

Board of Adjustment Hearing Application - Entry #277

Property Address

16857 Kehrsdale Drive
Suite 210
Chesterfield, MO
63005
US

Property Owner Name

Matt St John

Property Owner Address (if different from above)

16857 Kehrsdale Drive
20 Mid Rivers Trade Court
Chesterfield, MO
63005
US

Property Owner Phone

+13142801249

Property Owner Email

mstjohn@pavementstl.com

Applicant Name (if other than property owner)

Matt St John

Applicant Phone

+13142801249

Applicant Email

mstjohn@pavementstl.com

REQUESTED APPEAL

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

Type of Project

Replacement

Type of structure, please describe:

Remove and replace pool fencing

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):

Remove and replace damaged fence. Request to push the rear fence back up to 10' to allow correction of erosion and turf issues caused by grade, lot layout, tree line, pool piping, and limestone rock. Fence is already in setback from initial build and this alteration will allow the area in question to be hardscaped to fix drainage and above listed items. Been fighting mud and erosion for years and need permanent solution. Pool is behind garage and basement is walk out condition but limestone rock and limited topsoil on top of it makes turf difficult as well as limited fall from garage and drive to rear yard. no structures but the fence and landscaping/hardscaping will be built further into setback.

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

 [fencing-cut.pdf](#)

 [SKM_C301i26052612490.pdf](#)

[City of Clarkson Valley](#)

Re: Site Plan for Kehrsdale Drive

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Tue 6/9/2026 4:37 PM

To Matt St. John <mstjohn@pavementstl.com>

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

Matt,

I will prepare a memo to the BOA for your application. To keep this project moving after the BOA meeting next month, I wanted to make you aware of a couple of items I will need for the building review process. Details on the fence's closing and latching mechanisms for gates and how the house walls and openings meet barrier requirements. These items can be found in the 2009 IRC (Appendix G). Please feel free to reach out to me if you have any questions.

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

From: Megan Eldridge <cityhall@clarksonvalley.org>

Sent: Tuesday, June 9, 2026 11:07 AM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Cc: Kelsey Moser <assist@clarksonvalley.org>

Subject: Fw: Site Plan for Kehrsdale Drive

Megan Eldridge

City Administrator/City Clerk



City of Clarkson Valley

15933 Clayton Road, Suite 105

Ballwin, Missouri 63011

(636) 227-8607

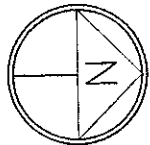
clarksonvalley.org

From: Matt St. John <mstjohn@pavementstl.com>

Sent: Tuesday, June 9, 2026 10:44 AM

To: Megan Eldridge <cityhall@clarksonvalley.org>

Subject: Fwd: Site Plan for Kehrsdale Drive

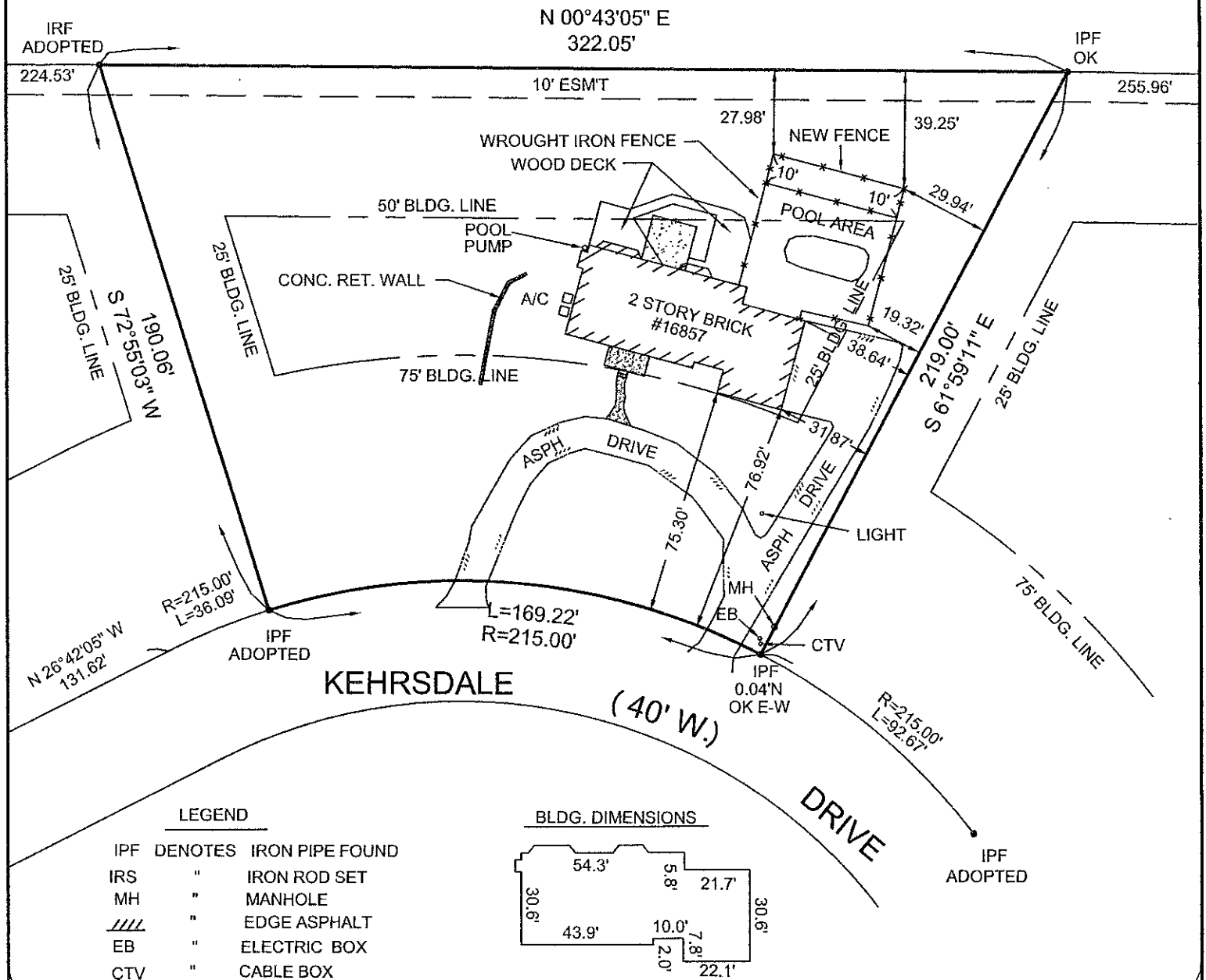


0 50
Scale 1" = 50 ft

SITE PLAN

LOT 420 - "KEHRS MILL ESTATES PLAT 4 SECTION 2"

ST. LOUIS COUNTY, MISSOURI

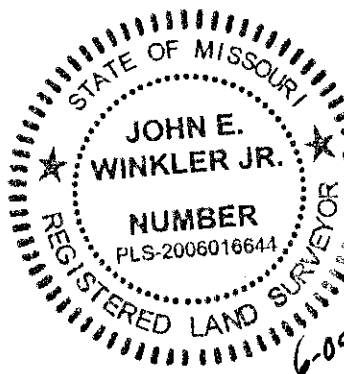


DESCRIPTION: LOT 420 OF "KEHRS MILL ESTATES PLAT 4 SECTION 2", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 240 PAGES 48 AND 49 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

I HEREBY CERTIFY THAT THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY AND DIRECTION DURING JUNE, 2026 AT THE ORDER OF MATT ST. JOHN TO PREPARE A SITE PLAN 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.

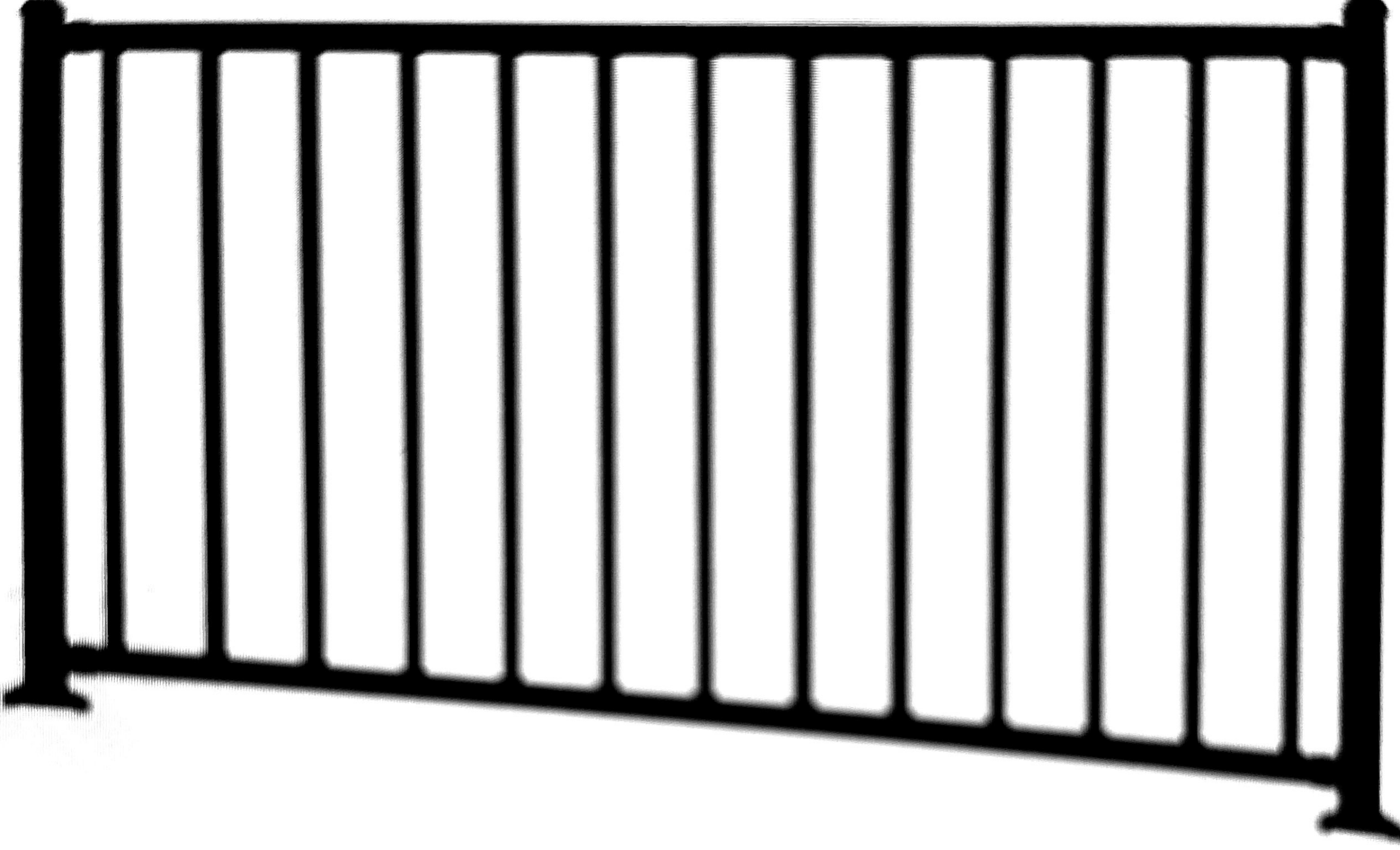
METRON 
Surveying & Layout Co.

313 WOOD STREET
O'FALLON, MO. 63366
314-432-5400 FAX: 636-294-5851

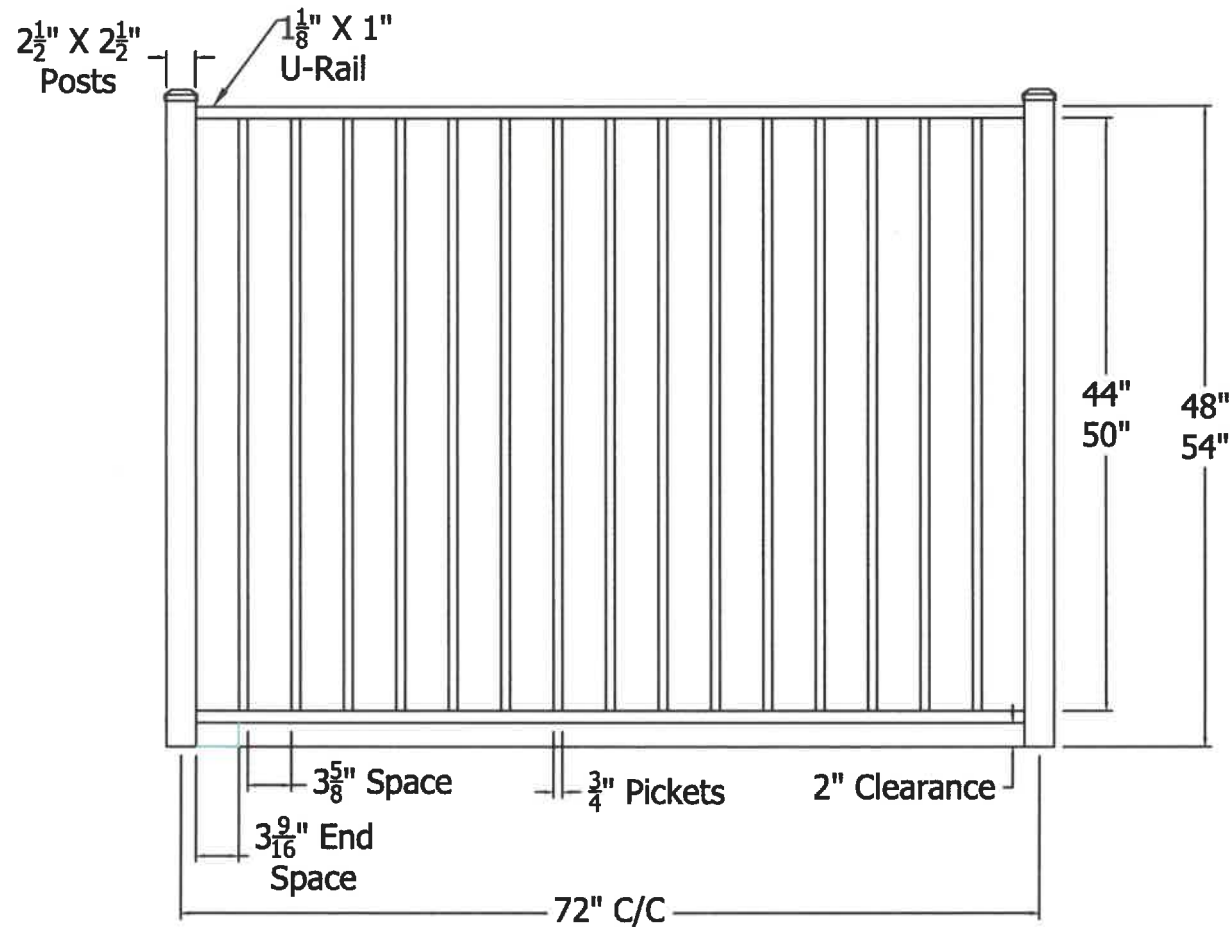


JOHN E. WINKLER JR., PLS 2006016644

SCALE : 1" = 50'
ORDER # : 7400A
DATE : JUNE 9, 2026



REV.	LOC.	REVISION	DATE

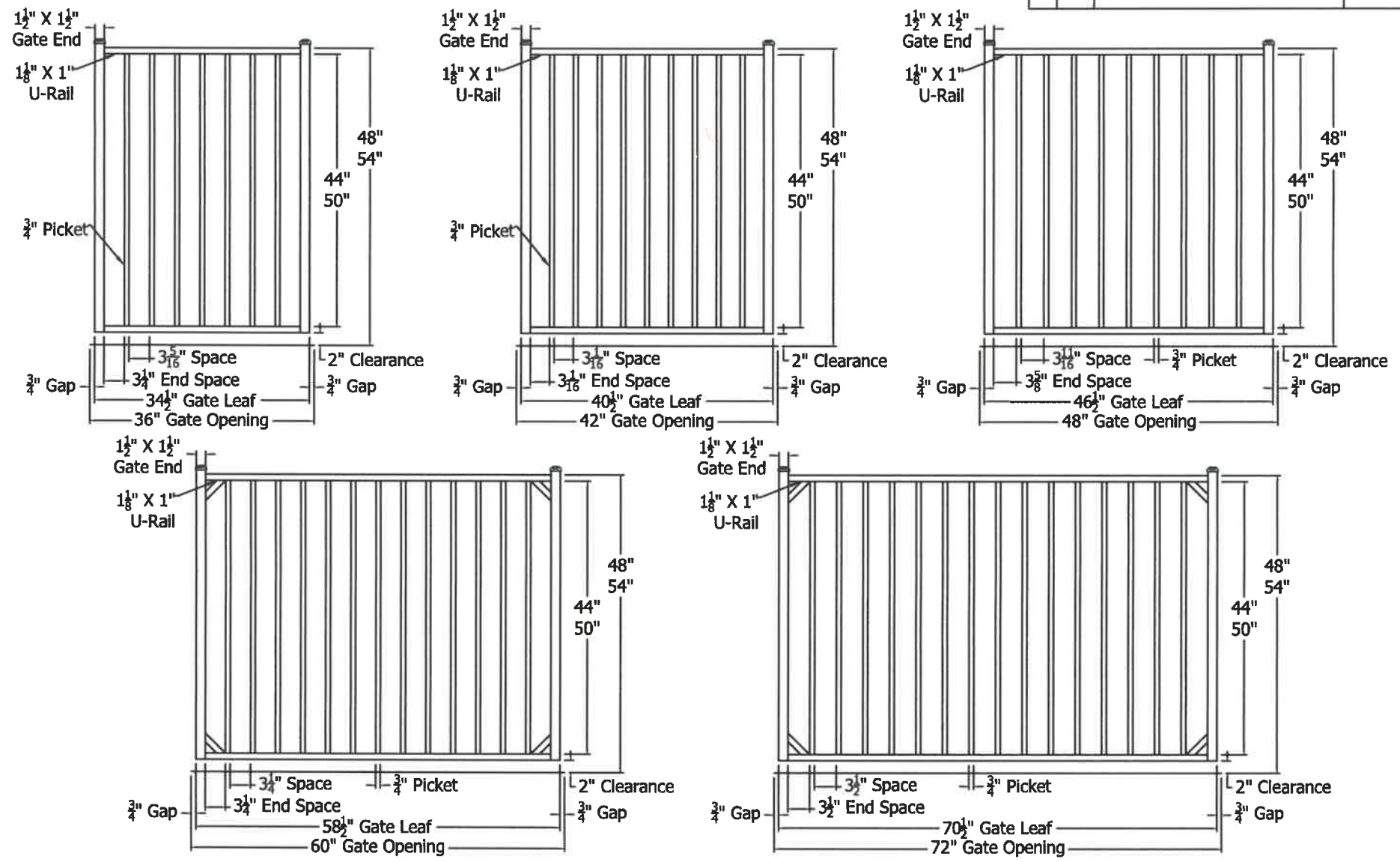


Complies With ASTM
F2409 And F1908
For Height And Spacing



DRAWN BY: EH	STYLE:
DATE DRAWN: 03-15-2021	1220
SCALE = 1":1"	AS SHOWN: 72" W 48" T
DRAFT NO.: 20210315-1E	LOC: Z:\Aluminum\CourtYard\1000 Series\1000 SRS Sections\Updated Standard Drawings
REV. A	

REV.	LOC.	REVISION	DATE



 Complies With ASTM F2409 And F1908 For Height And Spacing		 3446 US 6 EAST Bremen, IN 46506 diggerspecialties.com	DRAWN BY: EH	STYLE:	1220 Standard Gates AS SHOWN: 48" T LOC: Z:\Aluminum\CourtYard\1000 Series\1000 SRS Gates\Updated Standard Drawings	REV. A
			DATE DRAWN: 03-15-2021			
			SCALE = 1"=1'			
			DRAFT NO.: 20210315-1E			



Outlook

St. John family 16857 Kehrsdale

From Adam Kurkiewicz <adam.kurkiewicz@gmail.com>

Date Sat 5/23/2026 8:25 AM

To Megan Eldridge <cityhall@clarksonvalley.org>

Hi there, I'm the neighbor of the St. John family, at 16851 Kehrsdale Dr. Matt spoke with me about A potential variance for his backyard fencing around his pool. I talked through it with Matt, and I have no issues with this. This will not be detrimental to my property or home value in any way. I just wanted to send a proactive note of support

Please don't hesitate to reach out if you have other questions or need me to do anything else

Adam Kurkiewicz

M: +1-262-955-4216

Notice sent to: 16863 Kehrsdale Drive, 16850 Kehrsdale Drive, 16862 Kehrsdale Drive,
and 2100 Valley 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:

Matt St. John, 16857 Kehrsdale Dr. – Requesting a variance from the Rear Yard and Rear Building Line requirements to allow a fence to encroach into the rear yard located at 16857 Kehrsdale 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.

Memo

To: Chairman & Members of the Board of Adjustment
From: Paul Mercurio, Building Commissioner
cc: Sue McNamara, Mayor
Date: June 12, 2026
Re: Board of Adjustment Variance Request – 16857 Kehrsdale Drive

This memo addresses the variance request by Matt St. John to allow for the construction of a replacement but relocated required pool barrier/fence for existing swimming pool. The proposed project extends into the building setback lines.

- On the north side of the property the fence structure encroaches eleven feet (10.75') into the rear 50' setback
- On the south side of the property the fence structure encroaches twenty-two feet (22') into the rear 50' setback
- The pool barrier fence is approximately forty feet (40') in length encroaching into the fifty feet (50') rear setback

The existing pool barrier fence in this general area is currently encroaching into the 50 feet rear building line setback. The applicant is requesting an additional 10 feet of distance from the pool into the rear yard.

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.