

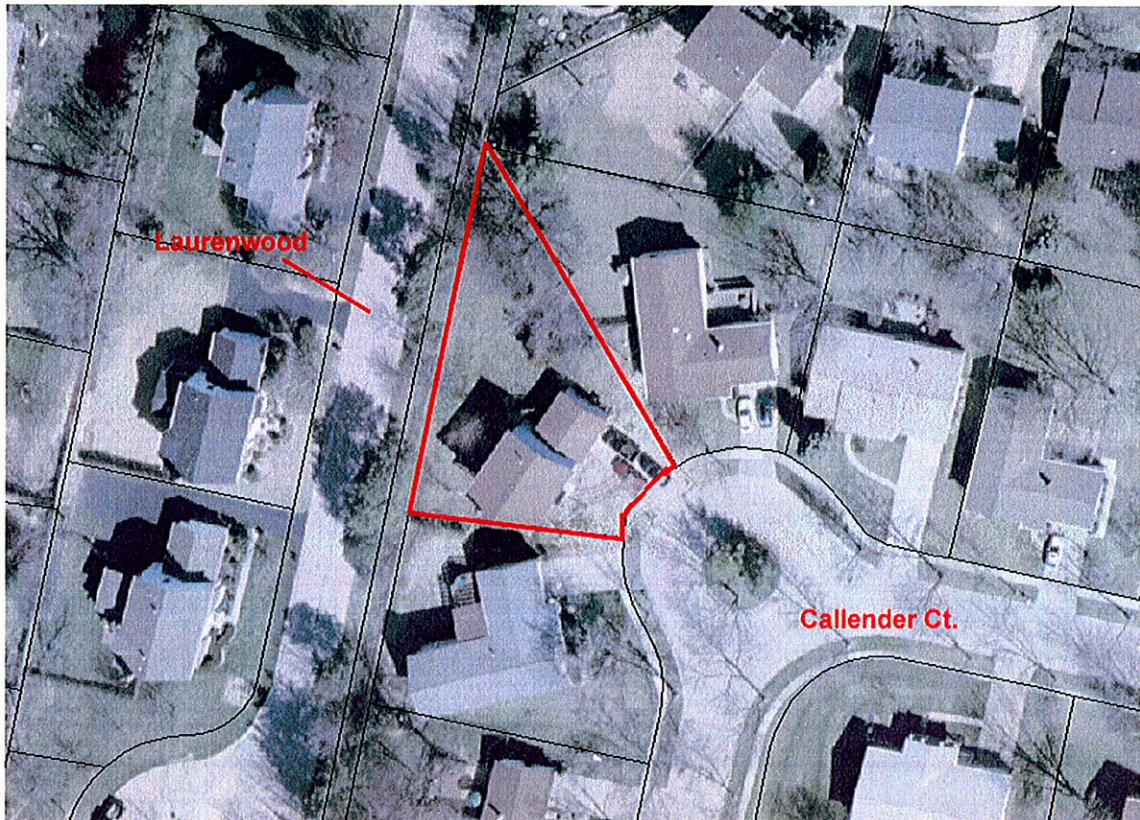
Notice of Public Hearing
City of Chesterfield
Board of Adjustment

IV.A

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, August 7, 2008 at 7:00 p.m. in the City Council Chambers at the City of Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri, 63017

The Board will consider the following item held from its July 10, 2008 meeting:

B.A. 04-2008 2309 Callender Ct. (Erma Simmons): A request for variance from City of Chesterfield Zoning Ordinance Section 1003.113(3)(a) to allow an existing residence located at the referenced address in the Kehrs Mill Farm Subdivision to maintain a 22 ft. front yard setback in lieu of the required 25 ft. front yard setback. (21T610199)



All interested parties are invited to appear and be heard at the hearing.

Copies of the request are available for review at the City Government Center Monday through Friday, from 8:30 a.m. to 4:30 p.m. If you should need additional information about this project, please contact Annissa McCaskill-Clay, Lead Senior Planner telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us

City of Chesterfield

Annissa McCaskill-Clay, AICP
Lead Senior Planner

MEMORANDUM



DATE: July 31, 2008
TO: Board of Adjustment
FROM: Annissa McCaskill-Clay, Senior Planner
RE: B.A. 04-2008 2309 Callender Ct. (Erma Simmons)

B.A. 04-2008 2309 Callender Ct. (Erma Simmons): A request for variance from City of Chesterfield Zoning Ordinance Section 1003.113(3)(a) to allow an existing residence located at the referenced address in the Kehrs Mill Farm Subdivision to maintain a 22 ft. front yard setback in lieu of the required 25 ft. front yard setback. (21T610199)

The item listed above was held at the July 10, 2008 Board of Adjustment meeting pending information and approval from the Trustees of the Kehrs Mill Farm Subdivision. Please find attached the letter from the Trustees providing that approval.

JUL-29-2008 02:59PM FROM-

JUL-11-2008 11:23AM FROM-

T-595 P.003/003 F-814

(636)-391-8120

P. 1

T-264 P.001/001 F-136

CHESTERFIELD SUNROOMS

by Chesterfield Fence & Deck

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636-532-4054 • 800-300-4054 • Fax 636-532-8011 • www.chesterfieldsunrooms.com



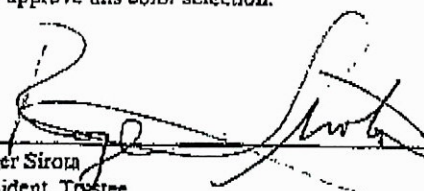
RE: Erma Simmons Residence
2309 Callender Ct
Chesterfield, MO 63017

TO WHOM IT MAY CONCERN,

Let it be known that we have reviewed the proposed improvements to the Simmons residence and hereby are in favor as presented and submitted to us, this 11th day of July, 2008.

Please allow this document as proof that the due process of association and trustee approvals have been met and complied with.

It is also our understanding that the new vinyl siding to be applied to Ms. Simmons' residence will be white in color. We also approve this color selection.



Roger Siroma
President, Trustee

636-399-1114 July 11, 2008

"Serving St. Louis Since 1968"
Sunrooms • Conservatories • Solariums • Screen Rooms
Fences • Decks & Railings • Gazebos • Patio & Entry Doors

07/29/2008 3:46PM

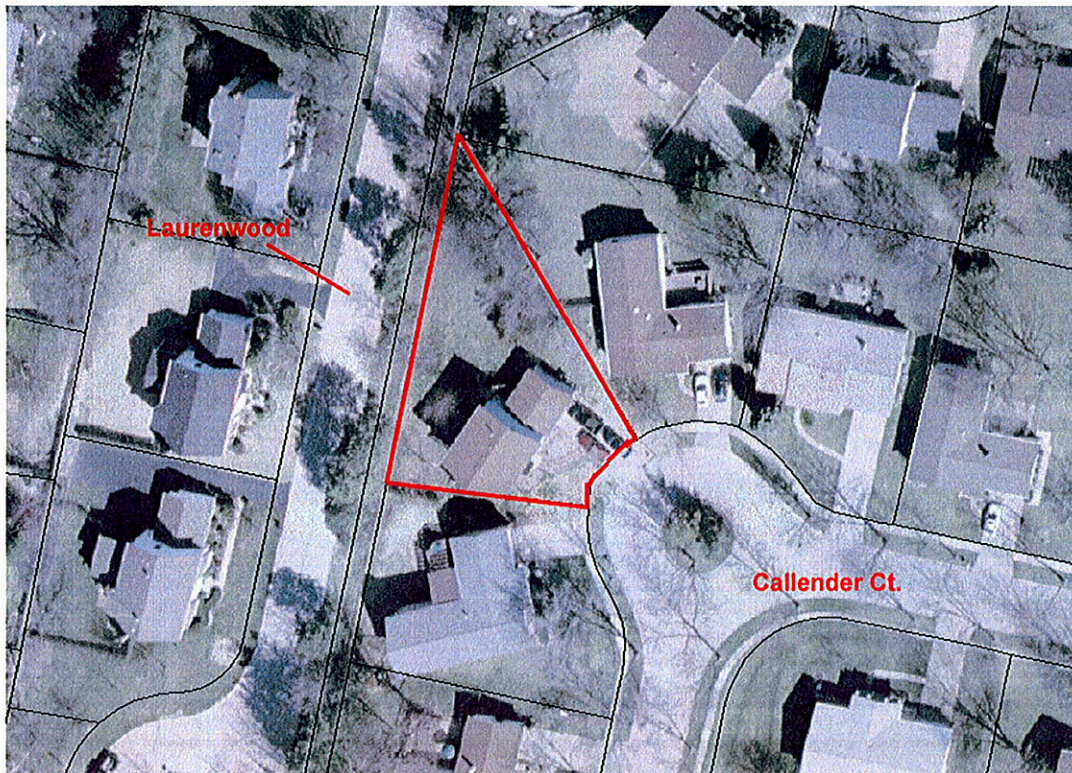
**Notice of Public Hearing
City of Chesterfield
Board of Adjustment**

III.B

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Chesterfield will hold a Public Hearing on Thursday, July 10, 2008 at 7:00 p.m. in the City Council Chambers at the City of Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri, 63017

The Board will consider the following:

B.A. 04-2008 2309 Callender Ct. (Erma Simmons): A request for variance from City of Chesterfield Zoning Ordinance Section 1003.113(3)(a) to allow an existing residence located at the referenced address in the Kehrs Mill Farm Subdivision to maintain a 22 ft. front yard setback in lieu of the required 25 ft. front yard setback. (21T610199)



All interested parties are invited to appear and be heard at the hearing.

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City of Chesterfield

Annissa McCaskill-Clay, AICP
Lead Senior Planner



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

July 1, 2008

Board of Adjustment
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **B.A. 04-2008 2309 Callender Ct. (Erma Simmons)**: A request for variance from City of Chesterfield Zoning Ordinance Section 1003.113(3)(a) to allow an existing residence located at the referenced address in the Kehrs Mill Farm Subdivision to maintain a 22 ft. front yard setback in lieu of the required 25 ft. front yard setback. (21T610199)

Dear Board Members:

Erma Simmons, the owner of the above-referenced single family home, has submitted a request to the Board of Adjustment for the above-mentioned variance. In review of the petitioners' request, the Department of Planning submits the following report.

Background of site

1. The Simmons residence is located at 2309 Callender Court in the Kehr Mills Farm Subdivision.
2. The Kehrs Mill Farm Subdivision is zoned "R2/R3" Residence District with a Planned Environment Unit Procedure. Ordinance 6157 provides the governing regulations for the established Planned Environment Unit Procedure.
3. A Planned Environmental Unit (PEU) is an alternate zoning procedure for residential districts. According to the City of Chesterfield Zoning Ordinance the intent of a PEU is, "to permit flexibility in building types, encourage economic and energy efficient subdivision design, and to encourage the provision of supporting community facilities in the development of diverse, sound, urban developments under conditions of approved site and development plans."
4. In the development of Kehrs Mill Farm Subdivision, the minimum yard requirements as set forth for "R2" and "R3" Residence Districts were established.

5. The subject property was established using the "R2" criteria and has a 25 ft. front yard setback. Said criteria are set forth in City of Chesterfield Zoning Ordinance Section 1003.113(3).
6. On May 29, 2008, the City of Chesterfield rejected an application for municipal zoning approval for a new front porch and roof overhang because they extended beyond the established front yard setback.

Unique physical characteristics of the lot (e.g., size, slope, etc.):

From Petitioner's Application, page 2: *"Irregular, pie shaped lot."*

Description of the necessity of the proposed improvement

From Petitioner's Application, page 2: *"To protect the front yard of the house and porch/sidewalks from the elements. To improve the curb appeal of the home."*

Basis for appeal:

From Petitioner's Application, pg. 2: *"Only encroaching on front setback by a couple of feet. The irregular lot causes a portion of the total proposed porch project to encroach- if the lot weren't irregular shape, the project would not encroach."*

Statement of practical difficulties and unnecessary hardships warranting action by the Board:

Staff notes that none has been provided.

Approval Criteria

Ms. Erma Simmons is seeking a variance to allow for 22 ft. front yard setback in lieu of the 25 ft. front yard setback established by Section 1003.113(3)(a) of the City of Chesterfield Zoning Ordinance:

1. In order to grant a variance, there must be proof that the applicant did not bring the burden upon himself through some action, but instead had the burden imposed on him.
2. An individual cannot create a situation and then claim he needs a variance. *Wolfner v. Board of Adjustment of City of Warson Woods*, 114 S.W.3d 298 (Mo.App.E.D.,2003).
3. The burden of proving the elements is on the applicant.
4. Missouri Revised Statute Chapter 89.090 requires that a Board of Adjustment may only grant variances when the applicant has established the necessary "practical difficulties or

unnecessary hardship” and when “the spirit of the ordinance shall be observed, public safety and welfare secured and substantial justice done.”

5. Section 2-216 of the City of Chesterfield Municipal Code states that the Board of Adjustment shall have the following powers:

“To permit a variation in the yard requirements of any zoning district or the building or setback lines from major highways as provided by law where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided that such variance will not seriously affect any adjoining property or the general welfare of the public;”

Action is requested on B.A. 04-2008 2309 Callendar Ct.

Respectfully Submitted,



Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Exhibits:

1. City of Chesterfield Zoning Ordinance (not in packet)
2. Notice of Publication.
3. Affidavit of Publication (not in packet)
4. Staff Report
5. Petitioner's Applications
 - A. Application to Board of Adjustment
 - B. Rejected Municipal Zoning Approval
6. City of Chesterfield Zoning Ordinance Section 1003.113(3)(a)

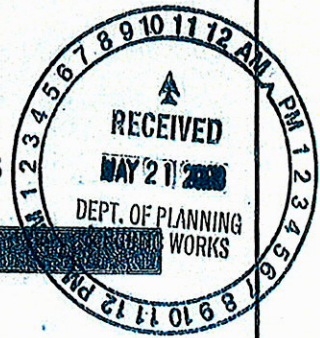


City of Chesterfield

217610497

Rejected

DEPARTMENT OF PLANNING AND PUBLIC WORKS



APPLICATION FOR MUNICIPAL ZONING APPROVAL

TO: Department of Public Works
 Division of Code Enforcement
 St. Louis County Government
 41 South Central
 Clayton, Missouri 63105

FROM: City of Chesterfield

05-21-08A10:26 RCVD

The City of Chesterfield contracts with the St. Louis County Department of Public Works to provide permitting and inspection services. Review of plans, collection of fees, and issuance of permits are handled by the County. However, before obtaining any permit, or beginning any construction project, a zoning approval must be obtained from the City of Chesterfield.

Zoning approval signifies that the property can be used as requested and that the location of a proposed structure is within the legal limits of the property lines as delineated by regulations contained within the City of Chesterfield Zoning Ordinance. Please be advised that some sites have regulations that are more restrictive as part of conditions of the ordinance governing a particular Planned Commercial District, Planned Industrial District, Estate District, Mixed Use Development District, Conditional Use Permit, Commercial-Industrial Designed Development Procedure, Planned Environmental Development Procedure, or Landmark Preservation Area.

Petitioners are strongly urged to visit the County web site at <http://www.stlouisco.com/pubworks/> or contact the St. Louis County Department of Public Works at (314) 615-7155 for submittal requirements, permitting information and a detailed list of work that does not require a building permit and/or zoning approval

For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

II. APPLICANT INSTRUCTIONS

1. Obtain City of Chesterfield approval;
2. Obtain *Fire District approval; An additional separate permit is required from the fire district.
3. Obtain St. Louis County approval.

***NOTE:** It is the responsibility of the applicant to determine which Fire District covers the project property.

- o Monarch Fire Protection District: Tel. 314-514-0900, ext. 309
- o Metro West Fire Protection District: Tel. 636-458-2100

III. PROJECT INFORMATION

Property Owner: ERMA SIMMONS

Project Address: 2309 2903 CALLENDER CT

City: CHESTERFIELD State: MO Zip: 63017

Tenant Name (if different than above): _____

Owner/Tenant Authorization to Applicant: *DAVE WILLIAMS*
 (Signature of owner/tenant or duly authorized agent required)


*5-30-08
per permit*

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
 Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

Applicant Name: CHESTERFIELD FENCE & DECK
Applicant Address: 1804 OLIVE STREET ROAD
Phone Number: 636 532 4084 Attn: DAVE WILLIAMS

Name of Subdivision: KEHRS MILL FARM PLAT ONE, W4, LOT 25

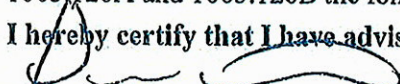
I hereby certify that I have advised the subdivision trustees of the proposed work:



(Signature of owner/applicant required)

*For Residential Tear Downs or Additions that fall under the requirements of Section 1003.126A and 1003.126B the following must be completed in addition to the above:

I hereby certify that I have advised adjacent neighbors of the proposed work:



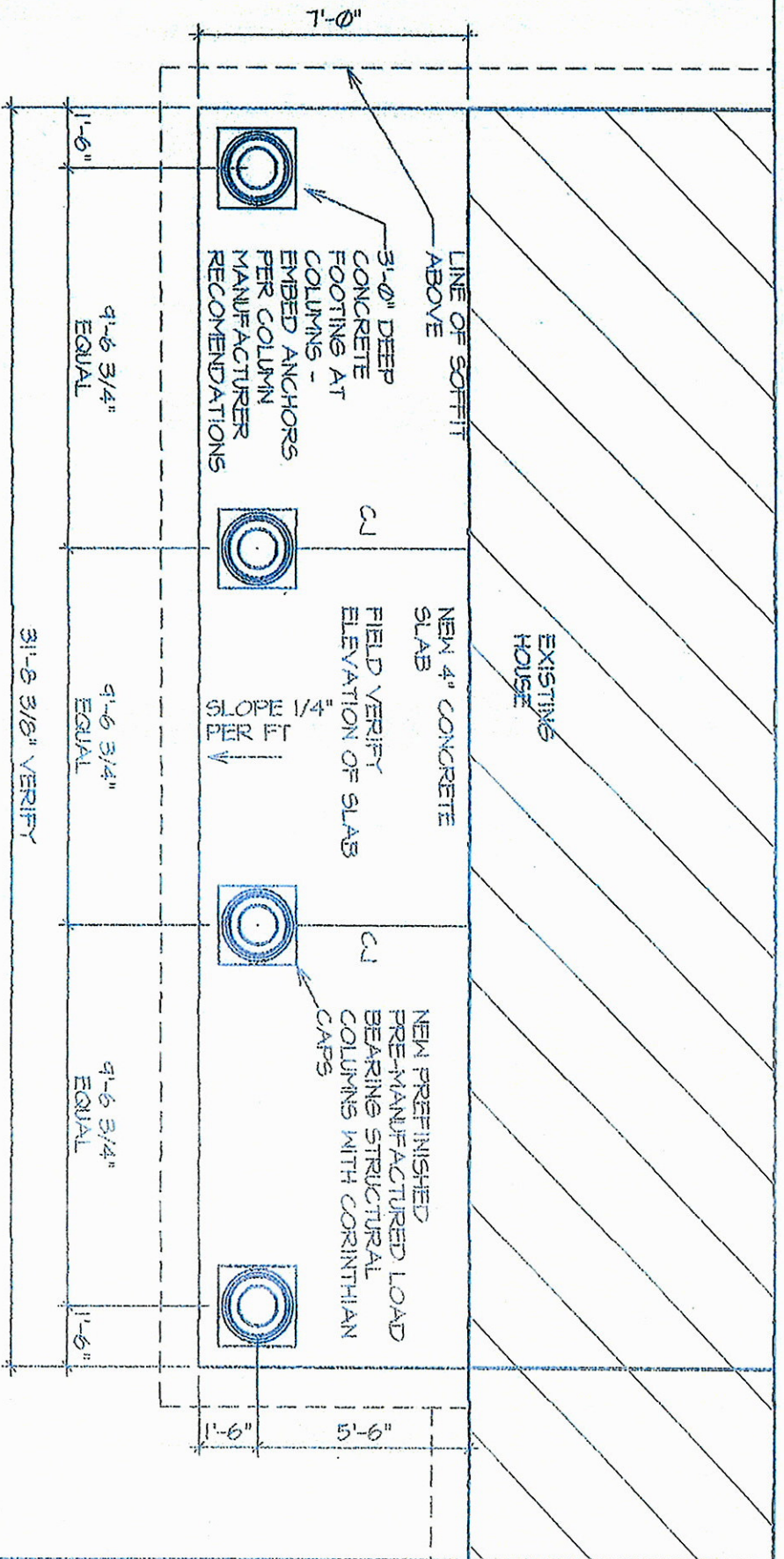
(Signature of owner/applicant required)

Description of Work: NEW FRONT PORCH & ROOF OVERHEAD PORCH

Advisory: Applications for Municipal Zoning Approval which are rejected may be resubmitted once changes have been made. Please note that relief from some requirements, in the form of a variance, may be requested via application to the Board of Adjustment. For information about the Board of Adjustment, please contact the Department of Planning and Public Works at 636-537-4746.

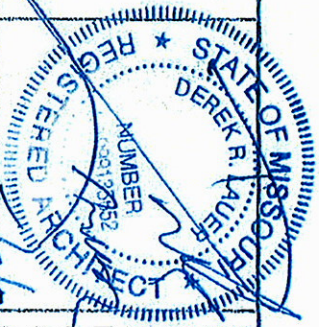
NOTE: PAGES 1, 2, & 3 MUST BE RETURNED FOR APPROVAL

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



1 PORCH PLAN
 A1 SCALE: 1/4" = 1'-0"

ARCHITECT:
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ARCHITECTURE
PROGRESSIVE DESIGN
 DEREK R. LAUER, A.I.A.
 1553 Meadowside Drive
 St. Louis, MO 63146
 314.994.3926 ph / fax
 MWL@lauerarchitecture.com

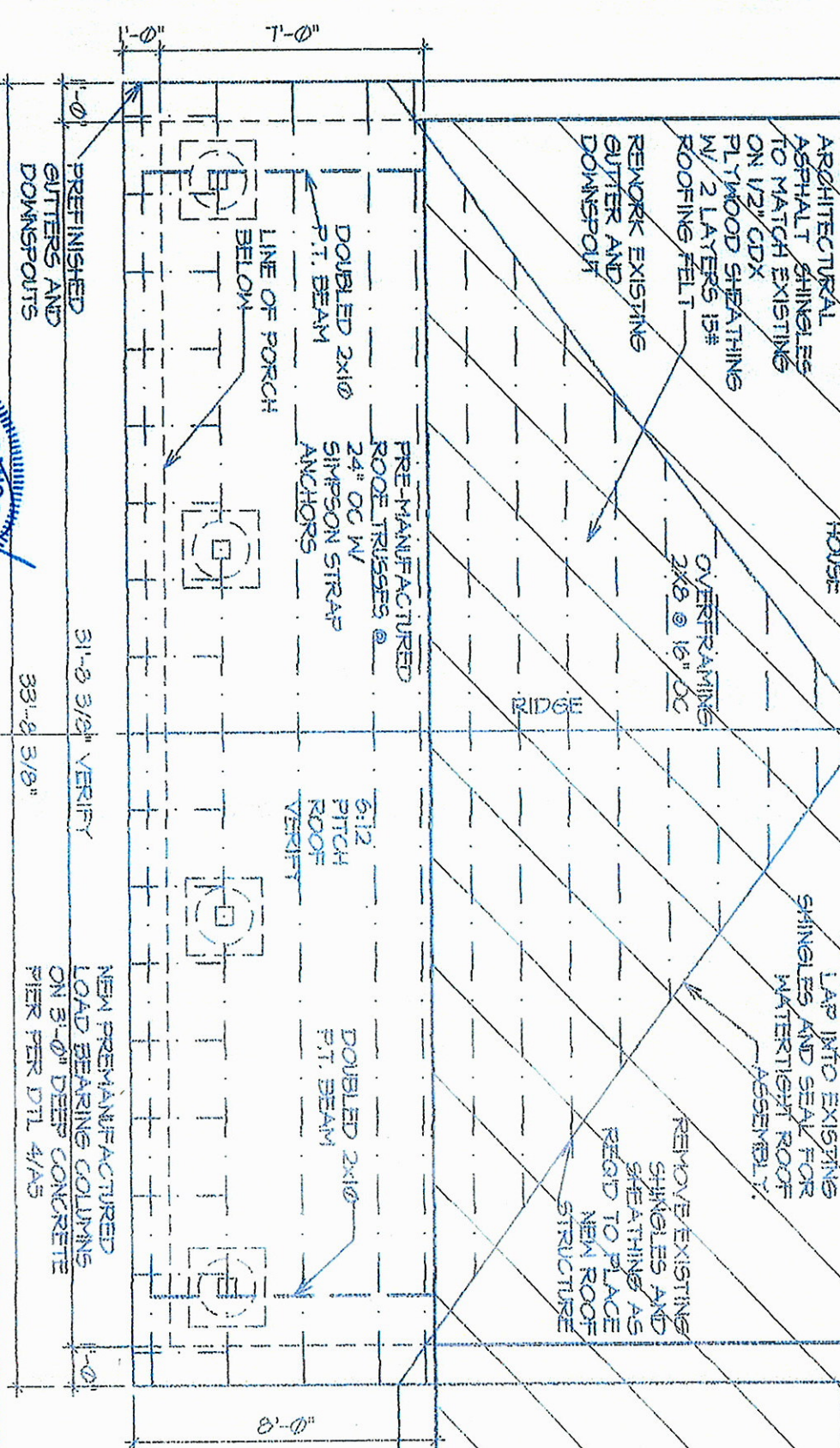


CONTRACTOR:
CHESTERFIELD
FENCE & DECK
COMPANY, INC.
 18014 Olive Street Road
 Chesterfield, MO 63005
 636.532.4054
 636.532.0011 (FAX)

OWNER:
 Emma Simmons
 2309 Callender Court
 Chesterfield, MO 63017
 636.230.7057

DATE: 02/07/26
 PROJ. NO.: CTD-182802
 SHEET TITLE: DECK PLAN
 SHEET NUMBER: A-1

1 ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



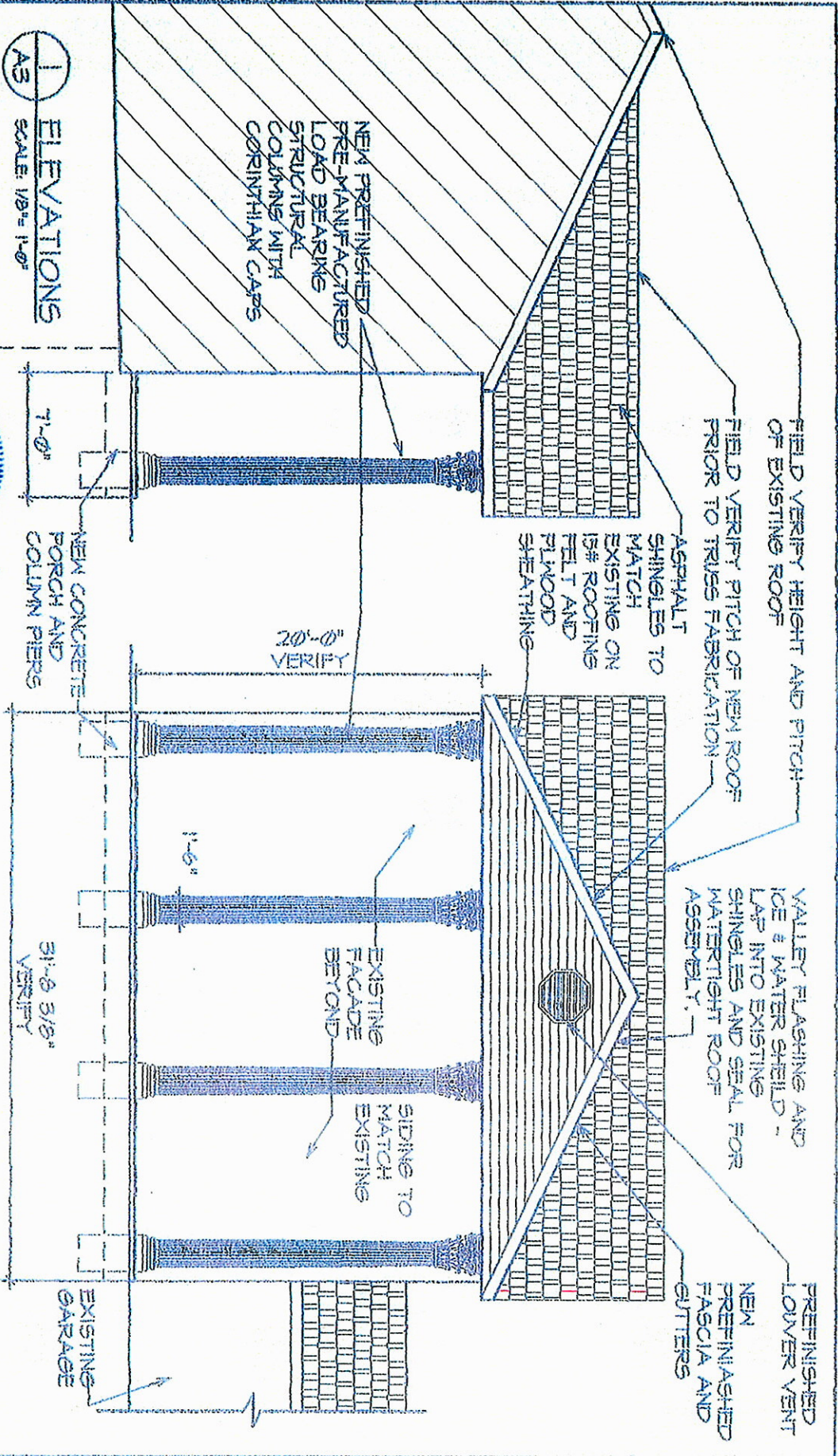
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CONTRACTOR:
CHESTERFIELD FENCE & DECK COMPANY, INC.
 8614 Olive Street Road
 Chesterfield, MO 63005
 636.532.4054
 636.532.8011 (Fax)

OWNER:
 Emma Simmons
 2309 Callender Court
 Chesterfield, MO 63017
 636.230.7057

DATE: 05.01.09
 PROJ. NO.: CRP 112602
 SHEET TITLE: **ROOF FRAMING PLAN**
 SHEET NUMBER: **A-2**



ELEVATIONS
 SCALE: 1/8" = 1'-0"

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PROGRESSIVE DESIGN
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 St. Louis, MO 63146
 314.994.3926 ph / fax
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CONTRACTOR:
CHESTERFIELD
FENCE & DECK
COMPANY, INC.
 18614 Olive Street Road
 Chesterfield, MO 63005
 636.532.4054
 636.532.8011 (Fax)

OWNER:
Ermg Simmons
 2309 Callender Court
 Chesterfield, MO 63017
 636.230.7057

DATE: 05/07/05
PROJ. NO.: CDD 112602
SHEET TITLE:
ELEVATIONS
SHEET NUMBER:
A-3

GENERAL NOTES:

1. PROVIDE AND INSTALL A 7'x30' ROOF OVER NEW 4" CONCRETE PORCH AT THE FRONT OF AN EXISTING RESIDENCE
2. ROOF TO BE PREMANUFACTURED WOOD TRUSSES WITH PLYWOOD SHEATHING AND ASPHALT SHINGLES TO MATCH EXISTING HOME.
3. PREFINISHED FASCIA GUTTER AND DOWNSPOUTS TO GRADE. CEILING TO BE PREFINISHED VINYL PERFORATED SOFFIT.
4. PROVIDE AND INSTALL FOUR NEW ROUND FLUTED PREFABRICATED COLUMNS WITH CORINTHIAN CAPS AT TOP.

(CONTINUED FROM GENERAL NOTES ON A-6)

22. ROOF STRUCTURE TO BE PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. ROOF SHEATHING TO BE 1/2" EXTERIOR GRADE CDX PLYWOOD WITH 15# ASPHALTIC ROOFING FELT. NAILING SHALL BE 6d COMMON @ 6" O.C. ALONG EDGES & 12" O.C. INTERMEDIATE.
23. CORROSION RESISTANT FLASHING IS REQUIRED AT ALL ROOF INTERSECTIONS AND VERTICAL SURFACE INTERSECTIONS. COMPLY WITH SMOGNA APPROVED DETAILS.
24. UNDERLAYMENT SHALL BE INSTALLED TO EXTEND A MINIMUM OF 18" BEYOND A ROOF VALLEY OR HIP FROM EITHER DIRECTION
25. PROVIDE LUMBER OF 14 PERCENT MAXIMUM MOISTURE CONTENT (S-DRY KD-14) AND OF FOLLOWING SPECIES AND GRADE: SOUTHERN PINE "NO. 3 COMMON" MCLIB OR WMPA RULES. PROVIDE DRESSED LUMBER, S4S, UNLESS OTHERWISE INDICATED.

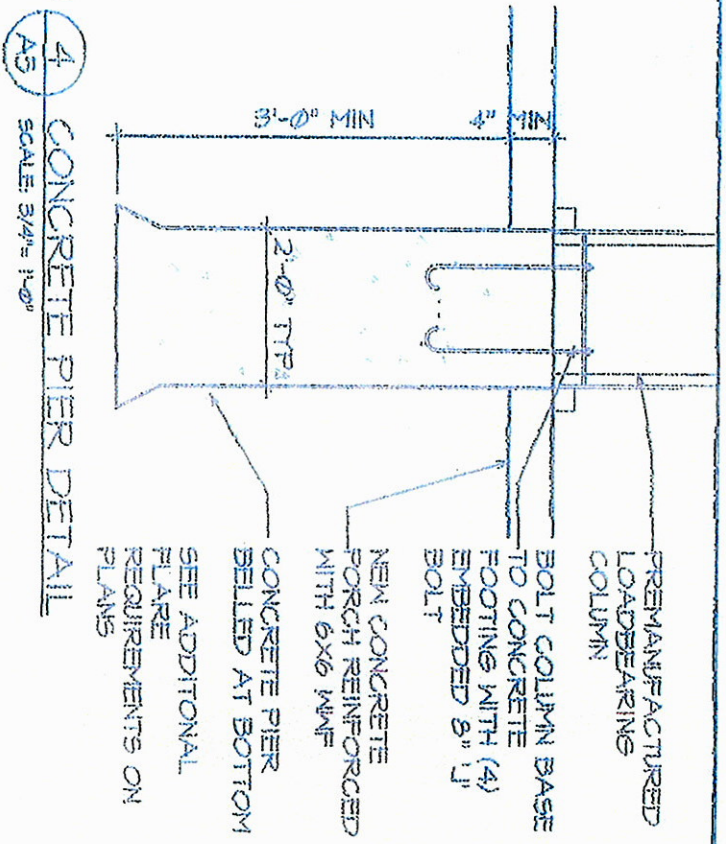
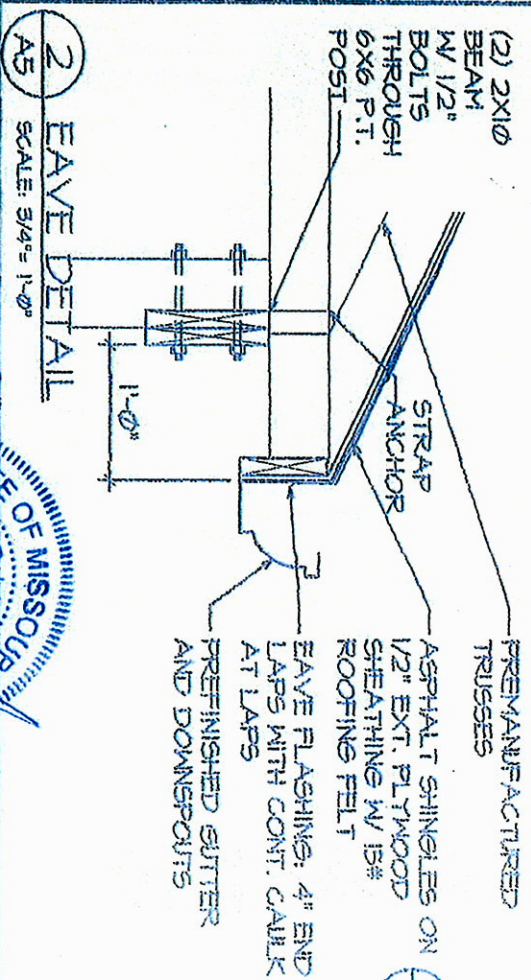
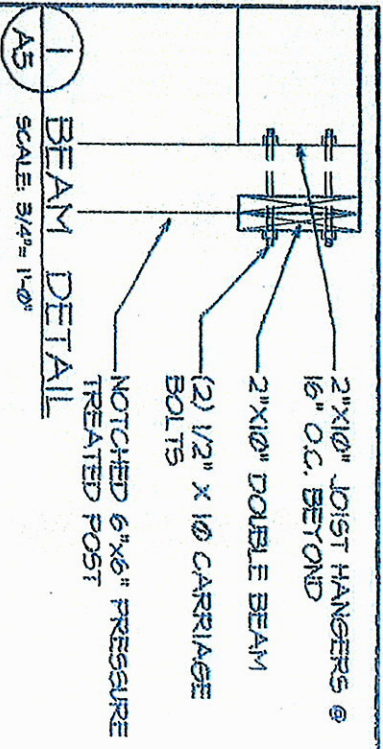
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CHESTERFIELD
FENCE & DECK
COMPANY, INC.
 18614 Olive Street Road
 Chesterfield, MO 63005
 636.532.4054
 636.532.8011 (Fax)

OWNER:
 Ermod Simmons
 2309 Callender Court
 Chesterfield, MO 63017
 636.230.1057

DATE: 05/07/09
PROJ. NO.: CFD #12602
SHEET TITLE: GENERAL NOTES
SHEET NUMBER: A-4



ARCHITECT:
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www.LauerArchitecture.com

STATE OF MISSOURI
REGISTERED ARCHITECT
DEREK R. LAUER
NUMBER 09185662

CONTRACTOR:
CHESTERFIELD FENCE & DECK COMPANY, INC.
18614 Olive Street Road
Chesterfield, MO 63005
636.532.4054
636.532.9011 (Fax)

OWNER:
Erma Simmons
2309 Calender Court
Chesterfield, MO 63017
636.230.7057

DATE: 05.07.06
SHEET NO.: CRP-1125-02
SHEET TITLE: FRAMING DETAILS
SHEET NUMBER: A-5

1. ANY REFERENCE TO "OWNER" REFERS TO THE HOME OWNER. ARCHITECT REFERS TO LAUER ARCHITECTURE "CONTRACTOR" REFERS TO CHESTERFIELD FENCE AND DECK CO. AND ANY SUBCONTRACTOR OR SUPPLIER HIRED BY THE S.C.
2. ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS GOVERNING THE SCORE OF THE WORK SHALL BE VERIFIED AND ADHERED TO BY THE CONTRACTOR. THESE PLANS WERE PREPARED TO COMPLY WITH THE 2006 IRC
3. APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY SHALL HAVE THE SAME FORCE AND EFFECT ON THE PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS, OR FOUND AND PUBLISHED THEREIN, CONPLY WITH THE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR CONSISTENCY AND SHALL CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN IN THE CONSTRUCTION DOCUMENTS, DISCREPANCIES CONTAINED WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, FOR THE ARCHITECT'S RESOLUTION WITH THE GENERAL CONTRACTOR.
5. UNDER NO CIRCUMSTANCES SHALL ANY MEASUREMENT BE SCALED FROM THE DRAWINGS. ANY MEASUREMENTS NOT GIVEN AN ACTUAL NUMBER DIMENSION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING.
6. CONTRACTORS SHALL EXAMINE ALL EXISTING ITEMS TO BE REUSED OR SUPPLIED BY THE OWNER OR OTHERS PRIOR TO TAKING POSSESSION AND ADVISE "SUPPLIER" IN WRITING OF ANY DAMAGE. ONCE THE CONTRACTOR HAS TAKEN POSSESSION OF THE PRODUCT OR MATERIALS, ANY DAMAGE NOT REPORTED WITHIN 48 HOURS, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE TO FULLY OPERATIONAL CONDITION

7. DURING THE PERFORMANCE OF THE WORK, THE SUBCONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF MARKING SIGNS, MARKING TAPE, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES, AND OTHER DEVICES AS APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE SO AS TO GIVE PROPER AND UNDERSTANDABLE WARNING TO ALL PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT, AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
8. THE CONTRACTOR SHALL REMOVE ANY NON-CONFORMING, NON-APPROVED, NON-SPECIFIED PRODUCT AND INSTALL ACCEPTABLE PRODUCTS AT THE SOLE DISCRETION OF THE ARCHITECT
9. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY DAMAGE OR THEFT OCCURRING TO THE HOUSE BEFORE, DURING OR AFTER CONSTRUCTION PROCEDURES, CAUSED BY THE SUBCONTRACTOR OR HIS EMPLOYEES.
10. SUBCONTRACTORS SHALL NOTIFY THE OWNER OF ANY ACCESS REQUIRED FOR PERFORMANCE OF WORK IN OTHER OCCUPANCY SPACES AT LEAST 24 HOURS PRIOR TO THE REQUIRED ACCESS. THE OWNER'S IDENTIFIED ACCESS TIMES.

11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, APPROVALS, INSPECTIONS, ETC. AS MAY BE REQUIRED BY STATE, FEDERAL AND LOCAL AUTHORITIES. THE CONTRACTOR SHALL INCLUDE ALL COSTS ASSOCIATED WITH PERMITS AND APPROVALS IN HIS BID PRICE.
12. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON PROJECT SITE.
13. UPON COMPLETION OF WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN.
14. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT AND NOTIFY ARCHITECT
15. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING REQUIRED FOR PIPES, CONDUIT, OR DUCTS. IF SLEEVES OR OPENINGS ARE NOT PROPERLY PROVIDED, UNDER NO CIRCUMSTANCES SHALL ANY STRUCTURAL MEMBERS OF LOAD BEARING WALLS BE CUT WITHOUT PERMISSION FROM THE ARCHITECT.
16. PLUMBING, MECHANICAL, AND ELECTRICAL WORK SHALL CONSIST OF "DESIGN BUILD" SERVICES AND SHALL INCLUDE THE FURNISHING OF PERMIT DRAWINGS AS REQUIRED TO MEET ALL LOCAL AND FEDERAL CODES. COORDINATE ALL FINAL DOCUMENTS WITH ARCHITECT.
17. IF SPECIFICATIONS INDICATE "TO MATCH EXISTING," THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THOSE SPECIFICATIONS AND TO MATCH FINISH FABRICATION AND/OR CONSTRUCTION WITH WORK OF EQUAL QUALITY AND WORKMANSHIP. DIRECT QUESTIONS TO THE ARCHITECT FOR RESOLUTION.
18. ANY NOTATIONS INDICATING "AS REQUIRED" OR "VERIFY" ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECT AND HIS CONSULTANTS FOR FINAL APPROVAL BEFORE COMMENCEMENT OF CONSTRUCTION.
19. ALL WORK SHOWN "BY OTHERS" OR "N.I.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT A PART OF THE CONSTRUCTION CONTRACT. COORDINATION WITH OWNER / TENANT, VENDORS AND SUBCONTRACTORS BY THE GENERAL CONTRACTOR IS REQUIRED
20. "ALIAS" MEANS SIMILAR COMPONENTS OF CONSTRUCTION (IE: WALLS, JAWS, ETC), SHALL BE IN LINE ACROSS VOIDS.
21. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. (SEE ADDITIONAL NOTES ON A-4)

ARCHITECT:
LAUER
 ARCHITECTURE
 PROGRESSIVE DESIGN
 DEREK R. LAUER, A.I.A.
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CONTRACTOR:
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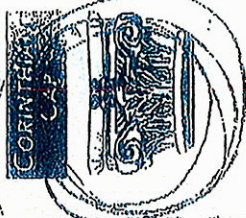
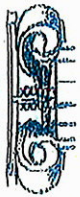
OWNER:
 Ermo Simmons
 2309 Callender Court
 Chesterfield, MO 63017
 636.230.7057

DATE: 08/07/08
 PROJ. NO. CFP #12802
 SHEET TITLE: GENERAL NOTES
 SHEET NUMBER: A-6

Decorative Caps

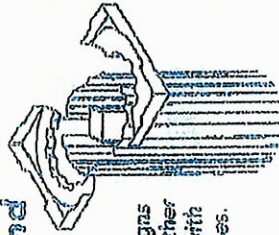


Size	Cap Height	Cap Width
8"	3-1/2"	11"
10"	5-1/4"	14-3/8"
12"	5-1/2"	17-1/2"
15"	5-3/4"	25"
18"	5-1/4"	28-3/4"
24"	8-1/4"	41-3/8"



Size	Cap Height	Cap Width
10"	10-1/4"	16"
12"	10-1/4"	16"
15"	16"	24"

Wrap-Around



Wrap-around designs are available in either round or square with split caps and bases.

Half Columns or Pilasters

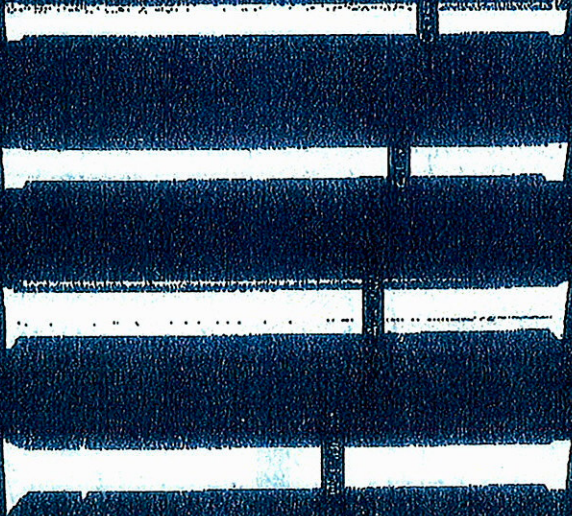


Half Columns may be used as pilasters in either the round or square design to enhance any entrance.

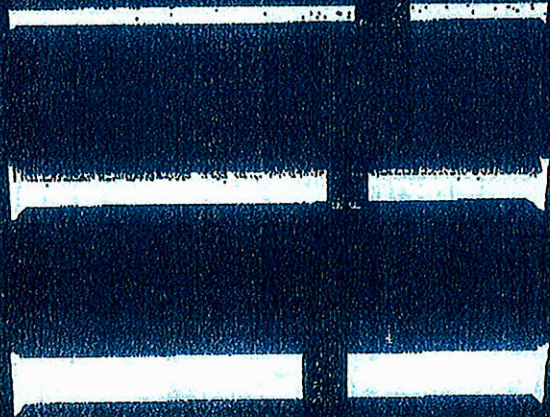
Finishes

See price list for products that are available in Almond, Clay, White.

Builder Series

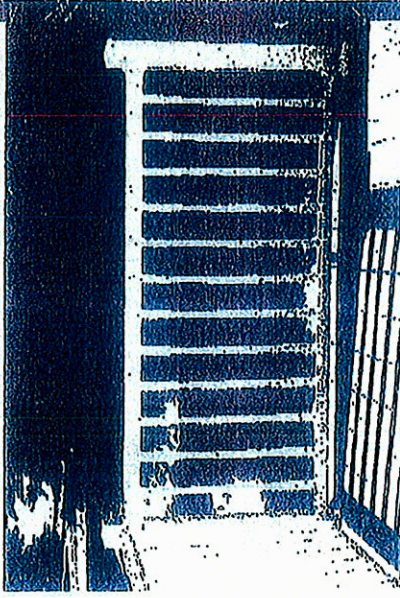


Fluted Series



Availability

Vinyl Handrail



AFCO's Vinyl Handrail and Post Wrap will complete your maintenance-free porch or deck project.

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TAKS

Manufactured By: **AFCO**
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Alexandria, VA
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- (d) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five (5) percent of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior, that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.
- (6) *Maximum density, maximum height and minimum yard area for residential substance abuse treatment facilities.*
 - (a) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
 - (b) No building within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
 - (c) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
 - (d) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

8. *Off-street parking and loading requirements.* Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165, "Off-Street Parking and Loading Requirements."

9. *Sign regulations.* Sign regulations are set forth in Section 1003.168, "Sign Regulations."

1003.113. "R-2" Residence District regulations.

1. *Scope of provisions.* This section contains the district regulations of the "R-2" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this appendix which are incorporated as part of this section by reference.

2. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

- (1) Churches.
- (2) Dwellings, single-family.
- (3) Forests and wildlife reservations as well as conservation projects.
- (4) Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
- (5) Home occupations.
- (6) Libraries, public or private not-for-profit.
- (7) Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
 - (a) Adequately screened with landscaping, fencing or walls, or any combination thereof; or.
 - (b) Placed underground; or
 - (c) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Department of Planning for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning.

- (8) Parks, parkways, and playgrounds, public or private not-for-profit.
- (9) Schools, public or private kindergarten, elementary, secondary, and collegiate.

3. *Conditional land use and development permits issued by the Commission.* The following land uses and developments may be permitted under conditions and requirements specified in Section 1003.181, "Conditional Use Permits":

- (1) Child care centers, nursery schools, day nurseries, and day care homes.
- (2) Private, not-for-profit clubs, private, not-for-profit recreational land uses, and community centers.
- (3) Dormitory or group living facilities for religious, educational, or charitable purposes.
- (4) Foster homes for handicapped children.

- (5) Practice driving tees, no lights. Miniature golf courses are excluded.
- (6) Group homes for the developmentally disabled to be occupied by no more than nine (9) individuals (excluding supervisory personnel) not related by blood or marriage to the operator or operators of the facility.
- (7) Group living facilities providing a permanent residence for not more than nine (9) individuals, all over eighteen (18) years of age and who are ordained or hold a designated religious position with the same religious institution.
- (8) Hospitals and hospices.
- (9) Local public utility facilities over sixty (60) feet in height, and public utility facilities.
- (10) Mortuaries.
- (11) Nursing homes and group homes for the elderly.
- (12) Police and fire stations.
- (13) Residential substance abuse treatment facilities.
- (14) Retreats owned and operated by religious, educational, or other not-for-profit establishments.
- (15) Satellite dishes (additional to provisions of Section 1003.167, 17.).
- (16) Specialized private schools.

4. *Accessory land uses developments.* Subject to compliance with the procedures of this section, accessory buildings, structures, and uses are permitted in conjunction with a permitted land use or development or (unless restricted by applicable condition) a conditional land use or development when such accessory building, structure or use is customarily found in conjunction with the primary use, is a reasonably necessary incident to the primary use, is clearly subordinate to the primary use, and serves only to further the successful utilization of the primary use. Accessory uses include the following:

- (1) Devices for the generation of energy, such as solar panels, wind generators, and similar devices.
- (2) Individual sewage treatment facilities serving an individual dwelling or nonresidential use, as approved by the appropriate regulatory agency. The sewage treatment facilities shall not exceed five thousand (5,000) gallons per day flow.

- (3) Private stables.
- (4) Permitted signs (See Section 1003.168 'Sign Regulations').

5. *Performance standards.* All uses in the "R-2" Residence District shall operate in conformity with the appropriate performance standards contained in Section 1003.163, "Zoning Performance Standard Regulations."

6. *Height limitation for structures.* The maximum height of structures in the "R-2" Residence District shall be as set out below:

- (1) No building elevation of any dwelling structure or building accessory to a dwelling structure shall exceed three (3) stories or forty-five (45) feet in height, whichever is less.
- (2) All other structures, other than a public utility tower authorized by a conditional use permit, shall not exceed sixty (60) feet in height above the average finished ground elevation at the perimeter of such structure; except that the height of structures may be further restricted as provided in Section 1003.161, "Air Navigation Space Regulations."

7. *Lot area, yard, and density requirements.* The minimum lot area and yard requirements for land uses and developments in the "R-2" Residence District as well as the maximum density of nursing home self-care units shall be as set out below:

(1) *Minimum lot area requirements:*

- (a) The following permitted and conditional land uses shall be situated on tracts of land providing not less than the following areas:

<i>Use</i>	<i>Minimum Area</i>
Child care center	30,000 sq. ft
Church	3 acres
Day care home	15,000 sq. ft.
Dormitory and group living facilities	3 acres
Dwelling, single-family	15,000 sq. ft.
Group living facilities for religious purposes	15,000 sq. ft.
Library	1 acre
Group homes for the developmentally disabled	15,000 sq. ft.
Local public utility facilities	10,000 sq. ft.
Mortuary	Minimum area 3 acres (minimum of 200 feet on a state (MoDOT))

Residential substance abuse treatment facilities

roadway, and adjacent to existing commercial zoning district).
3 acres (except 5 acres for a facility of more than 8 resident patients).

Schools

Nursery or day nursery	15,000 sq. ft.
Kindergarten (separate)	1 acre
Primary	5 acres
Junior high	10 acres
Senior high	20 acres
Collegiate	10 acres

- (b) Any lot or tract of record on the effective date of this ordinance, which contains less than fifteen thousand (15,000) square feet., may be used as a site for one single-family dwelling together with accessory structures and uses.
 - (c) Foster homes for handicapped children and not-for-profit private clubs and recreational land uses, including community centers, as approved by the Planning Commission via a conditional use permit, may be established on tracts of land less than five (5) acres where the related parking needs, outdoor facilities, size of buildings, and maximum membership of the developments and uses are deemed consistent with the intensity of land use in the neighborhood of the uses and developments. However, the minimum tract area for the conditional developments and uses shall not be less than fifteen thousand (15,000) square feet.
 - (d) Police and fire stations as approved by the Planning Commission via a conditional use permit may be established on tracts of less than five (5) acres where the related parking needs, outdoor facilities, and size of buildings are deemed consistent with the intensity of land use in the neighborhood of these uses.
 - (e) Specialized private schools shall be located on a tract of land containing one acre for each fifteen (15) pupils, but in no case less than five (5) acres, nor more than that required by the school land area requirements, as listed in paragraph 7.(1)(a).
 - (f) All other permitted or conditional land uses in this district shall be situated or conducted on tracts of land at least five (5) acres in area.
- (2) *Creation of new lots.* No new lots shall be created of less than fifteen thousand (15,000) square feet in area except for police stations and local public utility

facilities. Lots of less than fifteen thousand (15,000) square feet, created for the above uses, shall not be used for any other use and, in the event the permitted use terminates, the lot shall be established as common ground for an adjacent development or combined with an adjacent parcel or parcels by means of a boundary adjustment. Prior to the approval of a subdivision record plat creating a lot of less than fifteen thousand (15,000) square feet, a deed or other legal instrument must be approved by the City Attorney and recorded with the St. Louis County Recorder of Deeds, which guarantees the required transfer of the property in the event the permitted use is terminated, with a copy to be filed with the City of Chesterfield.

(3) *Minimum yard requirements; general.*

- (a) Front yard. No structure shall be allowed within twenty-five (25) feet of any roadway right-of-way line.
- (b) Side yard. No structure shall be allowed within ten (10) feet of any side property line.
- (c) Rear yard. No structure shall be allowed within fifteen (15) feet of any rear property line.

(4) *Specific yard requirements and exceptions.*

- (a) Notwithstanding any other provision of this appendix, on corner lots, no structure or plant material exceeding three (3) feet in height above the elevation of the street pavement is allowed within the sight distance triangle.
- (b) Boundary walls or fences, six (6) feet or less in height, are allowed within the minimum yard requirements.
- (c) Permitted information signs, six (6) feet or less in height, are allowed within the minimum front yard setback.
- (d) Permitted directional signs, three (3) feet or less in height, are allowed within the minimum front yard setback.
- (e) Light standards for street lighting or at points of ingress and egress, but not including parking lot lighting, are allowed within the minimum front yard setback when approved by the Department of Planning. Light standards for parking lot lighting are allowed no closer than ten (10) feet of any side or rear yard line which adjoins property in the "NU" Non-Urban, "PS" Park and Scenic, or any "R" Residence District.

- (f) In the event that greater than fifty (50) percent of the existing dwelling structures on the same side of a street and in both directions from a lot, for a distance of five hundred (500) feet or to the nearest intersecting street, whichever distance is less, have a variation in front yard setbacks of no more than ten (10) feet, the required front yard for that lot shall be the average setback of those structures. However, in no case shall any building be located closer than fifteen (15) feet from any roadway right-of-way line, nor shall a setback of greater than fifty (50) feet be required.
 - (g) If a lot of record existing on the effective date of this ordinance has a width of sixty (60) feet or less, the side yard on each side of any structure erected on such lot may be reduced to a width of not less than ten (10) percent of the width of the lot, but in no instances shall such yard be less than five (5) feet in width.
 - (h) Any nonresidential structure, other than a public utility tower authorized by a conditional use permit, which exceeds thirty (30) feet in height shall be set back from all property lines at least one additional foot for every foot of height above thirty (30) feet.
 - (i) No private stable shall be allowed within one hundred (100) feet of any property line. Affiliated pasture areas shall be fenced.
- (5) *Maximum density, maximum height, and minimum yard requirements for nursing homes.*
- (a) Densities of self-care units shall not exceed fifteen (15) units per acre.
 - (b) No building within a nursing home development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
 - (c) No building within a nursing home development shall be allowed within a minimum of fifty (50) feet of any property line.
 - (d) Accessory commercial uses in the form of limited service and retail commercial uses, not to exceed five (5) percent of the total gross floor area of the self-care building or buildings, excluding garages, to be located within one self-care building, shall be permitted in conjunction with existing nursing homes with a minimum of one hundred (100) beds and fifty (50) self-care units. There shall be no indication, through signs or other devices on the exterior, that such commercial uses are in existence. Uses authorized may include a financial facility, excluding drive-up and external walk-up facilities, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

(6) *Maximum density, maximum height and minimum yard area for residential substance abuse treatment facilities.*

- (a) Densities shall not exceed eight (8) resident patients and two (2) house parents or support staff, per facility for lots less than five (5) acres.
- (b) No building within a residential substance abuse treatment facility development shall exceed a height of three (3) stories or forty-five (45) feet above the average ground elevation at the perimeter of the building, whichever is less.
- (c) No building within a residential substance abuse treatment facility development shall be allowed within a minimum of fifty (50) feet of any property line.
- (d) Residential substance abuse treatment facilities shall maintain a minimum radius of two (2) miles between each facility.

8. *Off-street parking and loading requirements.* Off-street parking and loading requirements and setbacks for parking areas, loading spaces, and internal drives are set forth in Section 1003.165, "Off-Street Parking and Loading Requirements."

9. *Sign regulations.* Sign regulations are set forth in Section 1003.168, "Sign Regulations."

1003.115. "R-3" Residence District regulations.

1. *Scope of provisions.* This section contains the district regulations of the "R-3" Residence District. These regulations are supplemented and qualified by additional general regulations appearing elsewhere in this chapter [appendix] which are incorporated as part of this section by reference.

2. *Permitted land uses and developments.* The following land uses and developments are permitted in this district:

- (1) Churches.
- (2) Dwellings, single-family.
- (3) Golf courses, including practice driving tees on the same premises. Miniature golf courses and independent practice driving tees are excluded.
- (4) Home occupations.