



VII.F.

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

October 3, 2007

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

The Planning Commission agenda for October 8, 2007 will include the following item for your consideration:

14809 Brookhaven Place: A residential addition to the south side of an existing home zoned "R1A" Residence District located at 14809 Brookhaven Place in the Brookhaven Place Subdivision.

Dear Commissioners:

Richard and Heather Todaro have submitted for your review a request for a residential addition which exceeds 500 square feet. The Department of Planning has reviewed this request and provides the following report:

PETITIONER'S REQUEST

1. The Petitioners are the owners of the property at 14809 Brookhaven Place.
2. It is their desire to build a 788 square foot addition to their home; 201 square feet of which is proposed to be a glass atrium. Net square footage to be added is 587 square feet.

BACKGROUND INFORMATION

1. The subject property is located in Brookhaven Place Subdivision, which is zoned "R1A" Residence District.
2. The maximum permissible height for any dwelling structure or building accessory to a dwelling structure in an "R1A" Residence District is three stories or forty-five (45) feet in height, whichever is less.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126B. "Residential Additions" of the City of Chesterfield Zoning Ordinance states: "Any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission.
2. In addition, this section also states: "Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.
3. If the request for the addition 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 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 Department 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 construction of an addition which exceeds 500 square feet.
2. The request is for a 788 square foot addition is on the south side of the existing residential structure. .
3. Exterior materials are proposed to be stone and brick veneer to match the existing residence.
4. The proposed garage is located 132.75 square feet from the front property line and 77.81 feet from the side yard setback. Front yard setback for Brookhaven Subdivision is 25 feet and the side yard setback is eight feet.

DEPARTMENTAL INPUT

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

Respectfully Submitted,



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

Attachments:

Site Plan
Architectural Elevations



September 28th, 2007

City of Chesterfield Planning and Zoning committee,

My family recently purchased 14809 Brookhaven Place. The reason for our letter is to ask for your approval of our remodeling project. We are planning to update our home to allow it to better fit into the neighborhood. Our home was originally built in 1957 and sits on 2.48 acres in the Brookhill Estates subdivision. The average age of the home in our subdivision is approximately 15 years of age. Our remodeling project will include a new Master bath, closet, and new bedroom for our 18 month old daughter. We are excited to live in Chesterfield and believe it will be a great place to raise our family. In addition we believe that our addition will enhance the value of our home, neighborhood and the city. As you will see by the enclosed documents, we have received trustee approval and informed our neighbors. We anxiously await you approval.

Thank you in advance for your consideration.

Sincerely,



Richard, Heather and Arabella Todaro

14809 Brookhaven Place

Chesterfield, MO 63017

636-220-6547

rtodaro01@charter.net

RECEIVED
SEP 28 12 27
CITY OF CHESTERFIELD
PLANNING AND ZONING

September 30th, 2007

Dear Brookhill Estates neighbors,

My family recently purchased 14809 Brookhaven Place. The reason for our letter is; the City of Chesterfield requires us to inform our neighbors of our construction project. We will be remodeling the North West corner of our home. We wanted to apologize in advance for any noise or inconvenience it may cause.

Sincerely,



Richard, Heather and Arabella Todaro

14809 Brookhaven Place

Chesterfield, MO 63017

636-220-6547

rtodaro01@charter.net

CC:

City of Chesterfield, Planning and Zoning Committee

14803 Brookhaven Place, Chesterfield, MO 63017

14808 Brookhaven Place, Chesterfield, MO 63017

14814 Brookhaven Place, Chesterfield, MO 63017

14820 Brookhaven Place, Chesterfield, MO 63017

14826 Brookhaven Place, Chesterfield, MO 63017

14832 Brookhaven Place, Chesterfield, MO 63017

14838 Brookhaven Place, Chesterfield, MO 63017

14839 Brookhaven Place, Chesterfield, MO 63017

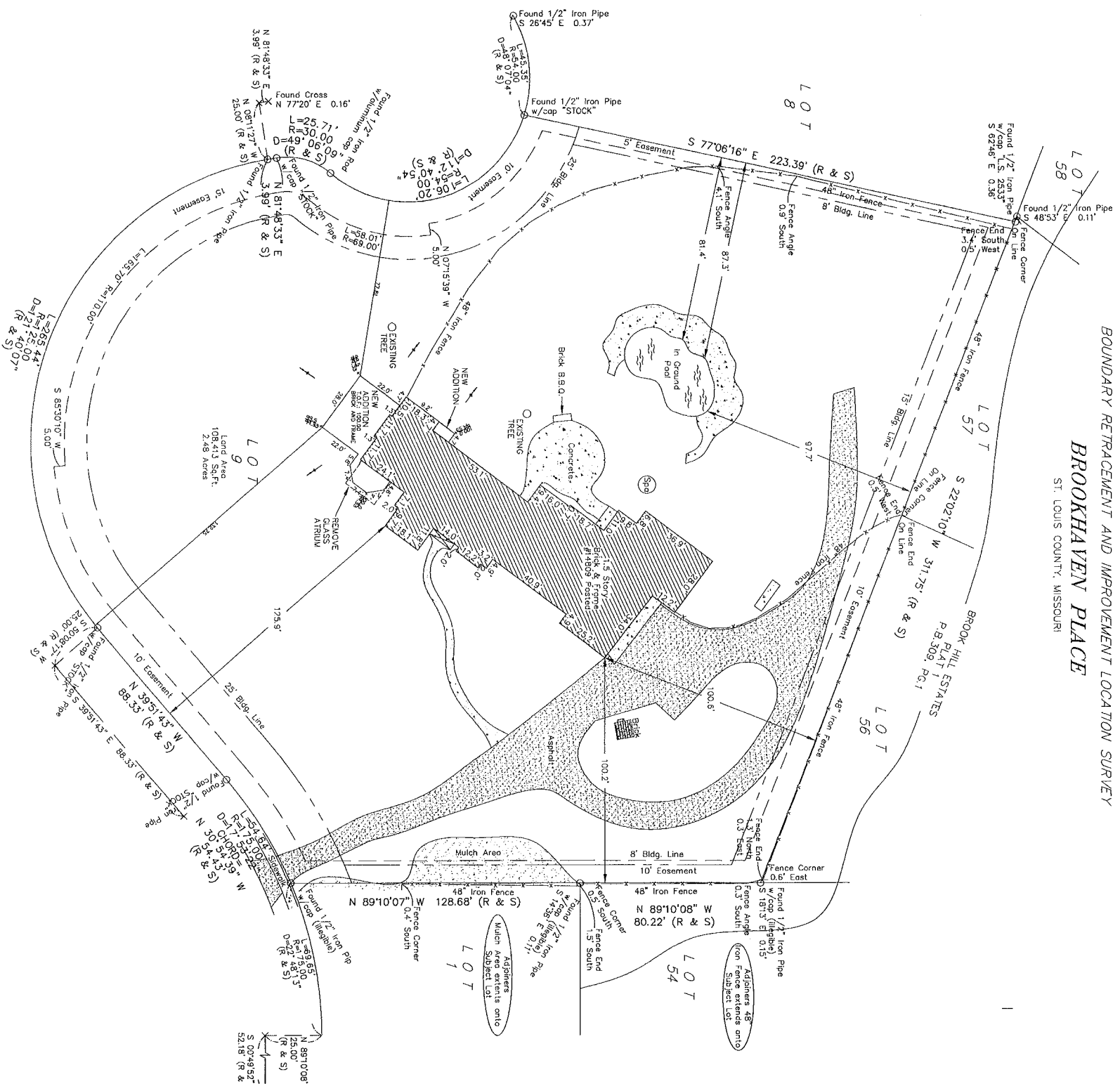
2137 White Lane Drive, Chesterfield, MO 63017

2133 White Lane Drive, Chesterfield, MO 63017

14806 Annasarra Ct, Chesterfield, MO 63017

14812 Annasarra Ct, Chesterfield, MO 63017

BOUNDARY RETRACEMENT AND IMPROVEMENT LOCATION SURVEY
BROOKHAVEN PLACE
 ST. LOUIS COUNTY, MISSOURI



SQUARE FOOTAGE
ADDITIONS: 788 SQ. FT.
RECORD AREA: 2,601 SQ.FT.
TOTAL AREA: 3,389 SQ. FT.

KEY:
 -#-#-# PROPOSED ELEVATION
 --- DRAINAGE DIRECTION
 R = RECORD
 S = SURVEYED

SCALE:
 1 inch = 30 ft.
 PLANS OF RECORD:
 P.B. 347 P.S. 490

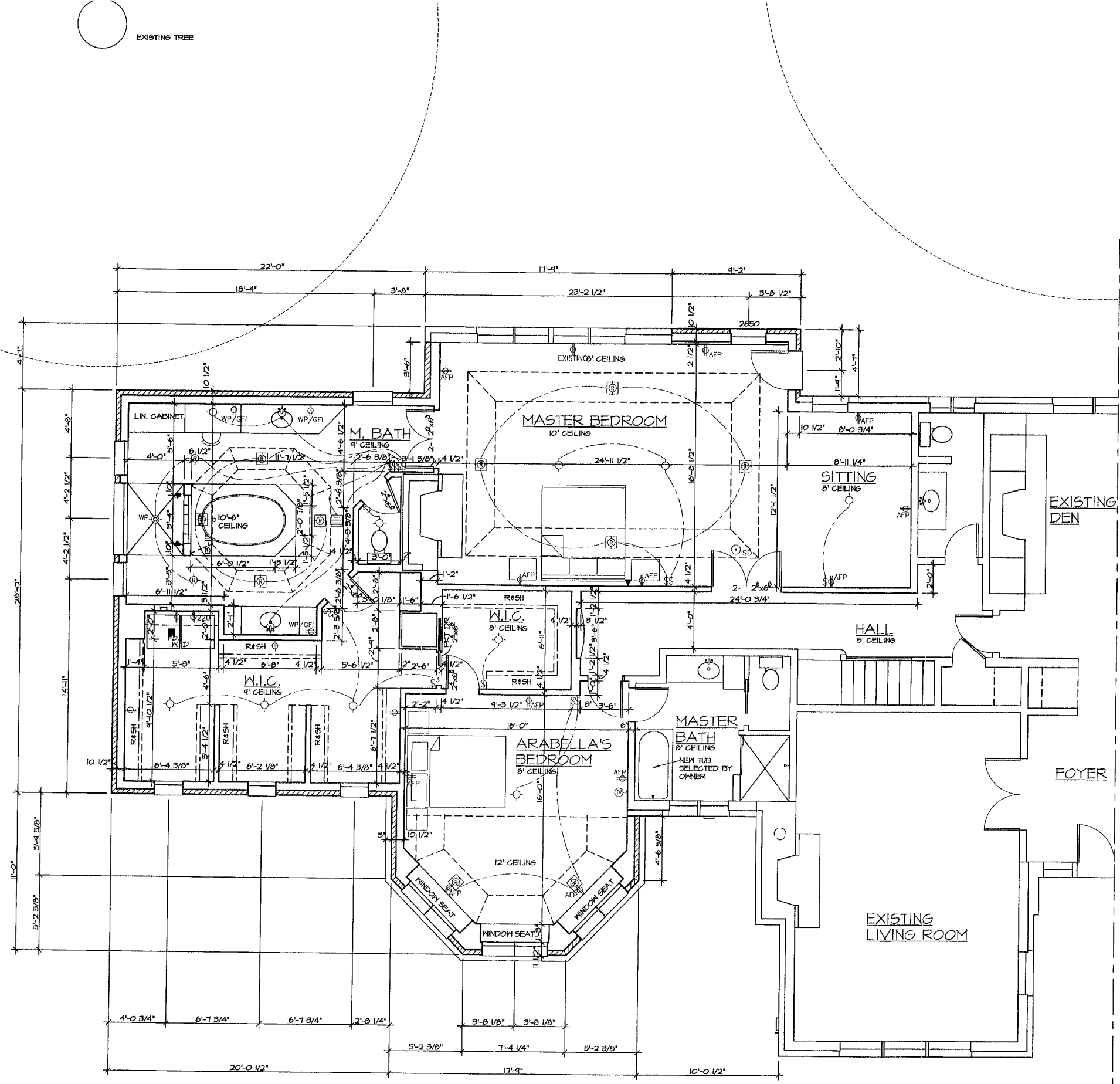
SITE PLAN
 REGISTERED LAND SURVEYORS
Curtiss W. Byrne
 SURVEYING COMPANY, INC.
 16570 Boxer Forest Ridge Drive
 Chesterfield, MO 63005 636.449.1032

ASP1

SITE PLAN
14809 BROOKHAVEN PLACE
CHESTERFIELD, MO 63017

Curtiss W. Byrne
 a r c h i t e c t s

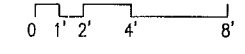
DATE: 9-25-

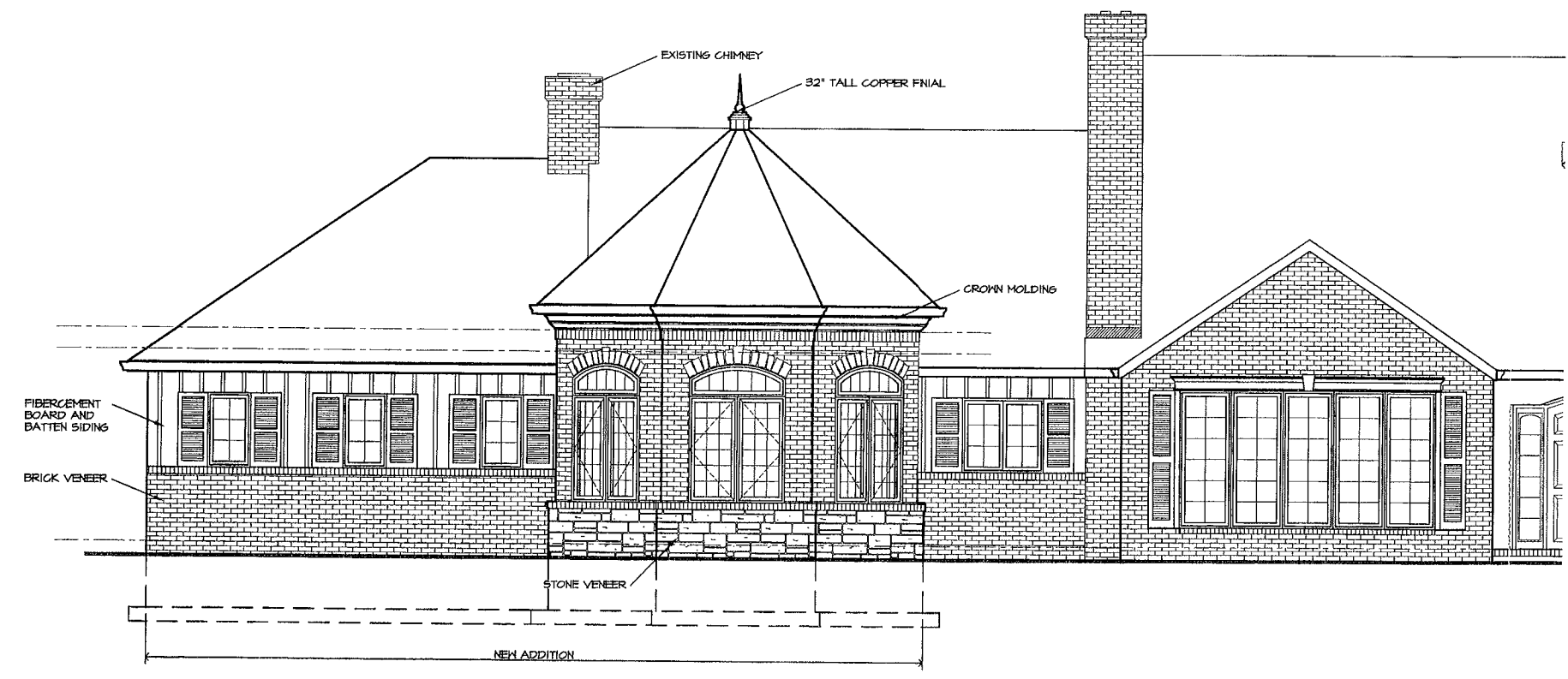


PARTIAL FIRST FLOOR PLAN

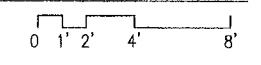
SQUARE FOOTAGE
 ADDITIONS: 788 SQ. FT.
 - GLASS ATRIUM: -201 SQ. FT.
 ADDS 587 NET SQ. FT.

- KEY NOTES
- NEW WALL
 - EXISTING WALL TO REMAIN





FRONT ELEVATION



FRONT ELEVATION

