



**VII. A.**

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September 5, 2007

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

The Planning Commission agenda for **September 10, 2007** will include the following item for your consideration:

**14760 Timberbluff Drive:** House addition on the east side of an existing home zoned "R-2" Residential, located at 14760 Timberbluff Drive in the Thousand Oaks Subdivision

Dear Planning Commission:

TCM Services, on behalf of the owner Barry Minster, 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 Timberbluff Dr. in the Thousand Oaks Subdivision, and is zoned "R-2" Residential.
2. The existing residence is a two story brick and frame structure.

**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:
2. "Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings."
3. 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.

4. 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 a 561.6 sq. ft. 1 story garage 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 overall height of the addition will match the height of the existing garage.
5. The rear of the building is proposed to have a 7ft. wide overhead door to provide access to the garage for lawn equipment etc.
6. The proposed addition is located 15ft from the side property line which is greater than the required 10ft side yard setback.
7. The proposed addition is located approximately 140ft. from the nearest rear property line.

**DEPARTMENTAL INPUT**

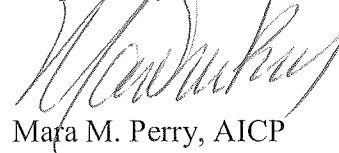
The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning recommends approval of the Residential Addition.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,

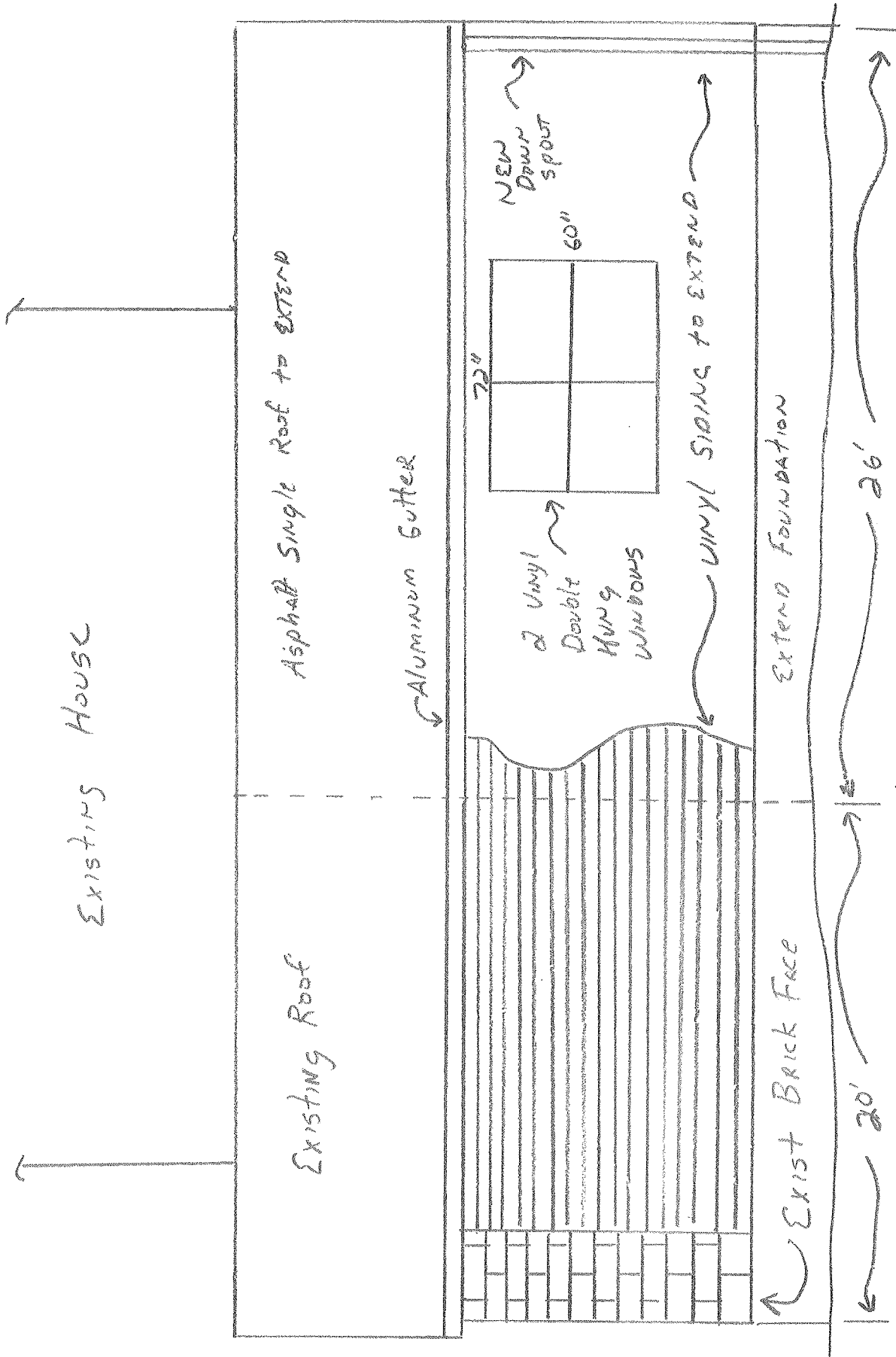


Mafu M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

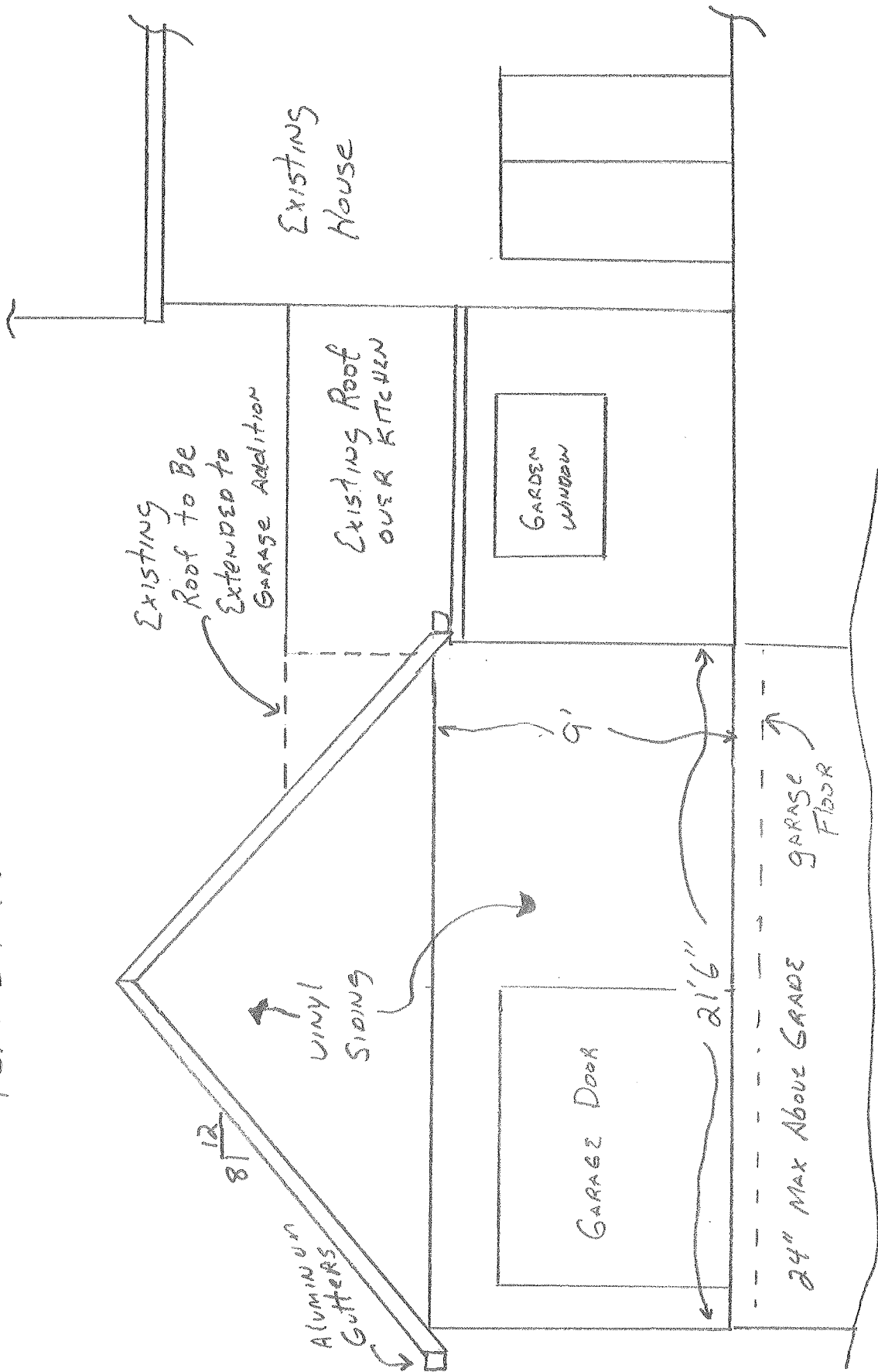
Attachments:  
Site Plan  
Architectural Elevations

# Minster Garage Side Elevation



# Mister Garage Rear Elevation

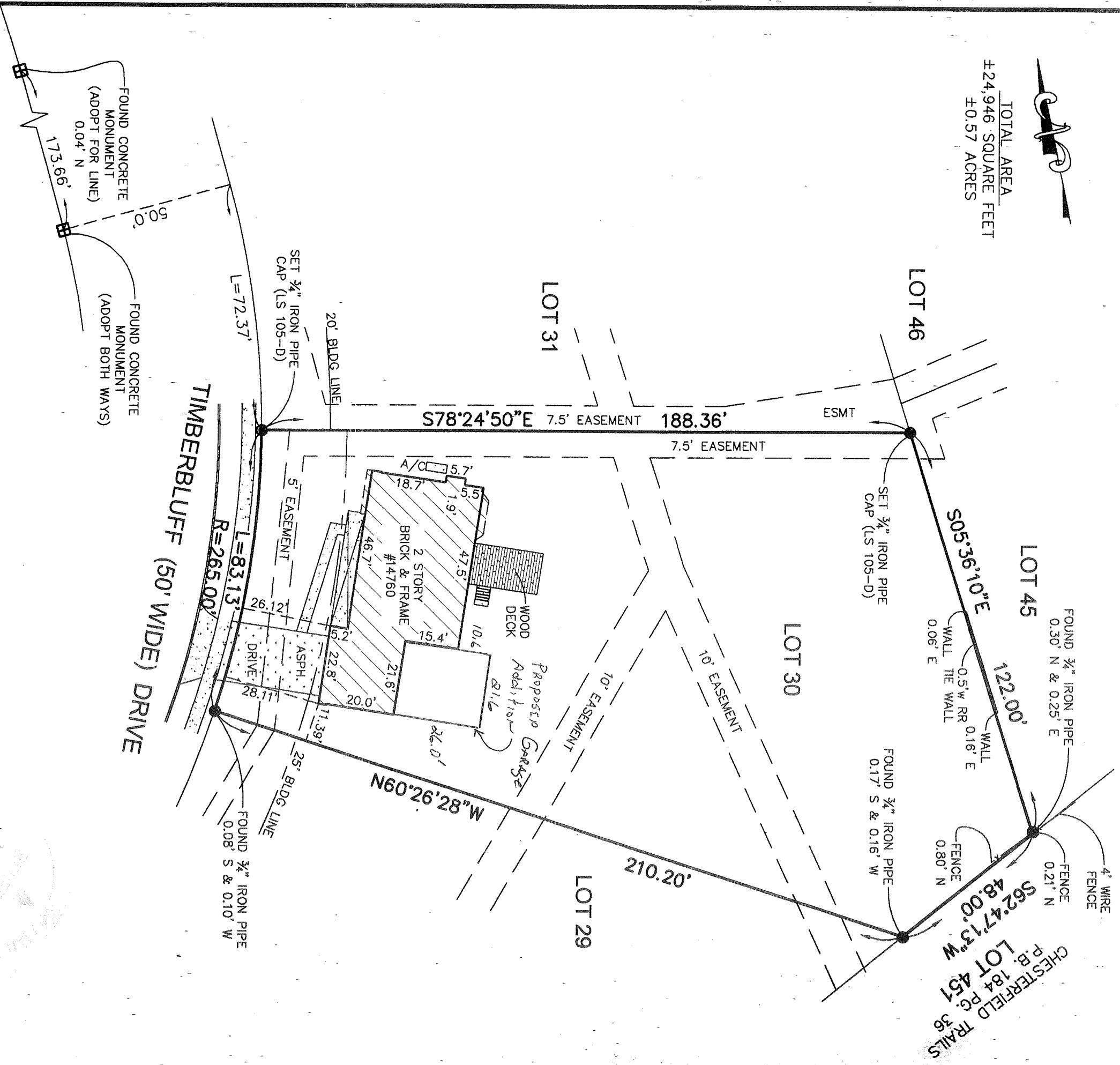
TCM SERVICES



# MISSOURI MINIMUM STANDARDS SURVEY



TOTAL AREA  
±24,946 SQUARE FEET  
±0.57 ACRES



CLASSIFICATION FOR THIS SURVEY IS: URBAN PROPERTY

SCALE: 1" = 30'

THIS IS TO CERTIFY THAT AT THE REQUEST OF INVESTORS TITLE COMPANY, A SURVEY WAS MADE ON THE 29TH DAY OF NOVEMBER, 2006, LOT 30 OF THOUSAND OAKS PLAT ONE AS RECORDED IN PLAT BOOK 224 ON PAGE 12 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE LOCATED IN ST. LOUIS COUNTY

MISSOURI, AND THAT THE RESULTS OF SAID SURVEY ARE REPRESENTED UPON THIS PLAT. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS".

NOVEMBER 30<sup>TH</sup> 2006

*Bruce E. Thomas*

STATE OF MISSOURI  
REGISTERED LAND SURVEYOR  
BRUCE E. THOMAS  
NUMBER LS-2220

**TOPOS SURVEYING & ENGINEERING CORP.**  
790 ST. FRANCOIS STREET, FLORISSANT, MISSOURI 63031  
PHONE (314)838-5806 FAX (314)838-8141

DRAWN BY: NLO  
PAGE 1 OF 1  
**1106-0281**  
ORDER NO.

REVISIONS