



11911 Dorsett Road
Maryland Heights, MO 63043-2597
t: 314.291.6550 f: 314.291.7457
www.marylandheights.com

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Autumn Lakes Homeowners
c/o AMC Management LLC
3153 Fee Fee Road
Bridgeton, Missouri 63044

Re: DECKS IN AUTUMN LAKES

Homeowners:

It seems that the most challenging part of dealing with decks in Autumn Lakes is that every unit/deck are too different to develop a one size fits all, or even a one size fits most, approach. Here is the best way to deal with decks in Autumn Lakes moving forward:

Each homeowner wishing to build, replace, or demolish a deck should contact the City to schedule an on-site meeting with staff (314-291-6550 or cst@marylandheights.com) as a first step. We can send the Residential Plan Reviewer, Jason Boren, or other staff to the property to inspect the deck/situation to determine precisely what will be required from a permitting standpoint, including but not limited to whether a design professional such as an architect or engineer will be required. For those wishing to demolish existing decks, staff can advise what kind of safety measures can be implemented depending on the situation. Staff can also answer any other permit related questions for the homeowner. This will get the project off to the proper start and ensure that homeowners do not spend money on consultants that may not be necessary.

With regard to repair of existing decks, a permit is not typically required if the walking surface is being replaced with the same material and no other structural repairs are necessary. Again, however, we would encourage homeowners to reach out to the City before performing the repairs to discuss the particular situation and which materials are being used.

When it comes to decks in Autumn Lakes, communication with the homeowner as the first step in the process is critical given the variables involved. If you have any questions, please feel free to contact me at (314) 738-2232 or mzeek@marylandheights.com. For technical questions regarding decks, the Residential Plan Reviewer, Jason Boren, can be reached at (314) 738-2244 or jboren@marylandheights.com.

Sincerely,

Michael Zeek, AICP
Director of Community Development/City Planner