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December 4, 2007

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

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

**14477 White Pine Ridge Lane:** House addition on the north side of an existing home zoned "R-2" Residence District, located at 14477 White Pine Ridge Lane in the Whitree Subdivision.

Dear Planning Commission:

Doug and Susan Nachman, have submitted for your review, a request for an addition to a residential structure to exceed 500 square feet. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

### **BACKGROUND**

1. The property is located along White Pine Ridge Road in the Whitree Subdivision, and is zoned "R-2" Residential District.
2. The subdivision is governed by St. Louis County Ordinance Number 8552.
3. The request is for a 1080 square foot, 1 story addition to the rear of the existing single family house. The proposed addition is within all of the setbacks for the property.
4. The materials for the addition will match the materials of the existing house.
5. The proposed addition meets the requirements of City of Chesterfield Ordinance Number 2298 for Residential Additions.

## 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

The item for consideration before the Planning Commission is for the residential addition to exceed 500 square feet.

### DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests approval of the residential addition.

Respectfully submitted,

Respectfully submitted,



Jennifer Yackley  
Project Planner

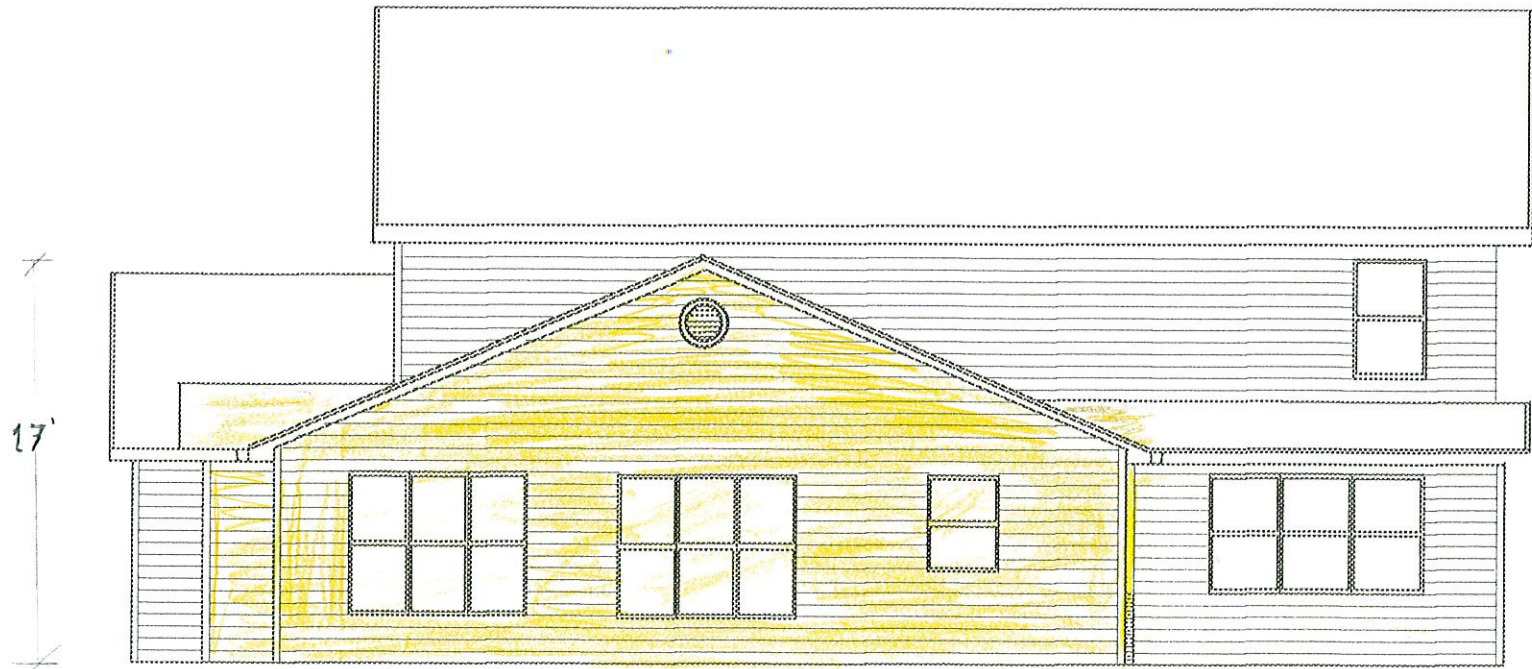


Aimee Nassif  
Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning and Public Works

Attachments:  
Site Plan  
Architectural Elevations





BACK ELEVATION

SCALE 1/8" = 1'

ROOM ADDITION TO MATCH EXISTING: WINDOWS  
ARCHITECTURAL SHINGLES  
VINYL SIDING  
SOFFIT AND FASCIA  
GUTTERS



