



## VII. B.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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July 18, 2007

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

The Planning Commission agenda for **July 23, 2007** will include the following item for your consideration:

**14684 Summer Blossom Lane:** House addition on the southwest side of an existing home zoned "R-1A" Residential, located at 14684 Summer Blossom Lane in the Seasons at Schoettler Subdivision.

Dear Planning Commission:

Berendzen Construction, on behalf of the owner Blanca Perez, 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 Summer Blossom Lane in the Seasons at Schoettler Subdivision, and is zoned "R-1A" 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 833 sq. ft. 1 story with basement addition to the rear of an existing single family house.
3. Exterior materials will be vinyl siding to match the existing siding on the structure.
4. The proposed addition located within the required setbacks for the development

### **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,



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

*Blanca M Perez  
14684 Summer Blossom Ln.  
Chesterfield, Mo 63017*

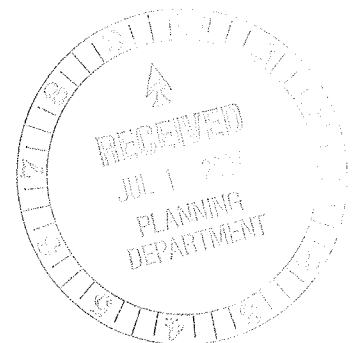
*July 7, 2007*

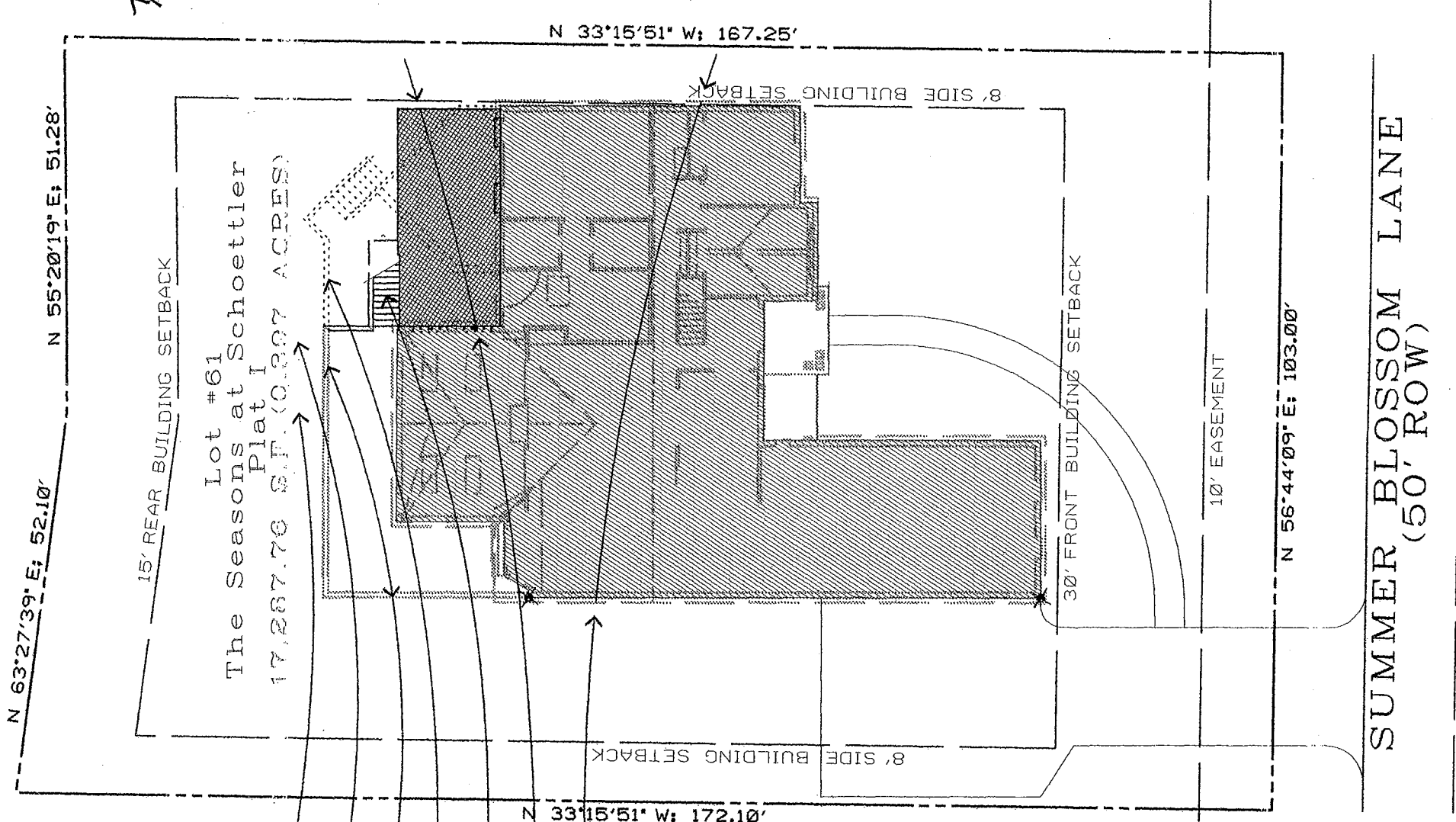
*Ms  
Mara M. Perry, AJCP  
Senior Planner of Plan Review  
690 Chesterfield Parkway W  
Chesterfield, Mo 63017*

*Dear Mara,*

*This is to inform you that I have spoken to the three neighbors adjacent to my house (Iwane, Presberg and Khosla) to let them know that I am adding a room in the back of my house. No one has any objections. Sincerely*

*Blanca M. Perez*  
*Blanca M. Perez*





- S-7
- S-4
- S-3
- S-2
- S-6
- S-5
- S-1

CONTROL MEASURES  
 DER IS RESPONSIBLE FOR  
 M DISTURBED AREAS  
 JOINING PROPERTIES.

EXISTING DRAINAGE  
 PATTERNS



Architectural  
 Site Plan  
 SCALE: 1" = 20'-0"

SITE PLAN GENERAL NOTES:

- 1) This Site Plan has been based upon a Final Improvement Survey prepared by Kenneth Balk & Associates, Inc.; dated 08/31/90, Ronald K. Meyer, Missouri Reg. No. RLS-2256.
- 2) Enhanced portion(s) of the plan indicate the 'general' scope of improvements which effect the site. Exact extent of required work is more well defined throughout the remaining documentation. Refer to other sheets for more information.
- 3) All final finish grades, surrounding the new structure, shall slope/drain away from the foundation as well as maintain the existing general site drainage patterns.
- 4) All disturbed areas of the site which do not receive new 'hard' improvements shall be returned to condition previous to work. Coordinate installation time with weather conditions conducive of good germination, growth, and erosion control. Confirm removal and/or relocation of any existing stand-up plant material with Owner prior to commencement of work (if applicable).
- 5) The Contractor shall contact appropriate utility companies to verify exact location of underground services prior to excavation work, and take appropriate measures to protect same should they be uncovered.
- 6) Refer to General Specifications for more specific information regarding materials, installation procedures, systems' performance requirements, and other code related requirements not shown on this Site Plan.

SITE PLAN KEY NOTES:

- S-1 Existing Structure scheduled to remain - shown lightly hatched
- S-2 Existing portions of Wood Deck scheduled to be removed - shown dotted
- S-3 Existing portions of Wood Deck scheduled to remain
- S-4 Existing Trees scheduled to remain
- S-5 New Addition - shown cross-hatched
- S-6 New Wood Deck
- S-7 Maintain existing natural site drainage

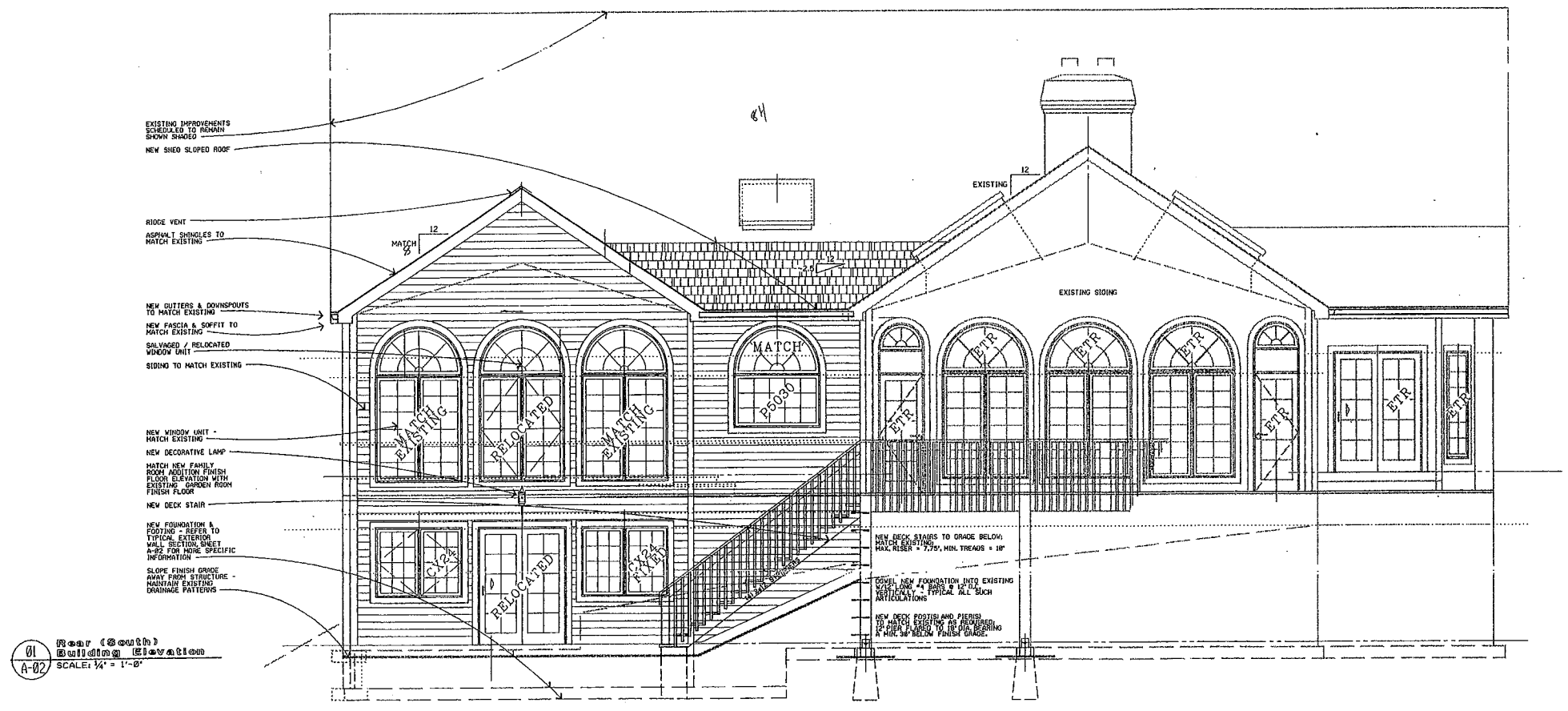
Family Room Addition to  
 the Private Residence of  
 Blanca Perez  
 14684 Summer Blossom Lane  
 CHESTERFIELD, MISSOURI 63017

**REVISIONS**

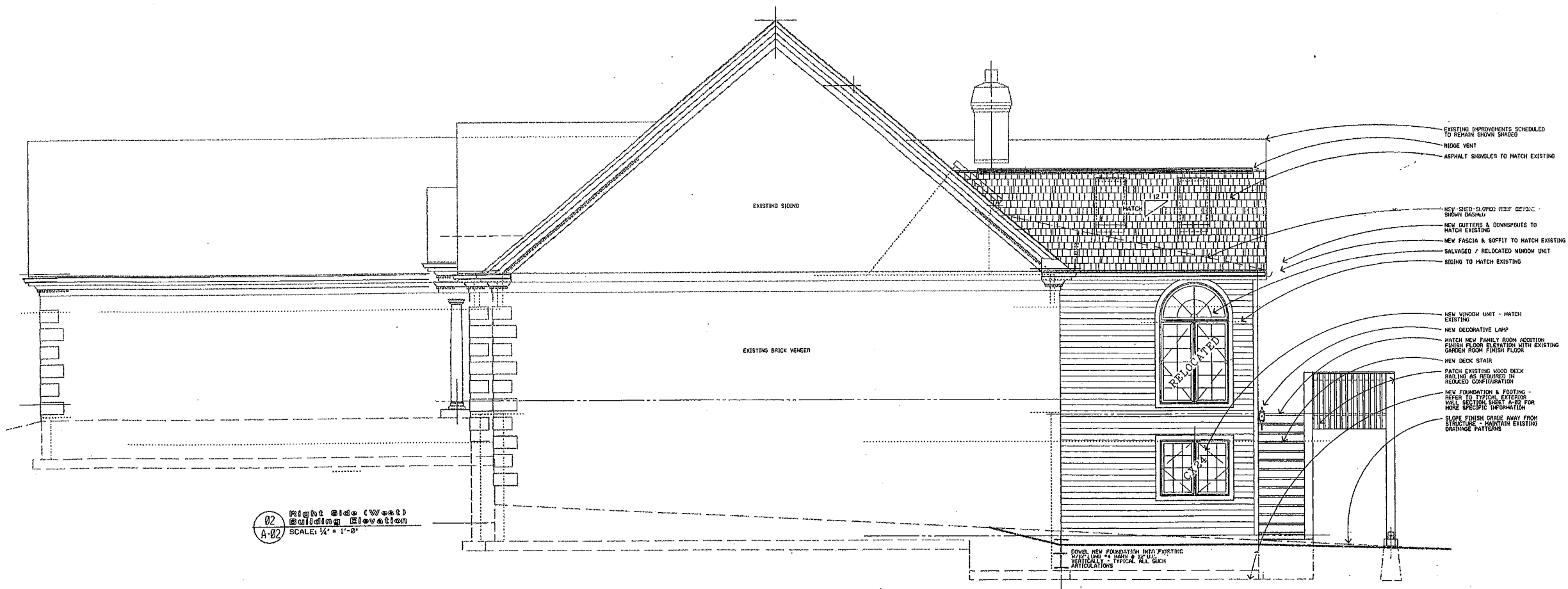
No.	Date	Description

Copyright 2007,  
 Victor James Vouga  
 Mo. Reg. No. A-4108  
 VOUGA Incorporated  
 9904 Clayton Road, Suite 125  
 Ladue, Missouri 63124-1173  
 Voice: 314.994.9570  
 Fax: 314.994.9570  
 Email: vouga-inc@aol.com

OK  
 NH  
 7/13/07



01 Front (South) Building Elevation  
 SCALE: 1/4" = 1'-0"



02 Right Side (West) Building Elevation  
 SCALE: 1/4" = 1'-0"

REVISIONS:	Description:
No. 01	As Shown

Family Room Addition to  
 The Private Residence of  
*Blanca Perez*  
 14684 Summer Blossom Lane  
 CHESTERFIELD, MISSOURI 63017

**VOUGA**  
 INCORPORATED

**TITLE:**  
 Exterior Building Elevations:  
 o Front (North), &  
 o Right Side (West)

ISSUE DATE: 06-26-07  
 DRAWN BY: VJV  
 APPROVED: VJV

**SHEET NO.**  
 11 (11)