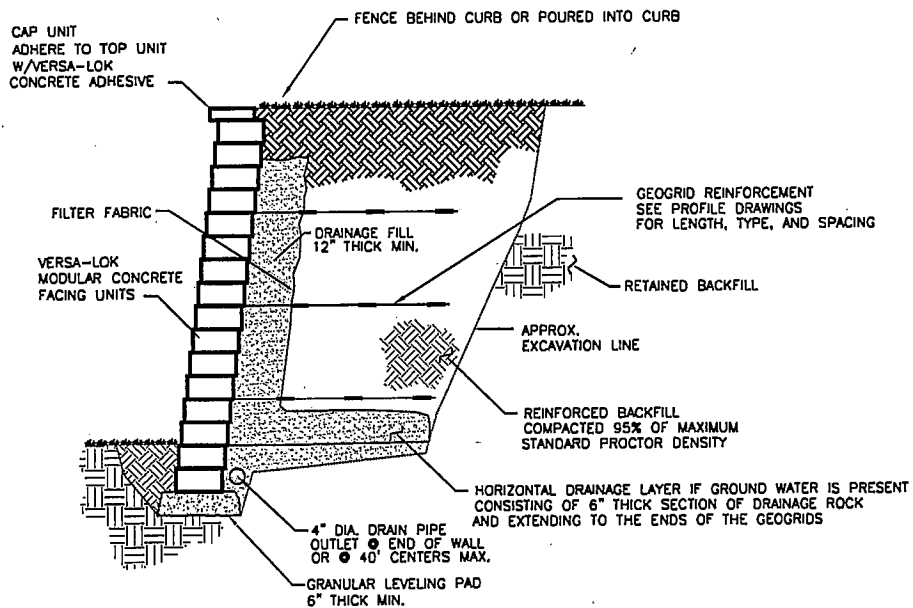
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BLOCK DETAILS

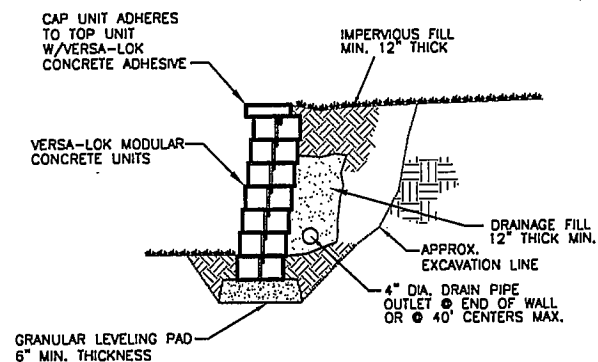
Sheet: 4 of 8

Date: JUNE 2012



TYPICAL SECTION - REINFORCED WALL

NOT TO SCALE



TYPICAL SECTION-UNREINFORCED RETAINING WALL

SCALE: NONE



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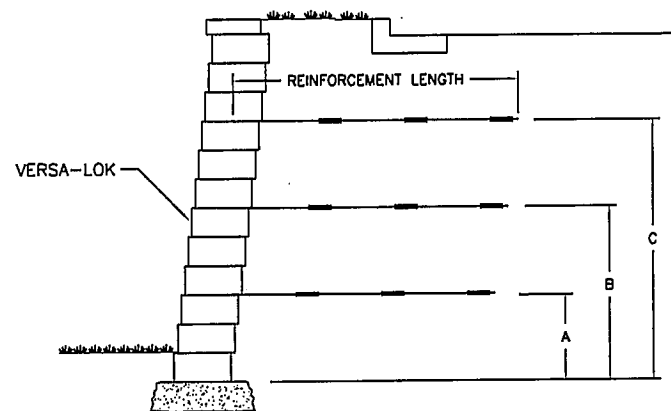
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TYPICAL CROSS SECTION

Sheet: 5 of 8

Date: JUNE 2012

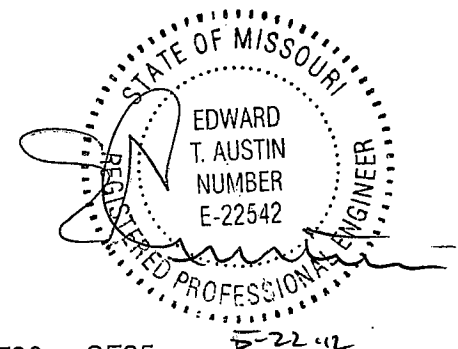


GEOGRID LAYOUT - PARKING SURCHARGE

SCALE: NONE

Flat:

Wall Height	Versa-lok Wall Units				
	# Geogrid Layers	Geogrid Length	A	B	C
2'		No geogrid required			
3'	1	3'	1'	-	-
4'	2	3.5'	1'	2.5'	-
5'	2	4'	2'	3.5'	-
6'	3	4.5'	1.5'	3'	4.5'



All geogrids are to be Miragrid 2XT or 3XT or Stratgrid SG150 or SG200 or Synteen SF20 or SF35

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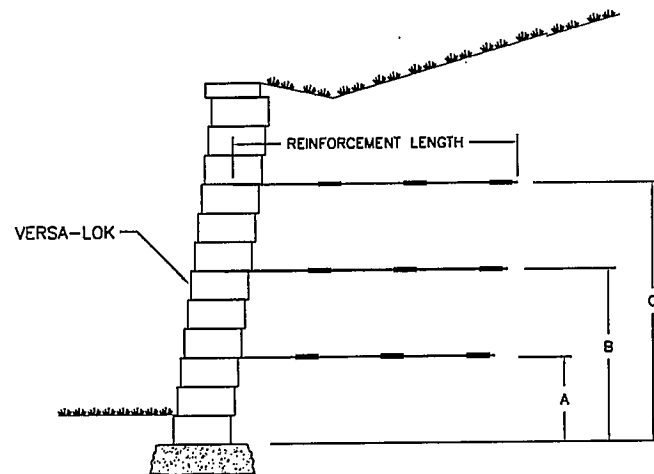
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LEVEL BACKFILL

Sheet: 6 of 8

Date: JUNE 2012

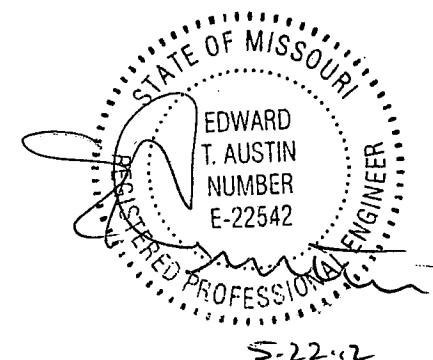


GEOGRID LAYOUT — SLOPING BACKFILL

SCALE: NONE

Slope

Wall Height	Versa-lok Wall Units				
	# Geogrid Layers	Geogrid Length	A	B	C
2'		No geogrid required			
3'	1	3'	1'	-	-
4'	2	4'	1'	2.5'	-
5'	2	4.5'	2'	3.5'	-
6'	3	5'	1'	3'	4.5'



S-22-02

All geogrids are to be Miragrid 2XT or 3XT or Stratgrid SG150 or SG200 or Synteen SF20 or SF35

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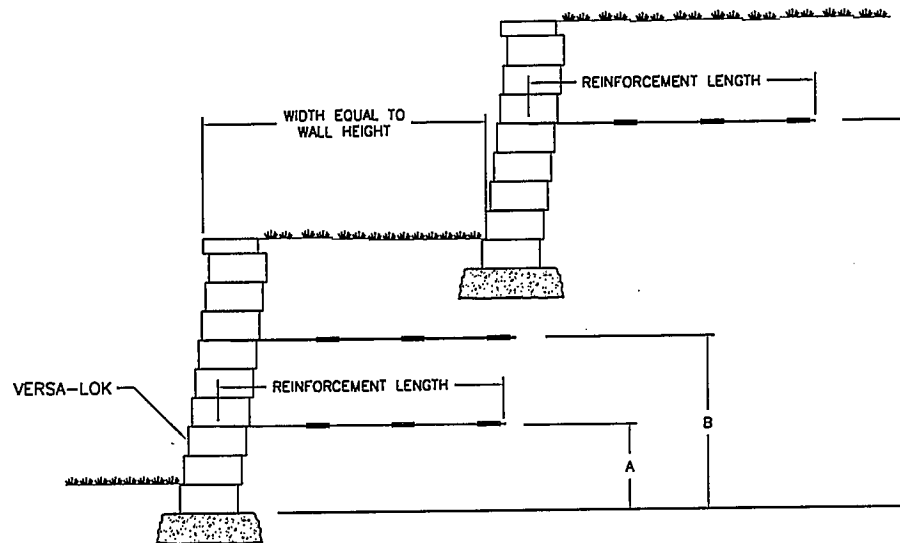
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SLOPING BACKFILL

Sheet: 7 of 8

Date: JUNE 2012

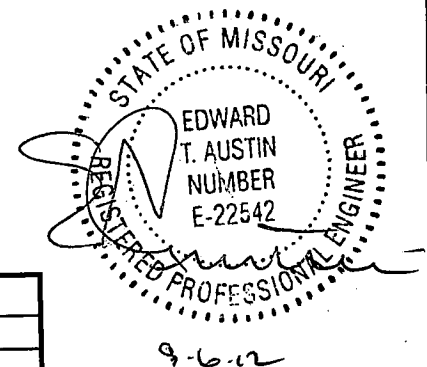


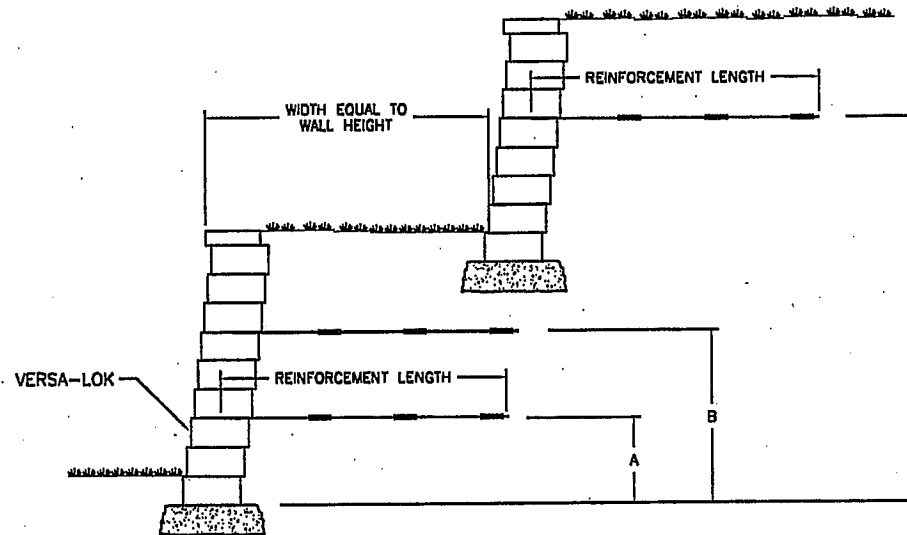
GEOGRID LAYOUT - TIERED WALL
SCALE: NONE

Tiered:

Wall Height (each wall)	Versa-lok Wall Units					
	# Geogrid Layers	Geogrid Length	A	B	C	D
2'		No geogrid required				
3'	2	4.5' bottom/3' top	1'	-	4'	-
4'	4	5' bottom/4' top	1'	2.5'	5'	6.5'

All geogrids are to be Miragrid 2XT or 3XT or Stratagrid SG150 or SG200 or Synteen SF20 or SF35





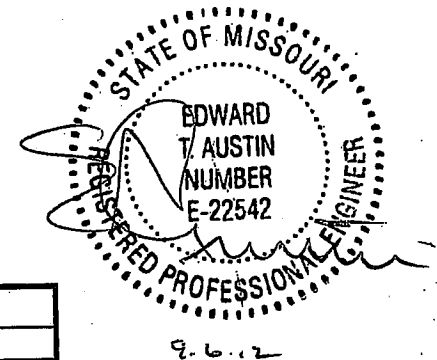
GEOGRID LAYOUT - TIERED WALL

SCALE NONE

Tiered:

Wall Height (each wall)	Versa-lok Wall Units					
	# Geogrid Layers	Geogrid Length	A	B	C	D
2'	No geogrid required					
3'	2	4.5' bottom/3' top	1'	-	4'	-
4'	4	5' bottom/4' top	1'	2.5'	5'	6.5'

All geogrids are to be Miragrid 2XT or 3XT or Stratagrid SG150 or SG200 or Synteen SF20 or SF35



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TIERED WALLS

Sheet: 8 of 8
Date: JUNE 2012



CHESTERFIELD

FENCE & DECK™

FLAT TOP STYLES



LEGACY

48" Tall with Two Rails

Simple styling for safety and value.



WINDSOR

48" Tall and 54" Tall with Three Rails

A classic elegance all its own.



Found in Gmail Inbox



From: [Edward Weber](#) >

To: [Kevin Peifer](#) > [Eric Messmer](#) >

Cc: jjwachter@gmail.com >

[Jason Godwin](#) > [Christie Peifer](#) >

June 18, 2026 at 2:33 PM

Kevin,

I support your plans.

Best,

Ed Weber

Sent from my iPhone



From: **Eric Messmer** >

To: **Kevin Peifer** >

Cc: **Edward Weber** >

hlcavin1969@gmail.com >

jjwachter@gmail.com >

Jason Godwin > **Christie Peifer** >

June 18, 2026 at 3:27 PM

I'm good with your project.

[See More](#)



Found in Gmail Sent Mailbox



Kevin Peifer

Thursday

To: **Eric** Cc: **Edward & 4 more...** >

Thank you all! We will proceed forward.

Sent from my iPhone

 Found in Gmail Inbox



From: [Houston Cavin](#) >

To: [Kevin Peifer](#) >

June 18, 2026 at 3:26 PM

I have no objection to your plans.

Regards,

Houston L Cavin

11 Kingspointe Lake Ct.

[See More](#)



 Found in Gmail Inbox

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 – 7 Kingspointe Lake Ct.

This memo addresses the variance request by Kevin Peifer to allow for the construction of two new retaining walls. The proposed project extends into the side building setback line.

- On the south side or corner of the property the wall structure encroaches approximately ten feet (10') into the 25' side setback. It turns at a 90-degree angle and runs in the same direction as the property line. At the highest point the wall is 6 feet and tapers to grade. A fence/guard rail will be installed at the top of the wall where heights exceed 30 inches.
- On the west side or corner of the property the wall structure encroaches approximately eighteen feet (18') into the 25' side setback. At the highest point the wall is 6 feet and tapers to grade.

The project also includes masonry steps which are not for consideration by the committee. However, a handrail will accompany the stairway at a height consistent with height requirements. Due to the elevation of the driveway and topography of the lot the proposed retaining wall will not be visible from street frontage.

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.