



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: April 26, 2010

From: Mara M. Perry, AICP
Senior Planner

Location: Claymont Estates Subdivision at the intersection of Redondo Drive and Corley Drive

Applicant: George J. And Sandra H. Brenner

Description: **508 Redondo Drive (Claymont Estates Subdivision):** A request for an attached residential addition to an existing home on the east side of the lot zoned "R1" Residential District, located at 508 Redondo Drive in the Claymont Estates Subdivision.

PROPOSAL SUMMARY

George J. and Sandra H. Brenner have submitted a request for a residential addition in excess of one thousand (1,000) square feet and which increases the gross livable floor space by more than 30% for your review. The proposed addition is a 1,560 square foot one-and-a-half story attached addition with a garage. Exterior building materials for the addition are proposed to match the existing residential structure with brick veneer and "Hardy" cement siding. The architectural shingle roof will match the roofing materials on the existing residential structure.

The City Council approved an amendment to the residential additions section of the Zoning Ordinance via Ordinance 2599 in March 2010. This project should be reviewed against City of Chesterfield Ordinance Number 2599 which states the following:

1. General
 - A. Tear downs and additions shall adhere to the development standards of the City of Chesterfield Zoning Ordinance as well as any other element of the City Code that shall be deemed applicable.

Please see attached a copy of Section 1003.126 Regulations for Single-Family Residential Tear Downs and Additions as it has been amended in City of Chesterfield Ordinance 2599 for the full language of this section.

The status of a request before its subdivision trustees or its adherence to a subdivision's private regulations should not be a factor in the decision making process of the City. Subdivision indenture requirements and regulations are a private, civil matter between the homeowner and subdivision trustees. Because the City does not take part in the creation, regulation, approval or enforcement of indentures, as a courtesy Ordinance 2599 governing these requests requires that the homeowners notify the subdivision trustees and adjacent property owners.

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned "R1" Residence District. The record plats for the development were recorded with St. Louis County in 1966 and 1967. The house on this lot was built in 1967.

Another request for a detached residential addition on this lot was approved by a vote of 9-0 on October 26, 2009. A Motion to reconsider that project was on the November 9, 2009 Planning Commission agenda and was approved with a vote of 7-2. The Planning Commission reconsidered the project on November 23, 2009 and the motion to approve failed by a vote of 3-5.

Land Use and Zoning of Surrounding Properties:

The property is located in the Claymont Estates Subdivision which is zoned "R1" Residence District. The southern property line of this lot is the Brookmont Estates Subdivision which is also zoned "R1" Residence District.





Bird's Eye View of the Lot

STAFF ANALYSIS

- **Zoning**
The subject site is currently zoned “R1” Residence District and was reviewed against its requirements and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements.
- **Process**
Section 1003.126 Regulations for Single-Family Residential Tear Downs and Additions states that any addition greater than one thousand (1,000) square feet and where the proposed addition increases the gross livable floor space by more than 30% shall be approved by the City of Chesterfield Planning Commission. The proposed addition would add 1,560 square feet to the existing 2,579 square foot home.
- **Architectural Elevations**
The proposed attached addition uses materials to match the materials on the existing residential structure. Brick from the side of the home where the addition is to be attached will be reused on the addition. Attached please find Exhibits A-1 and A-2 which include photos provided by the petitioners of their existing home and of a model of the home with the proposed addition. Also attached are Exhibits B-1 and B-2 which include photos provided by the petitioners of the homes adjacent to their property.
- **Landscaping and Tree Preservation**
The property has not submitted a Tree Stand Delineation as the property is exempt from the requirements of the Tree Preservation and Landscape Requirements. Section III. Exceptions, A. states, “Single residential lots of less than one (1) acre that have been subdivided for more than two (2) years, are exempt from the provisions of this section of

the City of Chesterfield Code.” The petitioner’s request will cause the removal of three trees and they plan to plant new landscaping on the site.

DEPARTMENTAL INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the residential addition at 508 Redondo Drive.”
- 2) “I move to approve the residential addition at 508 Redondo Drive with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Statement from the petitioners
Letters from Neighbors
Plot Plan
Architectural Elevations
Exhibits A-1 and A-2: Photos of existing home and photos of home model
Exhibits B-1 and B-2: Photos of adjacent properties
Section 1003.126 Regulations for Single-Family Residential Tear Downs and Additions

Home Addition - 508 Redondo Dr, Claymont Estates – Jack & Sandra Brenner

Exterior Walls – Matching brick on north, west & east walls; Hardie siding

Roof – 40 year matching architectural shingles

Windows – Matching Pella windows on front side (north)

Garage Doors – Attractive, side-facing (east)

Drainage – All roof drains to drain to existing drains. No increased surface drainage to east

Interior – Garage and space for expanded master bath/suite and pool bath.

Landscaping – Removal of three trees; replacements: trees, bushes & grasses to complement home.

From: Michael Donley (mdonley@donleynet.net)
To: saundrabrenner@yahoo.com;
Date: Mon, April 12, 2010 10:49:08 PM
Cc:
Subject: Re: Your Support: Addition 508 Redondo

REC
APR 16 2010
DEPT. G
& PERS.

12 April, 2010

To whom it concerns:

Please accept this email as my support for the Brenner's proposed improvements to their home at 508 Redondo Dr, Chesterfield, MO 63017.

The Brenner's have shared the plans with me, including a model of the completed project; been responsive to suggestions by their neighbors; and will have the finished project smoothly integrated with their home. Once complete, this project will make their home one of the most valuable in the subdivision, which also often increases the value of their neighbors' homes.

Michael Donley
518 Redondo Dr,
Chesterfield, MO 63017

----- Original Message -----
From: Saundra Brenner
To: Michael Donley
Cc: Saundra Brenner ; Jack Brenner
Sent: Monday, April 12, 2010 10:29 PM
Subject: Your Support: Addition 508 Redondo

Hi Michael,

We greatly appreciate all the time you spent meeting with us to discuss plans for the new attached addition to our home. Considering that our carriage house proposal was turned down last fall, we really need an email indicating your support for the new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Chesterfield Planning Department by their deadline.

Thank you for your continued support.

Sincerely,

Jack & Saundra Brenner
636-256-3936

APR 16 2010

Horst Schubert
512 Redondo Dr
Chesterfield, MO 63017

April 12, 2010

City of Chesterfield
Planning & Zoning Commission
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Sir or Madam:

Jack and Sandra Brenner informed me that they would like to build an addition to their home at 508 Redondo Dr in the Claymont Estates Subdivision. This will improve the value of their home and consequently the other homes in our neighborhood. I strongly support their project.

Sincerely,

A handwritten signature in cursive script, appearing to read "H. Schubert".

Horst Schubert

APR 15 2010

J.
.913

Leo & Delores Stratmann
514 Redondo Dr
Chesterfield, MO 63017

April 12, 2010

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Planning Commission:

We support the proposed addition to the Brenner's home at 508 Redondo Dr.

Sincerely yours,

A handwritten signature in cursive script that reads "Leo & Delores Stratmann". The signature is written in dark ink and is positioned below the typed name "Leo & Delores Stratmann".

From: Jennifer Sarni (jennifersarni@sbcglobal.net)
To: saundrabrenner@yahoo.com;
Date: Mon, April 12, 2010 9:24:57 PM
Cc:
Subject: Re: Your Support: Addition 508 Redondo

APR 15 2

Yes, Jeff and I are both very much in favor of your project.

◆ Jennifer

511 REDONDO DR.

--- On Mon, 4/12/10, Sandra Brenner <saundrabrenner@yahoo.com> wrote:

From: Sandra Brenner <saundrabrenner@yahoo.com>
Subject: Your Support: Addition 508 Redondo
To: "Jennifer Sarni" <jennifersarni@sbcglobal.net>
Cc: "Sandra Brenner" <saundrabrenner@yahoo.com>, "Jack Brenner" <jackbrenner@sbcglobal.net>
Date: Monday, April 12, 2010, 6:22 PM

Hi Jeff & Jennifer,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support of our new attached addition. To make it easy for you, just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
636-256-3936

From: Linda Dunteman (ldunte1@swbell.net)
To: saundrabrenner@yahoo.com;
Date: Mon, April 12, 2010 9:26:15 PM
Cc:
Subject: Re: Your Support: Addition 508 Redondo



I am in total support of your new addition on your home. It will be an asset to any subdivision.

Linda Dunteman
524 Redondo Dr.
Chesterfield, MO.
636 395 4839

--- On **Mon, 4/12/10, Sandra Brenner** <saundrabrenner@yahoo.com> wrote:

From: Sandra Brenner <saundrabrenner@yahoo.com>
Subject: Your Support: Addition 508 Redondo
To: "Linda" <ldunte1@swbell.net>
Cc: "Sandra Brenner" <saundrabrenner@yahoo.com>, "Jack Brenner" <jackbrenner@sbcglobal.net>
Date: Monday, April 12, 2010, 9:09 PM

Hi Linda,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support for our new attached addition. To make it easy for you, just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Chesterfield Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
636-256-3936

From: Julia Ranostaj (jranostaj@earthlink.net)
To: saundrabrenner@yahoo.com;
Date: Mon, April 12, 2010 10:18:14 PM
Cc: jackbrenner@sbcglobal.net;
Subject: RE: Your Support: Addition 508 Redondo

APR 16 2010

Hi Jack & Sandra,

Greg & I have both had an opportunity to review your letter and photo of your proposed addition. We both approve of your home-improvement project. Let us know how we can help support you.

Best Regards,
Julie & Greg Ranostaj
517 Redondo Drive
CERA residents since 1998

From: Sandra Brenner [mailto:sandrabrenner@yahoo.com]
Sent: Monday, April 12, 2010 9:44 PM
To: Julie Ranostaj
Cc: Sandra Brenner; Jack Brenner
Subject: Your Support: Addition 508 Redondo

Hi Greg & Julie,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support for our new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15 (tax day!); and we will forward it to the Chesterfield Planning Department by their deadline.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
636-256-3936

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 9.0.801 / Virus Database: 271.1.1/2805 - Release Date: 04/12/10 13:32:00

<http://us.mg1.mail.yahoo.com/dc/launch?.gx=1&.rand=2ff99232...> 4/12/2010

From: MsKaren702@aol.com (MsKaren702@aol.com)

To: saundrabrenner@yahoo.com;

Date: Mon, April 12, 2010 9:26:29 PM

APR 16 2010

Cc:

Subject: Re: Support : Addition 508 Redondo Dr

Dear Jack and Sandra,

I love the plans you have for your home. What a nice addition to your home and to our neighborhood. We support your plans 100%. The picture you showed us was quite impressive. It's clear that you put a lot of thought into this project.

I know that remodeling can be stressful, if you need anything at all, just let us know. Please feel free to forward this email to the Planning Department.

Jack and Karen Runk

519 Redondo

Chesterfield, MO 63017

636-391-0207

In a message dated 4/12/2010 5:37:30 P.M. Central Daylight Time, saundrabrenner@yahoo.com writes:

Hi Karen,

By now you have received a letter and a picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house was turned down last fall, we would really appreciate an email indicating your support of our new attached addition. To make it easy for you, just respond to our email by Thursday, April 15 (tax day!); and we will forward it to the Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
508 Redondo Dr
Chesterfield, MO 63017
636-256-3936

From: Landwehr,Chris (chris.landwehr@edwardjones.com)
To: saundrabrenner@yahoo.com;
Date: Mon, April 12, 2010 6:49:03 PM
Cc: jackbrenner@sbcglobal.net;
Subject: RE: Your Support: Addition 508 Redondo

Thank you for dropping the picture and letter by. Sorry we were unavailable to talk with you. We do not have any issue with your proposed addition and support your efforts for approval.

Thanks,
Pat & Chris Landwehr
516 REDONDO DR.

If you are not the intended recipient of this message (including attachments), or if you have received this message in error, immediately notify us and delete it and any attachments. If you no longer wish to receive e-mail from Edward Jones, please send this request to messages@edwardjones.com. You must include the e-mail address that you wish not to receive e-mail communications. For important additional information related to this e-mail, visit www.edwardjones.com/US_email_disclosure

From: Sandra Brenner [mailto:saurndrabrenner@yahoo.com]
Sent: Monday, April 12, 2010 6:35 PM
To: Landwehr,Chris
Cc: Sandra Brenner; Jack Brenner
Subject: Your Support: Addition 508 Redondo

APR 16 2010

Hi Pat & Chris,

Sunday, Jack gave your son a letter and a picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down this past fall, we would really appreciate an email from you indicating your support for our new **attached** addition. To make it easy for you, just respond to our email by Thursday April 15 (tax day!); and we will forward it to the Chesterfield Planning Department.

If you feel you can not support the addition, please consider emailing a

<http://us.mg1.mail.yahoo.com/dc/launch?.gx=1&.rand=fd80b87s...> 4/12/2010

From: Teresa Springer (tlspringduck@hotmail.com)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 10:51:49 AM
Cc:
Subject: RE: Your Support: Addition 508 Redondo

We looked over your information and we have no objection to your addition. Good luck at the planning meeting and let us know if we need to send a message to Karen or anyone on our position.

Teresa Springer
Paul Codespoti
515 REDONDO DR.

Date: Mon, 12 Apr 2010 20:07:35 -0700
From: saundrabrenner@yahoo.com
Subject: Your Support: Addition 508 Redondo
To: tlspringduck@hotmail.com
CC: saundrabrenner@yahoo.com; jackbrenner@sbcglobal.net

Mr. Codespoti,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down this past fall, we would really appreciate an email indicating your support for our new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Chesterfield Planning Department by their deadline.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
636-256-3936

APR 16 2010
4:11
S.C.W.

The New Busy is not the old busy. Search, chat and e-mail from your inbox. [Get started.](#)

From: John Steinbrecher (steinys4@sbcglobal.net)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 8:41:28 AM
Cc:
Subject: Re: Your Support: Addtion 508 Redondo

APR 16 2010

10:30 AM
10:30 AM

Hi Sandra - You absolutely have our support for your addition, we have reviewed the plans you gave us and find it very exciting and feel it will help with property values on Redondo! If anyone wants to call us to verify our feelings, please feel free to give them our home phone number 227-4647. Good luck to you! We are green with envy at 520 Redondo wishing we could do an addition too!!

Nancy
520 REDONDO DR.

--- On Mon, 4/12/10, Sandra Brenner <saundrabrenner@yahoo.com> wrote:

From: Sandra Brenner <saundrabrenner@yahoo.com>
Subject: Your Support: Addtion 508 Redondo
To: "Nancy Steinbrecher" <steinys4@sbcglobal.net>
Cc: "Sandra Brenner" <saundrabrenner@yahoo.com>, "Jack Brenner" <jackbrenner@sbcglobal.net>
Date: Monday, April 12, 2010, 7:03 PM

John & Nancy,

By now you have had an opportunity to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support for our new attached addition. To make it easy for you, just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Chesterfield Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

From: cynthia walker (cynthia9161@gmail.com)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 9:01:27 AM
Cc:
Subject: Re: Support - Addition 508 Redondo Dr

APR 16 2010

Dear Jack and Sandra,

Thank you so much for sharing your plans for your property improvement with us.

As your next door neighbors, we are excited to see how what you are planning will make a beautiful home and lot, even more so.

In our view, it is always a good thing when home owners take the time, effort and money to care for and enhance their homes -- especially when done in such good taste, excellent design and fine quality as you have always done.

We welcome your project and will accept any minor inconveniences along the way as the price of progress.

Good luck,
Tom and Cindy Walker
510 R. REDONDO DR

On Mon, Apr 12, 2010 at 5:58 PM, Sandra Brenner
<saundrabrenner@yahoo.com> wrote:

Cindy and Tom,

By now you have received a letter and a picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house was turned down this past fall, we would really appreciate an email indicating your support of our new attached addition. To make it easy for you, just **REPLY** to our email by Thursday, April 15 (tax day!). We will forward your email to the Chesterfield Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

From: J. Donley (jean_donley@yahoo.com)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 7:37:53 AM
Cc:
Subject: Re: Your Support: Addition 508 Redondo

APR 16 2010

Sandra & Jack,

Thank you for providing the letter and photo of your proposed home addition. It will enhance your home nicely.

You have my complete support for your attached home addition project.

Sincerely,
Jean Donley
518 Redondo Dr.
Chesterfield, MO 63017

--- On Mon, 4/12/10, Sandra Brenner <saundrabrenner@yahoo.com> wrote:

From: Sandra Brenner <saundrabrenner@yahoo.com>
Subject: Your Support: Addition 508 Redondo
To: "Jean Donley" <jean_donley@yahoo.com>
Cc: "Sandra Brenner" <saundrabrenner@yahoo.com>, "Jack Brenner" <jackbrenner@sbcglobal.net>
Date: Monday, April 12, 2010, 9:25 PM

Hi Jean,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support for our new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15 (tax day!);

<http://us.mg1.mail.yahoo.com/dc/launch?.gx=1&.rand=f1fdhe93...> 4/13/2010

From: Beth McChesney (mcchesney.beth@gmail.com)
To: saundrabrenner@yahoo.com;
Date: Mon, April 12, 2010 10:42:48 PM
Cc: jackbrenner@sbcglobal.net;
Subject: Re: Your Support: Addition 508 Redondo

APR 16 2010

Saundra and Jack,

We've read your letter and studied the picture of your proposed addition and think it would be an asset to our street. It appears to be preserve the style of your home, yet add an attractive, updated look that still blends well with the neighborhood.

We like and approve of your proposal! Good luck!

Shawn and Beth McChesney 522 REDONDO DR.
On Mon, Apr 12, 2010 at 9:17 PM, Saundra Brenner
<saundrabrenner@yahoo.com> wrote:

Hi Beth & Shawn,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support for our new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15 (tax day!); and we will forward it to Chesterfield Planning Department by their deadline.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Saundra Brenner

From: nana (nana-sherrill@cbnstl.com)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 7:07:52 AM
Cc:
Subject: RE: Support - 508 Redondo Addition

10
APR 16 2010
11
12

Dear Mr. and Mrs. Brenner,

I am in support of your proposed addition, just as I was in support of your carriage house. I think your plans are beautiful and hopefully you will not run up against any opposition this time.

Good luck,

Nana Sherrill

611 PACKFORD DR.

From: Sandra Brenner [mailto:saundrabrenner@yahoo.com]
Sent: Monday, April 12, 2010 6:08 PM
To: Nana Sherrill
Cc: Jack Brenner; Sandra Brenner
Subject: Support - 508 Redondo Addition

Nana,

By now you have received a letter and a picture of the proposed addition to our home at 508 Redondo Dr . Considering that our carriage house was turned down this past fall, we would really appreciate an email indicating your support of our new **attached** addition. To make it easy for you, just respond to our email by Thursday, April 15 (tax day!); and we will forward it to the Chesterfield Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
508 Redondo Dr
Chesterfield, MO 63017
636-256-3936

From: Janet Wade (jan.wade@netzero.net)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 2:34:47 PM
Cc:
Subject: Re: Your Support: Addition 508 Redondo

Dear Jack and Sandra,

Thank you so much for your letter outlining your plans for an addition to your home. We especially appreciate the enclosed photo of the model showing the actual dimensions and scale of the project. We feel that your project maintains the look and feel of our street, has been well thought out, planned and professionally designed. Hopefully, all of your efforts will be approved.

Sincerely,

Janet and Dave Wade
505 REDONDO DR.

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AwesomePennyStocks.com

From: Lloyd Brown (chiefbrown@sbcglobal.net)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 8:44:46 PM
Cc:
Subject: Re: Your Support: Addition 508 Redondo

APR 16 2010

Jack and Sandra,

Please feel free to forward this to the City of Chesterfield Planning Department. As a resident of Claymont Estates, and a former Trustee for our subdivision I fully support your plans to enhance your home with an attached addition.

If I am home and wish me to be there to voice my support I would be happy to do so.

Regards,
Bob Brown
629 Claymont Estates Dr.

From: Sandra Brenner <saundrabrenner@yahoo.com>
To: Mina Brown <chiefbrown@sbcglobal.net>
Cc: Sandra Brenner <saundrabrenner@yahoo.com>; Jack Brenner <jackbrenner@sbcglobal.net>
Sent: Tue, April 13, 2010 12:59:11 PM
Subject: Your Support: Addition 508 Redondo

Hi Browns,

We would really appreciate an email indicating your support for the **new attached addition** to our home at 508 Redondo Dr. This new addition is attached to our house and has side facing garage doors. To make it easy for you, please just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Chesterfield Planning Department in time to meet deadline. Please contact us if you have any questions or would like to see a picture of the model of our addition.

Thank you for your continued support.

With great appreciation,

Jack & Sandra Brenner

From: Barbara McIntyre (mcintyre@itdudes.net)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 6:41:48 PM
Cc:
Subject: RE: Your Support: Addition 508 Redondo

APR 16 2010

Hi Sandra,

I approve. I just have one question about your driveway. If you are putting a garage on the opposite side of the house, are you adding a driveway on that side? The answer doesn't affect my approval - I'm just curious.

When we talked Sunday, I think I might have had a false sense of security about how safe it is here. That really freaked me out about the attempted breakin right behind me. I have a glass door in the back that could easily be broken, so I put a sign on it that says "Homeowner is armed!" Technically, that's true...

Good luck with your house proposal.

Barbara McIntyre 523 REDONDO DR.

From: Sandra Brenner [saundrabrenner@yahoo.com]
Sent: Monday, April 12, 2010 8:59 PM
To: Barbara McIntyre
Cc: Sandra Brenner; Jack Brenner
Subject: Your Support: Addition 508 Redondo

Hi Barb,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate an email indicating your support of our new attached addition. To make it easy for you, just respond to our email by Thursday, April 15 (tax day); and we will forward it to the Chesterfield Planning Department.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner
636-256-3936

From: jsbox (jsbox@charter.net)
To: saundrabrenner@yahoo.com;
Date: Tue, April 13, 2010 10:08:46 PM
Cc:
Subject: Re: Your Support: Addition 508 Redondo

91626

Hello,

We appreciate your informing us of your new plans.

We have no objections to your plans, and encourage any development that will enhance the appearance and value of property on Redondo Dr.

Sincerely,

Jim and Joanne Bach

513 REDONDO DR

From: Sandra Brenner
Sent: Monday, April 12, 2010 10:15 PM
To: Joanne Bach
Cc: Sandra Brenner ; Jack Brenner
Subject: Your Support: Addition 508 Redondo

Hi Jim & Joanne,

By now you have had time to review the letter and the picture of the proposed addition to our home at 508 Redondo Dr. Considering that our carriage house proposal was turned down last fall, we would really appreciate your support for our new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15; and we will forward it to Chesterfield Planning Department by their deadline.

Thank you and please contact us if you have any questions.

With great appreciation,

Jack & Sandra Brenner

Allen & Mitzi Parry
509 Redondo Dr
Chesterfield, MO 63017

April 13, 2010

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Dear Planning Commission:

We have read the Brenner's letter and reviewed the photograph concerning the new addition to 508 Redondo. Please accept this letter as an indication of our support for their project.

Sincerely,

Allen Parry

From: kmgoebel@charter.net (kmgoebel@charter.net)
To: saundrabrenner@yahoo.com;
Date: Wed, April 14, 2010 8:01:10 PM
Cc: jackbrenner@sbcglobal.net;
Subject: Re: Your Support: Addition 508 Redondo

APR 16 2010
DEL
& F:

Sandra,

We have reviewed your plans and support it fully. From the picture the addition looks like it was designed thoughtfully with the architecture of the rest of the house. Let us know if we can help you in any way to get it approved.

Michele Goebel

609 CLAYMONT ESTATES DR.

---- Sandra Brenner <saundrabrenner@yahoo.com> wrote:
> Hi Kurt & Michelle,

By now you have received a letter and a picture of the proposed addition to our home at 508 Redondo Dr. We would really appreciate your support for the new attached addition. To make it easy for you, please just respond to our email by Thursday, April 15 (taxday); and we will forward it to the Chesterfield Planning Department by their deadline.

Thank you for your continued support.

With great appreciation,

Jack & Sandra Brenner

CLAYMONT ESTATES PLAT NO. 1

NOTE:
EAST BOUNDARY SURVEYED BY
POHLMAN & PROST 15 APRIL 2010

709



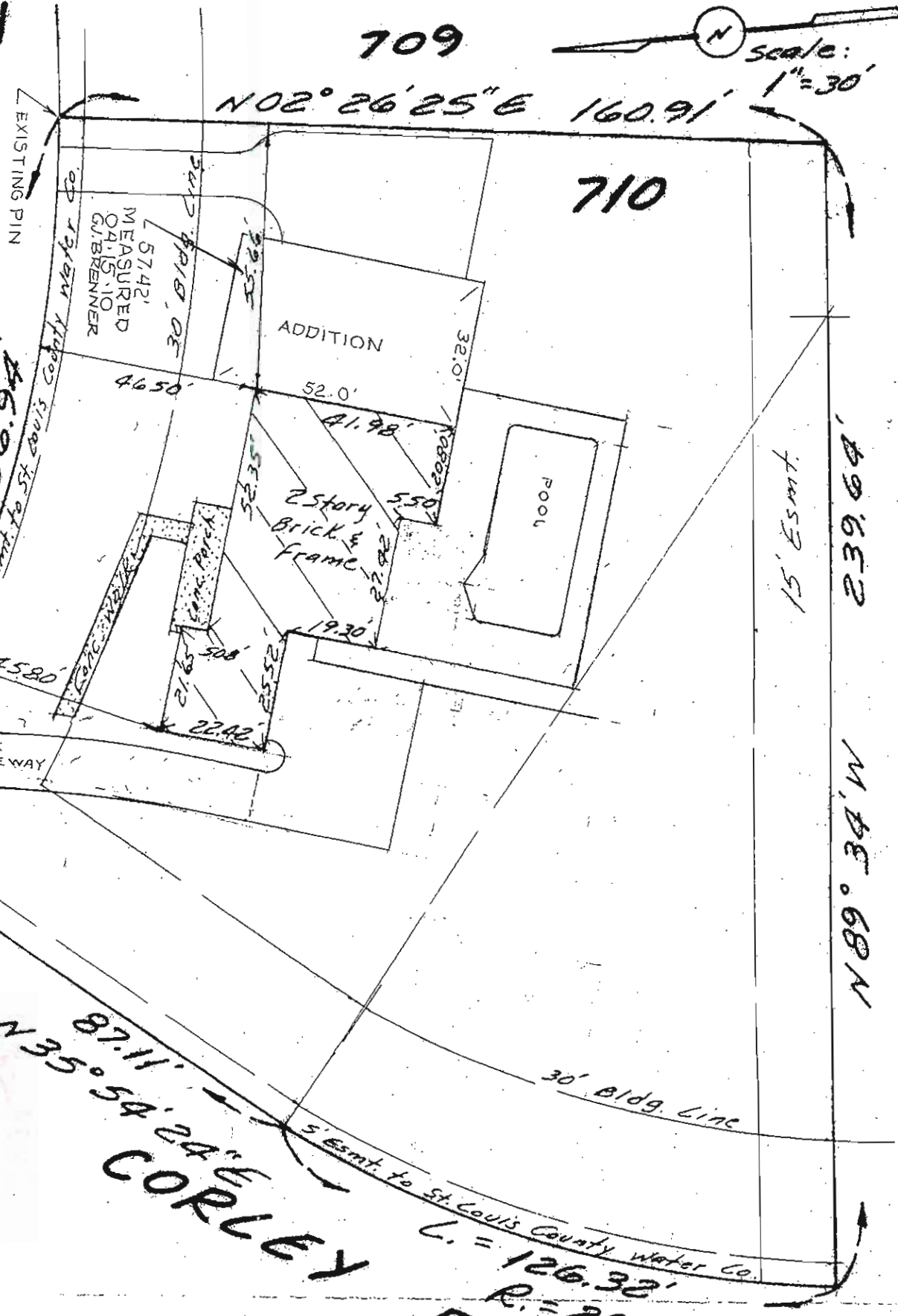
Scale:
1" = 30'

$N 02^{\circ} 26' 25'' E$ 160.91'

710

REDONDO DRIVE 50' W.

REDONDO DRIVE
C. = 136.94'
R. = 307'



87.11'
 $N 35^{\circ} 54' 24'' E$
CORLEY DRIVE

C. = 126.32'
R. = 204.03'
DRIVE 50' W.

Job No. 85-10667

This is to certify that we have, on February 6, 1985, by order of Laura McCarthy Inc. Realtors, made a Mortgage Inspection Report on Lot 710 of "CLAYMONT ESTATES PLAT NO. 1", a subdivision recorded in Plat Book 118 Page 83 of the St. Louis County Records, and that the result of said inspection is correctly represented on this plat.

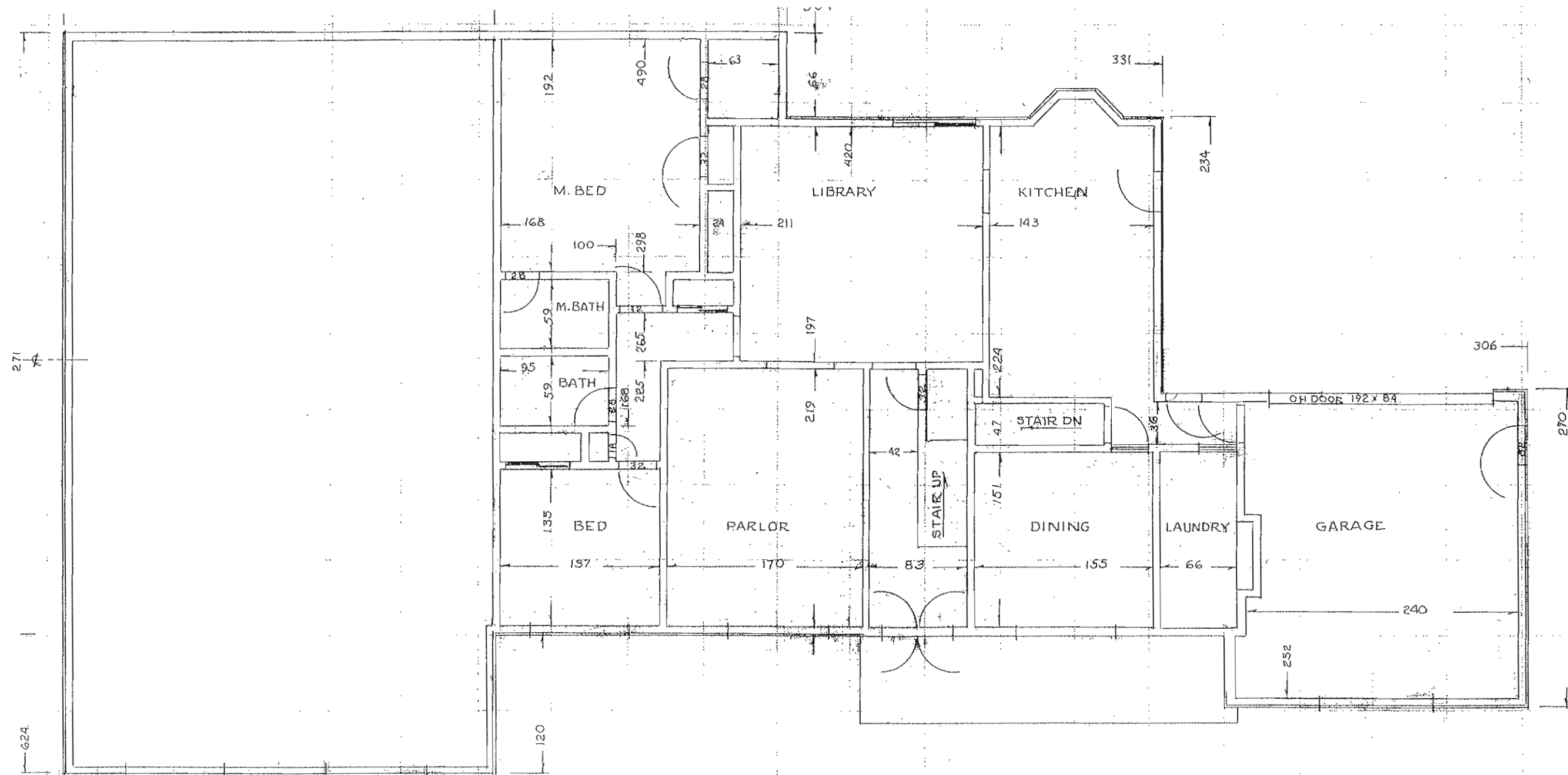
508 Redondo Drive
REVISED 16 APRIL 2010
G. BRENNER

TURNER SURVEYING COMPANY, INC.

By Ernest P. Turner
President
Mo. Reg. L.S. 1610

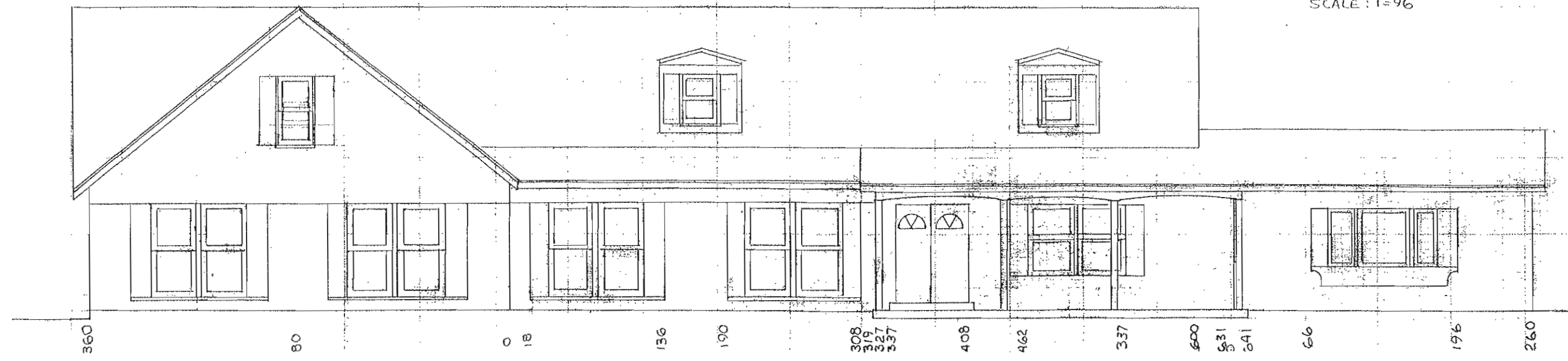


APR-7 2010



BRENNER RESIDENCE
PLAN & NORTH ELEVATION
BRENNER

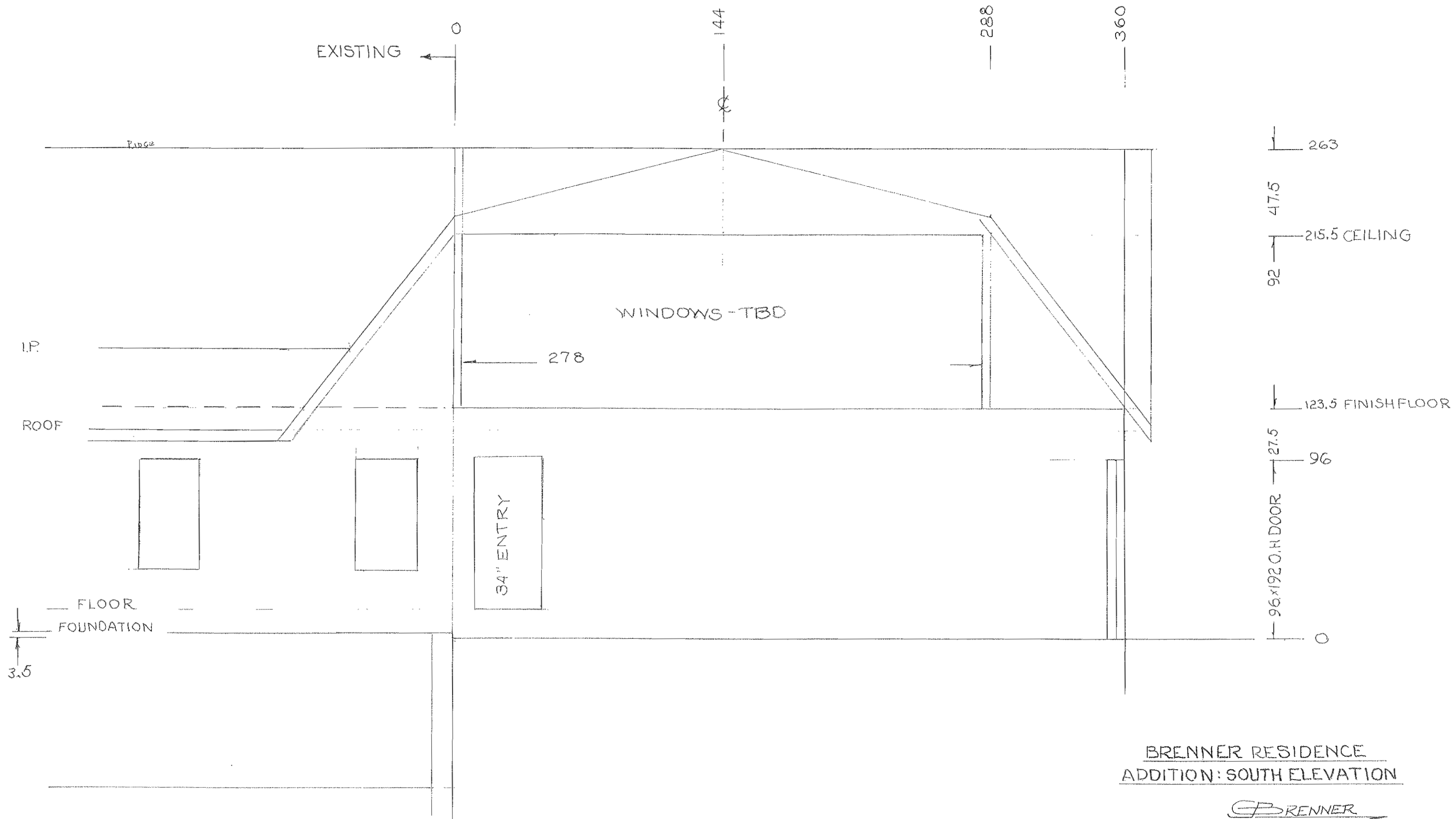
SCALE: 1/96





SCALE: 1=48

BRENNER RESIDENCE
 ADDITION - EAST ELEVATION
 BRENNER



BRENNER RESIDENCE
 ADDITION: SOUTH ELEVATION

BRENNER

EXHIBIT A-1



Photo of existing home



Model with new addition



Photo of existing home



Model with new addition

EXHIBIT A-2



Model with new addition



Model with new addition



Model with new addition



Model with new addition

EXHIBIT B-1



1

510 Redondo



2

509 Redondo



3

507 Redondo



4

505 Redondo



5

506 Redondo

EXHIBIT B-2



570 Corley Drive



573 Corley Drive



605 Corley Court



612 Corley Court

Section 1003.126: Regulations for Single-Family Residential Tear Downs and Additions

The following requirements shall apply for single family residential tear downs and additions in established districts:

1. General.
 - A. Tear downs and additions shall adhere to the development standards of the City of Chesterfield Zoning Ordinance as well as any other element of the City Code that shall be deemed applicable.
 - B. The following items are required with the submittal for all tear downs and new construction and/or additions:
 - (1.) An Application for Municipal Zoning Authorization.
 - (2.) Photos of the adjacent residential properties when Planning Commission review is required.
 - (3.) Architectural elevations and building materials addressing City of Chesterfield Architectural Review Board Design Guidelines when Planning Commission review is required.
 - (4.) Documentation that all adjacent property owners and subdivision trustees were notified of the proposed new construction.
 - (5.) Five (5) copies of a Plot Plan/Site Plan, drawn to scale and including the following information:
 - (a.) All specific information required by the ordinance authorizing the development;
 - (b.) Location and size, including height of the residential dwelling and all other structures located on the property;
 - (c.) Proposed driveway;
 - (d.) All existing and proposed easements/rights-of-way on the site; and
 - (e.) Specific structure setbacks in accordance with the structure setbacks established in the governing zoning district.
2. Minimum Yard Requirements.
 - A. The minimum yard requirements shall be those established for the district in which the dwelling is located. Exceptions may be established by existing non-conforming

P.Z. 13-2007 City of Chesterfield (Residential Districts, Tear Downs & Additions, & Planned Unit Development)
Planning Commission 01/25/2010
City Council 03/01/2010
City Council 03/15/2010

properties by variance granted through the City of Chesterfield Board of Adjustment.

- B. In non-conforming subdivisions that have no platted building line, the prevailing pattern of the front yard setback in the subdivision shall establish the front yard setback. Determination of said prevailing pattern shall be based on the ten (10) closest lots in the subdivision. If there are fewer than ten (10) lots or the subject site is not in a subdivision, the prevailing pattern of the lots on the block frontage shall be used.

3. Height Regulations.

- A. If the entire neighborhood consists of one (1) story houses, plans for the first two (2) story house shall be reviewed by the Planning Commission. If the subdivision indentures already permit two (2) story houses, then the plans do not require review by the Planning Commission.

4. Review.

- A. Applications for residential additions are reviewed by the Department of Planning and Public Works:

- (1.) Any addition larger than one thousand (1,000) square feet and where the proposed addition increases the gross livable floor space by more than 30% shall be approved by the City of Chesterfield Planning Commission.

5. Exceptions.

- A. Where a developed property in a residential zoning district is found to be non-conforming with regards to the dimensional requirements of the particular zoning district for which it resides and said property submits an application for tear down and construction or addition, the Planning Commission shall make a determination of approval or denial based on the intent of this ordinance.

6. Appeal.

- A. Decisions of the Director of Planning and Public Works regarding the application of this ordinance may be appealed to the Board of Adjustment in accordance with applicable procedures as established by the Board of Adjustment.