



VILA

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August 22, 2007

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

The Planning Commission agenda for August 27th, 2007 will include the following item for your consideration:

14625 Lake Trails Ct.: Residential Addition to the east side of an existing home zoned “NU” Non Urban District located at 14625 Lake Trails Ct. in the Trails West Subdivision.

Planning Commission:

Mr. Greg Buchheit of Architectural Remodel and Contracting LLC, on behalf of Mr. David and Susan Goldberg has submitted for your review, a request for an addition to a residential structure in excess of 500 square feet.

BACK GROUND INFORMATION

1. The property in question is part of the Trails West Subdivision, an existing residential subdivision, zoned “NU” Non Urban District.

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. 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 and Public Works and then forwarded to St. Louis County for permits and inspection
3. If the addition is not approved, the Petitioner may apply for a variance from the zoning ordinance before the Board of Adjustment. If approved, the building of this

structure will be reviewed for approval by the Department of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

SUBMITTAL INFORMATION

1. The item of consideration before the Planning Commission is the addition to a residential structure in excess of five-hundred (500) square feet.
2. The proposed addition will have a foot print of 529 square feet and include two (2) stories for a total addition of 1,058 square feet.
3. The existing structure has a height of twenty-three (23) feet and the proposed addition will have a height of twenty-eight (28) feet, a difference of five (5) feet.
4. The existing structure utilizes brick construction and architecture. The proposed addition will match the architectural features and materials of the existing structure.
5. The proposed addition meets all ordinance requirements and standards.

DEPARTMENT INPUT

The petition was reviewed for compliance using all applicable City of Chesterfield ordinances and was found to meet all standards and requirements. Staff requests approval on the Residential Addition.

Respectfully submitted,



Shawn P. Seymour
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

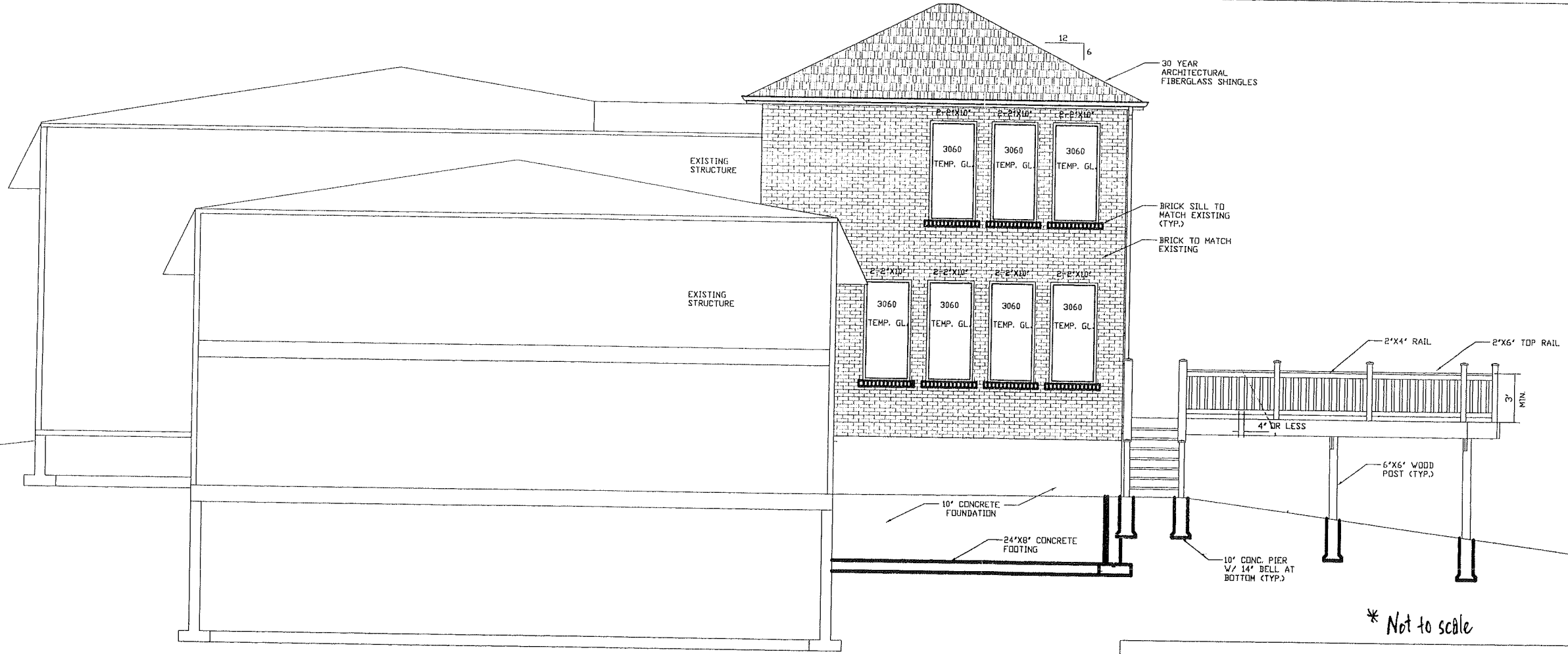
Cc: City Administrator
City Attorney
Director of Planning & Public Works
Reading file

Attachments:
Site Plan and elevations of the residential property

DESCRIPTION



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



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

* Not to scale



A-5

DAVID AND SUSAN
GOLDBERG
ROOM ADDITION
14625 LAKE TRAILS DR.
CHESTERFIELD, MO
63017

ARCHITECTURAL REMODEL AND CONTRACTING L.L.C.