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July 23, 2008

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

The Planning Commission agenda for **July 28, 2008** will include the following item for your consideration:

**RE: 15889 Whitemarch Circle:** A request for a Residential Addition to the north side of an existing home zoned "R1A" Residence District and located at 15889 Whitemarsh Circle, in the Chesterfield Meadows Subdivision.

Planning Commission:

Mr. Rick Winchester has submitted for your review a request for an addition to a residential structure in excess of 500 square feet.

**BACKGROUND INFORMATION**

The property in question is part of the Chesterfield Meadows Subdivision; an existing residential subdivision zoned "R1A" Residence District.

**CITY OF CHESTERFIELD PROCEEDURE**

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. The 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 Department of Planning & Public Works and then forwarded to St. Louis County for permits and inspections.
3. If the addition is not approved, the petitioner may apply for a variance from the zoning ordinance before the Board of Adjustment.

**SUBMITTAL INFORMATION**

1. The item for consideration is an addition to a residential structure in excess of five-hundred (500) square feet.
2. The proposed addition will include a single story garage that will have a foot print of 468 square feet. Addition will also be made to create a 242.25 and 24.5 square foot area above the existing garage. The total size of the addition is 734.75 square feet.
3. The existing residence has a height of thirty-six (36) feet at the two story living area and twenty-one (21) feet at the single story garage. The proposed addition will have a height of twenty-seven (27) feet at the two story living area and twenty-two (22) feet at the single story garage.
4. The existing structure utilizes siding along all facades. The proposed addition will match the existing architectural materials.
5. The proposed addition meets all ordinance requirements and standards.

**DEPARTMENTAL INPUT**

The submittal is in compliance with all applicable City of Chesterfield Ordinances. The Department of Planning & Public Works requests action on the residential addition.

Respectfully submitted,



Shawn P. Seymour, AICP  
Project Planner

Respectfully submitted,

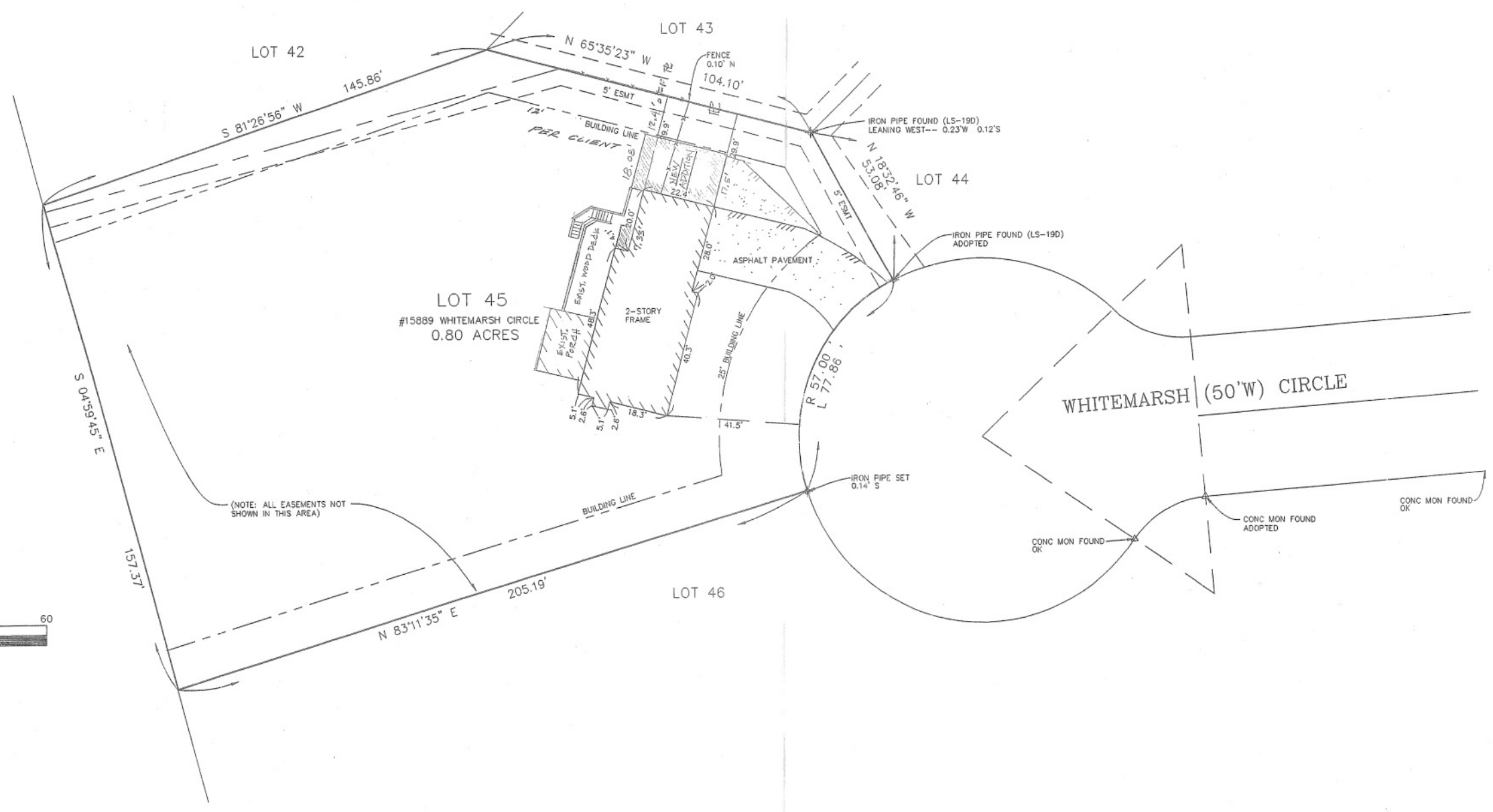
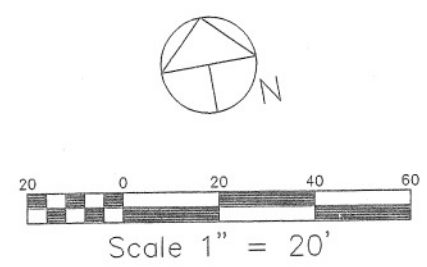


Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Director of Planning & Public Works  
Director of Planning & Development Services

Attachments: Site Plan  
Architectural Elevations

**LOT 45 OF CHESTERFIELD MEADOW #2**  
**TOWNSHIP 45 NORTH RANGE 3 EAST**  
**CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI 63005**



(NOTE: ALL EASEMENTS NOT SHOWN IN THIS AREA)

SITE PLAN  
 ARCHITECTURAL CONCEPTS  
 RIC WINCHESTER  
 16579 CLAYTON ROAD  
 WILDWOOD, MISSOURI 63011

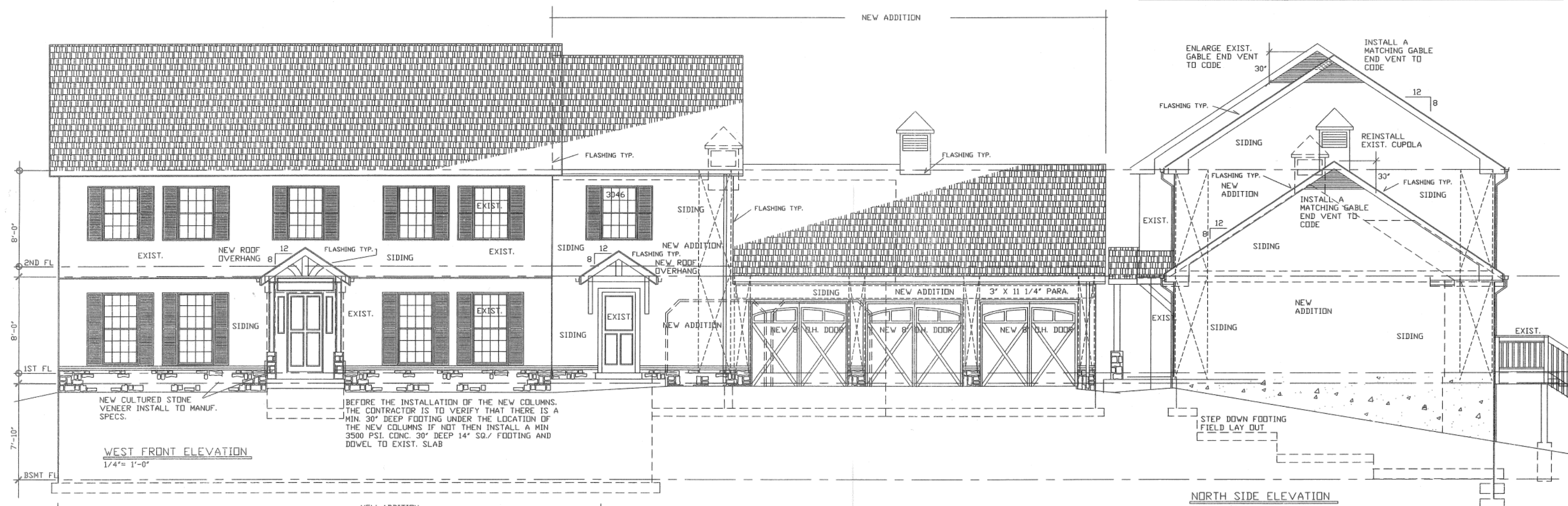
**WEST WILDWOOD SURVEYING L.L.C.**  
 36A CATHCART DRIVE - ELLISVILLE, MO 63021-4616  
 OFFICE & FAX: (636)-399-6090 CELL: 314-920-5045

OUTBOUNDARIES, TOPOS, SEPTIC DESIGNS, TREE PRESERVATION, SITE PLANS,  
 FOUNDATION STAKE-OUTS & SPOTS

ORDER NO. 0814  
 DRAWN BY  
 DATE 06-4-08

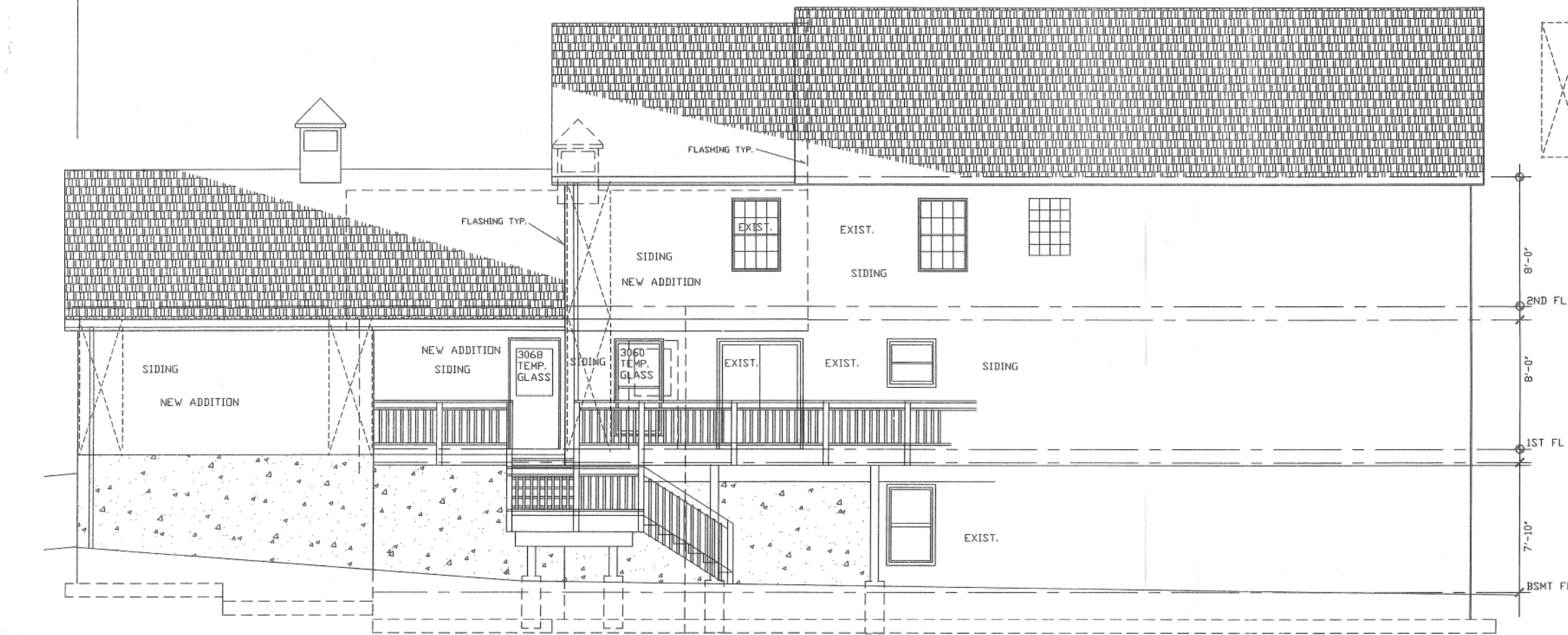
**SHEET**

PROJECT: NEW GARAGE EXTENSION AND 2ND STORY ADDITION



WEST FRONT ELEVATION  
1/4" = 1'-0"

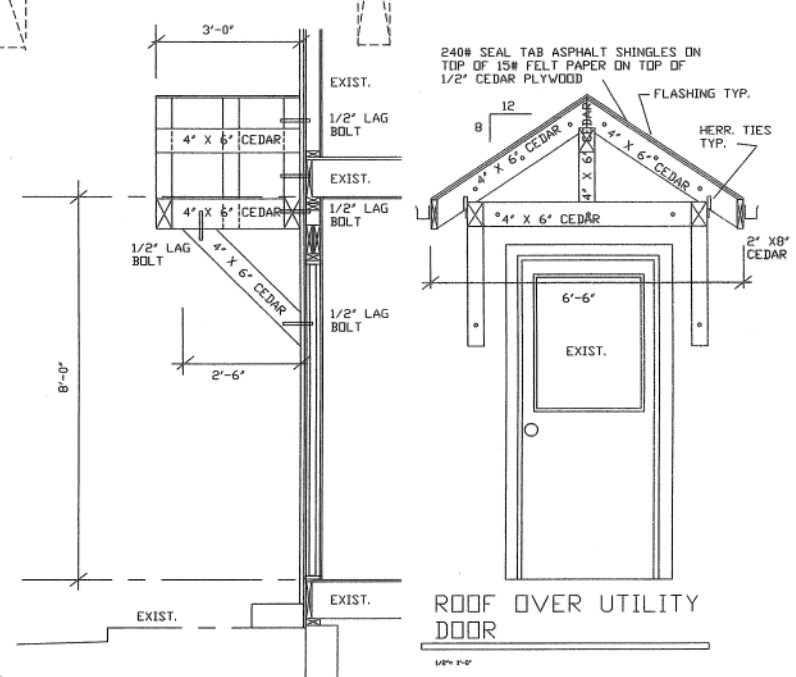
NORTH SIDE ELEVATION  
1/4" = 1'-0"



EAST REAR ELEVATION  
1/4" = 1'-0"

32" WIDE 7/16" OSB SOLID BRACING PANEL 3:1 TO IRC CODE SEE ATTACHED SPECS FOR DETAILS

18" WIDE 7/16" OSB SOLID BRACING NARROW PORTAL PANEL 6:1 TO IRC CODE SEE ATTACHED SPECS FOR DETAILS



ROOF OVER UTILITY DOOR

**KREMER'S DESIGN GROUP INC.**  
COMMERCIAL RESIDENTIAL DRAFTING DESIGN PLANNING GROUP INC.  
1220 Equestrian Way (636) 343-4362  
Fenton MO. 63026 (636) 326-6426 F

CONTRACTOR: ARCHITECTURAL CONCEPTS  
16579 CLAYTON ROAD  
WILDWOOD, MD 63011  
636-273-6200

LOCATION / OWNER: 15889 WHITEMARSH CIRCLE  
CHESTERFIELD, MD 63005

06/17/08 DCK  
REVISION DATE BY

A-1