

Board of Adjustment Hearing Application - Entry #321

Property Address

15 Crownhill Lane
Clarkson Valley, MO
63005
US

Property Owner Name

Katherine (Kate) Dougherty

Property Owner Phone

+13144408097

Property Owner Email

doughertyk8@gmail.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:

Open-Air, Covered Porch and In-ground Pool

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):

The Applicant respectfully requests variances from the rear yard setback requirements to permit construction of a covered porch, in-ground swimming pool, pool deck, and fencing.

Since the previous application, the proposed design has been substantially revised in direct response to comments and concerns expressed by the Board of Adjustment, City staff, and neighboring property owner. These revisions were made to further minimize the requested relief, reduce perceived impacts on adjacent properties, and preserve the existing character of the site while allowing reasonable residential use of the property.

The revised design reflects significant reductions in the requested variances:

- The request for a side yard setback variance has been eliminated entirely.
- The patio roof remains materially unchanged and extends approximately two feet beyond the existing patio to accommodate structural support columns without drilling into the existing patio along with providing the minimal amount of functional space.
- The rear pool deck encroachment has been reduced from 27.20 feet to 8.75 feet—an improvement of 18.45 feet.
- The rear fence encroachment has been reduced from 39.95 feet to 19.33 feet—an improvement of 20.62 feet.

Despite these substantial reductions, the property continues to present practical difficulties due to its unique physical characteristics:

Although the lot is approximately 193 feet 10 inches deep, the required 75-foot front setback and 50-foot rear setback leave only 68 feet 10 inches of buildable depth. The existing residence is a modest 57 feet deep and, at its closest point, sits only 6 feet 7 inches from the current rear setback. As a result, very little buildable rear yard remains after applying the City's setback requirements.

The Applicant also evaluated alternative locations for the proposed improvements. Relocating the project farther east was not considered a reasonable solution because of the property's rolling topography and would move the improvements closer to the adjacent eastern neighbor. The current design instead minimizes impacts by preserving the existing wooded buffer and maintaining greater separation from neighboring properties.

The proposed covered porch is lined by 10, green giant, arborvitaes. Additionally, this proposed structure will also provide an additional privacy benefit by screening activity on the patio from the adjacent property, reducing any potential lines of sight while preserving the existing natural buffer.

In closing, the Applicant respectfully submits that the current proposal represents the minimum practical relief necessary to allow reasonable residential use of this uniquely constrained property. The revised design reflects significant reductions from the original application and demonstrates the Applicant's continued commitment to balancing the interests of neighboring property owners with the reasonable use of the property.

Recap of Reduced Variances:

Side Setback Variance Requested: Eliminated  No side yard variance requested

Pool Deck Rear Setback Encroachment: Originally 27.20 ft. Revised to 8.75 ft.
Reduced by 18.45 ft. (68%)

Fence Rear Setback Encroachment: Originally 39.95 ft. Revised to 19.33 ft. Reduced by 20.62 ft. (52%)

Covered Patio Roof: Extended approximately 2 ft. beyond existing patio.
Materially unchanged; structural support along with minimum amount of functional space.

Has the project previously been submitted to the Board of Adjustment?

Yes

A transcript of the proceeding is available at your request. The cost is determined by the length of the proceeding. Order transcript?

Yes

File Upload



[15-Crownhill-Site-Plan-7-24-2026.pdf](#)

[City of Clarkson Valley](#)

Re: 15 Crownhill

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Wed 6/3/2026 8:34 AM

To T White <twhitehomes@gmail.com>

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

Tammy,

Please continue to work with the office staff at Clarkson Valley. If you complete all of the requirements for the building permit applications by providing a site plan created by a Missouri registered Land Survey or Architect. The plan should show the location of the proposed work, include existing buildings, easements, property lines, and indicate all building setback lines relevant to the project. Ensure you note the perpendicular distances between the pool and other related structures from property lines and building lines. (front 75' - side 25' & rear 50') The placement of proposed fences or pool barriers must be specified and noted in the same manor above.

If your application is complete and meets the requirements, I can do a quick review (less than 24 hours) and confirm the project is not eligible for a building permit and the you can start the Board of Adjustment (BOA) process.

I also recommend illustrating the topography of the area on the site plan, if possible, for the BOA process.

Thank you,

Paul Mercurio
Clarkson Valley Building Commissioner

From: T White <twhitehomes@gmail.com>

Sent: Tuesday, June 2, 2026 2:02 PM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Subject: 15 Crownhill

Hello, my name is Tammy White and I have been talking to your office off and on for the last couple weeks about getting plans to you for BOA. 15 Crown Hill is located in Forest Hills and has a 50 foot setback and 25 on the sides. The patio in the back of the house goes over the 50 foot setback and was already there when the house was purchased. We are wanting to add a covered porch with a fireplace at the end of it facing the house and may be 1 foot maybe 2 feet over the end of the patio. There is nobody behind us on the right side of the yard and a distant neighbor on the left side down the hill and below facing the opposite street. We are also wanting to put a pool in on the side of the house as this is a mid-century ranch and the house was built further back on the lot. The hardship to the lot requires us to go through BOA and possibly ARB based on setbacks. I guess the pros of this lot is that the patio flows beyond the setback and the pool and covered portion doesn't affect anybody else as there are only woods behind the house.

I understand board of adjustments is meeting not this Thursday but the following Thursday. I have spoken with the woman that has answered the phone several times and I just learned plans have to be turned in two weeks before the meeting. Is there anyway we can get in on the meeting if we get you those plans by this Thursday? The plan would have the patio and the pool on it. I have worked with Board of adjustments in Frontenac and we had to provide five copies 11 x 16 I believe and was hoping you could tell me what is required with Clarkson Valley.

Thank you so much and I look forward to speaking with you or meeting you in person.

Sincerely,
Tammy White

T White

314.440.8099

Sent from my iPhone

N/F
HARRISON, MICHAEL T. REVOCABLE TRUST
LOC. NO. 21T510451
#12 GREENBANK DRIVE

FENCE 19.33'
ENCROACHMENT

POOL 8.75'
ENCROACHMENT

NEW 4' METAL FENCE
POOL APPROVED W/ GATE
LOCKING DEVICES 54" ABOVE GRADE
PROPOSED ROOF 21'-10"x24'
OVER EXISTING STONE PATIO

SITE PLAN

LOT 13 IN AREA 1 OF FOREST HILLS CLUB ESTATES
PLAT BOOK 109 PAGE 12
ST. LOUIS COUNTY, MISSOURI

N/F
WARD, KIMBERLY CHERYL
LOC. NO. 21T510462
#14 CROWNHILL LANE

VARIANCE FOR ENCROACHMENT OF 50' REAR SETBACK

- NEW PATIO ROOF IS 16.98' ENCROACHMENT
- NEW POOL DECK IS 8.75' ENCROACHMENT
- NEW FENCE IS 19.33' ENCROACHMENT

PROPOSED
INGROUND POOL
AND CONCRETE
POOL DECK;
SEE POOL DRAWINGS
NEW 4' METAL FENCE
POOL APPROVED W/ GATE
LOCKING DEVICES 54" ABOVE GRADE

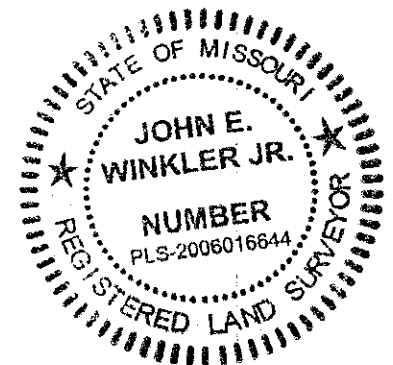
DESCRIPTION: 15 CROWNHILL LANE

LOT 13 IN AREA 1 OF FOREST HILLS CLUB ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109 PAGE 12 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

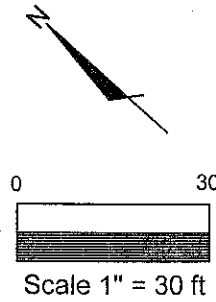
I HEREBY CERTIFY THAT THE ADJACENT DESCRIBED TRACT OF LAND WAS SURVEYED UNDER MY AUTHORITY AND DIRECTION DURING JULY, 2026 AT THE ORDER OF ROB RUE TO PERFORM A SITE PLAN FOR VARIANCE OF SETBACK LINE AND THAT SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY 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.

John E. Winkler Jr.
JOHN E. WINKLER JR. PLS NO. 2006016644

SCALE : 1"= 30'
ORDER # : 11584
DATE : JULY 23, 2026



7-23-2026



N/F
MORRIS, WESTLY & ALEXANDRA
LOC. NO. 21T510101
#16 CROWNHILL LANE

LEGEND	
IR	"
IP	"
POL	"
////	"
***	"
IRON ROD	
IRON PIPE	
POINT-ON-LINE	
EDGE OF PAVEMENT	
FENCE	

METRON

Surveying & Layout Co.

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

Notice sent to: 12 Greenbank Drive, 12 Crownhill Lane, 13 Crownhill Lane, 14 Crownhill Lane, and 16 Crownhill Lane

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:

Kate Dougherty, 15 Crownhill Ln. – Requesting a variance from the Rear Yard and Rear Building Line requirements to allow a covered patio, swimming pool, and a fence to encroach into the rear yard located at 15 Crownhill Lane.

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: August 3, 2026
Re: Board of Adjustment Variance Request – 15 Crown Hill Lane

This memo addresses the variance request by Kate Dougherty to allow for the construction of the following, all of which are proposed to be beyond the rear building setback line: a pool, fence/barrier, and covered patio with fireplace.

- The pool & deck encroaches approximately 8.75 feet into the required 50-foot rear setback.
- The pool barrier/fence extends approximately 19.67 feet into required 50-foot rear setback and is approximately 50 feet in length.
- The covered patio roof and wall extend approximately 17 feet into the required 50-foot rear setback.

The exterior wall of the north patio is approximately 22 feet in length. The pool barrier fence is approximately 4 feet height and 50 feet long in the north building line setback which changes direction to the south.

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.