To Whom it May Concern,

We, Moon & Aimée Passino, are absolutely comfortable with Yasser & Khadija Makhluf having a pool constructed on their property.

Moon / Aimée Passino
314-406-7267
2048 Kingspointe Dr
Chesterfield, MO 63005

Yasser & Khadija Makhluf
2044 Kingspointe Dr.

Sincerely,

Aimée Passino

To Whom it May Concern:

We are the the owners of the property across the street from Yasser and Khadija Makhluf's home on 2044 Kingspointe Drive. We have no objection to their proposed project of installing a swimming pool in their backyard.

Sincerely,

Andy Luciano

Laura Luciano

Andy and Laura Luciano

2051 Kingspointe Drive

(314) 708-3087 (Laura Cell)

July 15, 2026

Letter of Support for Swimming Pool and Retaining Wall

7/16/2026

To Whom It May Concern,

My name is Anna Landon, and my husband and I reside at 2040 Kingspointe Drive, Chesterfield, MO 63005. I am writing in support of our neighbors, Yasser and Khatija Makhluf, and their application to construct a retaining wall and in-ground swimming pool in the backyard of their property (2044 Kingspointe Drive).

We have lived at 2040 Kingspointe Drive for six years and have come to know the Makhluf's over the last three years as their adjacent neighbors. The Makhlufs are supportive, considerate neighbors and we believe the proposed improvements are appropriate for the size and character of the lot. Furthermore, we believe this will be a positive addition to their home and our subdivision.

Both of our properties have significant sloped backyards which back up to Kehrs Mill. We do not anticipate any adverse impacts as a result of this project. In fact, we believe this project will only benefit our property value as it will serve to maintain the integrity of the shared slope and provide proper drainage, while preventing further erosion. The improvements appear to be consistent with the character of our neighborhood, where homeowners regularly invest in maintaining and enhancing their properties.

I respectfully ask that you approve their request for the proposed swimming pool and retaining wall.

Thank you for your time and consideration.

Sincerely,

Anna Landon

Anna Landon

2040 Kingspointe Drive
Chesterfield, Missouri
63005
615-715-9532

Notice sent to: 2039 Kingspointe Drive, 2013 Kehrs Mill Road, 2019 Kehrs Mill 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, August 13, 2026, at 6:30 p.m. at 15933 Clayton Road, Suite 300, Ballwin, Missouri, 63011, for a request by:

> Jesse Romero, Elite Concrete, on behalf of Yasser Makhluf, 2044 Kingspointe Dr. – Requesting a variance from the *Side Yard and Side Building Line* requirements and the *Rear Yard and Rear Building Line* requirements to allow a retaining wall to encroach into the side yard, and two retaining walls to encroach into the rear yard located at 2044 Kingspointe Drive.

Attendees may also join the meeting virtually through Zoom:
https://us06web.zoom.us/j/4576311732?omn=83158477985
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.

City of Clarkson Valley

Memo

To: Chairman & Members of the Board of Adjustment
From: Paul Mercurio, Building Commissioner
cc: Sue McNamara, Mayor
Date: July 28, 2026
Re: Board of Adjustment Variance Request – 2044 Kingspointe Dr

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This memo addresses the variance request by Yasser Makhluf to allow for the construction of proposed retaining walls. The proposed project extends into the rear and side building setback lines.

- The project patio retaining wall encroaches into the side 25' south building line, 25 feet at the outermost point on the radius and 20 feet on the other portion. The retaining wall is 3 feet tall and approximately 30 feet in length.
- The project patio retaining wall encroaches into the rear 50' west building line, 16.5 feet at the lower corner and travels north encroaching 11.8 feet into the rear 50' building line at a height of 8 feet.
- The project pool retaining wall encroaches into the rear 50' west building line, 18.8 feet at the lower corner and approximately 10 feet in height. The wall travels north encroaching 18.4 feet into the rear 50' building line at a height of 12 feet.

A required guard rail of 42 inches in height is proposed on top of the rear walls only.

The patio walls are currently in place. A stop work order was issued when notified of the project. Once issued the owner halted work.

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.