



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

NOTICE OF PUBLIC HEARING

**APPLICATION TO THE BOARD OF ADJUSTMENT
VARIANCE REQUEST FOR THE PROPERTY AT 834 N. SPOEDE ROAD TO
ALLOW FOR THE RECONSTRUCTION OF THE HOME WITH NON-
CONFORMING SETBACKS TO INCLUDE A SECOND FLOOR, AND
ADDITION WHERE THE REQUIRED FRONT YARD SETBACK ALONG
RAMBLEWOOD LANE IS 45 FEET AND SIDE YARD IS 12 FEET
FOR THE C-SINGLE FAMILY RESIDENTIAL DISTRICT**

**FOR THE BOARD OF ADJUSTMENT MEETING OF: Thursday, February 18,
2021, 4:00 PM**

SUBJECT PROPERTY LOCATION: 834 N. Spoeede Road, zoned C-Single Family Residential District.

REQUEST: Ryan Burkeen, of Xtreme Team LLC, has submitted an application to allow for a second story and building addition to the pre-existing, non-conforming home for the property addressed as 834 N. Spoeede Road, zoned C Single Family Residential. The existing home was built at 40 feet from Ramblewood Lane, and a side yard at 9 feet-8 3/4 inches, where Section 405.270(E)(4) Yard and setback requirements has a minimum 45 foot front yard, 12 foot side yard and 30 foot rear yard. The proposal includes rebuilding the home and adding a second story at the non-conforming setbacks, with a garage addition and second story addition at the required setback.

ADDITIONAL INFORMATION: The Board of Adjustment is scheduled to review and take action on this request at its meeting on Thursday, February 18, 2021 at 4:00 p.m. in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

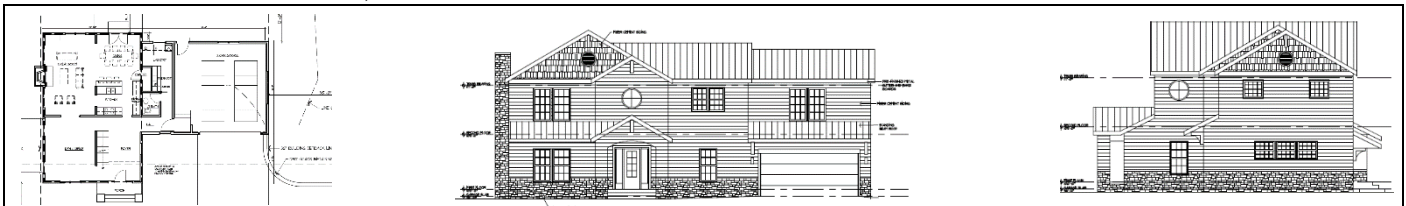
APPLICANT: Ryan Burkeen
Xtreme Team LLC
11 Pyrenees Dr.
Lake St. Louis, MO 63367

Key Issues:

- Degree of variance
- Impact to neighborhood
- Property versus owner hardship

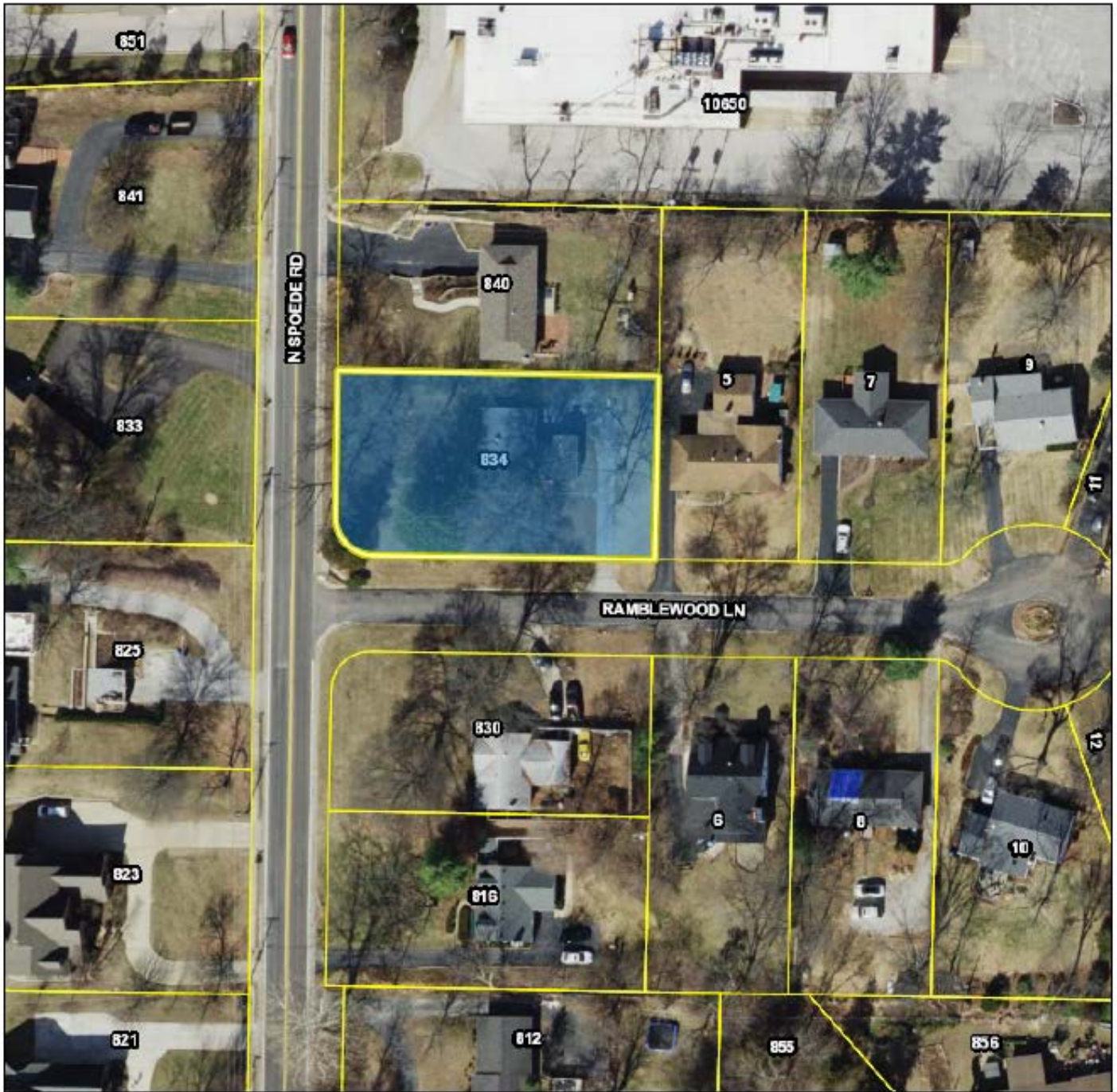
Zoning Code References

- Section 405.230: Establishment of Size, Dimension and Access Criteria.
- Section 405.270: C Single-Family Residential
- Section 405.610: Non-Conformities
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals



STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Heather Silverman and Alexis Travers, Ward I

AERIAL PHOTO:



City Limits

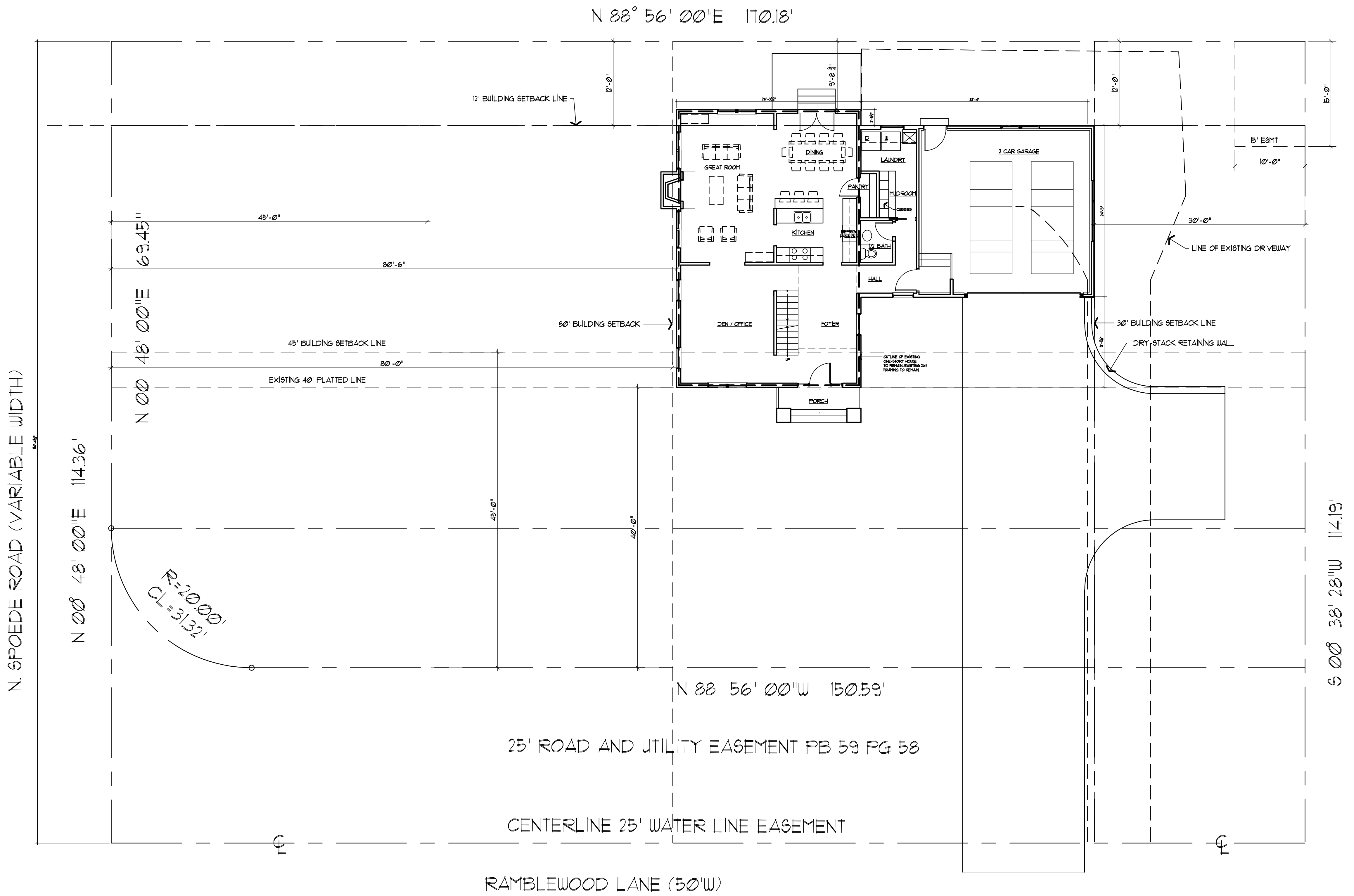
Parcels

January 25, 2021



Prepared By

HORNER SHIFFRIN



PROPOSED HOUSE
PLOT PLAN
 SCALE: 1/8" = 1'-0"

EXP. DATE: 12/31/21

DATE: _____

Dan Passanise
 ARCHITECT
 dpassanise52@earthlink.net
 6842 ARDALE DRIVE
 ST. LOUIS, MO 63123
 314-677-1138

ADDITIONS AND RENOVATIONS
 AT
834 N. SPOEDE ROAD
ST. LOUIS, MO 63141

PRELIM. DATE:	11/7/20
ISSUE DATE:	00/00/00
CONTR. DATE:	00/00/00
DRAWN BY:	D.J.F.

REVISIONS:	01/14/21
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SHEET

A = 1

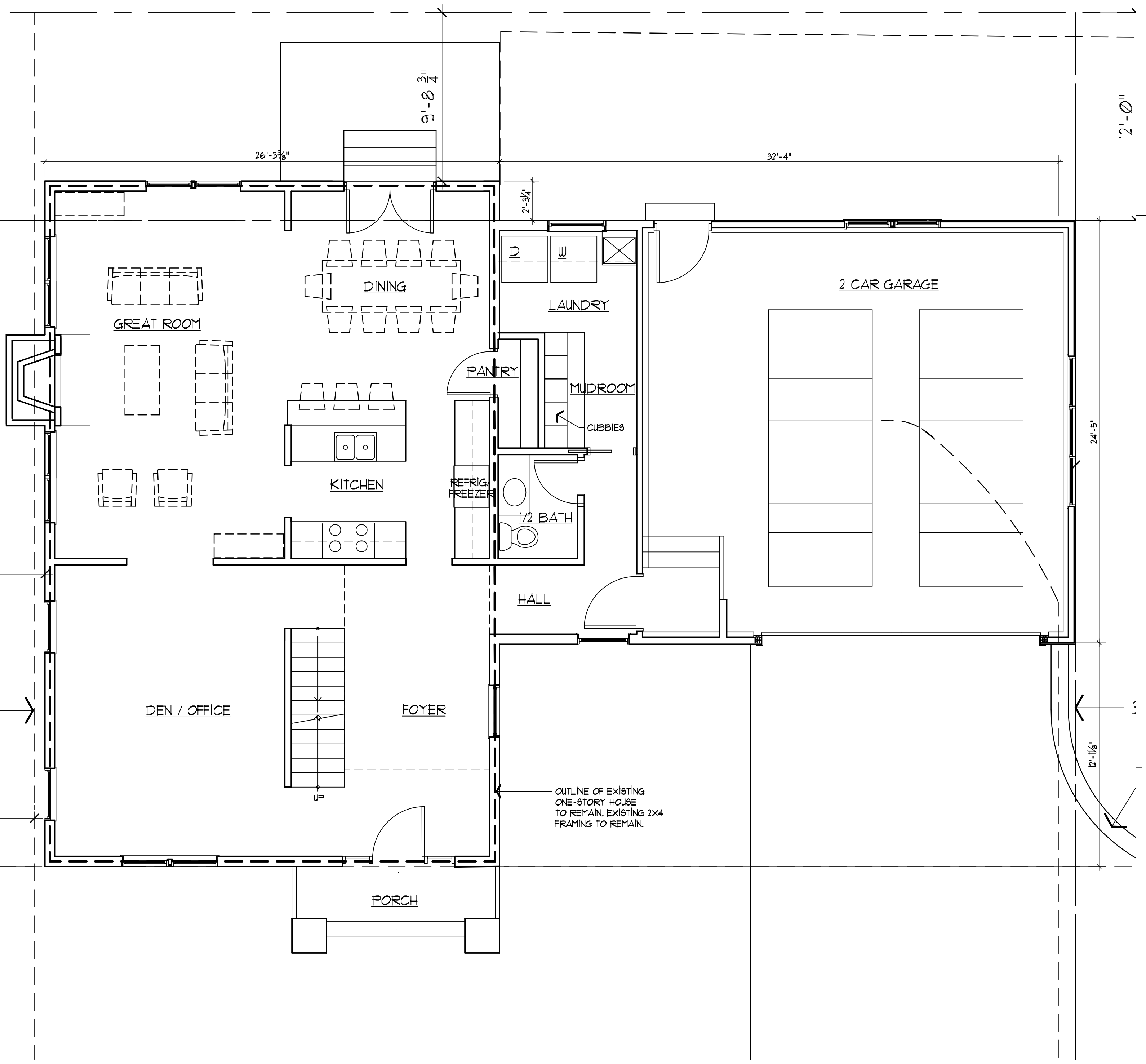
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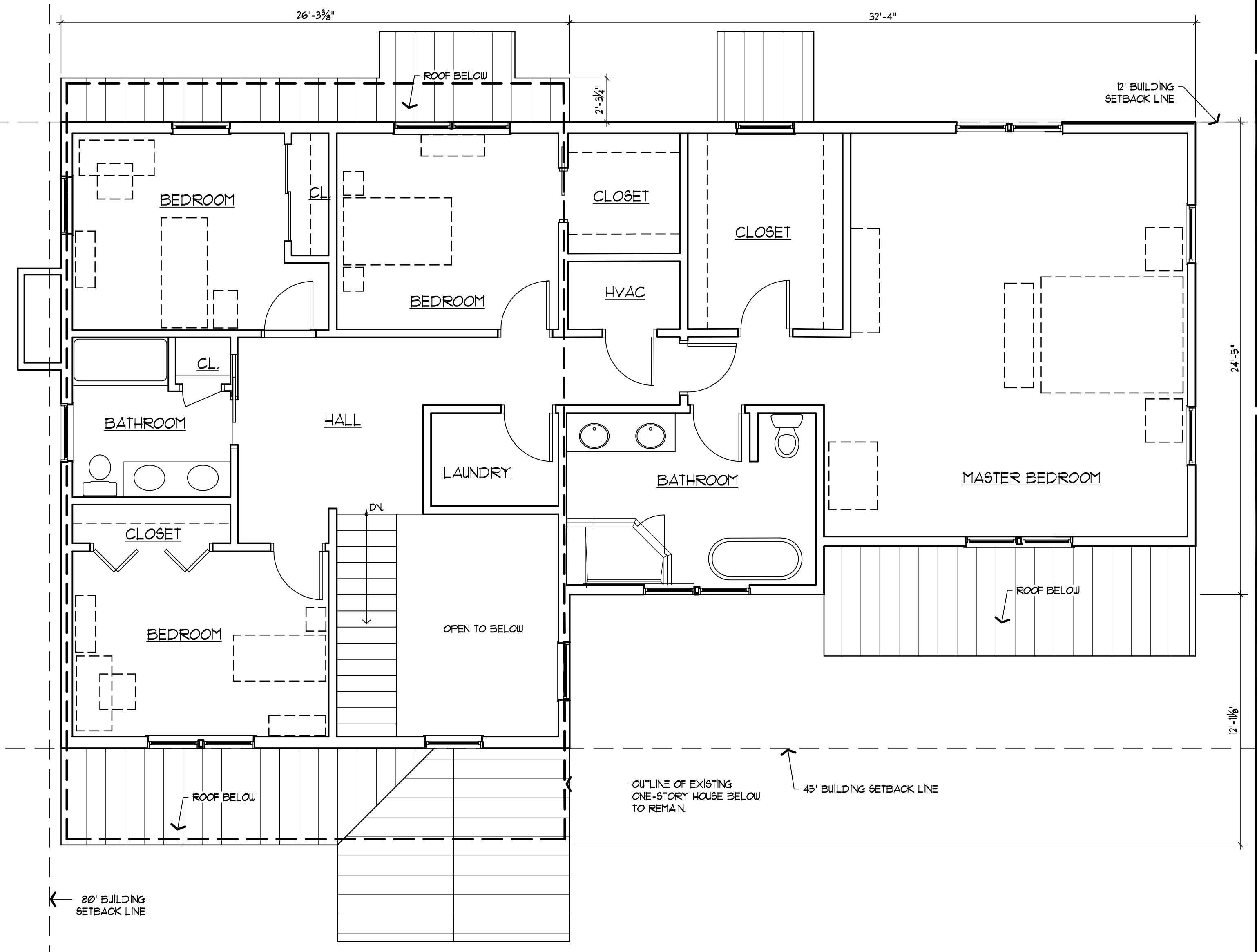
PRELIM. DATE:	REVISIONS:
1/17/20	01/14/21
ISSUE DATE:	
CONTR. DATE:	
00/00/00	
DRAWN BY:	
D.J.F.	

SHEET

A=2



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



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

Dan Passanise
ARCHITECT
dpassanise52@earthlink.net
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ST. LOUIS, MO 63123
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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