

Board of Adjustment Hearing Application - Entry #327

Property Address

155 Forest Club Dr
Chesterfield, MO
63005
US

Property Owner Name

Melanie Auberry

Property Owner Phone

+13144800607

Property Owner Email

auberryproperties@yahoo.com

Applicant Phone

+16363527014

Applicant Email

joe@riverpoolsandspas.com

REQUESTED APPEAL

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

Type of Project

Addition

Type of structure, please describe:

48" Pool Compliant Fence - Black Steel

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):

****Revised Hardship Statement:****

The subject property is an irregularly shaped 1.01-acre corner lot with frontage on multiple streets, resulting in two front yards and the associated 75-foot front-yard setbacks. These larger setbacks, combined with the existing residence, rear garage entry, driveway, and associated improvements, occupy a substantial portion of the lot and significantly reduce the remaining buildable area. The only practical location for a residential swimming pool and its required code-compliant safety fence is adjacent to the existing house in the northern side yard. Strict compliance with the 25-foot side-yard setback would either preclude the pool entirely or force it into a location that conflicts with the existing structure, driveway, and site constraints. The proposed improvements will be located no closer than approximately 16.7 feet to the side property line (an 8.3-foot encroachment into the setback), representing the minimum variance necessary to allow reasonable use of the property. Landscaping and privacy trees will be planted to screen the structure, ensuring no adverse impact on adjacent properties.

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

 [Site-Plan-Auberry-Variance.pdf](#)

 [Fence-Elevations.pdf](#)

Re: Question regarding boundry survey

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Mon 6/22/2026 3:26 PM

To Tony D Dallessandro <tonydalles@gmail.com>

Cc joe@riverpoolsandspas.com <joe@riverpoolsandspas.com>; auberryproperties@yahoo.com <auberryproperties@yahoo.com>; Megan Eldridge <cityhall@clarksonvalley.org>; Kelsey Moser <assist@clarksonvalley.org>

Tony,

Thank you for the updated site plan. We will add to the application file and continue to work on the application. Just a quick note the pool will fit within the building setback lines however the required pool barrier/fence is outside the setback line and **requires a variance** from the Clarkson Valley Board of Adjustment (BOA). Please reach out to Megan or Kelsy to start the application process. I will prepare a memo to the BOA for this project once an application is received.

Thank you,
Paul Mercurio
Clarkson Valley Building Commissioner

From: Tony D Dallessandro <tonydalles@gmail.com>

Sent: Monday, June 22, 2026 9:00 AM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Cc: joe@riverpoolsandspas.com <joe@riverpoolsandspas.com>; auberryproperties@yahoo.com <auberryproperties@yahoo.com>; Megan Eldridge <cityhall@clarksonvalley.org>; Kelsey Moser <assist@clarksonvalley.org>

Subject: Re: Question regarding boundry survey

Paul-

Apologize for the delay in responding as a new survey was required. Attached is the updated survey indicating the 25' building line setback along with the requested dimensions of the proposed pool & fencing from the property lines.

Let me know if there are any other questions.

Thank you.

Tony



Tony Dallessandro Architect
314.607.6575

SITE PLAN

155 FOREST CLUB DRIVE

DESCRIPTION: PROPOSED POOL AREA
(DESIGNED BY OTHERS)

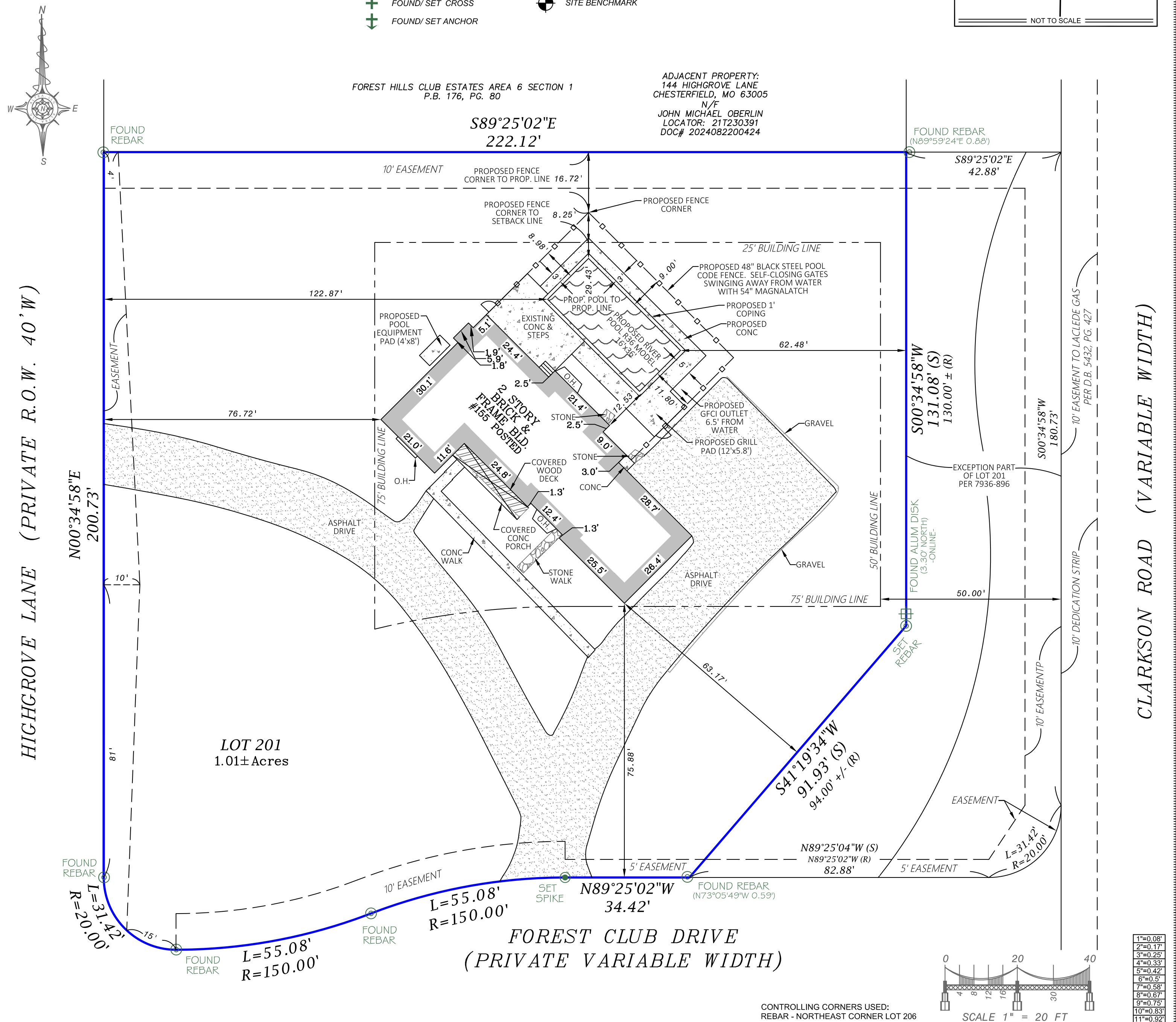
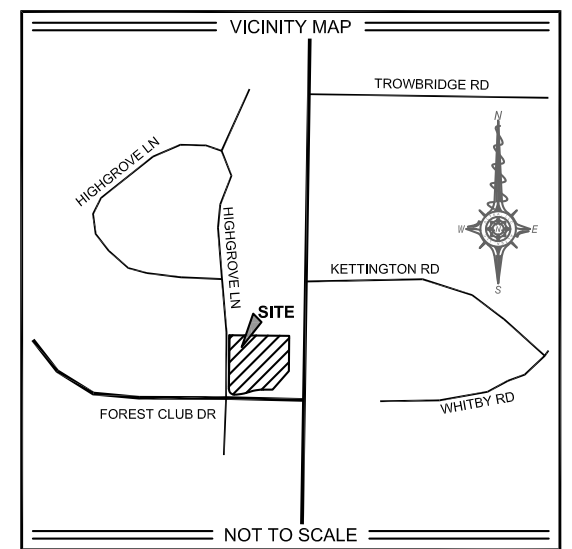
DESCRIPTION: PROPOSED POOL AREA
(DESIGNED BY OTHERS)

1. BASIS OF BEARINGS
FOREST HILLS CLUB ESTATES AREA 6 SECTION 2
PLAT BOOK: 175, PAGE: 89
2. THE SUBJECT TRACT CONTAINS 1.01 ACRES MORE OR LESS
(43,887 SQUARE FEET MORE OR LESS).

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

NOTE:
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.

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



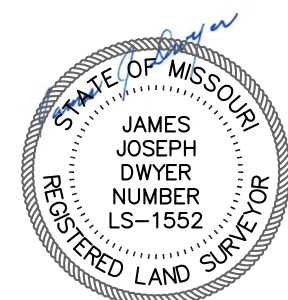
SHEET IDENTIFICATION	
SITE PLAN	
PROJECT NUMBER	
26-2693-O-SP-U2	

1 OF 1	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">FIELD CREW:</td> <td style="padding: 5px;">CKL</td> </tr> <tr> <td style="padding: 5px;">SURVEYED:</td> <td style="padding: 5px;">6/4/2026</td> </tr> <tr> <td style="padding: 5px;">DRAFTER:</td> <td style="padding: 5px;">LD/PR</td> </tr> <tr> <td style="padding: 5px;">DRAFTED:</td> <td style="padding: 5px;">6/16/2026</td> </tr> <tr> <td style="padding: 5px;">REVIEWER:</td> <td style="padding: 5px;">BLH</td> </tr> <tr> <td style="padding: 5px;">REVIEWED:</td> <td style="padding: 5px;">6/18/2026</td> </tr> </table>	FIELD CREW:	CKL	SURVEYED:	6/4/2026	DRAFTER:	LD/PR	DRAFTED:	6/16/2026	REVIEWER:	BLH	REVIEWED:	6/18/2026
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REVIEWER:	BLH												
REVIEWED:	6/18/2026												

SURVEYOR'S STATEMENT

AT THE REQUEST OF JOE GIGER, ALTEA, LLC, HAS DURING THE MONTH OF JUNE, 2026, EXECUTED A SITE PLAN OF LOT 201 OF FOREST HILLS CLUB ESTATES AREA 6 SECTION 2, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 7936-896, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 175, PAGE 89 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 EFFECT.

AS AGENT OF ALTEA, LLC
DATE 6-18-26

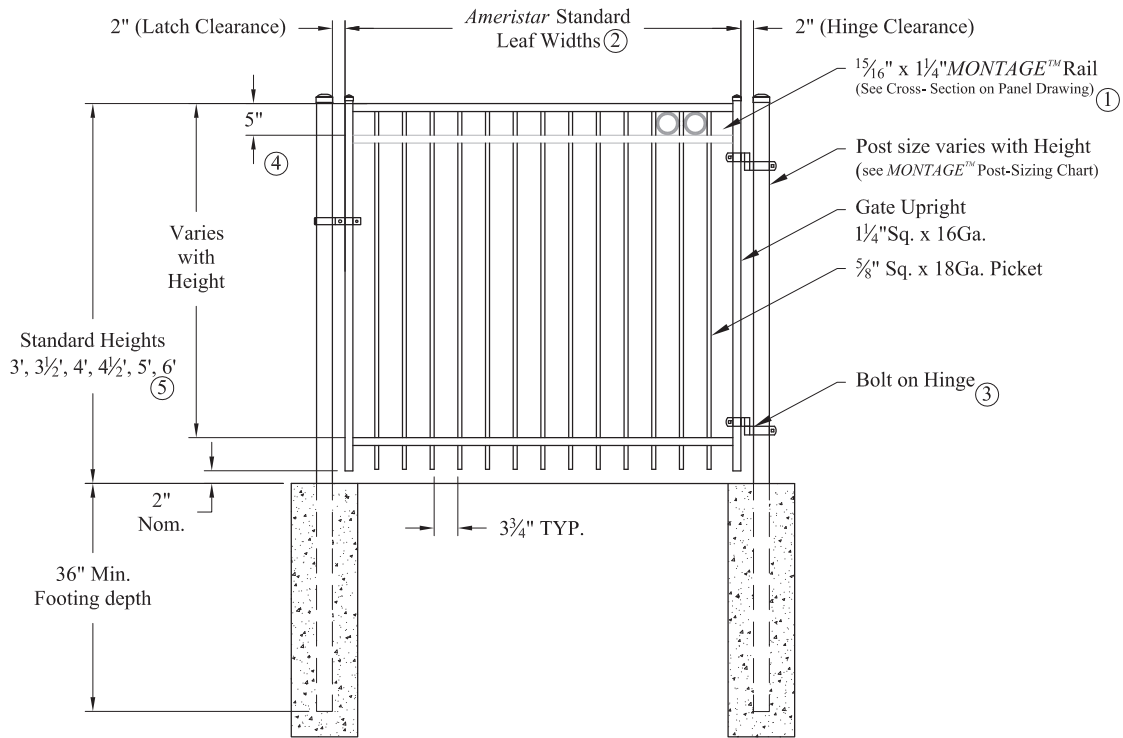


ALTEA, LLC
PROFESSIONAL LAND SURVEYING
CERTIFICATE OF AUTHORITY: 2013023731

≡ 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

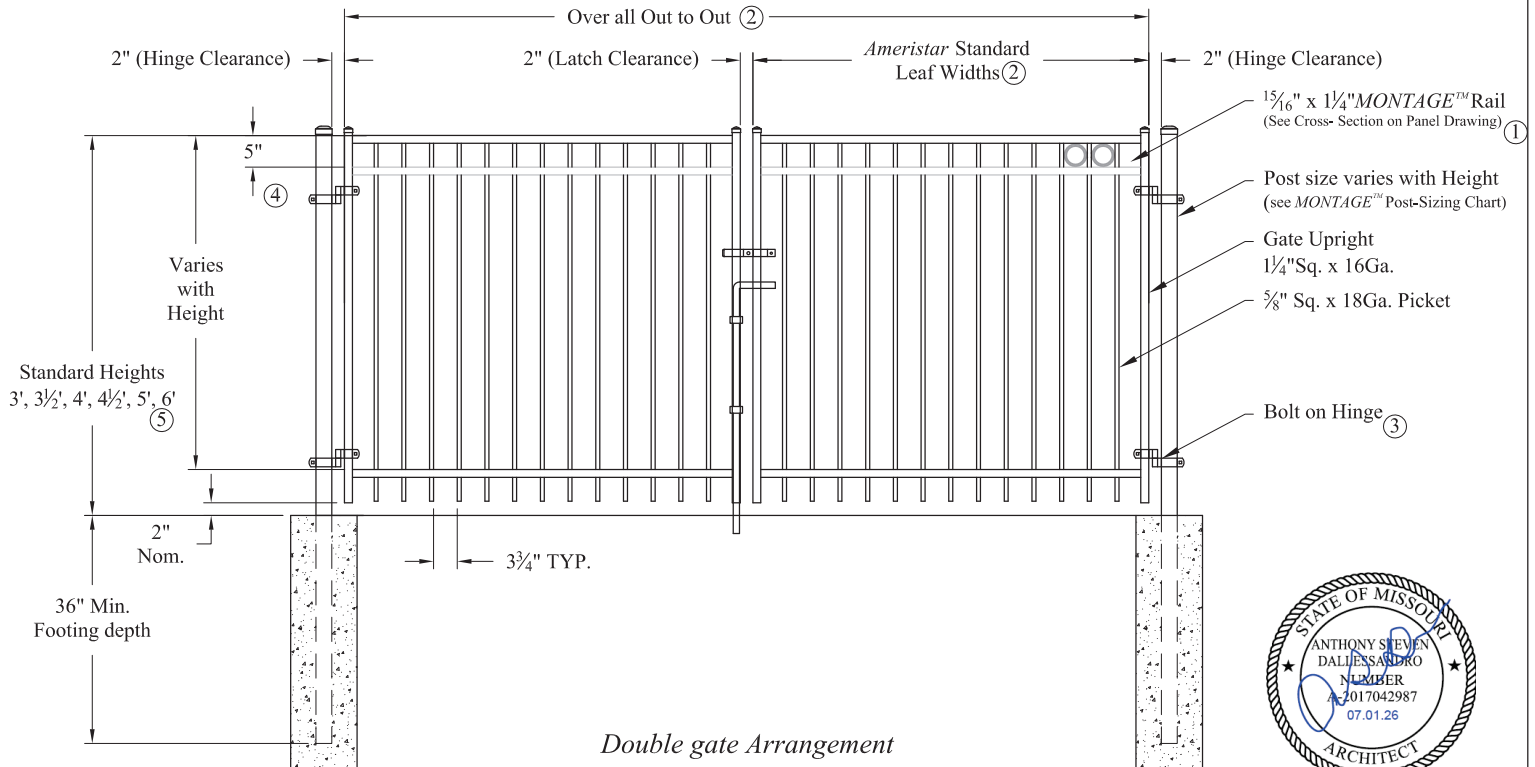




NOTES:

Single gate Arrangement

- 1.) Post size depends on fence height, weight and wind loads. See MONTAGE™ specifications for post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Third rail required for Double Rings.
- 5.) Available in 3" air space and/or Flush Bottom on most Heights



Double gate Arrangement



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

RMISOG

RESIDENTIAL WELDED STEEL GATE

Title: **MONTAGE MAJESTIC 2/3-RAIL SGL & DBL GATE**

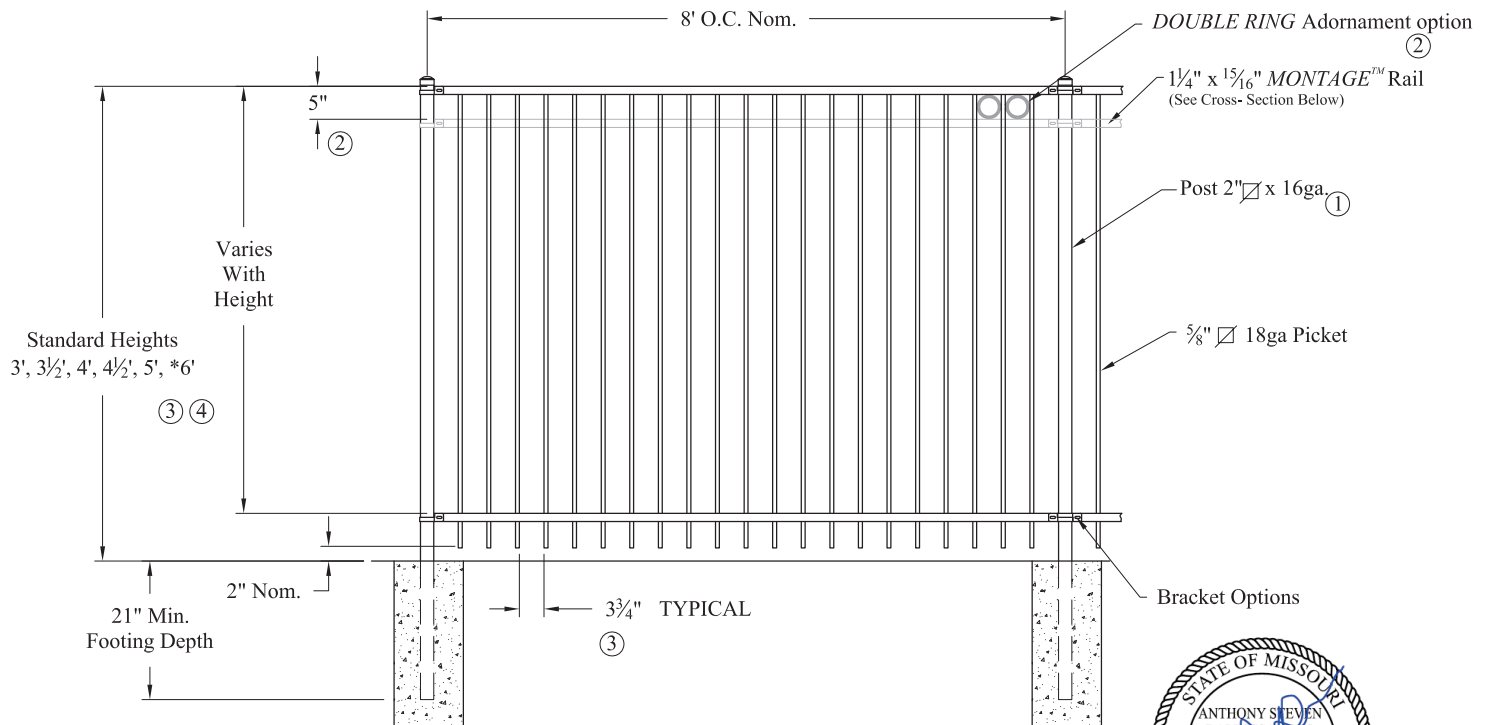
DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: b



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1555 N. Mingo
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www.ameristarfence.com



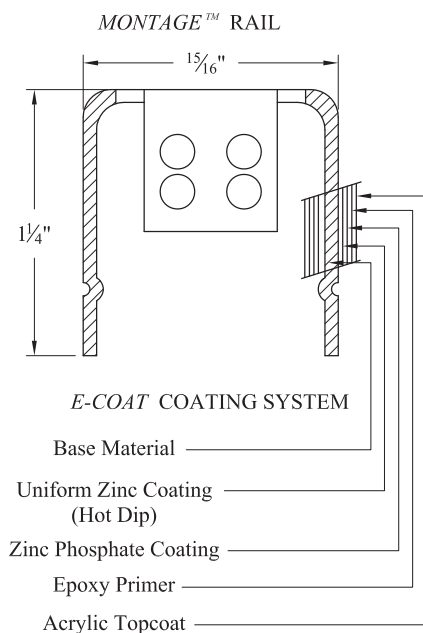
NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.



RAKING DIRECTIONAL ARROW

Welded panel can be raked 45" over 8' with arrow pointing down grade.

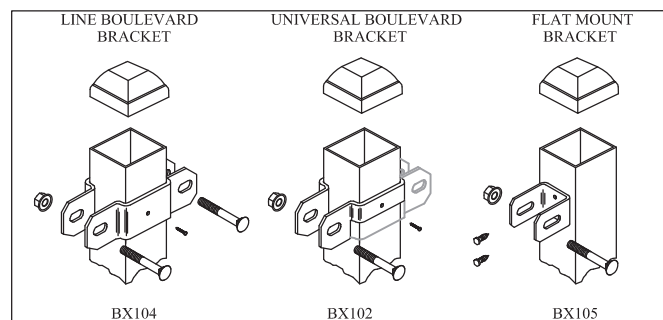


PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides

MONTAGE™ RAIL

Specially formed high strength
architectural shape.



RESIDENTIAL WELDED STEEL PANEL

PRE-ASSEMBLED

MONTAGE MAJESTIC 2/3-RAIL

DR: CI SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 7-19-11 REV: c



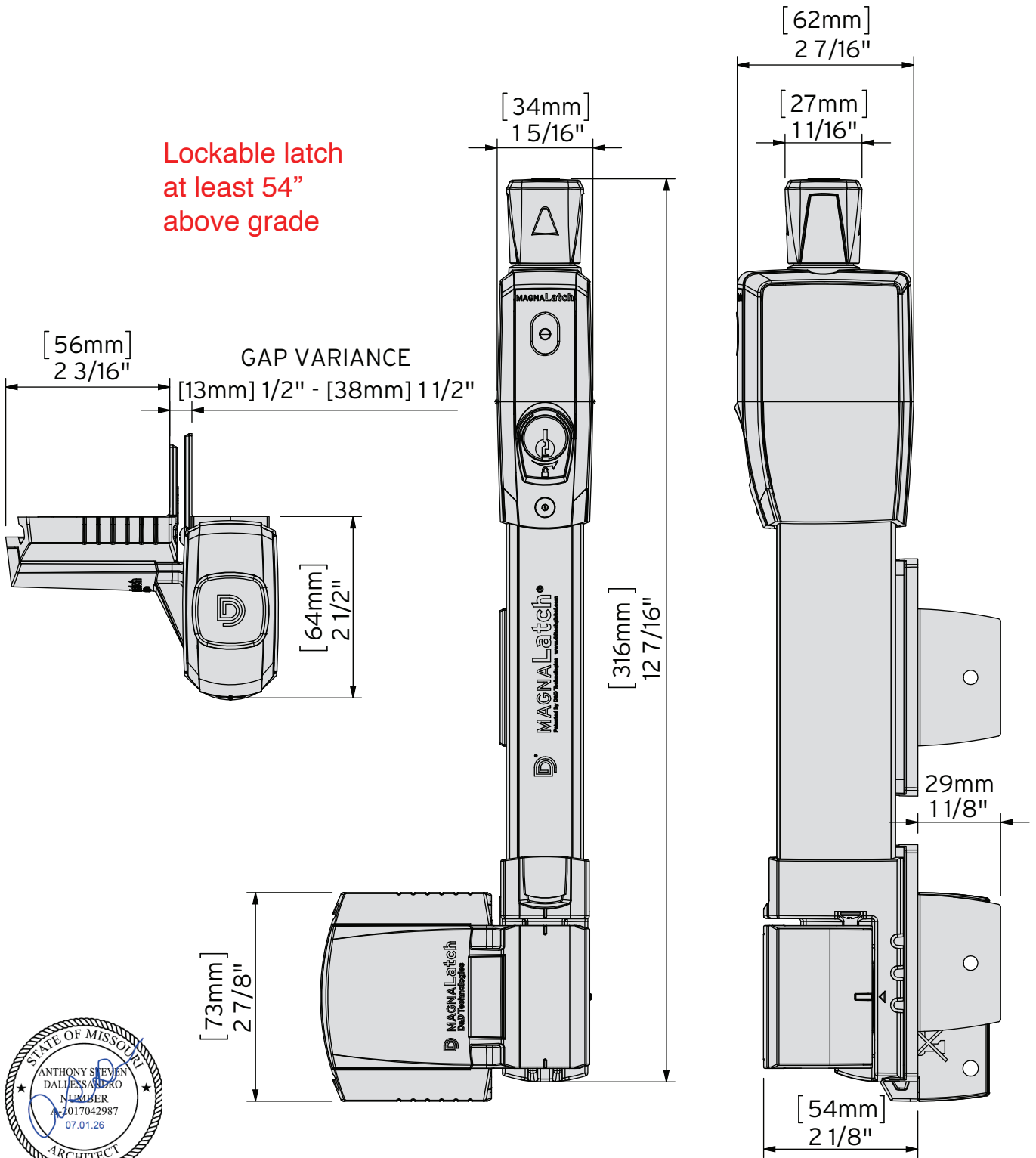
AMERISTAR®

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1-888-333-3422
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RMISO

Lockable latch
at least 54"
above grade



Notice sent to: 144 Highgrove Lane, 156 Highgrove Court, 147 Forest Club Drive, 2287 Whitby Road, and 15998 Kettington 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:

1. Joe Giger, River Pool and Spas, on behalf of Melanie Auberry, 155 Forest Club Dr.
– Requesting a variance from the *Side Yard and Side Building Line* requirements to allow a pool fence/barrier to encroach into the side yard located at 155 Forest Club 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

Memo

To: Chairman & Members of the Board of Adjustment
From: Paul Mercurio, Building Commissioner
cc: Sue McNamara, Mayor
Date: August 3, 2026
Re: Board of Adjustment Variance Request – 155 Forest Club Drive

This memo addresses the variance request by Melanie Auberry to allow for the construction of a pool fence/barrier which is proposed to be beyond the side building setback line.

- The pool barrier/fence extends approximately 8.25 feet into required 25-foot side setback.

The pool barrier/fence is approximately 4 feet height and 20 feet long. It follows the contour of the pool deck and extends 8.25' at the farthest point into the north building line setback. From the farthest proposed point the fence travels at a 45-degree angle on both sides back to the side building line.

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.