



Board of Adjustment Application for Zoning Variance

The Board of Adjustment is a local body consisting of volunteers appointed by the Mayor. The Board of Adjustment is authorized by Missouri State Statutes to hear two types of cases relating to the administration and enforcement of zoning regulations: (1) Appeals from the interpretation of administrative officials in the enforcement of the zoning regulations; and (2) Applications for variances from strict application of zoning regulations. Generally, the Board of Adjustment determines whether an applicant has demonstrated sufficient "practical difficulties or unnecessary hardship" to warrant variation from application of a particular zoning regulation.

Check (✓) the type of variance for which you are applying:

Area (bulk) variance: A request to allow deviation from the dimensional (i.e. height, density, setbacks, greenspace) requirements of a zoning district.

Appeal of an administrative determination

STATE OF MISSOURI }
CITY OF BRENTWOOD }
Petition for Appeal from Zoning Regulations }

Board of Adjustment Case: #20-08
Hearing Date: August 27, 2020

I. APPLICANT INFORMATION

Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's

Record: Stew CLARK
Address: 2331 ST. CLAIR
City: Brentwood State: Mo Zip: 63144
Tel.: 3143082565 Alt. Tel.: _____ Fax: _____

Petitioner, if other than owner(s): _____
Address: _____
City: _____ State: _____ Zip: _____
Tel.: _____ Alt. Tel.: _____ Fax: _____
Legal Interest: _____

- Attach additional sheets as necessary for other Parties of Interest (Architect, Engineer, etc.)

II. PROPERTY INFORMATION

Project Address: House
Tax ID/ Locator Number: _____
Acreage: _____ (to the nearest tenth of an acre)
Current Zoning District: _____
Legal Description of Property: House

III. NATURE OF REQUEST FOR VARIANCE

Unique physical characteristics of the property that prevent compliance with code (e.g. size, slope, etc.): _____

N/A

Description of the necessity of the proposed improvement: _____

N/A

Section of Zoning Code from which the variance is sought: _____

N/A

Basis for appeal of the above action: sewer Lateral installation by BRENTWOOD WAS Defective

Specify the action to which the appeal is sought: \$3500.00 Requested

Description of the effect or impact on neighboring properties: NONE

Statement of any other hardship or information for this appeal: ATTACHED

IV. COMPLIANCE

Is the property in compliance with all previous conditions of approval of all applicable Ordinance requirements?
 Yes No. If no, please explain: _____

Is the property in compliance with all Zoning, Subdivision, and Code requirements?
 Yes No. If no, please explain: _____

V. AFFIDAVIT OF COMPLETENESS AND ACCURACY

STATEMENT OF COMPLETENESS AND ACCURACY

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify that all owners and petitioners have been provided a complete copy of all material, attachments and documents submitted to the city of Brentwood relating to this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the city of Brentwood, Missouri and will not be returned.

Check (✓) one: I am the property owner I am the contract purchaser
 I am the duly appointed agent of the petitioner

Stew Clark
Name (printed)

[Signature]
Signature

8/4/2020
Date

REQUIRED APPLICATION MATERIALS

The filing deadline for the Board of Adjustment is thirty (30) days prior to the regular meeting date.

Place a check mark on the line to indicate inclusion of the item with the application submittal.

Application fee of \$100

10 copies of the official application form

10 copies of a site plan conforming to site plan requirements (see site plan review application) and indicating the necessary variances.

For additional information, please contact the Director of Planning & Development at (314) 963-8629.

August 4 2020

Dear Board of Adjustment

RE: Summary of Request for \$3500.00 to cover half the cost to install sewer lateral lining

I am requesting \$ 3500.00 from the city for having to repair my lateral after the city left me with a job half done just months before.

I spent 6000.00 to have the entire lateral redone and feel that the problem lateral could and should have been fully repaired when the city sent in their own crew to inspect and repair my lateral just in 2017.

At the time My lateral was inspected by the city in 2017/18 the decision was made to install a few patches using the balloon method and a limited number of sections to try and eliminate the ingrowth of roots caused by the joints in the failed lateral .

At the time this work was done I verbally requested that the entire line be replaced. I did so because I assumed that the problem of roots and the backup into my home would occur if the work was done only in small sections.

The dropbox video link shows the lateral right before the crew I hired from Pipe Solutions went in and relined the entire length from the house to the street.

<https://www.dropbox.com/s/243dz1no4pwwxcj/TV%20Camera%20Inspection%20~%202331%20St.Clair%20Ave%20-%20110119.MP4?dl=0>

I Spent 6000.00 dollars with Pipe Solutions to redo this work correctly and ensure that the lateral was sealed and my sewer will not back up into my basement. This is what should have been don't in 2017 but in an attempt to save \$\$ the lateral was not inspected and repaired properly.

Brentwood has since suspended this City run sewer lateral and now relies on trained contractors. I used a City approved contractor to do the work , Pipe Solutions.

Pipe solutions is willing to come before you to review this video and point out the areas in the Brentwood lining that have failed. They would also show you the video of the new lining they have since installed over this to correct the problem and fix this lateral once and for all.

After reviewing this video

<https://www.dropbox.com/s/243dz1no4pwwxcj/TV%20Camera%20Inspection%20~%202331%20St.Clair%20Ave%20-%20110119.MP4?dl=0>

The work done in 2017 by Brentwood is failing at the joints that it was supposed to repair.

The work was done in a piecemeal fashion and any retained video would support my claims that the entire length should have been lined or replaced in the 2017 work. Any work logs would also detail my verbal opposition to the work performed including my calls to the head of department. The work logs were poor and incomplete and any video taken by

Brentwood is gone

Carefully watch the video.... How many patches do you see from the drop to the main? At what feet from the drop do the start and stop?

Do you notice an issue with the integrity of the pipe as it joins other sections of the pipe?

Do you see the massive root growth as well?

If you lived here, how would you try to insure that your basement does not fill up again with Sewer Wastes? What would you do?

I chose to solve the problem with the defective pipe joints and line the lateral. The same solution I proposed in 2017.

The first section of the video is from the house to the drop....Then part 2 starts from the drop to the main and back.

This is all that I have to share except my word that I opposed the original Brentwood plan in 2017 but was told that costs were going out of control and pressure to cut costs were being emphasized

I just got caught in the middle of a transition period and had to pay to redo a job that should have never been proposed given the status of the lateral in question.

I am asking for \$ 3500.00 from the city for having to repair my lateral after the city left me with a job half done just months before.

My out of pocket costs in 2019 were\$ 6000.00 to have the entire lateral redone and feel that the problem lateral could and should have been fully repaired when the city sent in their own crew to Patch my lateral.

Stew Clark
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