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November 19, 2008

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

The Planning Commission agenda for **November 24, 2008** will include the following item for your consideration:

**1540 Pacland Place:** A request for a residential addition on the west side of an existing home zoned "NU" Non-Urban District, located at 1540 Pacland Place in the McKenna Pacland Lake Subdivision.

Planning Commission:

Daryll Yahl and Associates. on behalf of Dan Hogan, 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 request and submits the following report.

**BACKGROUND**

1. The property is located along Pacland Place in the McKenna Pacland Lake Subdivision and is zoned "NU" Non-Urban.
2. The existing residence is a 2 story 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.

"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 Departments of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

3. 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.

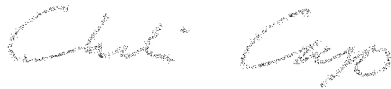
**SUBMITTAL INFORMATION**

1. The request is for an approximately 1600 sf. two story addition to the existing 3461 sf. house.
2. The exterior building materials will be brick veneer, stucco and wood trim with a shingle roof to match the existing structure.
3. The existing two story structure has a height of thirty-six (36) ft. and the addition will be approximately thirty (30) ft. in height
4. The proposed additions meet all ordinance requirements.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the residential addition.

Respectfully submitted,



Charlie Campo  
Project Planner

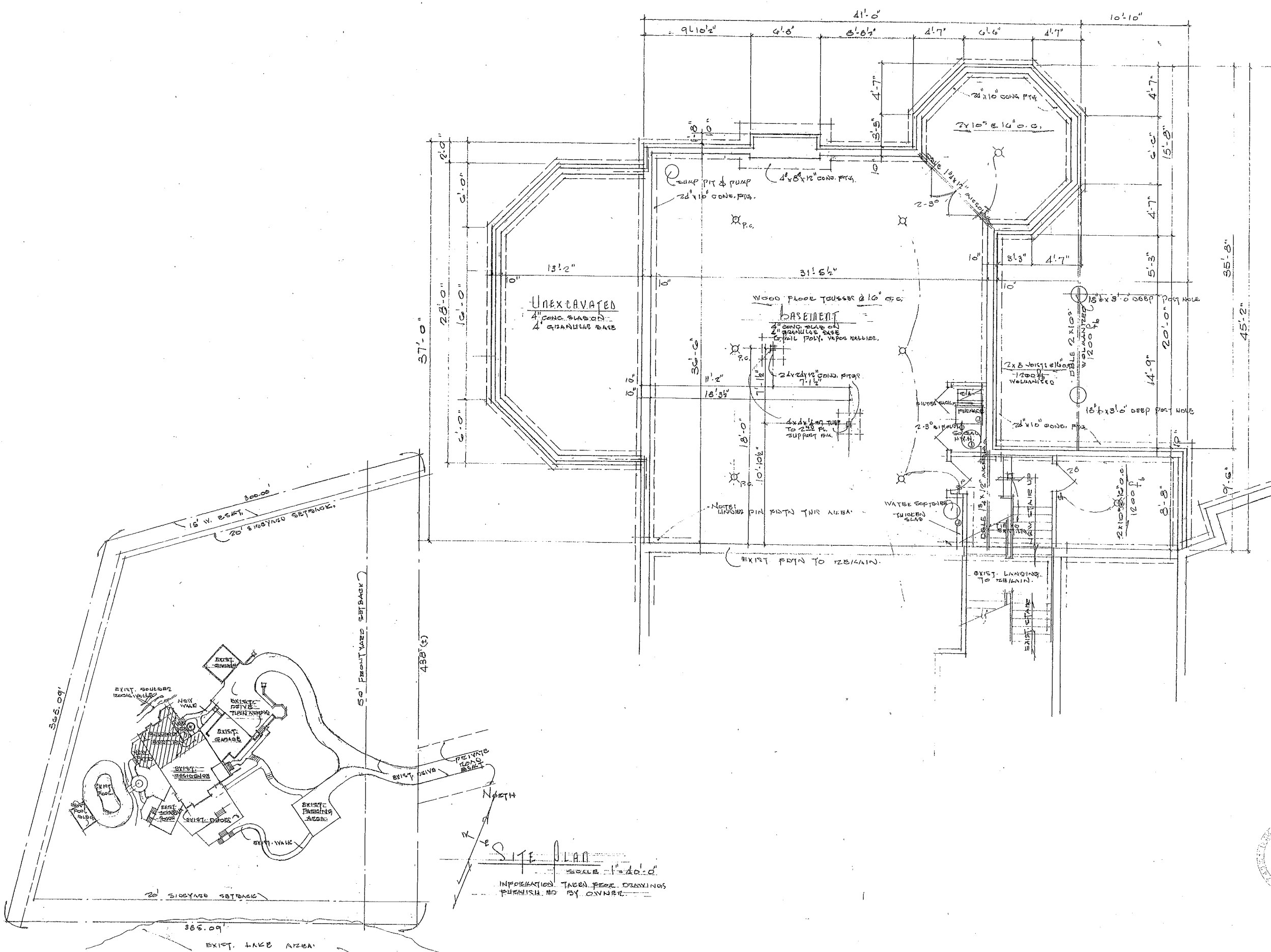
Respectfully submitted,



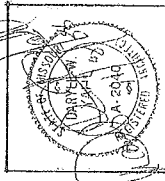
Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Building Floor Plan  
Building Elevations



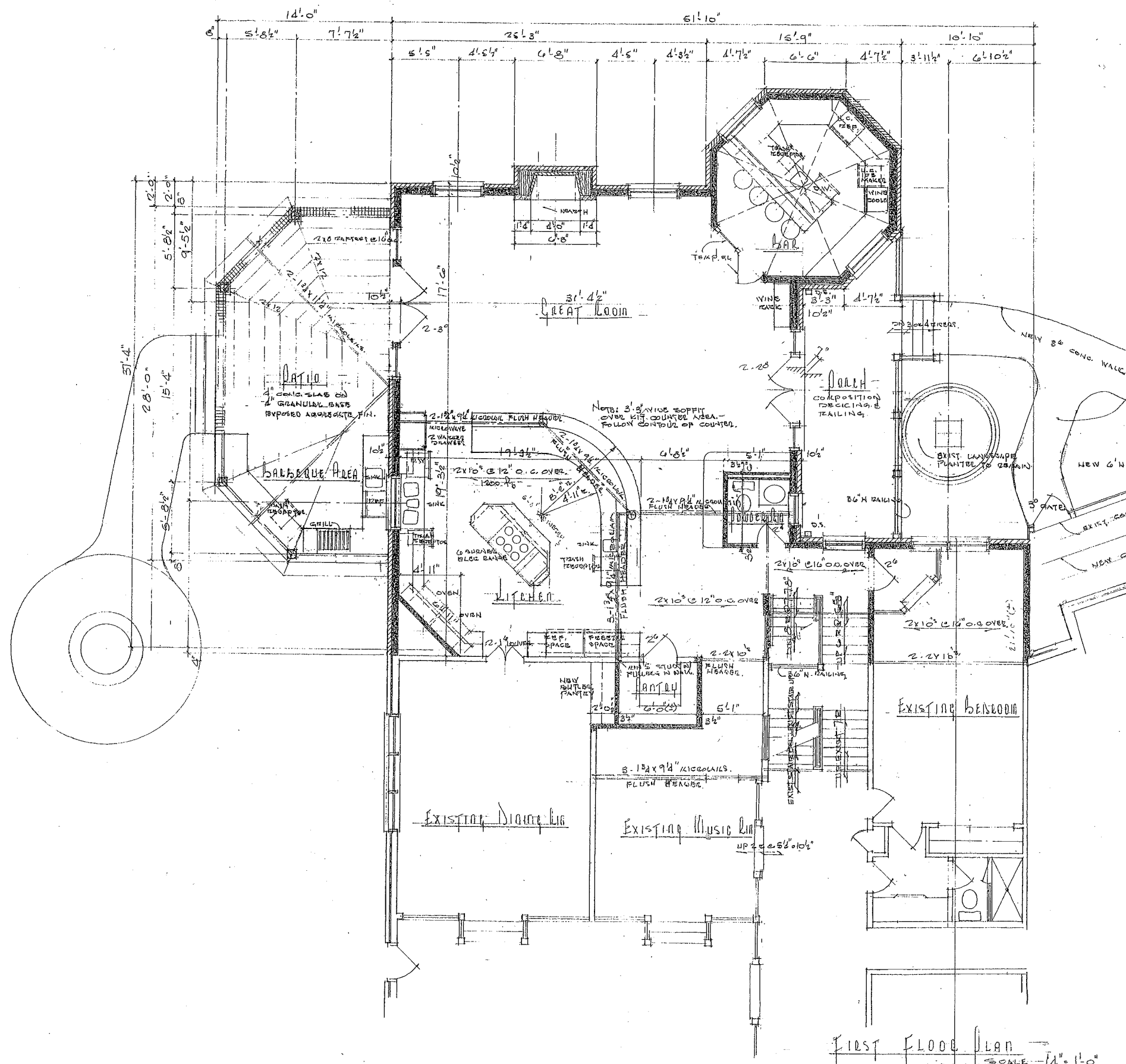
DARYLL W. YAHL L.L.C. & ASSOCIATES ARCHITECTS  
 MARYLAND HEIGHTS, MO 63043  
 434 OLD DORSETT RD  
 770-2227 office/fax  
 517-6442 cell



ADDITION TO RESIDENCE FOR:  
**MR & MRS DAN HOGAN**  
 CHESTERFIELD, MO 63005  
 1540 PACLAND PL.



DATE	NOV - 6 2008
SCALE	1" = 40'-0"
SHEET	1
TOTAL SHEETS	1



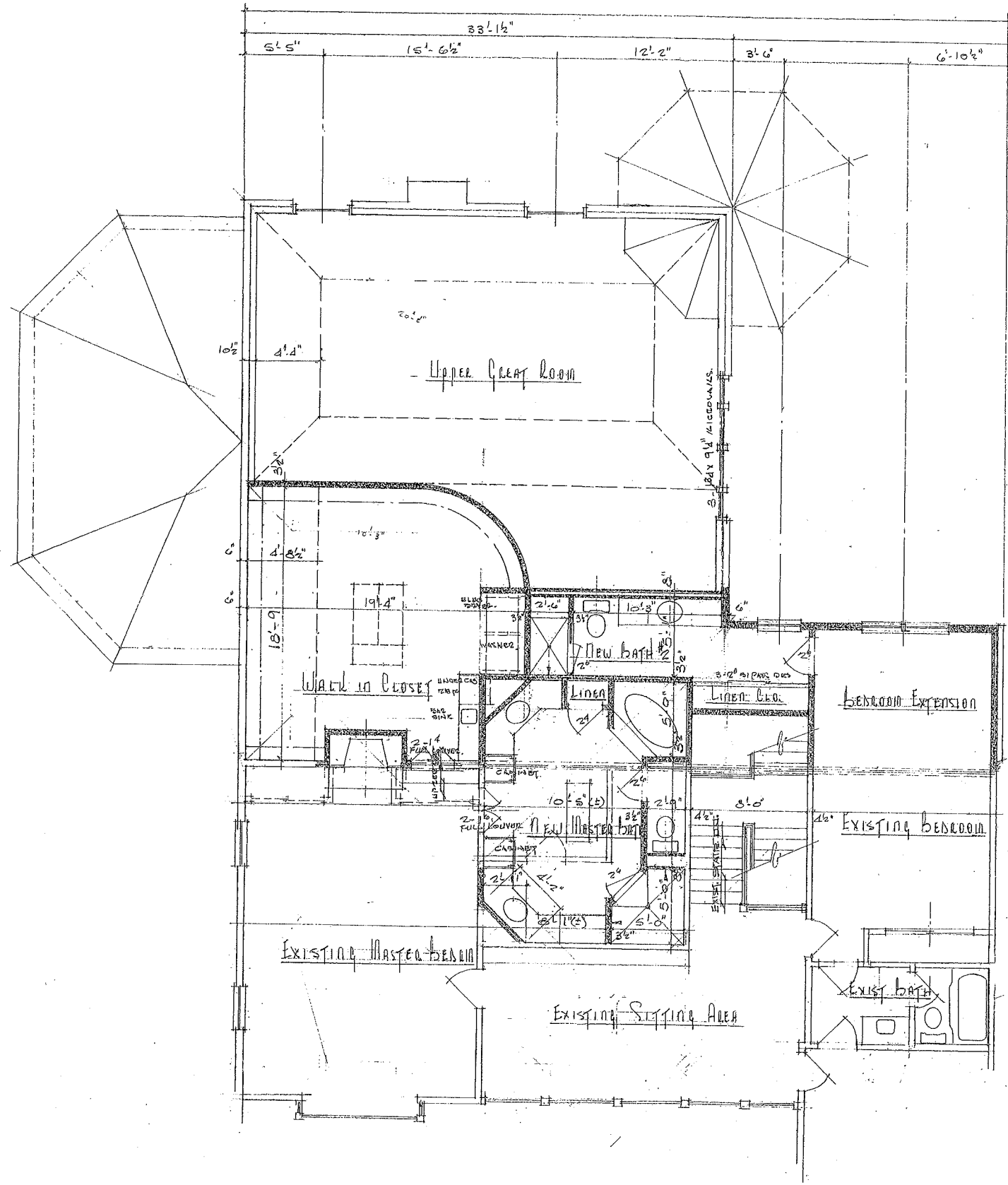
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

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ADDITION TO RESIDENCE FOR:  
**MR & MRS DAN HOGAN**  
1540 PACLAND PL.  
CHESTERFIELD, MO 63005

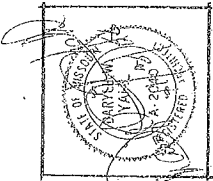
PLAN NO.	08140
DATE	5-08
BY	AW
CHECKED	AW



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

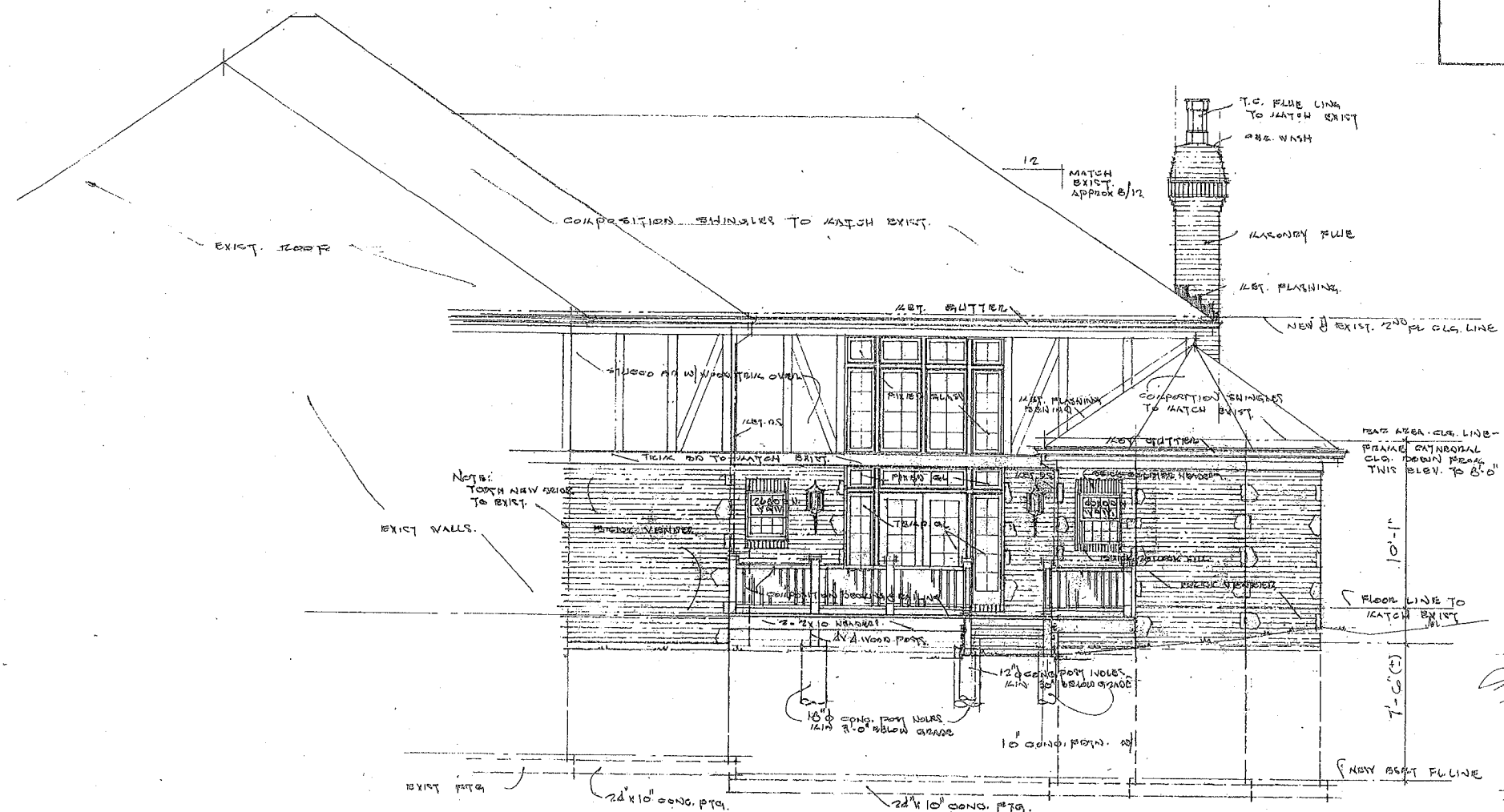


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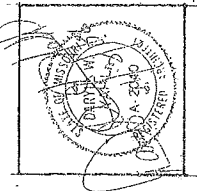
ADDITION TO RESIDENCE FOR:  
**MR & MRS DAN HOGAN**  
1540 PACLAND PL.  
CHESTERFIELD, MO 63005

PLAN NO.	08140
DATE	11-8-06
SHEET NO.	13
OF	9



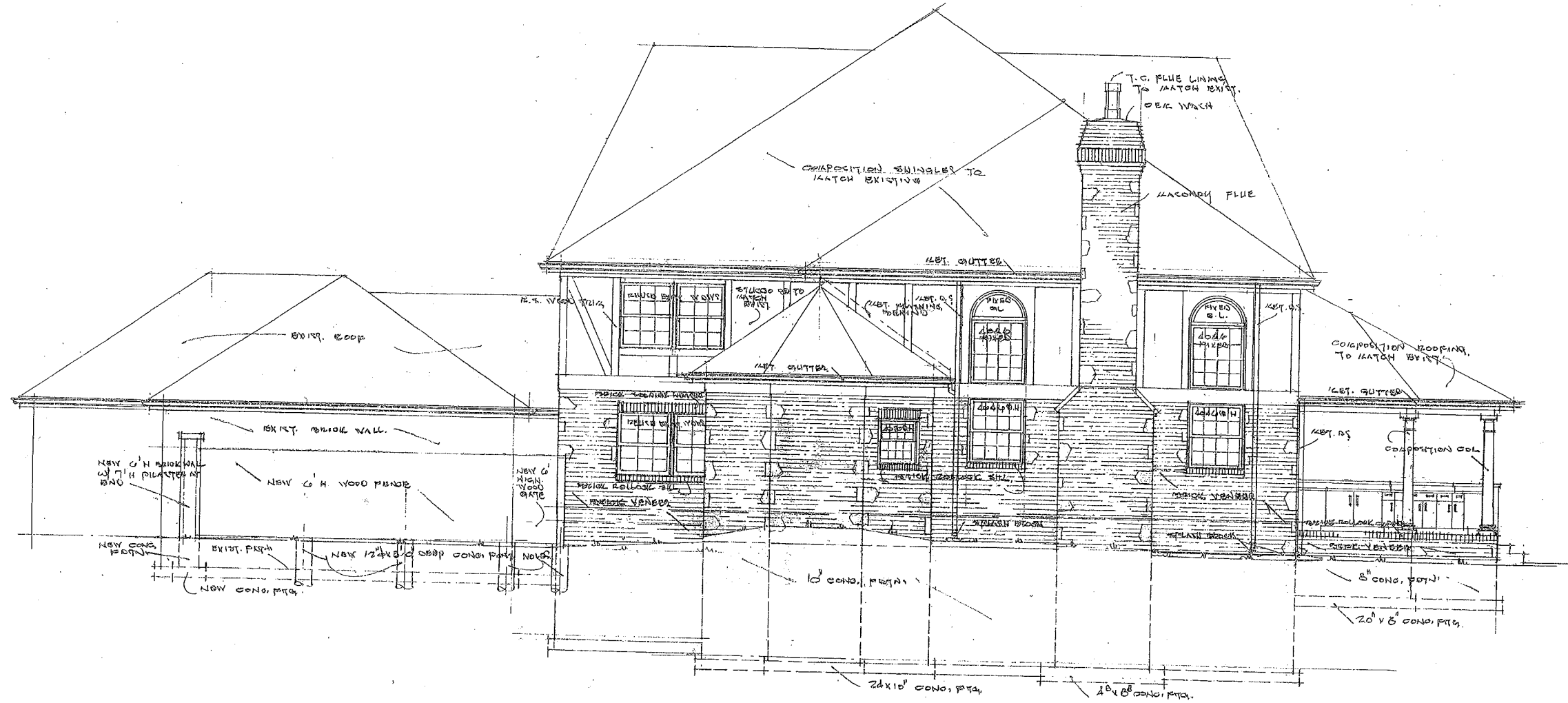
DRIVEWAY SIDE (NORTH) ELEVATION  
SCALE 1/4" = 1'-0"

DARYLL W. YABL L.L.C. & ASSOCIATES ARCHITECTS  
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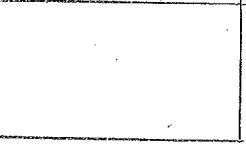


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1540 PACLAND PL.  
CHESTERFIELD, MO 63005

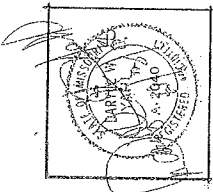
DATE	11-3-08
NO.	00140
SHEET	1/9



REAR ELEVATION  
SCALE 1/4" = 1'-0"



DARYLL W. YAHL L.L.C. & ASSOCIATES ARCHITECTS  
 424 OLD DORSETT RD  
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ADDITION TO RESIDENCE FOR:  
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 1540 PACLAND PL.  
 CHESTERFIELD, MO 63005

PLAN NO.	08140
DATE	11-3-08
SHEET NO.	AS
OF	2

