

Board of Adjustment Hearing Application - Entry #381

Property Address

2106 Wilson Ridge Lane
Clarkson Valley, MO
63005
US

Property Owner Name

Frederick Hillebrandt

Property Owner Address (if different from above)

2106 Wilson Ridge Lane
Clarkson Valley, MO
63005
US

Property Owner Phone

+16364480607

Property Owner Email

frhillebrandt@icloud.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:

outdoor 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):

To obtain a variance to exceed setback by 6' for northeast corner of the deck.

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?

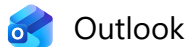
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[09.07.26_Hillebrandt.pdf](#)

[City of Clarkson Valley](#)



Re: Building Permit Application - 2106 Wilson Ridge Lane

From Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Date Wed 9/2/2026 12:16 PM

To tom@artisanconstructors.com <tom@artisanconstructors.com>

Cc Megan Eldridge <cityhall@clarksonvalley.org>; Kelsey Moser <assist@clarksonvalley.org>; mhillebrandt@icloud.com <mhillebrandt@icloud.com>; nlabruyere@dldesign.com <nlabruyere@dldesign.com>

Tom,

I have reviewed the information submitted for the proposed deck replacement project. Based on that review, the proposed new project does not meet Clarkson Valley zoning requirements for the rear 50-foot rear (East) building line setbacks. Therefore, I cannot continue my review and must formally deny the application unless and until a variance is granted by the Clarkson Valley Board of Adjustment (CVBOA). The documents you submitted appear to include the details needed for a CVBOA hearing if you choose to proceed. Please contact City staff for information about the CVBOA application process; they have been copied on this email. On a separate note, please have your design professional administer a seal to the submitted documents.

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

From: Kelsey Moser <assist@clarksonvalley.org>

Sent: Thursday, August 27, 2026 9:49 AM

To: Paul Mercurio <buildingcommissioner@clarksonvalley.org>

Cc: Megan Eldridge <cityhall@clarksonvalley.org>

Subject: Fw: Building Permit Application - 2106 Wilson Ridge Lane

Hi Paul,

Please see the attached building permit application for 2106 Wilson Ridge Lane for a deck replacement for your review.

The homeowner stopped by the office yesterday and is aware that the application will likely get denied and that it will then need to go to the BOA for a variance.

Thanks!
Kelsey

Kelsey Moser
Deputy City Clerk

Request for Variance – Rear Deck Setback

Property: 2106 Wilson Ridge Ln, Clarkson Valley, Missouri

To the Clarkson Valley Board of Adjustment:

I am respectfully requesting a variance from the required setback regulations to allow construction of a new deck at my property located at 2106 Wilson Ridge Lane. The proposed deck would encroach into the required setback at the northeast corner by less than seven feet.

I am requesting this variance because of the unique physical characteristics and configuration of the property, which make strict compliance with the setback requirement unusually restrictive and significantly limit the practical placement and design of a usable deck.

The proposed deck is intended to provide a safe, functional outdoor living area that is appropriately integrated with the existing home. The location of the home, existing improvements, property configuration, and required setbacks substantially constrain the area in which a reasonably sized and functional deck can be constructed. Moving the deck farther into the yard to comply completely with the setback would significantly reduce its usable size and would not provide a practical outdoor space that properly connects to the existing home.

The requested variance is limited to the portion of the deck that cannot reasonably be accommodated within the required setback. The northeast corner represents an encroachment of less than seven feet, while the remainder of the proposed deck is designed to respect the applicable setback requirements to the greatest extent practical.

The proposed deck will remain subordinate to the existing residence and is intended to complement the property rather than create an unreasonable expansion or alteration of the home's footprint. I also believe the proposed location minimizes the impact on neighboring properties while providing a practical and aesthetically appropriate outdoor living space for the residence.

Strict enforcement of the setback requirement in this particular circumstance would create a substantial practical difficulty because of the property's existing configuration and physical limitations. The requested variance is not intended to provide a special advantage, but rather to allow reasonable use of the property while accommodating the existing conditions of the site.

I respectfully ask the Board of Adjustment to consider the unique circumstances of this property and approve the requested variance for the northeast corner of

the proposed deck, allowing an encroachment of less than seven feet into the required setback.

Thank you for your consideration of my request. I would be happy to provide any additional plans, photographs, surveys, or other information that would assist the Board in evaluating the application.

Respectfully,

Frederick Hillebrandt
2106 Wilson Ridge Lane, Clarkson Valley, MO 63005
636 448-0607
frhillebrandt@icloud.com

GENERAL NOTES

GENERAL DATA 2018 IRC

- THE FOLLOWING DRAWINGS AND NOTES CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE. ADDITIONAL LANGUAGE OR AMENDMENTS SHALL BE FOUND IN THE 2018 IBC, 2018 IRC, 2018 IFC, 2018 IBC AND CURRENT ADOPTED ORDINANCES AND OR AMENDMENTS OF RECORD BY THE LOCAL PERMITTING AUTHORITY / A/J.
- THE CONTRACTOR SHALL CONFORM WITH APPLICABLE REQUIREMENTS OF ALL GOVERNING CODES, REGULATIONS AND ORDINANCES. WORKMANSHIP SHALL COMPLY WITH INDUSTRY STANDARDS, PRACTICES, AND MANUFACTURERS SPEC'S.
- DESIGN-BUILD PROJECT PORTIONS PERMITTED SEPARATELY SHALL COMPLEMENT THE ARCHITECTURAL INSTRUMENTS OF SERVICE AND CONFORM TO ANY AND ALL APPLICABLE CODES AND ORDINANCES.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY CONDITIONS FOR COMPARISON AND COORDINATION WITH DRAWINGS, DIMENSIONS AND SPECIFICATIONS PRIOR TO START OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL REVIEW ALL ELEVATION RESTRICTIONS, SITE CONDITIONS AND PROMPTLY NOTIFY THE ARCHITECT OF ANY FIELD CONDITIONS THAT AFFECT THE WORK OR ANY PART OF THE PROJECT THAT MIGHT FAIL TO MEET PERFORMANCE AND QUALITY REQUIREMENTS FOUND IN THESE DOCUMENTS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING TECHNIQUES OF FABRICATION AND SAFETY AT THE CONSTRUCTION SITE INCLUDING TEMPORARY SHORING AND BRACING REQUIRED TO SAFELY CONSTRUCT THE PROJECT.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS UNLESS AUTHORIZED OTHERWISE.
- THE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY AND ISSUED TO A LEVEL OF COMPLETION TO SATISFY BUILDING PERMIT PURPOSES AND CONSTRUCTION BY KNOWLEDGEABLE AND EXPERIENCED CONTRACTORS. ADDITIONAL REQUEST FOR DETAILING OR SPECIFICATION SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AS REQUIRED.
- DRAWINGS / PLAN SET DISCREPANCIES OR ALTERATIONS OF SUBSTANCE SHALL REQUIRE IMMEDIATE COORDINATION AND RESOLUTION WITH THE ARCHITECT AND/OR ENGINEER(S) OF RECORD PRIOR TO COMMENCEMENT OF SAID CONSTRUCTION.
- SITE ADDRESS NUMBERS / BLOCK RECORD TO BE LEGIBLE & VISIBLE FROM THE STREET FACING THE PROPERTY. NUMBERS TO BE IN CONTRAST TO THEIR BACKGROUND, TO BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, TO BE A MINIMUM OF 4 INCHES HIGH AND A MINIMUM STROKE WIDTH OF 1/2 INCH. ADDITIONAL AND/OR ALTERNATE POSITIONING VIA REMOTE POLE, SIGN OR OTHERWISE SHALL BE REVIEWED / APPROVED PRIOR TO INSTALLATION BY LOCAL GOVERNING AUTHORITIES. LEGIBILITY OF IDENTIFICATION SHALL BE MAINTAINED.
- COPYRIGHT: THESE PLANS ARE THE SOLE AND ABSOLUTE PROPERTY OF DL DESIGN. ANY USE, COPYING OR REPRODUCTIONS OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DL DESIGN INC. IS ILLEGAL. THE ARCHITECT TAKES NO RESPONSIBILITY FOR WORK THAT DOES NOT BEAR HIS SEAL AND SIGNATURE.

SITework

- SOIL BEARING CAPACITY: DEFAULT VALUES SHALL ASSUME MIN 5000-PSF UNO. CONTRACTOR TO CONFIRM AND NOTIFY ARCHITECT IN WRITING IF FOUND TO BE LOWER IN VALUE / CAPACITY. NO FURTHER WORK SHALL BE PERFORMED PRIOR TO REQUIRED STRUCTURAL UPGRADES AND OR APPROVALS.
- CERTIFIED SOIL BEARING CAPACITY: STRUCTURAL DESIGN SHALL APPLY 2000-PSF SOIL VALUES WHERE A MISSOURI REGISTERED PROFESSIONAL ENGINEER WITH GEOTECHNICAL EXPERTISE PROVIDES A DATED, SEALED AND SIGNED CERTIFICATION ON A PER LOT(S) BASIS. OR, PROVIDE A DATED, PROPERLY SEALED AND SIGNED CONTRACTION REPORT FOR THE ENTIRE SUBDIVISION / DEVELOPMENT.
- SOIL EVALUATIONS: AN EVALUATION OF THE SOIL FOR THE PRESENCE OR ABSENCE OF GROUND WATER IS REQUIRED. THE EVALUATION REPORT SHALL BE BASED ON EITHER A SUBSURFACE SOIL INVESTIGATION OR SATISFACTORY DATA FROM ADJACENT AREAS TOGETHER WITH AN INSPECTION OF THE EXCAVATION PRIOR TO POURING CONCRETE.
- BACKFILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS.
- FINISH GRADES: AT BUILDING TO BE MIN. 6" BELOW TOP OF FOUNDATION AT FRAME OR FRAME WITH MASONRY VENEER AND 4" MIN. BELOW TOP OF FOUNDATION AT FULL MASONRY WALLS. SLOPE GRADE AWAY FROM BUILDING MIN. 6" WITHIN THE FIRST 10 FEET, OR TO A SLOPE. ADDITIONAL VERTICAL UNITS MAY BE REQUIRED TO ACCOUNT FOR SETTLEMENT OF THE BACKFILL AT THE IMMEDIATE PERIMETER OF THE FOUNDATION.
- DOWNSPOUTS, BASEMENT AREA WAY DRAINS OR FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER.
- PROVIDE CONCRETE SPLASH BLOCKS, OR EQ. AT ALL DOWNSPOUTS. DOWNSPOUT DISCHARGE SHALL BE DIRECTED AWAY FROM THE FOUNDATION.

CONCRETE

- COMPRESSIVE STRENGTH OF CONCRETE SEVERE WEATHERING UNO. AT 28 DAYS SHALL BE MIN. 3000 PSI. BASEMENT SLABS & FOOTINGS, OTHER CONC NOT EXPOSED TO WEATHER.
- 3000 PSI. BASEMENT WALLS, FOUNDATION WALLS & VERTICAL CONC EXPOSED TO WEATHER.
- 3500 PSI. PORCHES, WALKS, PATIOS, STEPS, GARAGE & CARPORT SLABS & DRIVEWAYS.
- ALL CONCRETE SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH SECTION R402.2 2018 INTERNATIONAL RESIDENTIAL CODE.
- ADDITIONS: MUST CONFORM WITH 2018 INTERNATIONAL RESIDENTIAL CODE AND BE APPROVED BY THE ARCHITECT.
- FOOTING LIES: BOTTOM OF ALL FOOTINGS AND PADS TO SET ON VIRGIN SOIL OR APPROVED COMPACTED FILL. - 1500 PSF MIN. SOIL. PIERS TO EXTEND MINIMUM 24" INTO SOLID UNDISTURBED VIRGIN SOIL OR APPROVED COMPACTED FILL. - 1500 PSF MIN. SOIL. BOTH SHALL BE MINIMUM 30" BELOW FINISHED GRADE.

MASONRY

- BRICK AND MASONRY VENEER: PROVIDE MIN. 1" NOMINAL AIR SPACE BETWEEN VENEER AND SHEATHING. BRICK VENEER AND MASONRY WALLS SHALL HAVE NON-CORROSIIVE CORRUGATED METAL TIES (MINIMUM 22 GA. BY 18" WIDE). EACH TIE SHALL SUPPORT NO MORE THAN 24" SOFT WALL AREA. 1" MAX 32"oc HORIZ. AND MAX 24"oc VERT. MASONRY WALLS SHALL HAVE NON-CORROSIIVE METAL LADDER REINFORCEMENT AT 16" O.C. HORIZONTALLY.
- BRICK VENEER ANCHORS AROUND OPENINGS LARGER THAN 16" IN EITHER DIRECTION SHALL BE SPACED A MAX. OF 3'-0"oc MAX. AROUND PERIMETER OF AND WITHIN 12" OF THE OPENING.
- PROVIDE LIFTERS IN OUTSIDE WALLS AT LEAST 3/16" IN DIAMETER SPACED LESS THAN 33" APART.
- MASONRY FIREPLACES: MASONRY FIREPLACE WALLS SHALL BE A MINIMUM OF 8" THICK, INCLUDING 2" OF FIREBRICK OR 10" OF UNLINED SOLID MASONRY. THE WALLS OF THE THROAT AND SMOKE CHAMBER SHALL BE MINIMUM OF 8" OF CONCRETE OR SOLID MASONRY OR MAY BE 6" OF SOLID MASONRY WHEN LINED WITH 2" OF FIRE BRICK. MASONRY CHIMNEYS SHALL BE CONSTRUCTED OF 4" MINIMUM SOLID MASONRY OR HOLLOW MASONRY UNITS GROUTED SOLID AND SHALL BE LINED WITH A MINIMUM 5/8" THICK (ASTM C1315) FIRE-CLAY LINING.
- CHIMNEYS (MASONRY AND METAL) SHALL EXTEND 3'-0" ABOVE THE ROOF PENETRATION AND SHALL BE 2'-0" HIGHER THAN ANY PORTION OF BUILDING WITHIN 10'-0" HORIZONTALLY.
- SIZE OF FIREPLACE AND FLUE TO BE DETERMINED PER 2018 IRC FIGURE R1003.3.2.
- ALL COMBUSTIBLE TRIM AND MANTLES SHALL BE A MINIMUM OF 6" FROM FIREBOX OPENING. COMBUSTIBLE MATERIAL ABOVE AND PROJECTING MORE THAN 1-1/2" FROM A FIREPLACE FACE SHALL HAVE A MINIMUM CLEARANCE OF 12" ABOVE FIREPLACE OPENING OR 1/8" MAX PER 1" ADV. 12"-6".
- AIRSPACE CLEARANCE TO COMBUSTIBLES (BEAMS, JOIST, STUDS, ETC) FROM THE EXTERIOR SURFACE OF THE FIREPLACE WALLS AT THE FIREBOX SHALL BE A MINIMUM OF 2" FRONT FACE AND SIDES AND A MINIMUM OF 4" FROM BACK FACE. PER FIGURE R1003.1 COMBUSTIBLE SHEATHING EDGE ABUTTING MASONRY SHALL BE A MINIMUM OF 12" FROM FACE OF FIREBOX.

STRUCTURAL STEEL

- STEEL TO BE MINIMUM ASTM A992 GRADE STEEL. ALL STEEL BEAMS TO HAVE MINIMUM 4" BEARING AND BE GROUTED SOLID INTO BEAM POCKETS WITH "NON-SHRINK" GROUT. ALL STEEL BEAMS, COLUMNS, AND LINTELS TO BE SHOP PRIMED.
- PROVIDE STEEL ANGLE AT ALL MASONRY OPENINGS (UNO.). VERIFY SIZE WITH ARCHITECT IF NOT INDICATED.

WOOD AND PLASTICS

- FRAMING TO BE IN ACCORDANCE WITH ANSI/APC UPCH-2018 AND 2018 WITH SUPPLEMENT NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION. ALL RAFTERS AND JOISTS SHALL BE NO.1 SOUTHERN PINE UNO. FOR SUBSTRUCTURE EXPOSED TO EXTERIOR USE PRESSURE TREATED MATERIAL. USE CEDAR OR OTHER EXTERIOR GRADE WOOD FOR FINISH SURFACES.
- CUTTING, NOTCHING, AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R602.8, R602.1 AND R602.7.
- NAILING AND FASTENING OF ROOF WALL, FLOOR, AND WOOD STRUCTURAL PANEL ASSEMBLIES SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(2).
- NAILING REQUIREMENTS FOR STRUCTURAL WOOD PANEL WALL SHEATHINGS USED TO RESIST WIND PRESSURES SHALL CONFORM TO TABLE R602.3(3).
- STAIRS:
 - ON ALL INTERIOR AND EXTERIOR STAIRS THE MAXIMUM RISE HEIGHT SHALL BE 1 3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10", TREAD NOSING TO BE NOT LESS THAN 3/4" AND NOT MORE THAN 1 1/4". (CONFORM LOCAL ORDINANCE / EXCEPTION OF 8 1/4" RISER AND 9" TREAD DIMENSIONS).
 - STAIRS WITH 4 OR MORE RISERS (PER FLIGHT) SHALL HAVE A HANDRAIL REQUIRED ON I-SIDE AND SHALL BE 34"-38" ABOVE THE NOSING UNLESS OTHERWISE NOTED AND REQUIRED.
 - STAIR HANDRAILS TO MEET GRIP SIZE REQUIREMENTS AS DESCRIBED IN 2018 IRC SECTION R311.8.5.
 - SEE DETAIL SHEETS.
- STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36". HANDRAILS AND OTHER PROJECTIONS BELOW THE HANDRAIL SHALL NOT PROJECT MORE THAN 4 1/2" INTO REQUIRED STAIRWAY WIDTH. HANDRAILS ADJACENT TO A WALL IN A STAIRWELL SHALL NOT HAVE A SPACE LESS THAN 1/2" BETWEEN THE WALL AND HANDRAIL.
- THE MAXIMUM CLEARANCE BETWEEN BALUSTERS ON ALL GUARDS SHALL BE SPACED 60 AS TO NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE.
- TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD SHALL NOT ALLOW A PASSAGE OF A 6" DIAMETER SPHERE.
- GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8" INCHES IN DIAMETER.
- ALL METAL FASTENERS, BOLTS, ANCHORS, HANGERS, ETC. IN CONTACT W/ TREATED LUMBERS TO BE STAINLESS STEEL OR TRIPLE DIFFED GALV.

THERMAL AND MOISTURE PROTECTION

- DISCHARGE SHALL BE PIPED TO A STORY DRAIN OR TO APPROVED WATER COURSE. DISCHARGING TO OR WITHIN 10'-0" OF A SIDEWALK, DRIVEWAY, STREET OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.

GUTTERING SYSTEMS: GUTTERS AND DOWNSPOUTS REQUIRED ON ROOF OVERHANGS LESS THAN 36". ALL GUTTERS AND DOWNSPOUTS TO BE SIZED AND LOCATED BY OTHERS, AND BE INSTALLED PER "MAJOR" RECOMMENDATIONS. ANY DOWNSPOUT LOCATIONS INDICATED ON PLANS OR BUILDING ELEVATIONS TAKE PRECEDENCE. DOWNSPOUTS SHALL DISCHARGE TO "SPLASH BLOCKS" DIRECTED AWAY FROM FOUNDATION, OR TO DRAIN TILE, WHICH IS CONNECTED TO STORY SEWER OR "DAYLIGHTED".

CHIMNEY AND FIREPLACE

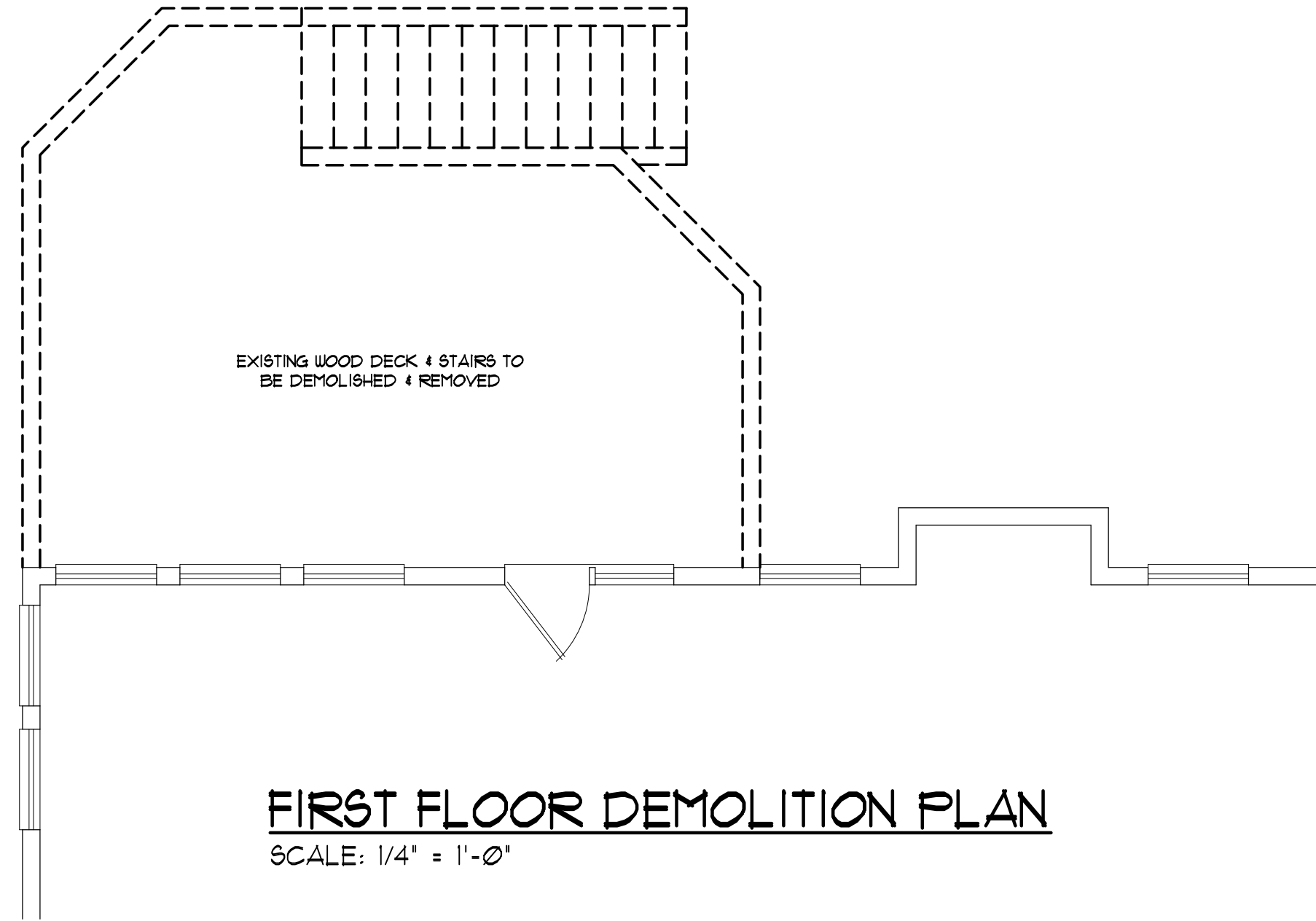
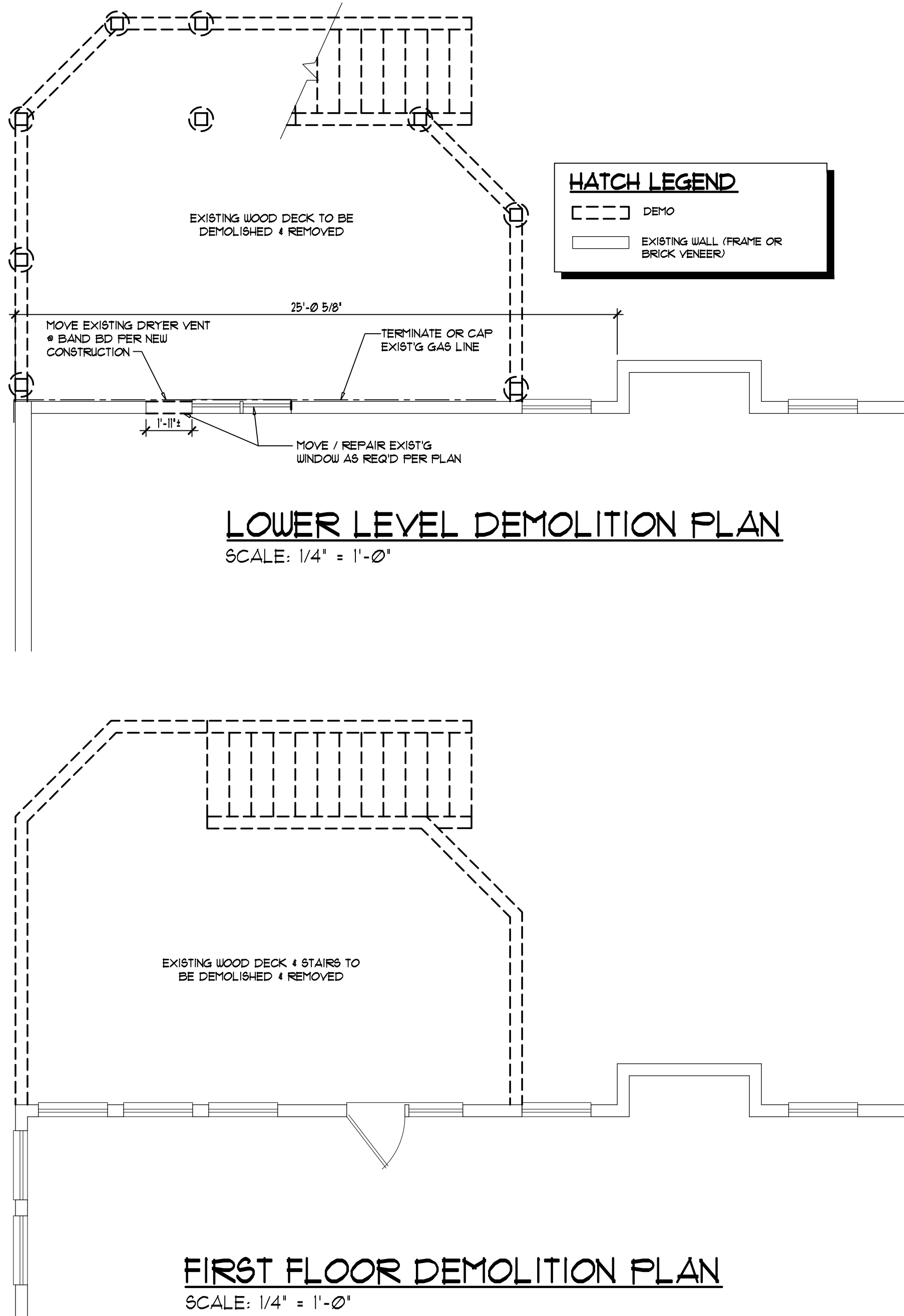
REPAIR FIREPLACE UNIT INSTALLATION: NOTE THAT FRAMING CARPENTERS AND GENERAL CONTRACTORS SHALL CAREFULLY REVIEW PRE-FAB FIREPLACE UNIT INSTALLATION INSTRUCTIONS BEFORE FRAMING FIREPLACE, AND BEFORE INSTALLING UNIT. COMPLY CAREFULLY WITH ALL MANUFACTURER'S INSTRUCTIONS, LOCAL FIRE DEPARTMENT REQUIREMENTS AND CLEARANCES. FIREBLOCK AROUND ALL CHIMNEYS WITH NON-COMBUSTIBLE FIREBLOCKS AT ALL CEILING AND FLOOR LEVELS. FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 1013 AND UL 171. DO NOT ALTER OR COVER THE FIREPLACE OR ITS CHIMNEY UNLESS OTHERWISE NOTED. ANY MODIFICATION OR ALTERATION OF THE FIREPLACE SYSTEM, INCLUDING, BUT NOT LIMITED TO THE FIREPLACE UNIT, CHIMNEY COMPONENTS AND ACCESSORIES, MAY VOID THE WARRANTY, LISTINGS AND APPROVALS OF THE SYSTEM, AND CAN RESULT IN AN UNSAFE AND POTENTIALLY DANGEROUS INSTALLATION.

ELECTRICAL

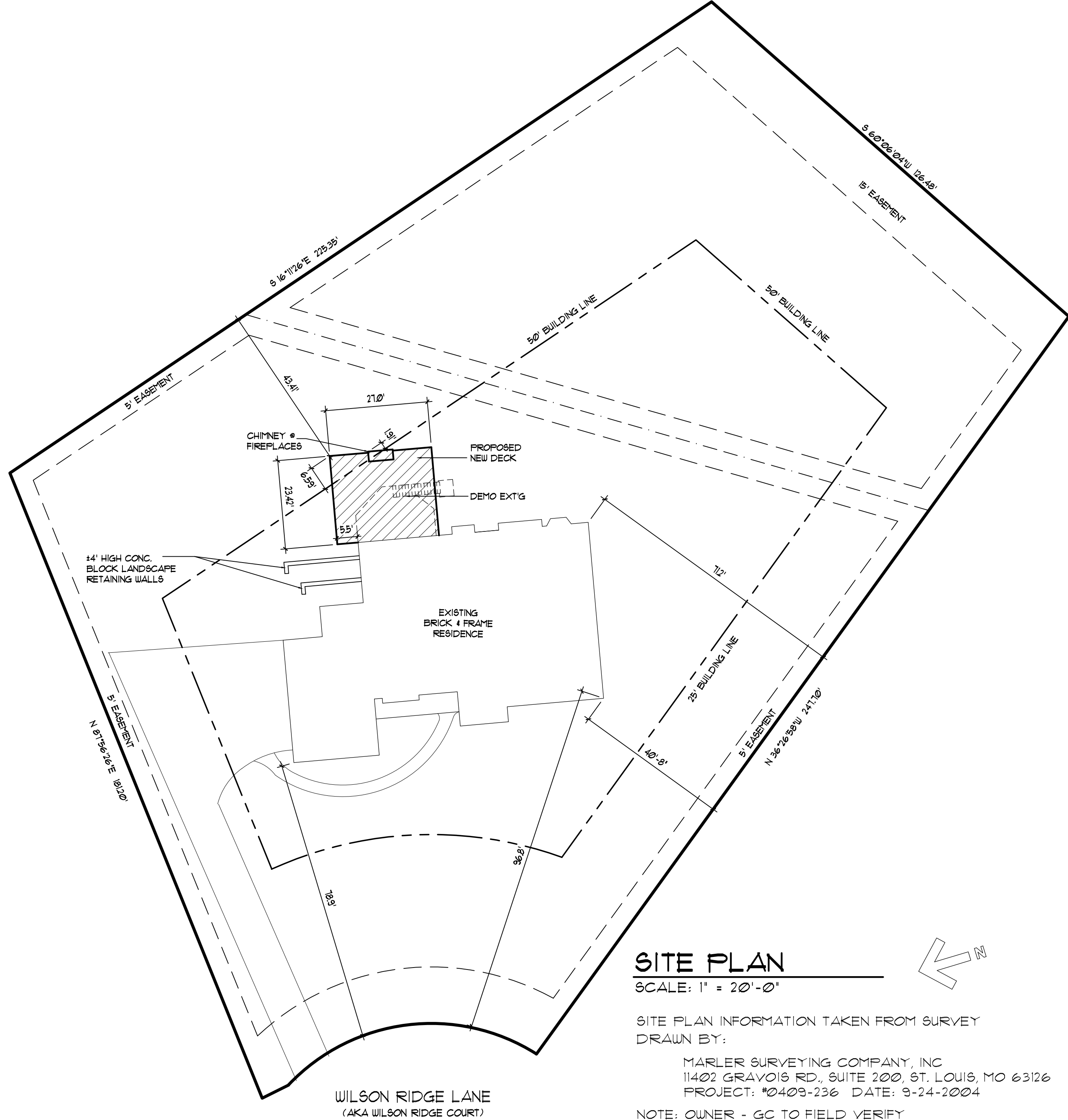
- ALL ELECTRICAL WORK SHALL COMPLY WITH 2017 NATIONAL ELECTRICAL CODE, NFPA 70 AND 2018 IRC STANDARDS AND REQUIREMENTS.
- LIGHTING
 - RECEPABLE LIGHT FIXTURES TO BE IC-RATED AT INSULATED CEILING/ATTIC SPACES WITH GASKET OR CAULK.
- RECEPTACLE OUTLETS
 - ARC-FAULT CIRCUIT INTERRUPTER PROTECTION: ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20-AMPERE RECEPTACLE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). EXCEPTIONS PER LOCAL ORDINANCE.

GENERAL NOTES - DEMOLITION PLANS

- CODES:
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES, INCLUDING OSHA REGULATIONS 29CFR PART 1926 FOR THE CONSTRUCTION INDUSTRY.
- ABBREVIATIONS AND SYMBOLS:
 - WHERE ABBREVIATIONS OR ACRONYMS ARE USED IN CONTRACT DOCUMENTS, THEY MEAN THE WELL-RECOGNIZED NAME OF ENTITY IN BUILDING CONSTRUCTION INDUSTRY; REFER UNCERTAINTIES TO ARCHITECT BEFORE PROCEEDING.
- SITE CONDITIONS:
 - PRIOR TO BEGINNING THE WORK, THE GENERAL CONTRACTOR SHALL REVIEW ALL ELEVATIONS, RESTRICTIONS AND SITE CONDITIONS, INCLUDING EXISTING DIMENSIONS AND HEIGHTS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING ERRORS OR INCONSISTENCIES. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE ARCHITECT.
 - THE ARCHITECT OR STRUCTURAL ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION INCLUDING TECHNIQUES OF FABRICATION AND SAFETY AT THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL THE TEMPORARY SHORING, BOLTING, WELDING, LUGS, SEAT ANGLES, ETC. TO SAFELY CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL COORDINATE BETWEEN ARCHITECTURAL, STRUCTURAL AND OTHER DISCIPLINES DRAWINGS AND SHALL BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT AND/OR ENGINEER PRIOR TO PROCEEDING WITH FABRICATION AND CONSTRUCTION OF THAT SECTION.
- WHERE ADDITIONAL ENGINEERING AND OR STRUCTURAL DESIGN IS REQUIRED FOR ANY WORK NOT SHOWN OR DEFINED ON THE CURRENT PROJECT DRAWING SET OR SPECIFICATIONS, THE SERVICE SHALL BE PROVIDED BY A REGISTERED ARCHITECT AND/OR ENGINEER IN THE STATE WHERE THE PROJECT IS TO BE CONSTRUCTED AND TO BE EMPLOYED BY THE OWNER OR CONTRACTOR FOR ADDITIONAL SAID WORK.
- DEMOLITION AND REPAIR:
 - DEMOLITION REQUIRES SELECTIVE REMOVAL OF, AND OFF-SITE DISPOSAL OF ITEMS AND MATERIALS, AS INDICATED ON DRAWINGS, SEE PLANS AND ELEVATIONS FOR EXACT LOCATION / EXTENT OF SELECTIVE DEMOLITION. SELECTIVE DEMOLITION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: PORTIONS OF BUILDING STRUCTURE INDICATED ON DRAWINGS AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. ALL SERVICES IN PARTITIONS, I.E. ELECTRICAL OUTLETS, SWITCHES, PHONE JACKS, MECH. SUPPLY DUCTS, MECH. RETURN AIR DUCTS ETC. SHALL BE REMOVED ALONG WITH PARTITIONS, AND SHALL BE RELOCATED AS DIRECTED BY OWNER TO ALLOW FOR CONTINUED SERVICE. ALL UNDOORS, DOORS AND FRAMES SHOWN 'DASHED' SHALL BE REMOVED AS REQUIRED. UNDOORS & DOORS SHALL BE SAVED / CONSIDERED FOR RE-USE AT THE DISCREPANCY OF THE OWNER(S). ALL TOILETS AND VANITIES / SINKS WHICH ARE SHOWN 'DASHED' SHALL BE REMOVED. ALL PIPING SHALL BE CAPPED, ABANDONED, AND OR PREPARED FOR REPAIR OR NEW CONNECTIONS. OF RENOVATED BATHROOMS, PLASTER AND / OR GYPSUM BOARDS ON EXISTING WALLS TO REMAIN IN PLACE TO THE EXTENTS POSSIBLE. PATCH, REPAIR AND BLEND AS REQUIRED AT ALL AREAS OF NEW WORK.
- CONTRACTOR SHALL INSTALL TEMPORARY DUST / DEBRIS FILTERS TO ALL HVAC FLOOR DUCTS LOCATED IN AREAS APPLICABLE TO PROJECT ALTERATIONS. FILTERS SHALL BE INSTALLED AND MAINTAINED TO ALL RETURN AIR GRILLS OR LOUVERS THROUGHOUT ENTIRETY OF HOME. ALL FILTERS SHALL BE REMOVED WITH A FINAL CLEANING AND PREPARATION FOR OCCUPANCY AS REQUIRED AT CONCLUSION OF PROJECT.



- CONTRACTOR SHALL CONSTRUCT TEMPORARY INSULATED SOLID DUST-PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISE OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST-PROOF TRANSFERS OR DOORS AND SECURITY LOCKS AS REQUIRED. ALL PROTECTIONS SHALL BE REMOVED (REPAIR AS REQ'D) AT COMPLETION OF WORK.
- CUTTING AND PATCHING:
 - ACCOMPLISH CUTTING AND PATCHING AS DEFINED IN THE GENERAL CONDITIONS OF THIS SPECIFICATION AND AS SPECIFIED HEREIN.
 - CUTTING:
 - EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING REQUIRED FOR PIPES, CONDUIT OR DUCTS & SLEEVES OR OPENINGS ARE NOT PROPERLY PROVIDED. UNDER NO CIRCUMSTANCES SHALL ANY STRUCTURAL MEMBERS OR LOAD BEARING WALLS BE CUT WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT. ALL CUTTING AND PATCHING SHALL BE DONE AT THE EXPENSE OF THE SUBCONTRACTOR REQUIRING THE CUTTING.
 - PATCHING OF THE OPENING SHALL COMPLY WITH THE FOLLOWING PROVISIONS:
 - ON CONCRETE SURFACES: THE RESPECTIVE SUBCONTRACTOR SHALL PATCH THE OPENING WITH CONCRETE FINISHED SMOOTH AND MATCHING WITH THE ADJACENT SURFACE; FINAL PAINTING SHALL BE DONE BY THE CONTRACTOR. ON DRYWALL SURFACES: THE RESPECTIVE SUBCONTRACTOR SHALL PATCH WITH FILLER COMPOUND; FINAL PAINTING SHALL BE DONE BY THE CONTRACTOR.
- MATCH EXISTING AND NEW CONSTRUCTION:
 - THE INTERSECTION OF SIMILAR MATERIALS AT AREAS WHERE NEW CONSTRUCTION MEETS EXISTING SHALL BE CONSTRUCTED AND FINISHED SUCH THAT ALL COLORS, TEXTURES, AND DETAILS ARE IDENTICAL AND THAT EXACT POINT OF INTERSECTION IS NOT DETECTABLE.
- REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.



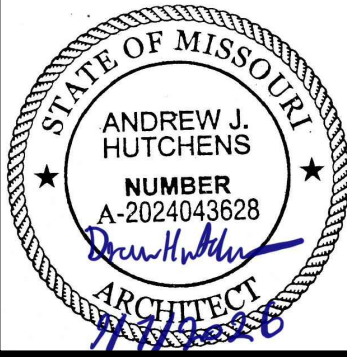
SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN INFORMATION TAKEN FROM SURVEY
DRAWN BY:

MARLER SURVEYING COMPANY, INC
11402 GRAYVOIS RD., SUITE 200, ST. LOUIS, MO 63126
PROJECT: *0409-236 DATE: 9-24-2004

NOTE: OWNER - GC TO FIELD VERIFY
EXISTING CONDITIONS PRIOR
TO PERMITTING / CONSTRUCTION



REAR PORCH ADDITION FOR:
HILLEBRANDT RESIDENCE
2106 WILSON RIDGE LANE
CLARKSON VALLEY, MO 63005

SHEET CONTENTS:
DECK DEMOLITION PLANS

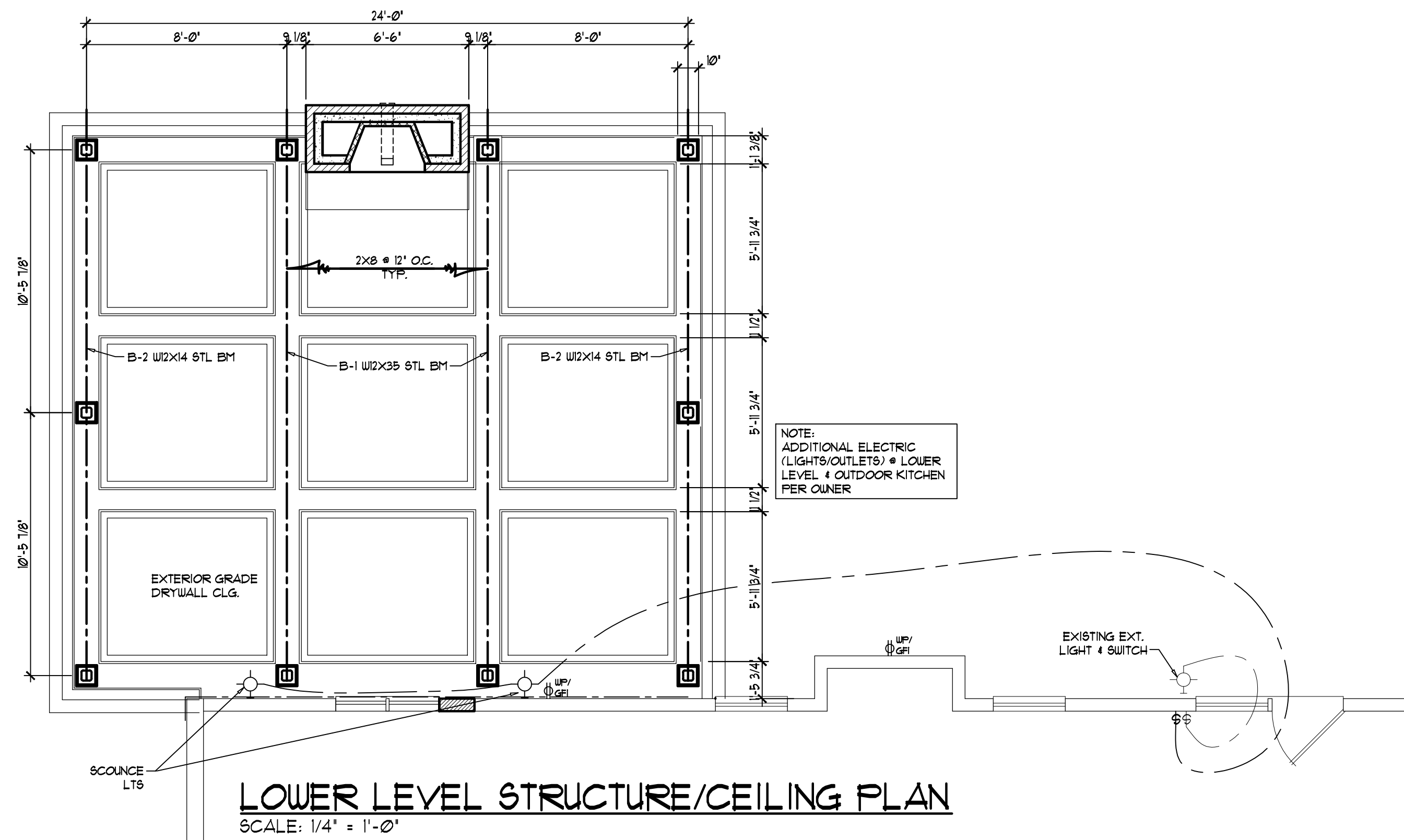
DATE: 09.07.2026
JOB NO. 25007

REVISIONS:

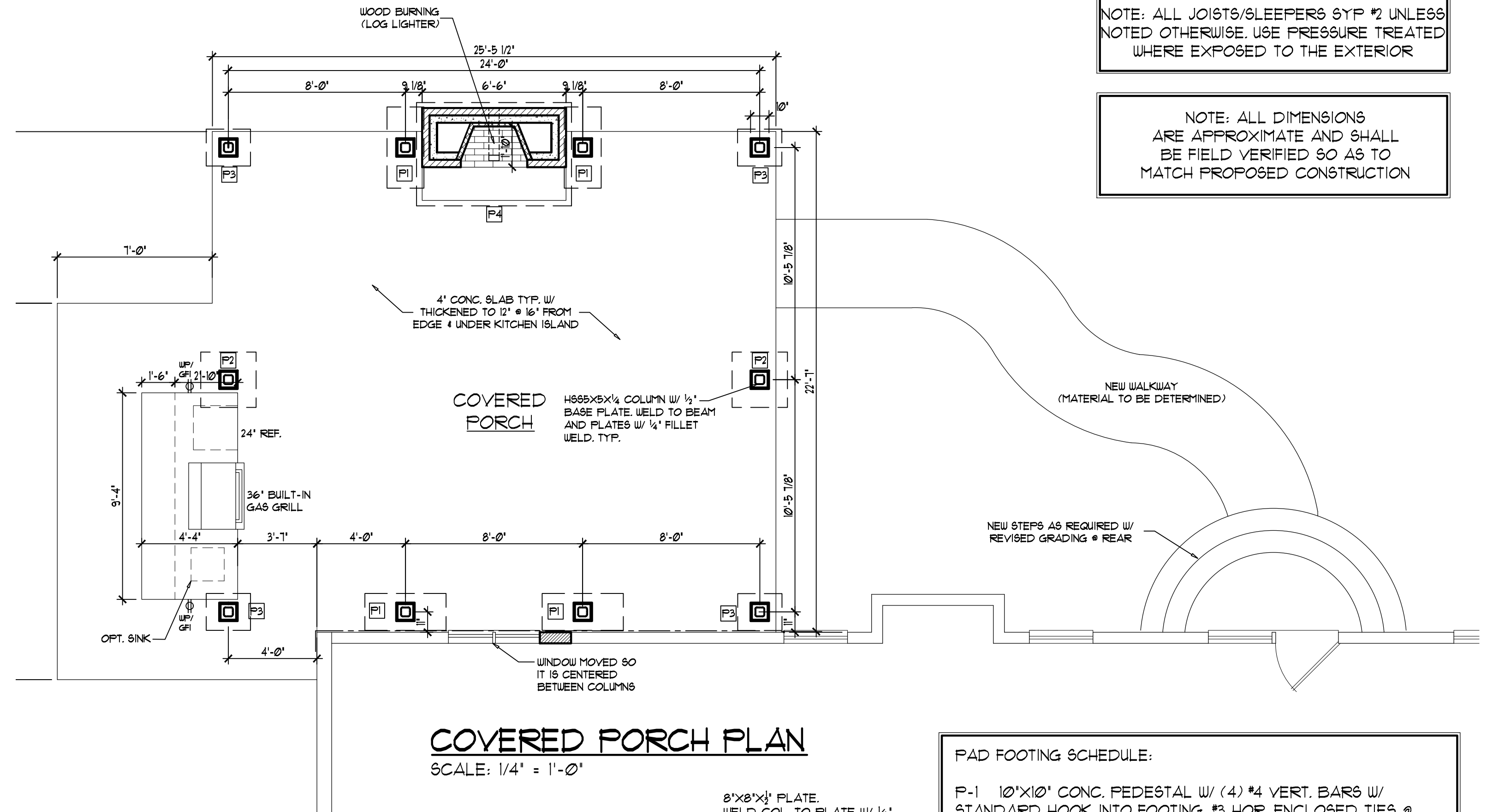
DRAWN BY: DAL/NAL
CKD BY: AJH

SHEET NUMBER
AD 1
OF 4

ALL FEATURES / DIMENSIONS ARE
APPROXIMATE AND SHALL BE VERIFIED
BY THE G.C. SO AS TO MATCH
MUTUAL EXISTING CONDITIONS

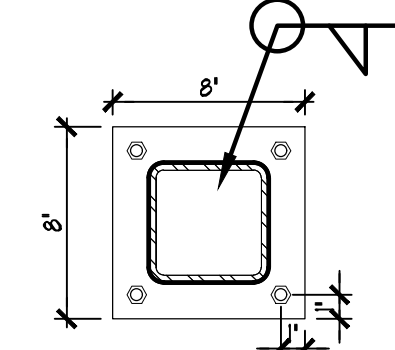


LOWER LEVEL STRUCTURE/CEILING PLAN
SCALE: 1/4" = 1'-0"



COVERED PORCH PLAN
SCALE: 1/4" = 1'-0"

8"x8"x1/2" PLATE.
WELD COL. TO PLATE W/ 1/4"
FILLET WELD.
(4) - 3/16" HOLES FOR 1/2"
THREADED RODS, NUTS, AND
WASHERS. EMBED THREADED
RODS 6" IN SIMPSON AT-3G
EPOXY



BASE PLATE DETAIL
SCALE: 1 1/2" = 1'-0"

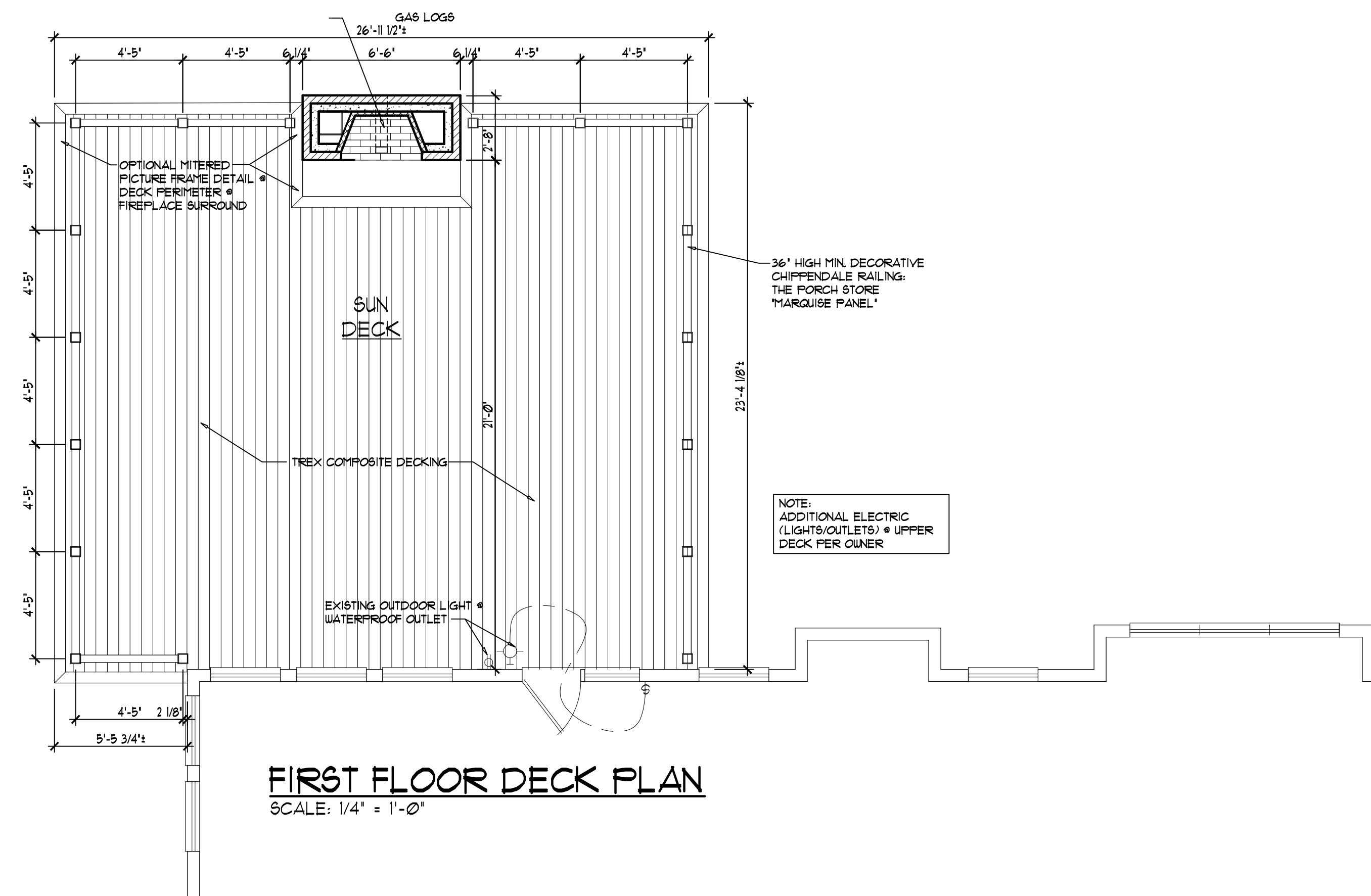
PAD FOOTING SCHEDULE:

F-1 10'x10' CONC. PEDESTAL W/ (4) #4 VERT. BARS W/
STANDARD HOOK INTO FOOTING. #3 HOR. ENCLOSED TIES @
8' O.C. USE 20'x44'x10' PAD FOOTING W/ (4) #4 BOT. BARS
EACH WAY.

F-2 10'x10' CONC. PEDESTAL W/ (4) #4 VERT. BARS W/
STANDARD HOOK INTO FOOTING. #3 HOR. ENCLOSED TIES @
8' O.C. USE 30'x30'x10' PAD FOOTING W/ (3) #4 BOT. BARS
EACH WAY.

F-3 10'x10' CONC. PEDESTAL W/ (4) #4 VERT. BARS W/
STANDARD HOOK INTO FOOTING. #3 HOR. ENCLOSED TIES @
8' O.C. USE 20'x24'x10' PAD FOOTING W/ (3) #4 BOT. BARS
EACH WAY.

F-4 USE 56'x84'x12' PAD FOOTING W/ #4 BOT BARS @ 8'
O.C. EACH WAY.



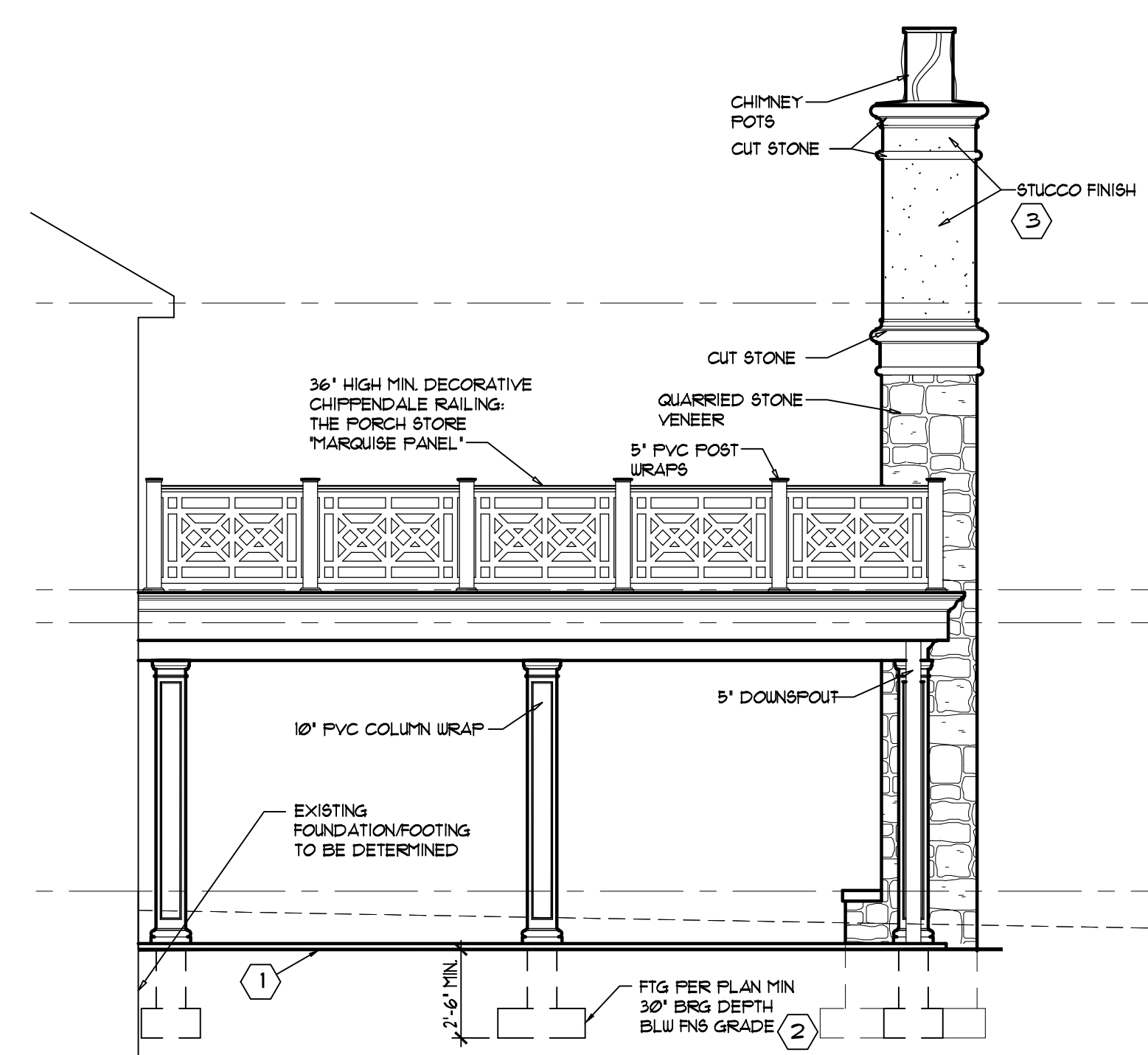
FIRST FLOOR DECK PLAN
SCALE: 1/4" = 1'-0"

NOTE: OWNER - G.C. TO ENGAGE
SOILS ENGINEER TO CERTIFY MINIMUM 1500
PSF ALLOWABLE SOIL BEARING CAPACITY.

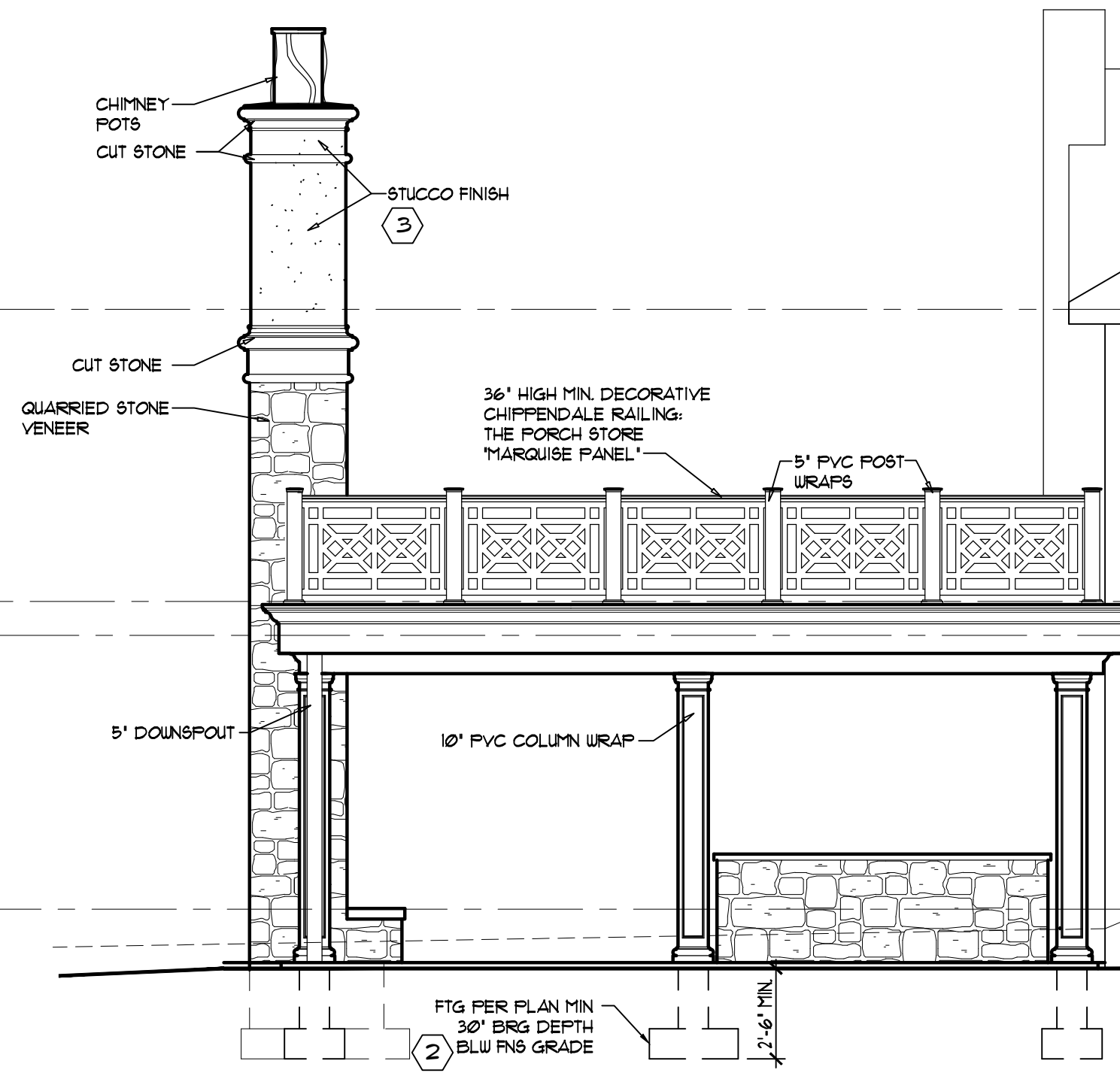
NOTE: ALL JOISTS/SLEEPERS SYP #2 UNLESS
NOTED OTHERWISE. USE PRESSURE TREATED
WHERE EXPOSED TO THE EXTERIOR

NOTE: ALL DIMENSIONS
ARE APPROXIMATE AND SHALL
BE FIELD VERIFIED SO AS TO
MATCH PROPOSED CONSTRUCTION

ALL FEATURES / DIMENSIONS ARE
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BY THE G.C. SO AS TO MATCH
MUTUAL EXISTING CONDITIONS



PARTIAL RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

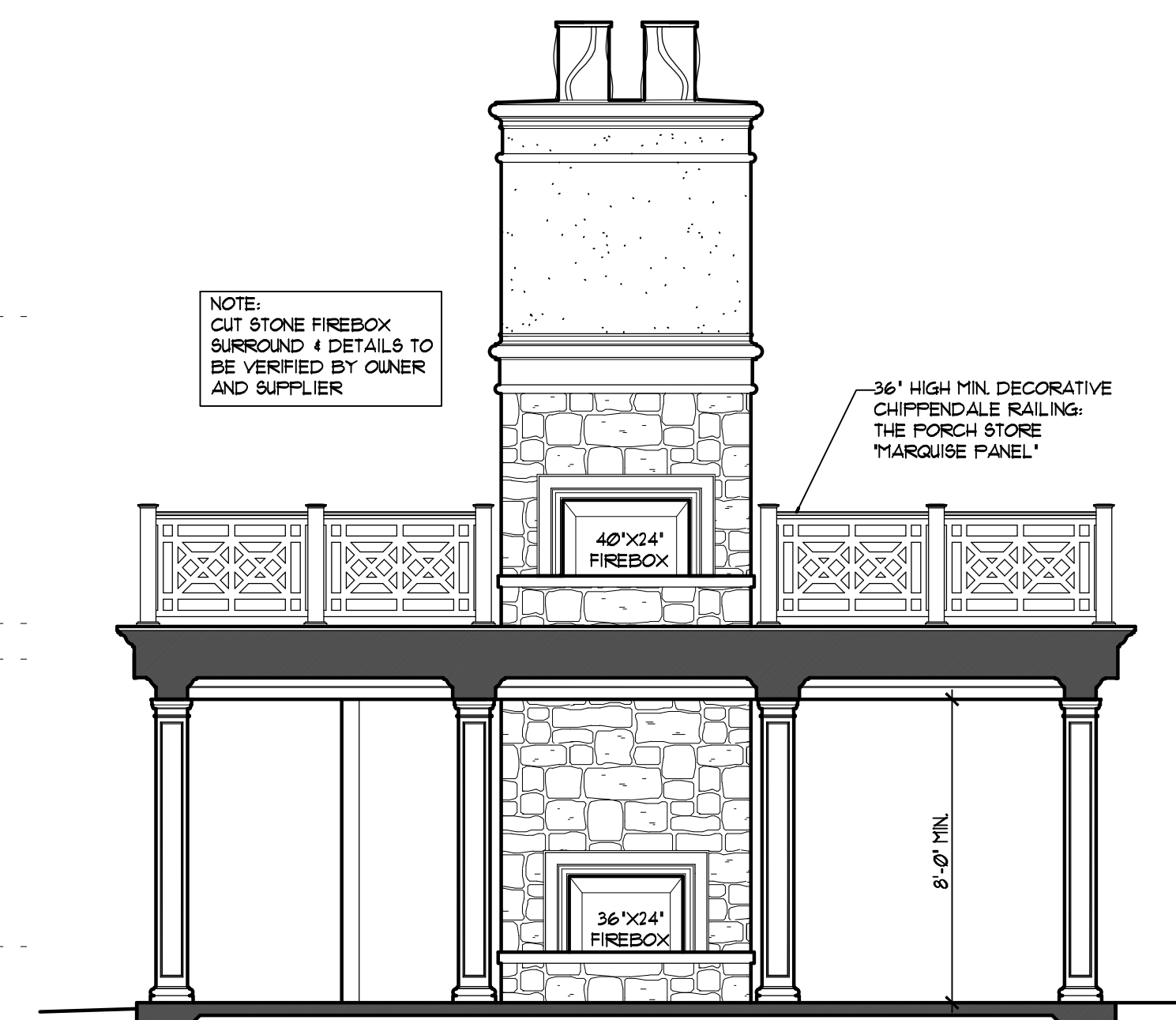
- ① FINISHED GRADE SLOPE GRADE AWAY FROM FDN A MIN OF 1.5%. SURFACE / DISCHARGE SHALL NOT ENCR OACH ON ADJACENT PROPERTY.
- ② BOTTOM OF ALL FOOTINGS TO SET ON UNDISTURBED SOIL • A MINIMUM DEPTH OF 30" BELOW FNS GRADE.
- ③ IRC APPROVED EJFS, STUCCO FINISH, MATERIAL & FINISH PER PROJECT SPEC INSTALL / FLASH PER MFG SPEC W/ M10 TRIM EDG PER ELEV'S
- ④ STUCCO TO COMPLY WITH ASTM C1186, TYPE A, MIN GRADE II. ALL JOINTS SHALL BE SEALED WITH CAULK or COVERED BY BATTENS.

ELEVATION GENERAL NOTES:

- SEE BASE PLANS AND DETAIL SHEET FOR ADDITIONAL INFORMATION.
- GENERAL CONTRACTOR SHALL CONFIRM USE OF ALL TRIM ACCESSORIES AND MODEL NUMBERS WITH SUPPLIER BEFORE ORDERING.
- WINDOW AND DOOR DESIGNATIONS TO BE CONFIRMED BY GC / OWNER (TYP UNO.) R.O. PER MFG SPEC.
- BASEMENT HAVING CONC. FOUNDATION WALLS WITH MORE THAN 20% EXPOSURE ABOVE FINISHED GRADE SHALL BE INSULATED. SEE GENERAL NOTES.
- NOTE: GUTTER D.S. SHALL NOT DRAIN / DISCHARGE INTO REQ'D SETBACKS, COORDINATE AS REQ'D W/ SUPPLIER & INSTALLER. SEE CIVIL / SITE PLAN.

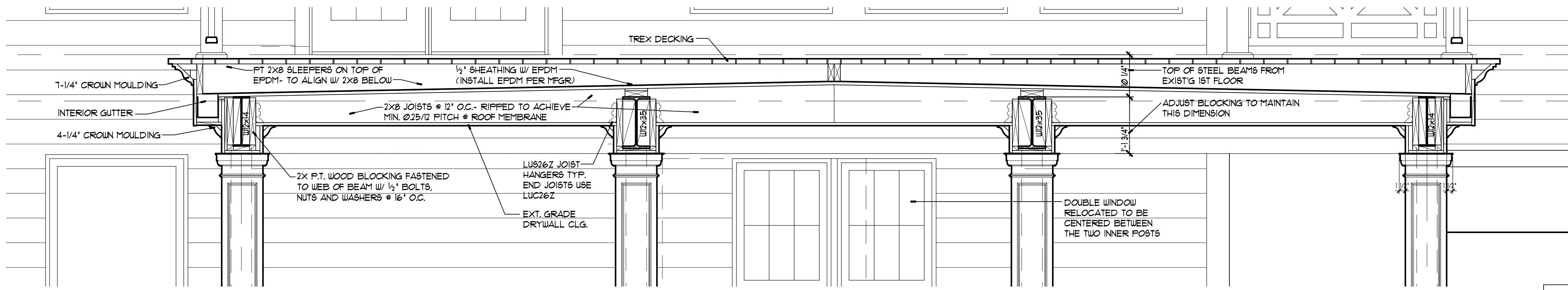


REAR ELEVATION
SCALE: 1/4" = 1'-0"

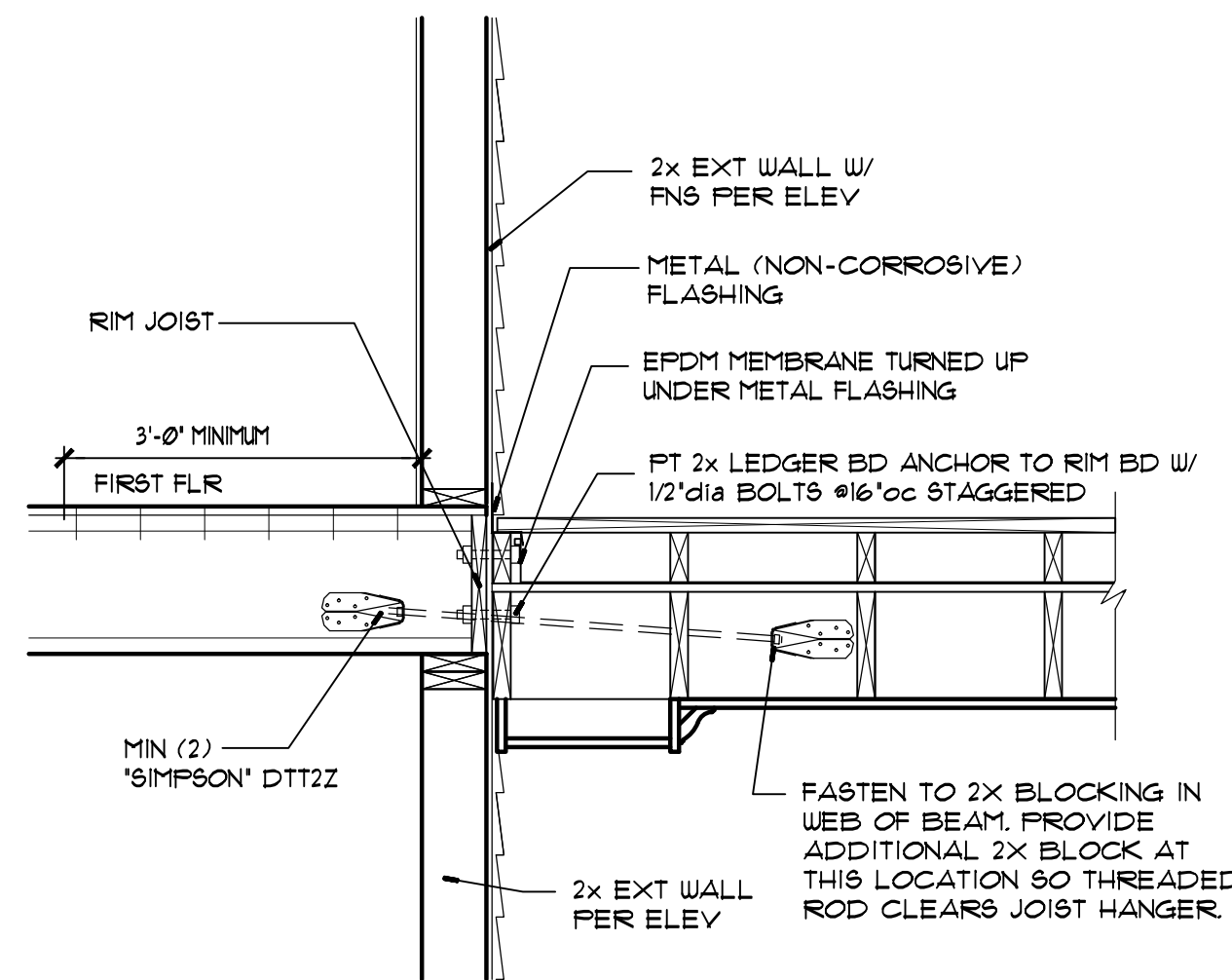


SECTION TOWARD FIREPLACE
SCALE: 1/4" = 1'-0"

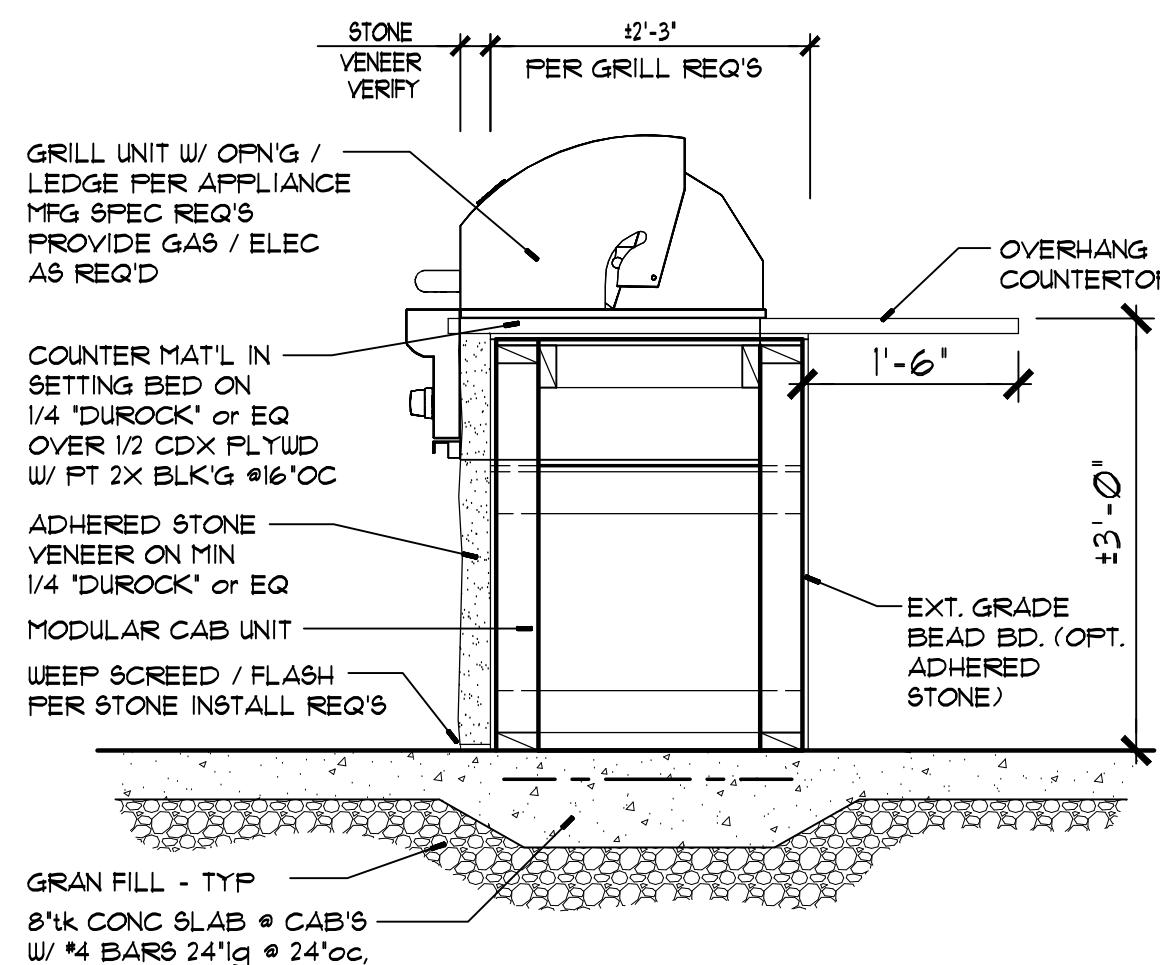
ALL FEATURES / DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE G.C. SO AS TO MATCH MUTUAL EXISTING CONDITIONS



COVERED PORCH FRAMING SECTION
SCALE: 1/2" = 1'-0"



DECK CONNECTION DETAIL
SCALE: 1/2" = 1'-0"



OUTDOOR GRILL/KITCHEN SECTION
SCALE: 1/2" = 1'-0"

COMB AIR MASONRY AND PREFAB FIREPLACES

GAS FIREPLACES, GAS LOGS, AND GAS ROOM HEATERS INSTALLED PER CHAPTER 24. COMB. AIR PER SECTION G2401

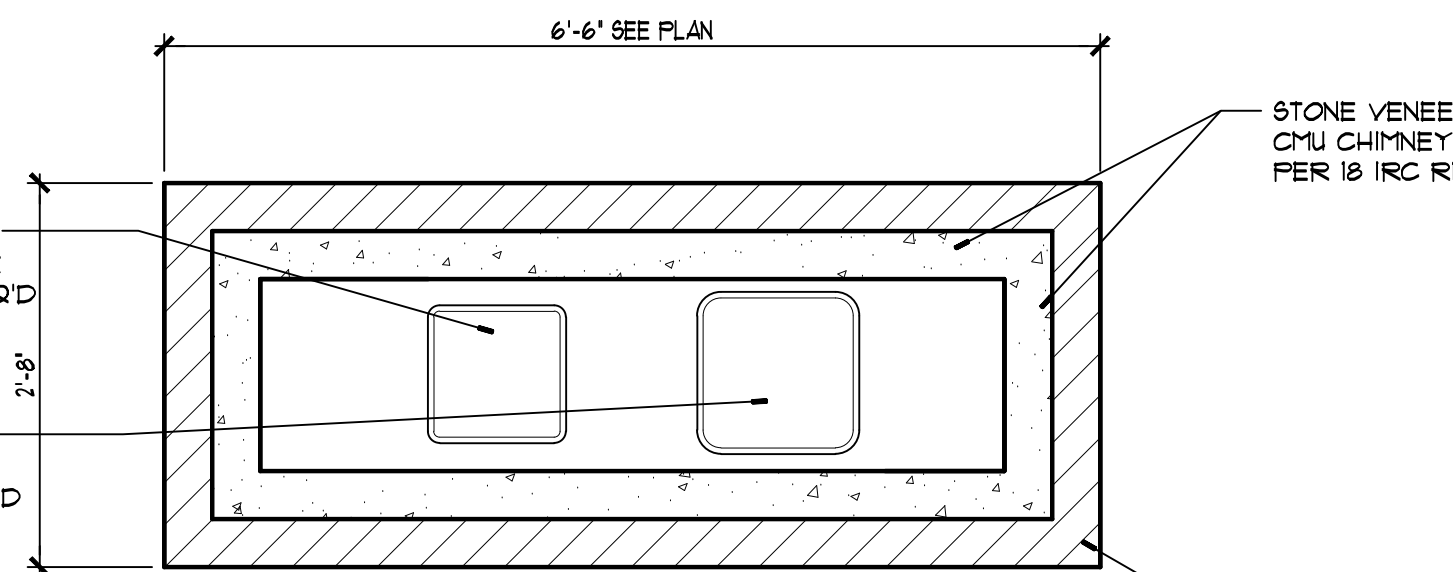
FACTORY-BUILT OR MASONRY FIREPLACES SHALL BE EQUIPPED WITH COMB. AIR TO ASSURE PROPER FUEL COMBUSTION. THE AIR DUCT FOR COMB. INTAKE AND INTERIOR AIR OUTLET TO BE INSTALLED PER MFG. FOR BOTH MASONRY AND PREFAB. THE CROSS SECTIONAL AREA IS A MIN. 6 SQ. INCHES BUT NOT MORE THAN 95 SQ. INCHES UNLESS IN STALLATION INSTRUCTIONS. THE EXTERIOR INTAKE TO BE COVERED WITH A CORROSION RESISTANT SCREEN OF 1/4" MESH MAY DRAW AIR FROM A PROPERLY VENTED ATTIC OR CRAWLSPACE. THE INTERIOR OUTLET MAY BE LOCATED AT THE BACK OR SIDES OF THE FIREPLACE CHAMBER OR WITHIN 24" OF FIREBOX ON OR NEAR THE FLOOR. THE INTERIOR AIR OUTLET SHALL BE CLOSABLE AND DESIGNED TO STOP BURNING MATERIAL FROM DROPPING INTO A CONCEALED COMBUSTIBLE SPACE. EXTERIOR AIR INTAKES SHALL BE INSTALLED BELOW THE LEVEL OF THE BASE OF THE FIREBOX WHEN THE INTERIOR AIR INLET IS INSTALLED INSIDE THE FIREPLACE CHAMBER.

ALL SPECIFICATION NOT SHOWN IN SECTIONS TO BE 2018 IRC CH. 10

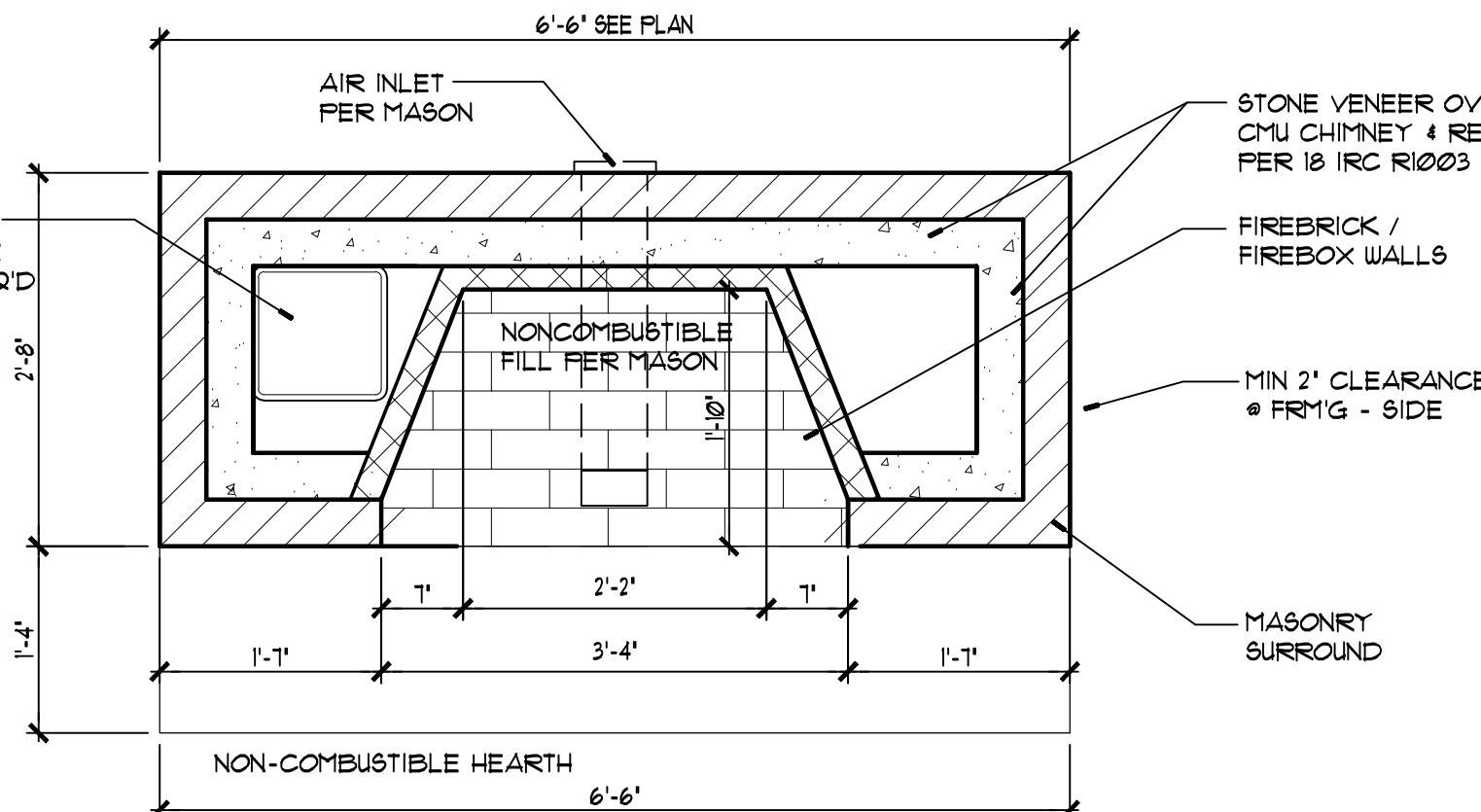
CLAY POT CHIMNEY CAPS W/ CLASS 1B FLUE PER FP. MFG. SPEC. **SPARK ARRESTOR** (EXTENDABLE) OF EQ. SHALL BE PROVIDED AT WOOD BURNING CAPABLE UNITS PER LOCAL REQUIREMENTS.

MASONRY FIREPLACES

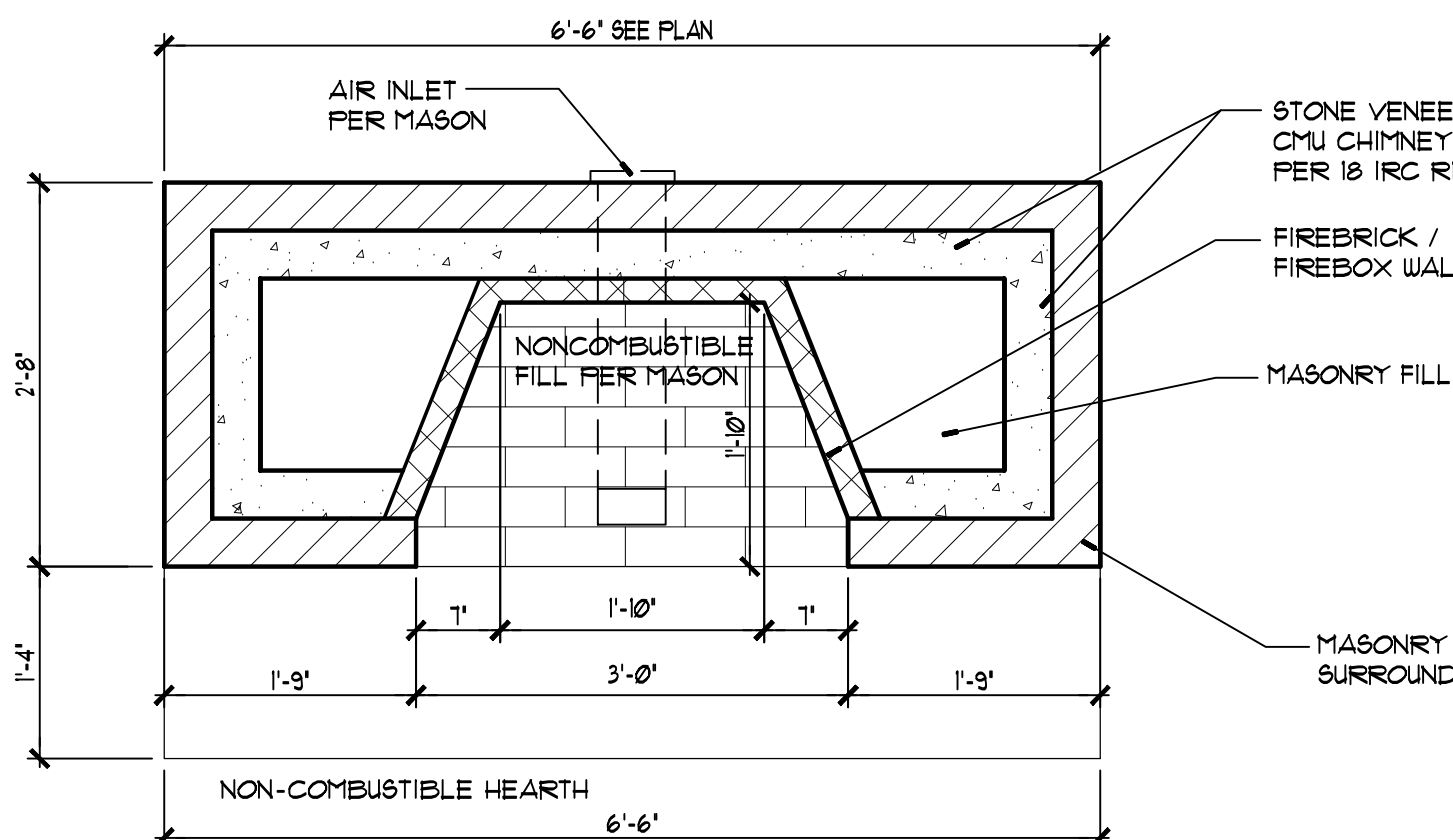
- AIRSPACE CLEARANCE TO COMBUSTIBLES (FRAMING/SHEATHING, ETC.) FROM THE EXTERIOR SURFACE OF THE FIREPLACE BACK WALL SHALL BE 4" MIN. FROM SIDES MINIMUM AND FOR THE SMOKE CHAMBER WALLS AND CHIMNEYS SHALL BE 2" MINIMUM. SUBSTITUTING ADDITIONAL MASONRY THICKNESS AT AN APPROVED MASONRY EQUIVALENT THICKNESS RATIO FOR EACH INCH OF AIR SPACE IS NOT PERMITTED. COMBUSTIBLE TRIM, SIDING, EDGE SHEATHING AND DRYWALL ARE ALLOWED TO CONTACT SIDE WALLS IF 12" OR MORE AWAY FROM FIREBOX OPENING OR FLUE LINING.
- MASONRY CHIMNEYS EQUIPPED WITH A LISTED AND LABELED LINER UNDER UL 1171-04 INSTALLED PER MFG. OR LISTED FOR CONTACT WITH COMBUSTIBLES IN ACCORDANCE WITH UL 121-99 INSTALLED PER MFG. ARE PERMITTED TO MAKE CONTACT WITH EXTERIOR SURFACE.
- 4" MIN. SOLID AT CHIMNEY, LINED WITH MIN. 5/8" CLAY FLUE LINER PER ASTM C318-00 AND A AIR SPACE EQ. TO FLUE LINER BETWEEN LINER AND MASONRY, OR LISTED CHIMNEY LINER SYSTEM COMPLYING WITH UL 1171-04 OR FACTORY-BUILT CHIMNEYS OR CHIMNEY UNITS LISTED FOR INSTALLATION WITHIN MASONRY CHIMNEYS.
- SIZE OF MASONRY FLUE PER R1003.15



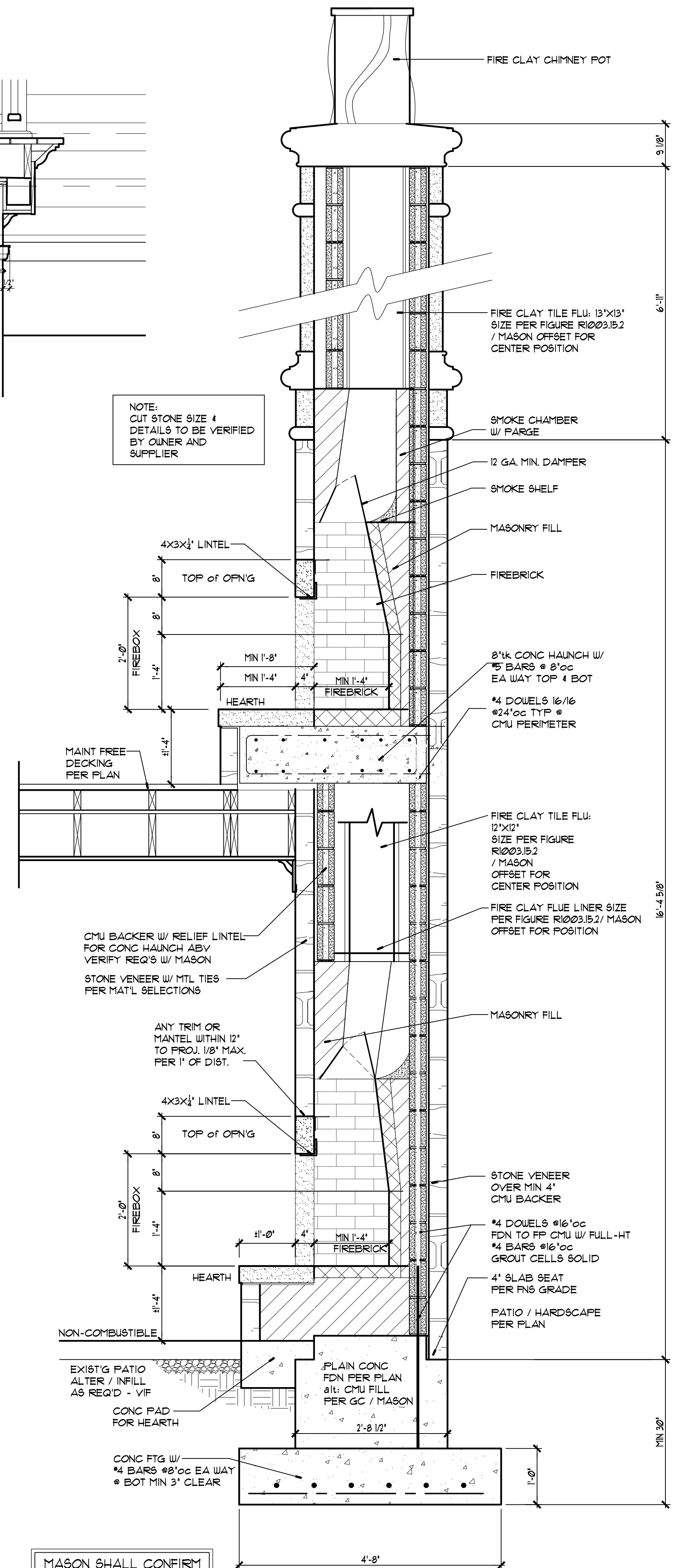
CHIMNEY/FLUE PLAN
SCALE: 3/4" = 1'-0"



FIREPLACE (UPPER) PLAN
SCALE: 3/4" = 1'-0"



FIREPLACE (LOWER) PLAN
SCALE: 3/4" = 1'-0"



FIREPLACE SECTION
SCALE: 3/4" = 1'-0"

MASON SHALL CONFIRM REQ'S FOR FP CONST. COORDINATE - VERIFY DETAIL W/ ARCHITECT & GC AS REQ'D

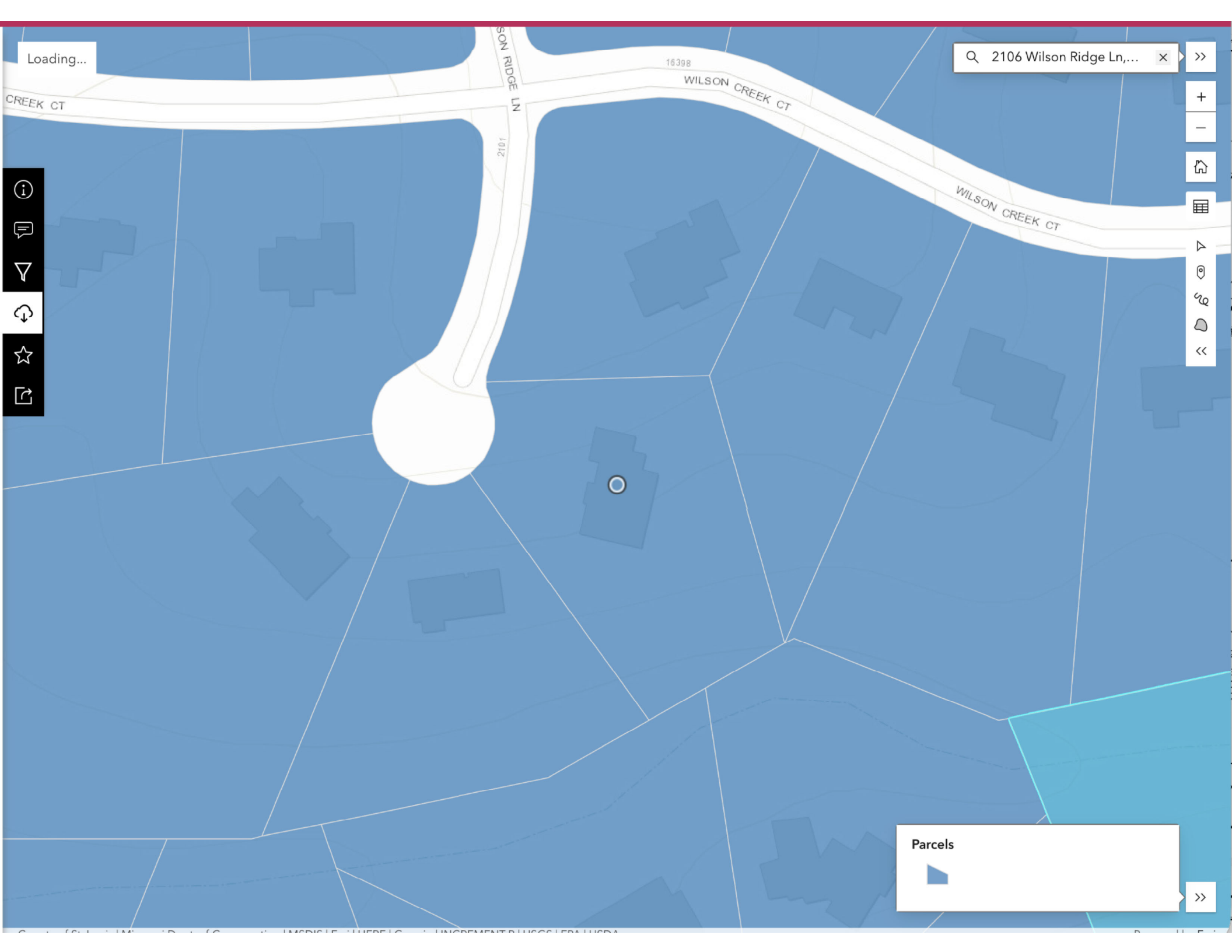
ALL FEATURES / DIMENSIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE G.C. SO AS TO MATCH MUTUAL EXISTING CONDITIONS

Loading...

2106 Wilson Ridge Ln,...

Map navigation controls: info, messages, layers, home, full screen, and other utility icons.

Map navigation controls: zoom in, zoom out, home, full screen, and other utility icons.



Parcels

Legend for the 'Parcels' layer, showing a blue square icon.

From: Aaron Goltzman agoltzman@yahoo.com
Subject: Re: Deck Replacement
Date: September 13, 2026 at 9:30 AM
To: frhillebrandt@icloud.com
Cc: Jessica Goltzman jesimeri@yahoo.com, Brock MacDonald brock.m.macdonald@gmail.com

AG

Hi Fred,

The maintenance and improvement of our homes and properties should be a priority for all of us. We don't feel that we, as neighbors, should impede each other when making these updates.

Good luck with the project.

Jessica and Aaron Goltzman

On Sep 13, 2026, at 9:20 AM, Jessica Goltzman <jesimeri@yahoo.com> wrote:

Forwarding.

Jessica

Begin forwarded message:

On Wednesday, August 26, 2026, 8:24 PM, Frederick Hillebrandt <frhillebrandt@icloud.com> wrote:

Hey Neighbors

We need to replace our deck and the replacement deck will cross over the setback by just over 6 feet on the north-east corner.

We've started the building permit process with Clarkson Valley.

As we work through the process, we will likely need you to sign a variance.

I've attached the plans. Please let us know at your earliest convenience if you have concerns.

Best,

Fred & Michelle Hillebrandt

<Archive.zip>



Fwd: Hillebrandt Deck Project

From Frederick Hillebrandt <frhillebrandt@icloud.com>

Date Thu 9/24/2026 11:25 AM

To Megan Eldridge <cityhall@clarksonvalley.org>; Michelle Hillebrandt <mhillebrandt@icloud.com>

 1 attachment (2 MB)
09.07.26_Hillebrandt.pdf;

Forwarding Clint Lewis' (neighbor) response to our project.

Best Regards,

Fred Hillebrandt

Begin forwarded message:

From: Clint Lewis <clewis@detalus.com>

Date: September 24, 2026 at 7:08:15 AM CDT

To: Fred Hillebrandt <frhillebrandt@icloud.com>

Subject: Fwd:

Fred

All ok with us.

Looking good!

Thank you,

Clint

Begin forwarded message:

From: Clint Lewis <clewis@detalus.com>

Date: September 22, 2026 at 10:12:31 PM CDT

To: Clint Lewis <clewis@detalus.com>

Thank you,

Clint

This e-mail was sent by a member of one of the following affiliated firms: Detalus Advisors, LLC (SEC Registered Investment Advisor); Detalus Insurance Services, LLC ("Detalus"). This e-mail message, and any attachment, is not an offer, or solicitation of an offer, to buy or sell any security or other product from Detalus. The information provided is subject to change without notice. If you received this in error, please contact the sender and delete the material from any computer on which it exists. In accordance with applicable laws, Detalus reserves the right to monitor, review and retain all electronic communications, including e-mails. Any use, copying or distribution of the information contained in this e-mail by persons or entities other than the intended recipient is prohibited. Detalus does not accept, buy, sell or other transaction orders by e-mail, or any instructions by e-mail that require a signature. E-mail transmissions cannot be guaranteed to be secure or read in a timely manner. Do not send any sensitive information such as account or personal identification numbers by e-mail.

Notice sent to: 2112 Wilson Ridge Lane, 16316 Wilson Creek Court, 2203 Devonsbrook Drive, and 2204 Devonsbrook Drive

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, October 8, 2026, at 6:30 p.m. at 15933 Clayton Road, Suite 300, Ballwin, Missouri, 63011, for a request by:

Frederick Hillebrandt, 2106 Wilson Ridge Ln. – Requesting a variance from the Rear Yard and Rear Building Line requirements to allow a covered deck to encroach 6.5 feet into the rear yard located at 2106 Wilson Ridge Lane.

Attendees may also join the meeting virtually through Zoom:

<https://us06web.zoom.us/j/4576311732?omn=84103173340>

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: October 8, 2026
Re: Board of Adjustment Variance Request – 2106 Wilson Ridge Lane

This memo addresses the variance request by Frederick Hillebrandt to allow for the construction of a new replacement deck that is covered with fireplace and will extend into the rear building setback line.

- On the north-east side of the property the structure encroaches six and one half feet (6.5') into the rear 50' setback.
- The structure then travels east, approximately thirteen feet (13') tapering down to zero feet (0) at the chimney fireplace.

The proposed structure at the highest point (chimney) is approximately 23 feet.

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.