



VII. A.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

November 7, 2007

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

The Planning Commission agenda for November 15, 2007 will include the following item for your consideration:

Re: **14859 Grantley Drive**: A residential addition on the north side of a property zoned "R1-A/R2" Residence District with a Planned Environmental Unit (PEU) located at 14859 Grantley Drive in the Westchester Place.

Dear Commissioners:

Jodie Joseph has submitted for your review a request for a residential addition which is new detached garage which is approximately 672 square feet.

PETITIONER'S REQUEST

1. The Petitioner is the owner of the property at 14859 Grantley Drive.
2. It is her desire to construct their desire to construct an addition to match the existing two-story home. The height proposed is approximately 21 feet.

BACKGROUND INFORMATION

1. The subject site is located within Westchester Place Subdivision, which was zoned "R1-A" Residence District prior to incorporation of the City of Chesterfield.
2. The maximum permissible height for any dwelling structure or building accessory to a dwelling structure in the zoning district for the subject site 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 that exceeds 500 square feet.
2. The request is for a 672 square foot, two-story addition located on the north side of the subject property. .
3. Exterior materials are proposed to be vinyl siding and asphalt/fiberglass shingles to match the existing residence.
4. The proposed addition is 15 feet from the side property line, which is five (5) feet over the required 10 ft side yard setback. It is 45 feet from the rear property line, which is triple the required 15 ft. rear yard setback.

DEPARTMENTAL INPUT

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

Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP

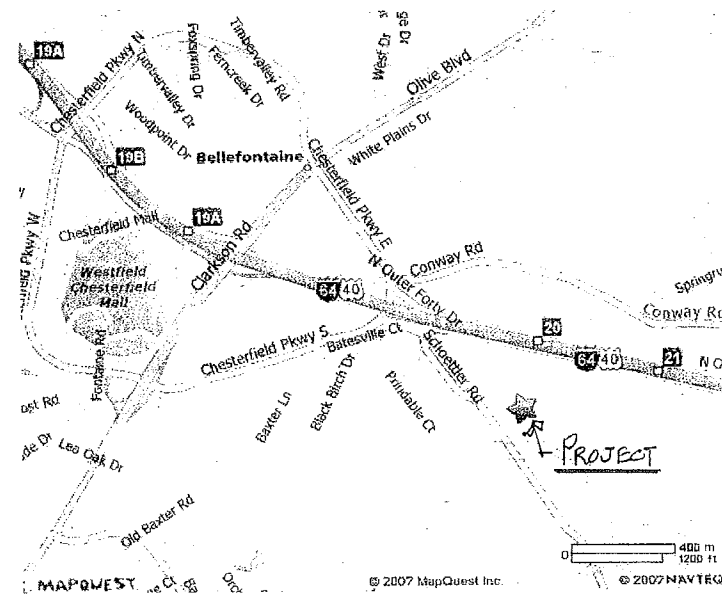
Assistant Director of Planning

Attachments:

Site Plan
Architectural Elevations



PROPOSED ADDITION TO THE RESIDENCE OF:
MS. JODIE JOSEPH
 14859 GRANTLEY DR.
 CHESTERFIELD, MO 63017



SITE LOCATION MAP

PROJECT DESCRIPTION

AN ADDITION OF 672 SQ.FT. TO THE REAR OF A SINGLE FAMILY RESIDENCE CONSISTING OF A SUNROOM, BEDROOM, BATHROOM AND DECK.

CODE INFORMATION

CODE: 2003 IBC- INTERNATIONAL BUILDING CODE
 CLASSIFICATION: R- SINGLE FAMILY RESIDENCE

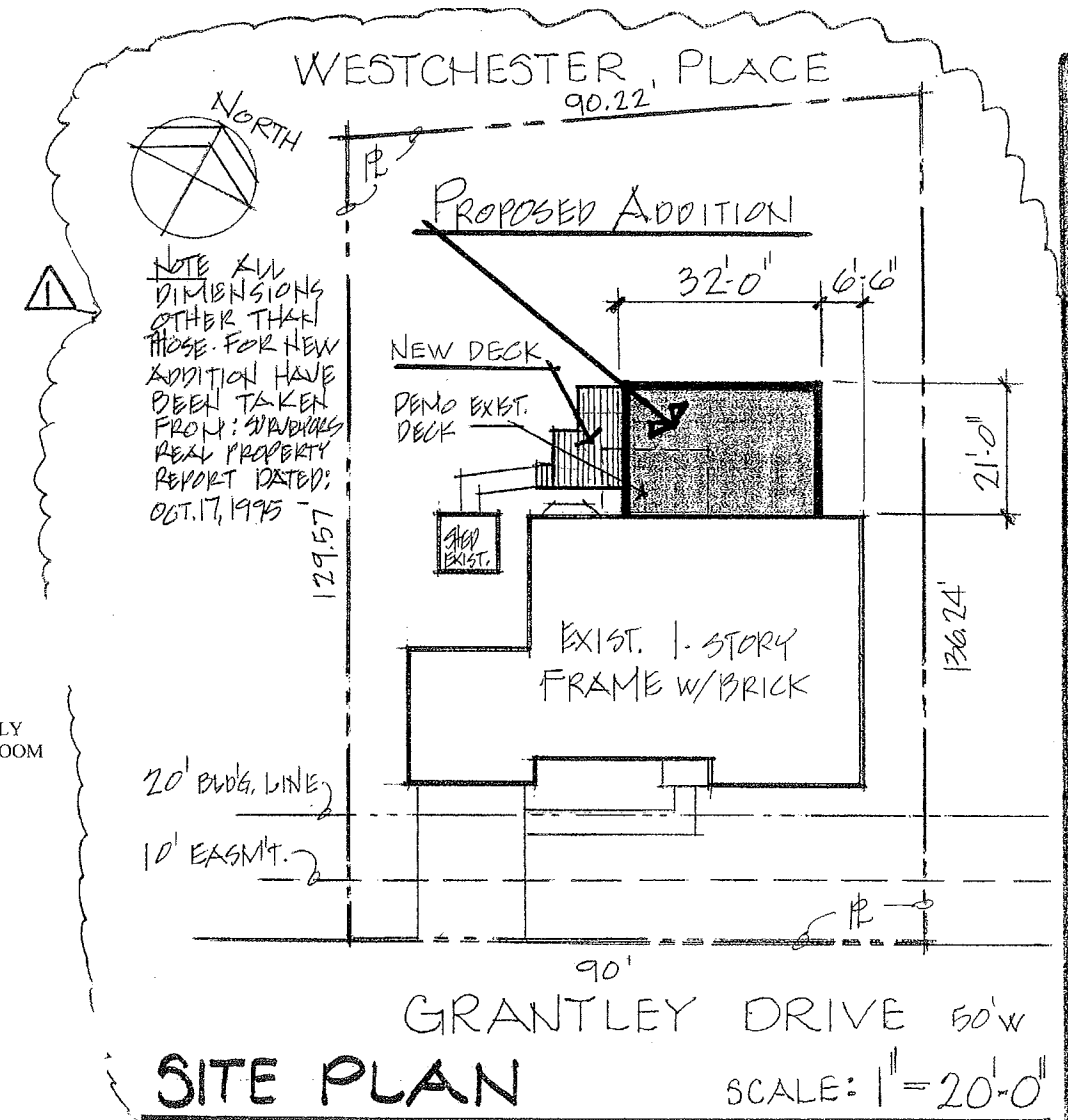
GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATING FOR NEW FOOTINGS.
4. ALL INTERIOR DIMENSIONS ARE TO FACE OF DRY WALL.
5. ALL NEW MATERIALS INSIDE AND OUT ARE TO BE OF EQUAL QUALITY OR BETTER THAN THE EXISTING AND ARE TO MATCH THE EXISTING IN COLOR AND TEXTURE AS CLOSELY AS POSSIBLE.

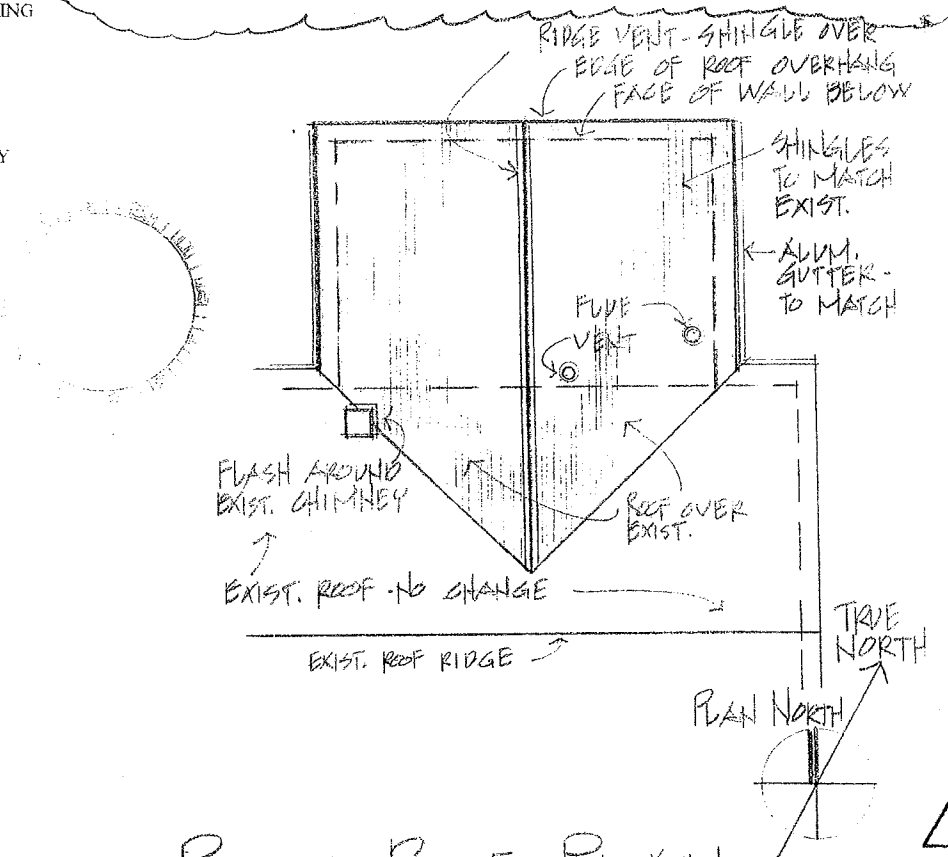
SYMBOL LEGEND

- NORTH ARROW
- DETAIL NUMBER SHEET DETAIL CAN BE FOUND
- DIRECTION OF SECTION CUT OR ELEVATION VIEW
- PARTITION DETAIL # / TYPE
- DOOR OPENING #
- EXISTING PARTITION (TO REMAIN)
- EXISTING PARTITION (TO BE REMOVED)
- NEW PARTITION
- NEW DOOR

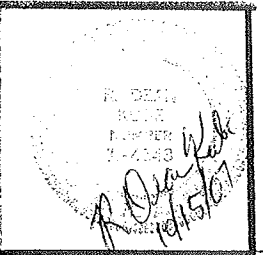
NOT ALL SYMBOLS USED



SITE PLAN SCALE: 1" = 20'-0"



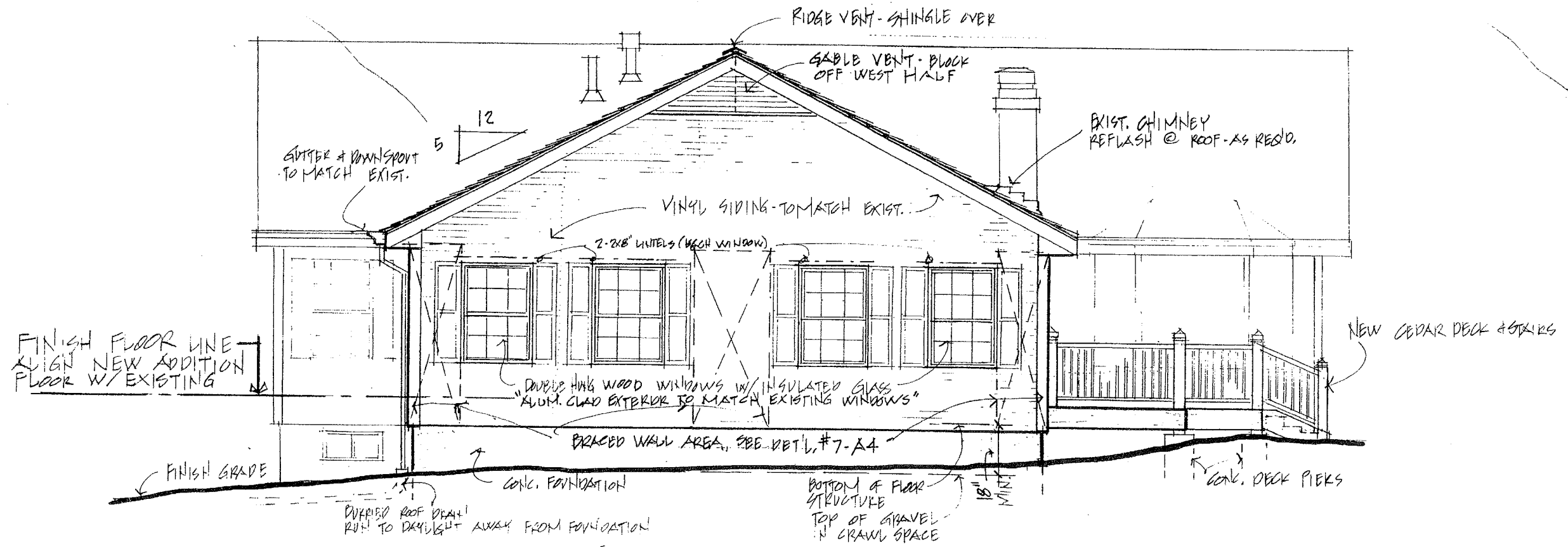
PARTIAL ROOF PLAN SCALE: 3/32" = 1'-0"



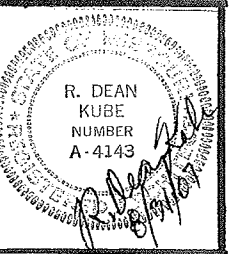
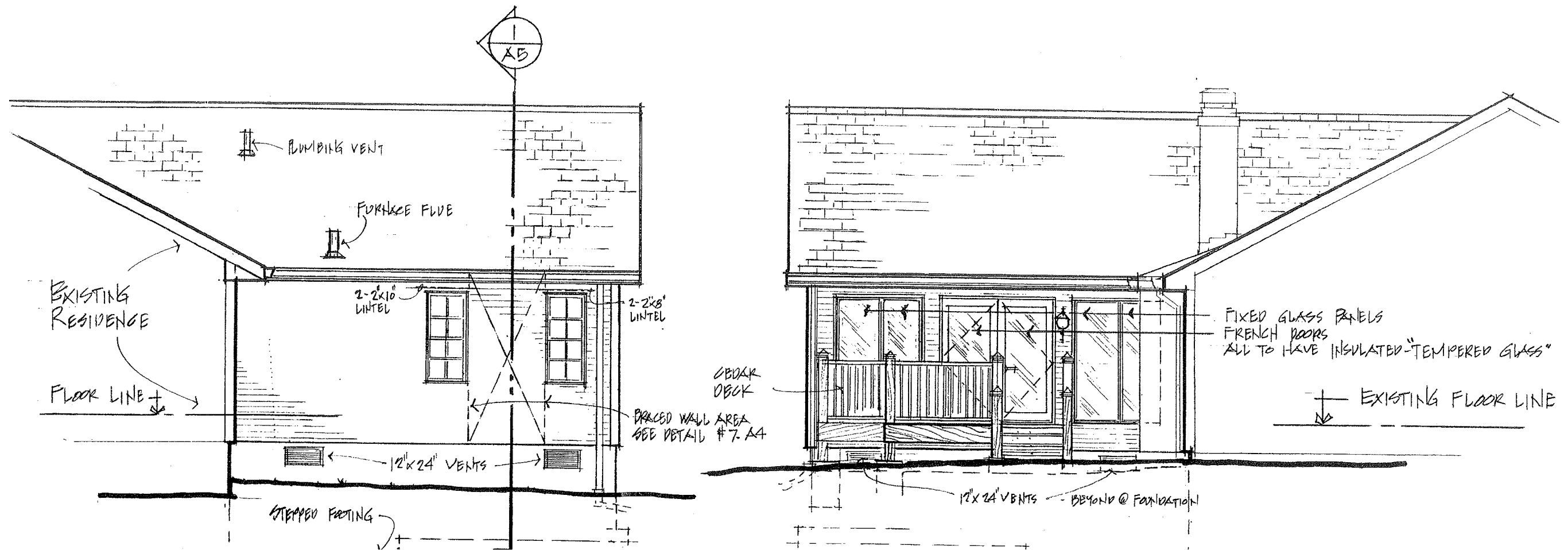
ARCHITECTURAL SERVICES
 R. DEAN KUBE
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PROPOSED ADDITION TO THE RESIDENCE OF:
MS. JODIE JOSEPH
 14859 GRANTLEY DR.
 CHESTERFIELD, MO 63017

10/15/07
 8/24/07



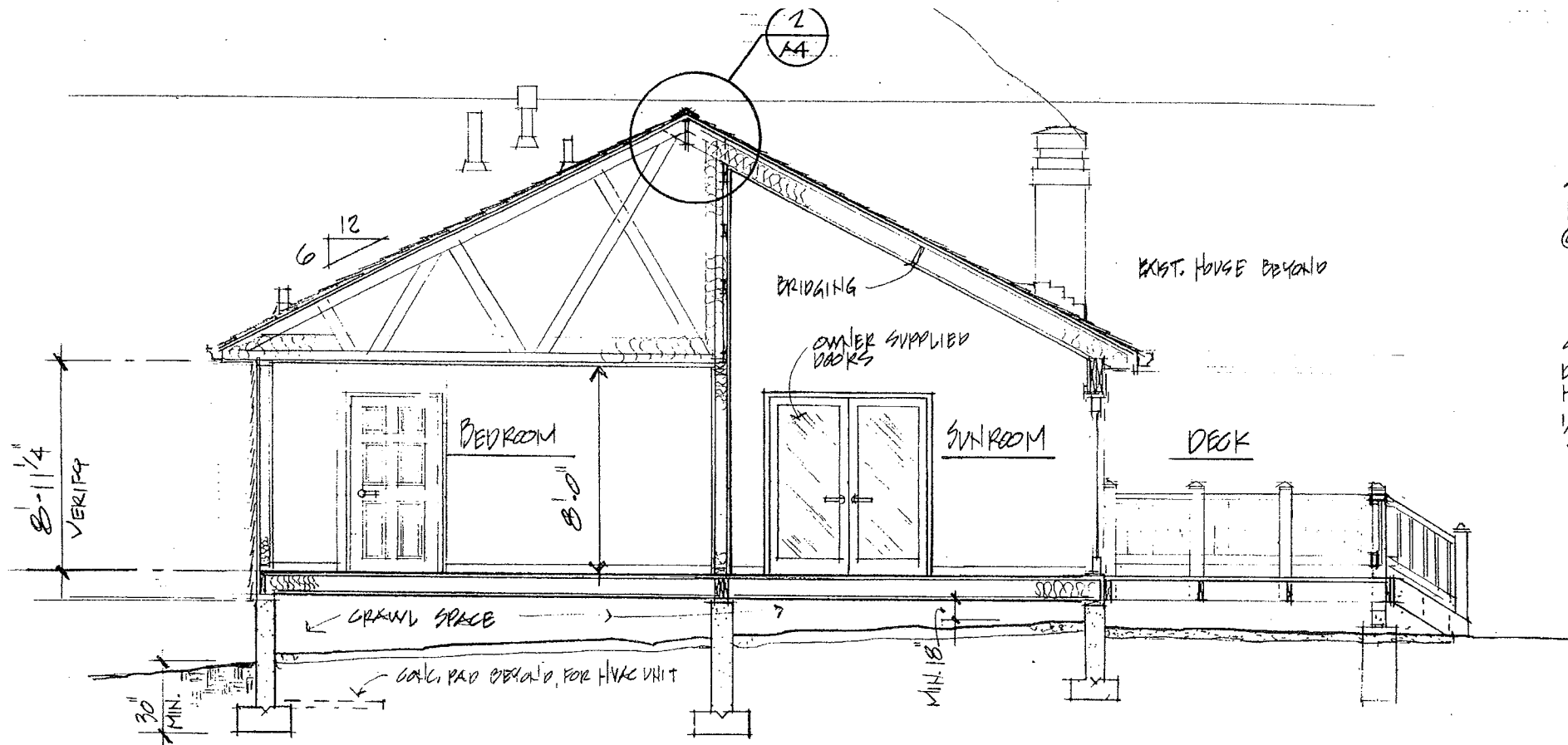
① NORTH ELEVATION SCALE: 1/4" = 1'-0"



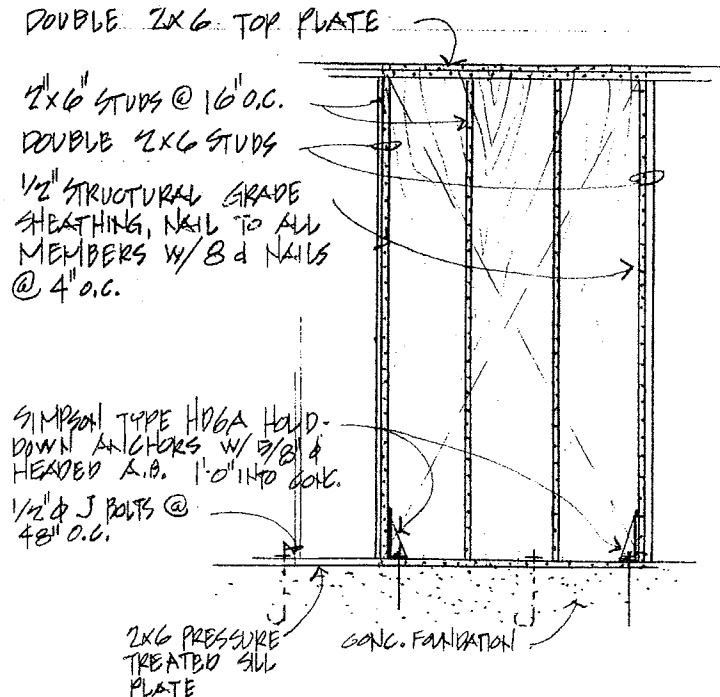
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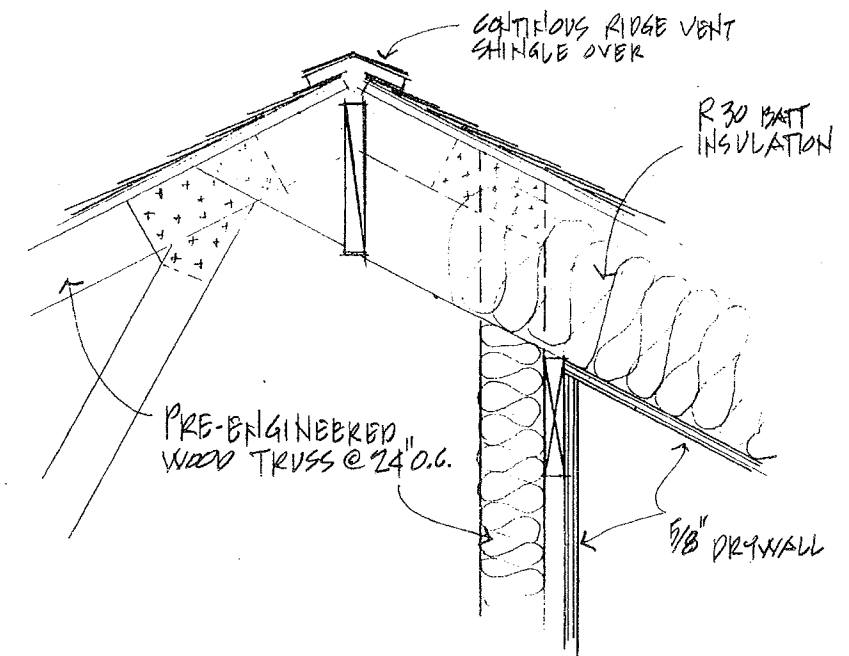
8/24/07



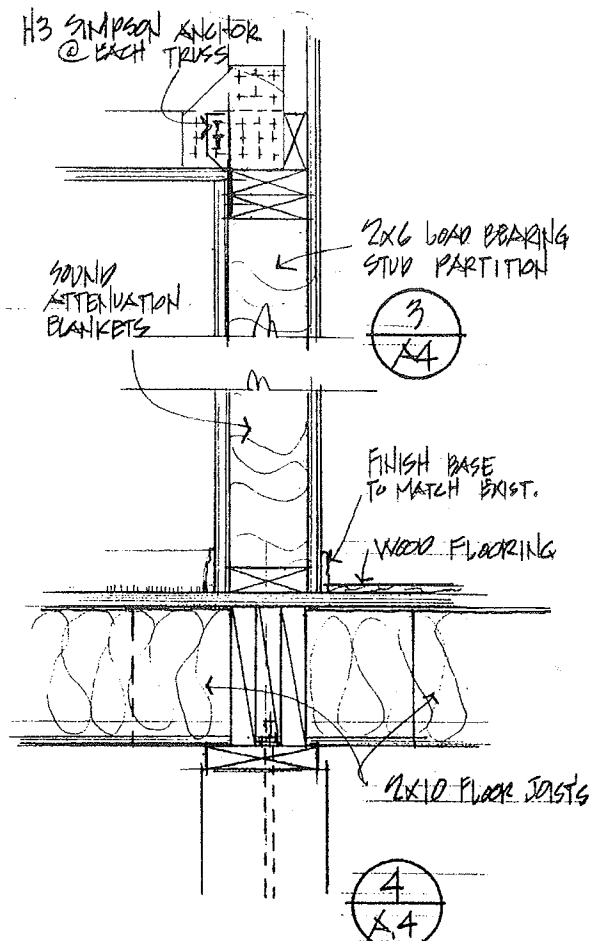
1
A4
CROSS SECTION
SCALE: 1/4" = 1'-0"



7
A4
SEISMIC WALL BRACING DETAIL
SCALE: 1/2" = 1'-0"
SEE EXTERIOR ELEVATIONS FOR LOCATION

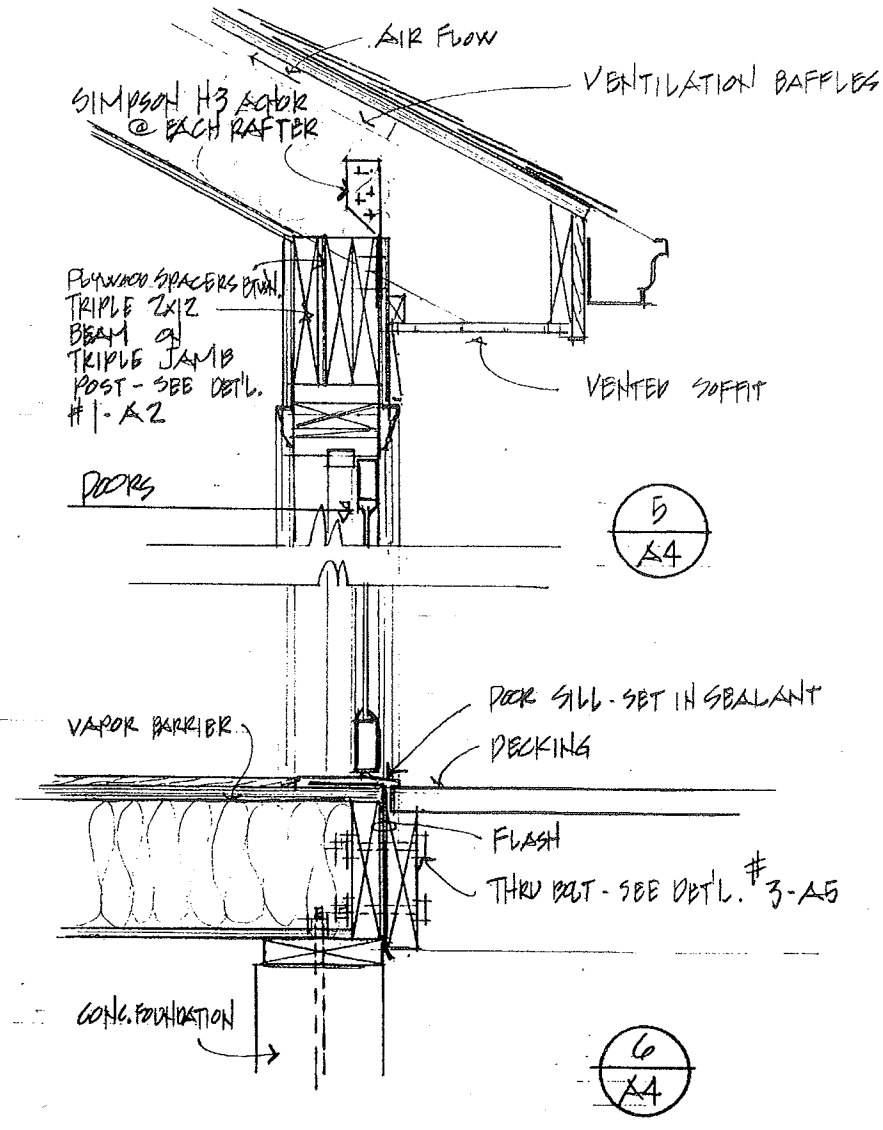


2
A4
RIDGE DETAIL
SCALE: 1/2" = 1'-0"



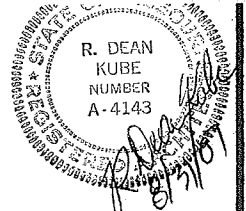
3
A4

4
A4



5
A4

6
A4



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8/24/07

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