



**VII. A.**

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

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June 6, 2007

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

The Planning Commission agenda for **June 11, 2007** will include the following item for your consideration:

**14560 Marmont Drive:** House addition on the South side of an existing home zoned "R-2" Residential, located at 14560 Marmont Drive in the Ladue Park Subdivision.

Dear Planning Commission:

West County Design, on behalf of the owners Gary and Nancy Noedel, has submitted for your review, a request for an addition to a residential structure to exceed 500 square feet. The Department of Planning has reviewed this submittal and submits the following report.

**BACKGROUND**

1. The property is located along Marmont Dr. in the Ladue Park Subdivision, and is zoned "R-2" Residential.
2. The existing residence is a single story structure with basement.

**CITY OF CHESTERFIELD PROCEDURE**

1. Section 1003.126B "**Residential Additions**" states that any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. This section also states the following:

"Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings."

2. If the addition request is approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

3. If the addition request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

### SUBMITTAL INFORMATION

1. The item for consideration before the Planning Commission is for the residential addition to exceed 500 square feet.
2. The request is for an 1128 sq. ft. 1 story with basement addition to the rear of an existing single family house.
3. Exterior materials will be white vinyl siding to match the existing siding on the structure.
4. The proposed addition located 19ft 6in from the side property line which is equal to the setback of the existing structure.
5. The proposed is located 42ft. from the rear property line.

### DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests approval of the Residential Addition.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

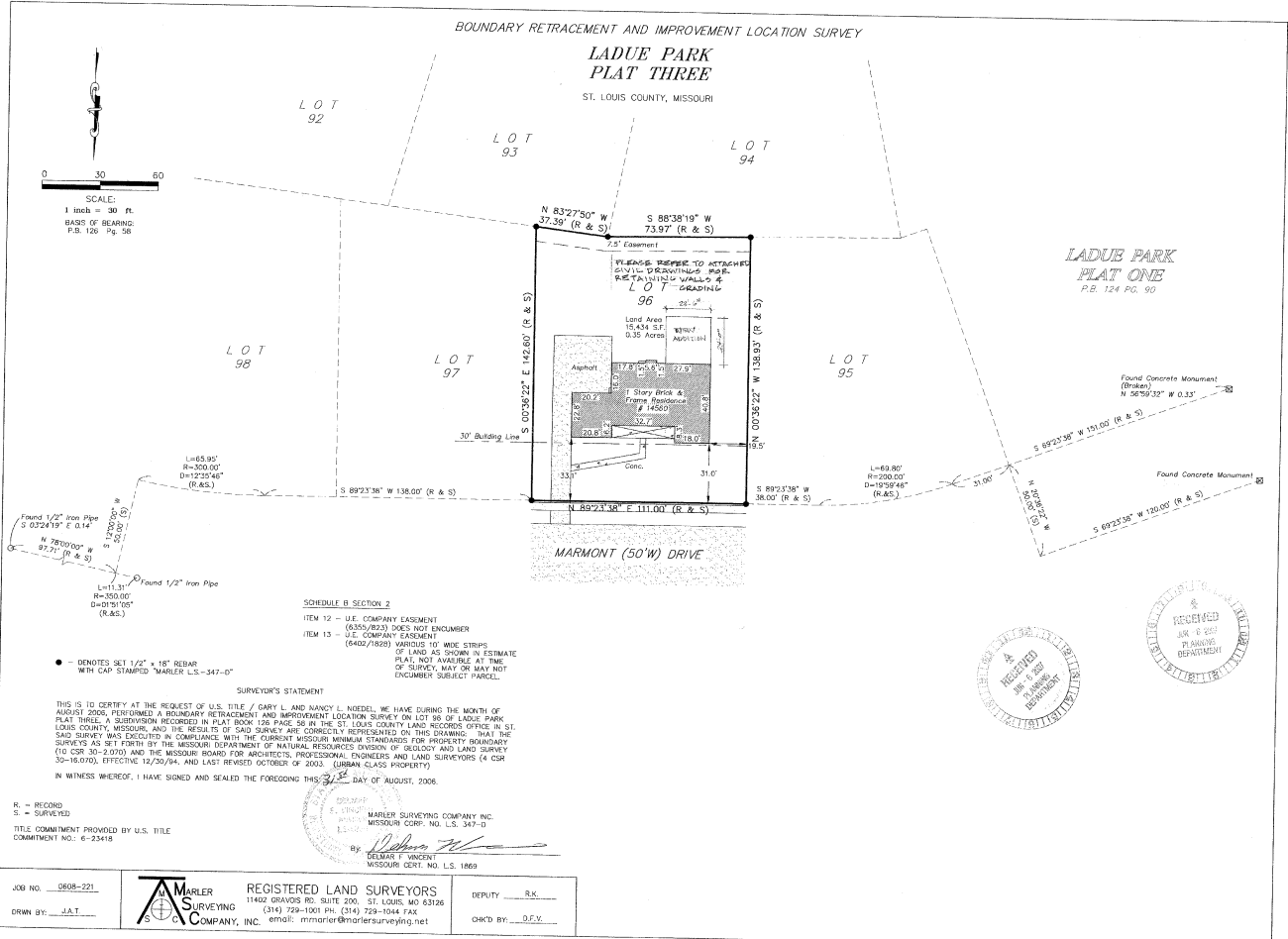
Attachments:

Site Plan  
Architectural Elevations  
Letter From Petitioner

BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY

LADUE PARK  
PLAT THREE

ST. LOUIS COUNTY, MISSOURI



SCALE:  
1 Inch = 30 Ft.  
BASIS OF SCALING:  
P.S. 126 Pg. 56

LADUE PARK  
PLAT ONE  
P.B. 124 PG. 90

SCHEDULE B SECTION 2  
ITEM 12 - I.E. COMPANY EASEMENT  
(925/933) DOES NOT ENCUMBER  
I.E. COMPANY EASEMENT  
ITEM 13 - I.E. COMPANY EASEMENT  
(6402/828) VARIOUS 10' WIDE STRIPS  
OF LAND AS SHOWN IN ESTIMATE  
PLAT, NOT AVAILABLE AT THE  
OF SURVEY, MAY OR MAY NOT  
ENCUMBER SUBJECT PARCEL.

● DENOTES SET 1/2" x 18" REBAR  
WITH CAP STAMPED "MARLER L.S.-547-0"

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY AT THE REQUEST OF U.S. TITLE / GARY L. AND WENDY L. NIEDEL, WE HAVE DURING THE MONTH OF AUGUST 2006, PERFORMED A BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY ON LOT 96 OF LADUE PARK PLAT THREE, A SUBDIVISION RECORDED IN PLAT BOOK 126 PAGE 56 IN THE ST. LOUIS COUNTY LAND RECORDED OFFICE, IN ST. LOUIS COUNTY, MISSOURI, AND THE RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS DRAWING. THAT THE SURVEY AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF SURVEY AND LAND SURVEY (D.C.S. 30-2.070) AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS (A.C.S. 30-16.000), EFFECTIVE 12/29/04, AND LAST REVISED OCTOBER OF 2003. (URBAN CLASS PROPERTY)

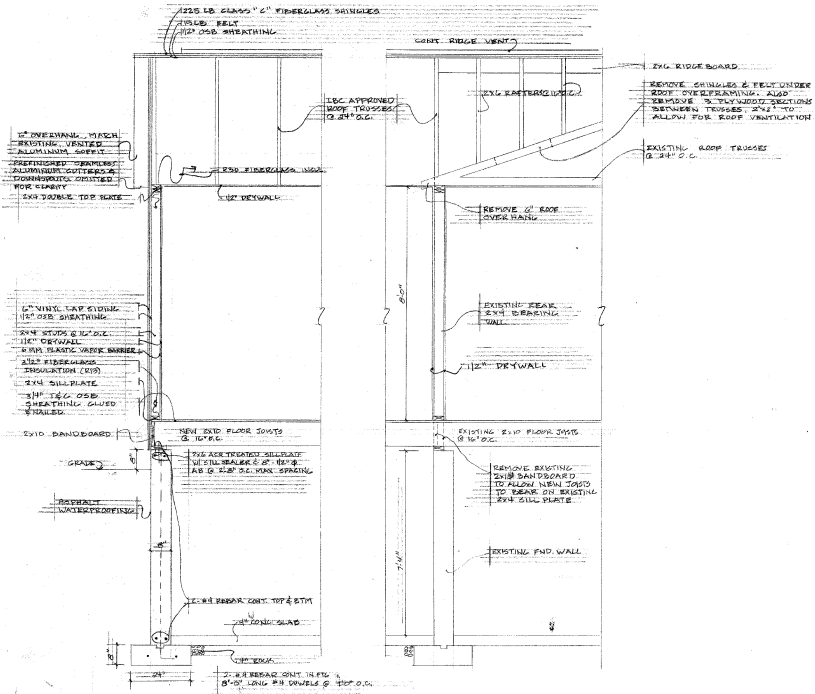
IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 31<sup>ST</sup> DAY OF AUGUST, 2006.

R = RECORD  
S = SURVEYED  
TITLE COMMITMENT PROVIDED BY U.S. TITLE  
COMMITMENT NO. 6-23418

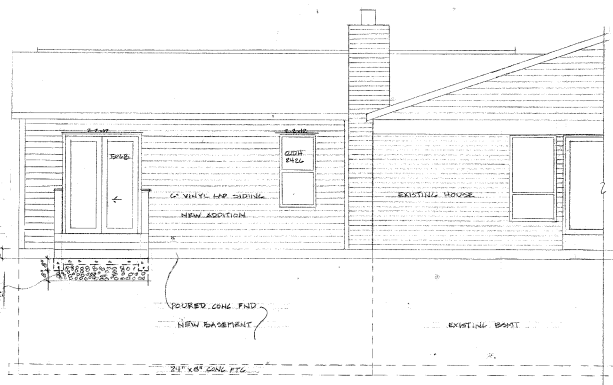
2006/08/31  
MARLER SURVEYING COMPANY INC.  
MISSOURI CODE NO. L.S. 303-3  
By: *[Signature]*  
DEBBIE F. VINCENT  
MISSOURI CERT. NO. L.S. 1869



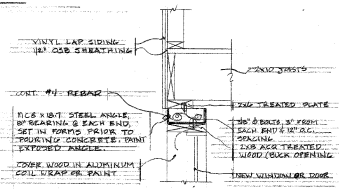
JOB NO. 0608-221	<p>REGISTERED LAND SURVEYORS 11402 GRAVOS RD. SUITE 200, ST. LOUIS, MO 63126 (314) 729-1001 PH; (314) 729-1044 FAX email: mmarter@marlersurveying.net</p>	DEPUTY: S.K.
DRWN BY: J.A.T.		CHK'D BY: D.E.V.



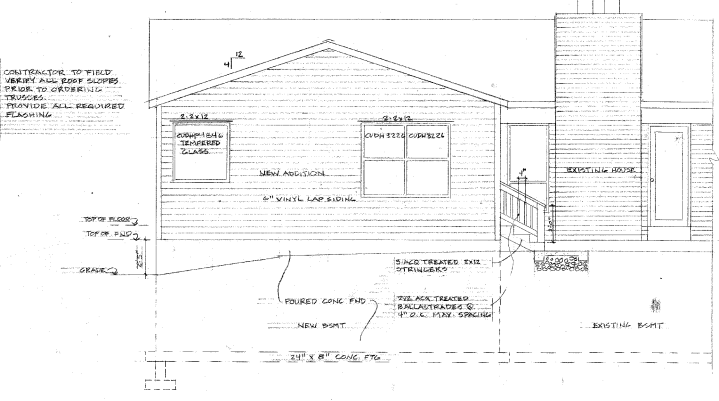
WALL SECTION  
SCALE: 1/2" = 1'-0"



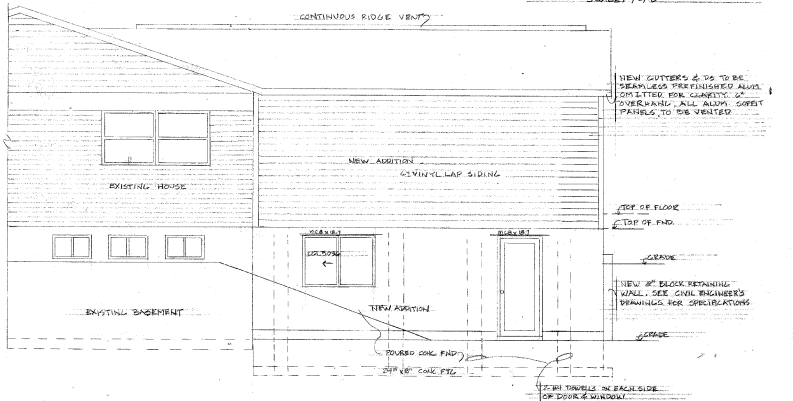
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



WINDOW & DOOR HEADER - FND WALL  
SCALE: 1" = 1'-0"



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



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

CONTRACTOR TO FIELD VERIFY ALL ROOF SLOPES PRIOR TO ORDERING TRUSSES. PROVIDE ALL REQUIRED FLASHING



THESE PLANS ARE PREPARED AND ALL ELEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM PRACTICES AND STANDARDS OF THE ARCHITECTURAL BOARD OF MISSOURI. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REMODELING FOR:  
 MOEDEL RESIDENCE  
 14500 MARHOMT  
 CHESTERFIELD, MO. 63017 922-7530

242 Remando Drive  
 Chesterfield, MO. 63017  
 (636) 271-8007

PROJECT NO.	7907
REVISIONS	2 11.07
APPROVED	
DRAWN BY	
SHEET NO.	2 OF
ISSUE DATE	11.07

June 5, 2007

City of Chesterfield  
690 Chesterfield Parkway  
Chesterfield, MO 63017  
Attn: Mr. Campo

Dear Mr. Campo

Per your request, I am providing 20 copies of the Plot Survey and "Remodeling for Noedel Residence; 14560 Marmont; Chesterfield, Mo 63017". These copies do not have the subdivision trustee's signature that your originals have.

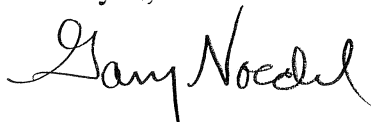
The house, as exists, is a three bedroom ranch and is ideal, except we really wanted a four bedroom since my daughter and son-in-law and 2 children will be moving in after all the repairs are made. Other similar homes on Marmont that are four bedrooms have the fourth bedroom that extends out the back, similar to but smaller than our proposed addition. The addition will be 24' x 24' with a black 4/12 roof and 4 ½ white vinyl ship-lap siding and windows which will match the existing roof eaves and front porch. The addition includes a master bedroom and bath and a walk-in closet. The lot allows us to put in a basement with windows and a walkout door. The trustees said this option could have been purchased like our neighbor's house when it was built.

Since purchasing the house in September, I have become friends with the neighbors on both sides and have met a lot of the neighborhood people including those adjacent to the rear. Everyone is ecstatic that a young family with children will be moving in and relieved that someone is finally fixing up the house and will be making major improvements. The only "negativity" we have sensed is from a older couple who seemed worried that too many improvements may increase taxes due to higher area property values.

The previous owner did not maintain the property and had created enough trouble that the neighbors on both sides had seriously considered moving. My daughter jokingly says that everyone's expectations are so low they would be overjoyed with anyone who moves in that will cut the grass and paint the mailbox.

I hope we can obtain the necessary permits quickly so we can get started soon. My daughter is anxious to move in and there is much to do. The children are registered for pre-school in September,

Thank you,



Gary L. Noedel  
234 Penwood Ct.  
Chesterfield, MO 63017  
314-434-4083 hm  
414-922-4530 cell