



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION #19-028 A MINOR SITE DEVELOPMENT PLAN FOR A 6 FOOT-TALL WOOD PRIVACY FENCE WITHIN THE SETBACK ALONG N. MASON ROAD FOR THE PROPERTY AT 811 COULANGE COURT

FOR THE MEETING OF: Monday, August 19, 2019, 6:30 PM.

SUBJECT PROPERTY LOCATION: 811 Coulange Court. (see attached map).

REQUEST: Yulia Guseva, homeowner, has submitted an application for a six foot tall, wood privacy fence to replace the existing four foot tall open picket wood fence at the property line within the setback along N. Mason Road, for the property addressed as 811 Coulange Court. The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. The subject property is zoned A Single Family District, which has a front yard setback of 50 feet, for all street frontages.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will review the request on Monday August 19, 2019 at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices and available on the City's website at www.creve-coeur.org under the Planning Projects page.

We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments in advance or at the meeting. For information about this proposal or to verify the meeting schedule, please call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT/ OWNER: Yulia Guseva and Gene Radomyslsky
811 Coulange Ct.
Creve Coeur, MO 63141

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along N. Mason Rd

Creve Coeur 2030 References

- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.250: A Single-Family
- Section 405.640: Fences within the Front Yard Section and along Street Right-of-Way
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



STAFF CONTACT: Whitney Kelly, AICP, City Planner

CC: Scott Saunders and Sue Baseley, Ward IV

Aerial Map

811 Coulange Ct



Proposed
Fence Location



City Limits

Parcels

July 24, 2019



Prepared By

HORNER SHIFFRIN

