

Planning Commission Staff Report

Project Type: Residential Addition

Meeting Date: March 8, 2021

From: Chris Dietz, Planner *CD*

Location: 154 Lighthouse Dr.

Description: **154 Lighthouse Dr. (Rosenblum Residence):** A request for a residential addition exceeding 1,000 square feet and 30% of the existing floor area for a property zoned "NU" Non-Urban District, and located in the Trails West of Green Trails Subdivision.

PROPOSAL SUMMARY

Stuart and Susie Rosenblum have submitted a request for a residential addition in excess of 1,000 square feet and thirty (30) percent of the existing floor area for their home located on a 0.48-acre tract of land on the east side of Lighthouse Drive. The existing home is 4,038 square feet. The property owners wish to construct additions on three sides of the existing home, increasing the square footage of the home to 5,664 square feet.



Figure 1: Photo of Subject Site

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned “NU” Non-Urban District by St. Louis County, and the County’s tax records indicate that the existing residence was constructed in 1970.

In February of 2021, the property owners submitted a Municipal Zoning Approval application for the proposed residential addition. The applicants are now seeking Planning Commission approval for their project.



Figure 2: Aerial Site Photo

STAFF ANALYSIS

Section 405.02.160 B. 1. of the Unified Development Code states that “Any addition larger than one thousand (1,000) square feet and where the proposed addition increases the gross livable floor space by more than thirty percent (30%) shall be reviewed for approval by the City of Chesterfield Planning Commission”.

Such additions require submittal of a Municipal Zoning Approval application, building elevations, plot plan, building materials to be used with the residential addition, and photos of adjacent properties. Documentation that all adjacent property owners and subdivision trustees were notified of the proposed

new construction is also required, and is provided at the bottom of the Municipal Zoning Approval application. These documents are included in the Planning Commission packet attached to this report.

Additionally, the Unified Development Code specifies Architectural Review Design Standards for residential architecture for the Planning Commission’s review of residential additions. Those standards applicable to this project are presented below, with Staff input following in italics.

- Avoid long uninterrupted building surfaces and materials or designs that cause glare.
The proposed addition is comprised of varying dimensions along the front, side and rear elevations that vary from those of the existing house. The addition incorporates materials that are intended to match those of the existing house for a cohesive design.
- Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.
The elevations provided with this request appear to comply with this requirement. All Municipal Zoning Approval applications for construction of new residences or additions are conditioned with this requirement, and inspections to verify compliance are conducted prior to issuance of the Occupancy Permit for the structure.

STAFF RECOMENDATION

Staff has reviewed the request for a residential addition and has found the proposal to be in compliance with City Code requirements. Staff recommends approval of the residential addition for 154 Lighthorse Drive.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the residential addition for 154 Lighthorse Drive”.
- 2) “I move to approve (or deny) the residential addition for 154 Lighthorse Drive”. (Conditions may be added, eliminated, altered, or modified).

Attachments: Residential Addition Packet

02/09/2021

Department of Public Services



City of Chesterfield

OFFICE USE ONLY		
MZA #:	210165	
Locator #:	17R330214	Zone: NU
Subdivision: 0077 - Trails West Village of Green Trails		
Lot:	251	Ward: 1 Plat: 1

II. MUNICIPAL ZONING APPROVAL APPLICATION (MZA)

Please type or print legibly in ink, complete all parts, and sign and date application.
 Completed application and all other requirements must be submitted to the City of Chesterfield
 Department of Planning.

Project Address: 154 Lighthouse Drive Zip: 63017

Property Owner Name(s): Stuart Rosenblum

Property Owner Address (if different than above): Same

City: Chesterfield State: MO Zip: 63017

E-mail: adelesusan18@gmail.com

Tenant Name (if different than above): Same

Existing Tenant Proposed Tenant

Applicant Name: Markway Construction Attn: Nate Markway

Applicant Address: 3225 Sutton Blvd.

City: St. Louis State: MO Zip: 63143

Phone Number: (314) 239-9945 Fax: _____

E-mail: nathan@markwayconstruction.com

Description of Work: Addition (master suite, office, sun-room) master bath remodel

FOR EXTERIOR RESIDENTIAL WORK ONLY, PLEASE SIGN THE FOLLOWING:

As the Property Owner of the above-referenced address, I have notified all subdivision trustees and adjacent property owners of said application.

[Signature]
 Signature

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION AND ACCOMPANYING PLANS IS TRUE AND CORRECT, AND THAT I WILL CONFORM TO ALL APPLICABLE LAWS OF THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY. *(Note: Applicant or Tenant applying for Municipal Zoning Approval cannot sign on behalf of the Property Owner.)*

PROPERTY OWNER SIGNATURE: [Signature] DATE: 2-9-2021

APPLICANT SIGNATURE: [Signature] DATE: 2-9-21

(If other than Property Owner)

Paul Weatherford

From: Paul Weatherford
Sent: Tuesday, February 9, 2021 11:03 AM
To: jblbclstl@att.net; mengwasser@charter.net; rusty342@aol.com; johnvbirt@aol.com; enderlestl@gmail.com
Subject: RE: Municipal Zoning Application MZA_210165

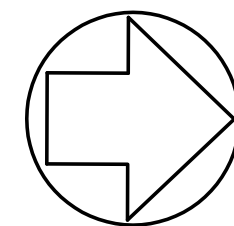
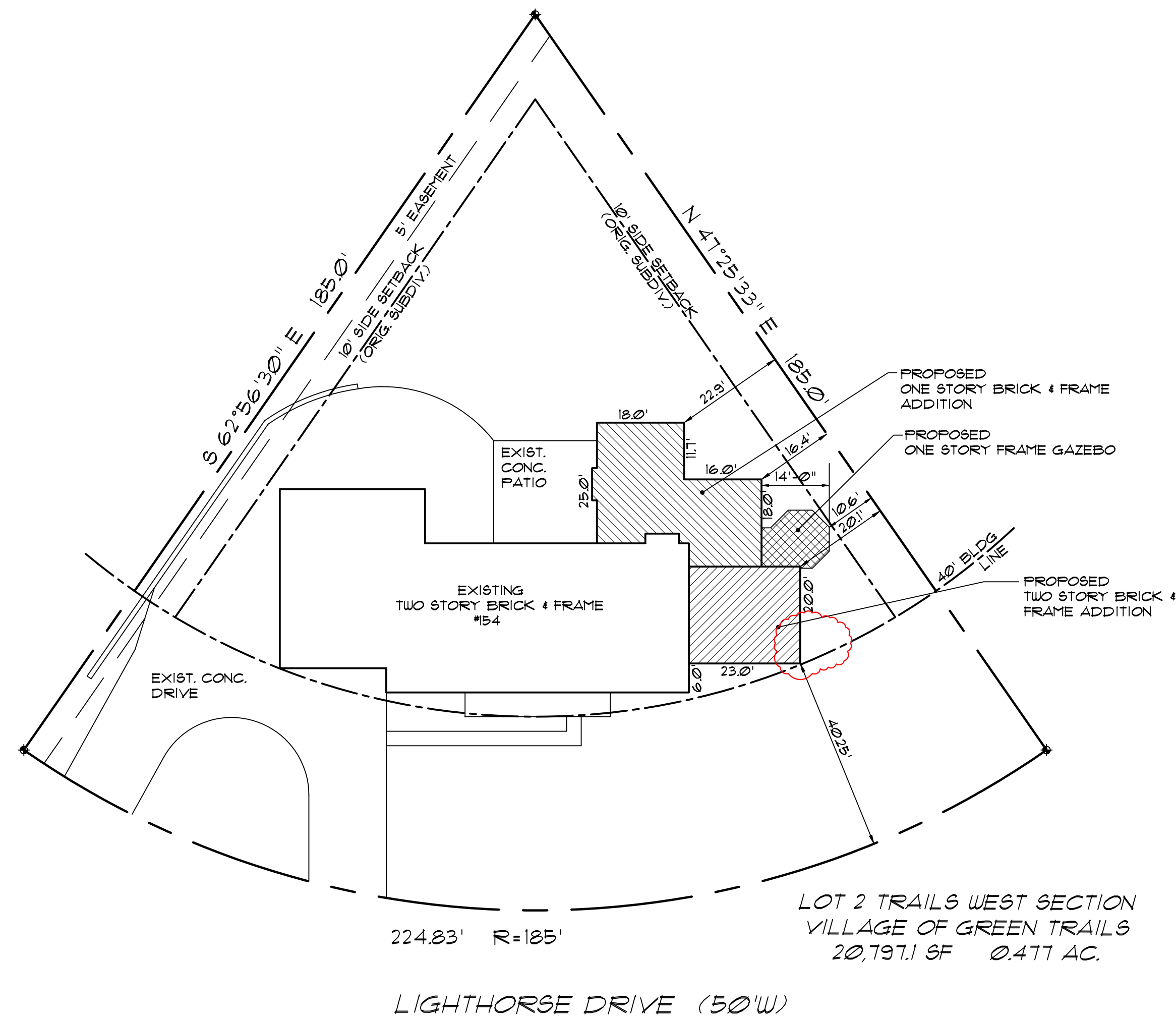
This is a courtesy message from the City of Chesterfield to inform you of the following:

Project Location: 154 LIGHTHORSE DR
Work: Addition
Application Status: Under Review

Please be advised that the City of Chesterfield only grants zoning approvals. Building Permits are to be issued by St. Louis County.

If you have any questions or need additional information, please contact Planner of the Day at (636)537-4733.

Paul Weatherford
Planning Technician
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017
p. 636.537.4741
pweatherford@chesterfield.mo.us



SITE PLAN

NOTE: THIS SITE PLAN IS INTENDED FOR DESIGN REFERENCE ONLY. ALL INFORMATION IS TO BE FIELD VERIFIED.
 SURVEY INFORMATION IS FROM LOCATION OF IMPROVEMENTS SURVEY #491-419, DATED 4/19/1991, BY TOPOS SURVEYING & ENGINEERING COMPANY.

1" = 20'-0"

PROPOSED ALTERATIONS FOR:
STUART and SUSIE ROSENBLUM
 154 LIGHTHORSE DRIVE
 CHESTERFIELD, MISSOURI 63017

ARCHITECT
DONNA F. BOXX, ARCHITECT, P.C.
 160 MARINE LANE
 ST. LOUIS, MISSOURI 63146
 (314)434-2333

CONSULTING ENGINEER
KREHER ENGINEERING, INC.
 208 NORTH MAIN STREET, SUITE F
 COLUMBIA, ILLINOIS 62298
 (314) 753-5965

ABBREVIATIONS

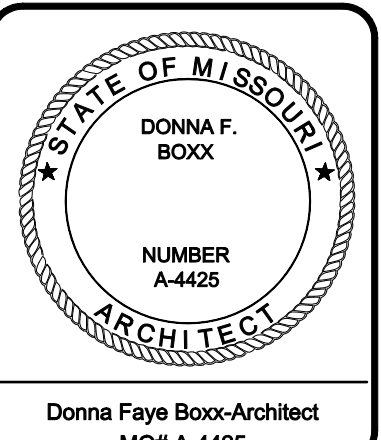
A	AND	ENCL.	ENCLOSURE	N.C.	NOT IN CONTRACT
∠	ANGLE	EQ.	EQUAL	N.O.	NUMBER
AT	AT	EQUIP.	EQUIPMENT	N.T.S.	NOT TO SCALE
C	CENTERLINE	E.W.C.	ELECTRIC WATER COOLER		
D	DIAMETER OF ROUND	E.P.	ELECTRIC PANELBOARD		
F	PLUS or MINUS	EXST.	EXISTING	O.A.	OVERALL
#	POUND or NUMBER	EXPO.	EXPOSURE	O.C.	ON CENTER
P	PROPERTY LINE	EXP.	EXPANSION	OFF.	OFFICE
		EXT.	EXTERIOR	OPP.	OPPOSITE
ACOUS.	ACOUSTICAL	F.D.	FLOOR DRAIN	PL.	PLATE
A.C.T.	ACCESS PANEL	FDN.	FOUNDATION	PLAM.	PLASTIC LAMINATE
A.P.	AREA DRAIN	F.E.	FIRE EXTINGUISHER	PLAS.	PLASTER
ADJ.	ADJUSTABLE	F.E.C.	FIRE EXTINGUISHER CABINET	PLYWD.	PLYWOOD
AGGR.	AGGREGATE	FIN.	FLOOR	PR.	PART
ALUM.	ALUMINUM	FL.	FLOOR	PART.	PARTITION
ANOD.	ANODIZED	FLASH.	FLASHING	Q.T.	QUARRY TILE
APPROX.	APPROXIMATE	FLOOR.	FLOURESCNET		
ARCH.	ARCHITECTURAL	F.O.C.	FACE OF CONCRETE		
ASB.	ASBESTOS	F.O.S.	FACE OF STUDS		
ASPH.	ASPHALT	F.PRF.	FIREPROOF		
A.F.F.	ABOVE FINISH FLOOR	FT.	FOOT or FEET		
		FURR.	FLOORING		
BD.	BOARD	FUT.	FUTURE		
BITUM.	BITUMINOUS			R.	RISER
BLDG.	BUILDING			RAD.	RADIUS
BLK.	BLOCK			R.D.	ROOF DRAIN
BLKG.	BLOCKING	GA.	GAUGE	REF.	REFRIGERATOR
BM.	BEAM	GALV.	GALVANIZED	REINF.	REINFORCED
BTM.	BOTTOM	GL.	GLASS	RESID.	RESIDENT
B.U.R.	BUILT-UP ROOFING	GYP.	GYP-SUM	RM.	ROOM
				R.O.	ROUGH OPENING
CAB.	CABINET	H.B.	HOSE BIBB	S.C.	SOLID CORE
C.B.	CATCH BASIN	H.C.	HOLLOW CORE	SCHED.	SCHEDULE
CEM.	CEMENT	HWWR.	HARDWARE	SECT.	SECTION
CER.	CERAMIC	HORIZ.	HORIZONTAL	SHT.	SHEET
CHT.	CHIT BRON	HR.	HOUR	SM.	SMALL
CLG.	CEILING	HT.	HEIGHT	SPEC.	SPECIFICATION
CLG.	CLOSET			SO.	SQUARE
C.L.R.	CLEAR	I.D.	INSIDE DIAMETER	S.STL.	STAINLESS STEEL
C.O.	CASED OPENING	INSUL.	INSULATION	STA.	STATION
COL.	COLUMN	INT.	INTERIOR	STD.	STANDARD
CONC.	CONCRETE			STL.	STEEL
CONN.	CONNECTION	JAN.	JANITOR	STR.	STRUCTURE
CONSTR.	CONSTRUCTION	J.T.	JOINT	STRUC.	STRUCTURAL
CONT.	CONTINUOUS			SUSP.	SUSPENDED
CORR.	CORRIDOR	KIT.	KITCHEN	SYM.	SYMMETRICAL
CNTR.	CENTER				
CTR.	CENTER	LAB.	LABORATORY	T.	TREAD
C.M.U.	CONCRETE MASONRY UNIT	LAM.	LAMINATE	T.C.	TOP OF CURB
		LAV.	LAVATORY	T&G.	TONGUE AND GROOVE
DBL.	DOUBLE	LKR.	LOCKER	T.P.	TOP OF PAVEMENT
DEPT.	DEPARTMENT	LT.	LIGHT	T.W.	TOP OF WALL
D.F.	DRINKING FOUNTAIN			TYP.	TYPICAL
DET.	DETAIL			T.O.C.	TOP OF CONCRETE
DIA.	DIAMETER	MATL.	MATERIAL		
DIM.	DIMENSION	MAT.	MATERIAL		
DISP.	DISPENSER	M.C.	MEDICINE CABINET	UNF.	UNFINISHED
DN.	DOWN	MCH.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MET.	METAL		
DRW.	DRAWER	MFR.	MANUFACTURER		
D.S.	DOWNSPOUT	MANH.	MANHOLE	VERT.	VERTICAL
DRWG.	DRAWING	MNSM.	MANSION	VEST.	VESTIBULE
		MIR.	MIRROR		
E.A.	EACH	MISC.	MISCELLANEOUS		
E.J.	EXPANSION JOINT	M.D.	MASONRY OPENING	W/	WITH
EL.	ELEVATION	M.S.K.	M.S.K.	WOOD	WOOD
ELEC.	ELECTRICAL	MTD.	MOUNTED	W/O	WITHOUT
ELEV.	ELEVATOR	M.L.	MULLION	WP.	WATERPROOF
EMER.	EMERGENCY			WT.	WEIGHT

APPLICABLE CODES

2015 INTERNATIONAL RESIDENTIAL CODE
 AS ADOPTED & AMENDED BY ST. LOUIS COUNTY,
 MISSOURI

LIST OF DRAWINGS

- CO-1 COVER SHEET
SITE PLAN
- GN-1 GENERAL NOTES
- A-1 FOUNDATION PLAN / DETAILS
- A-2 FLOOR PLANS
- A-3 FRAMING PLANS
- A-4 EXTERIOR ELEVATIONS
- A-5 WALL SECTIONS
- E-1 ELECTRICAL PLANS

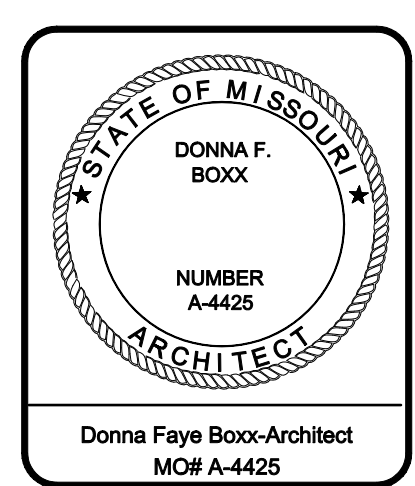


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 160 Marine Lane
 St. Louis, Missouri 63146
 (314) 434-2333
 FAX (314) 434-2203
 www.boxxarchitect.com

PROPOSED ALTERATIONS FOR:
STUART and SUSIE ROSENBLUM
 154 LIGHTHORSE DRIVE
 CHESTERFIELD, MISSOURI 63017

COVER SHEET / SITE PLAN

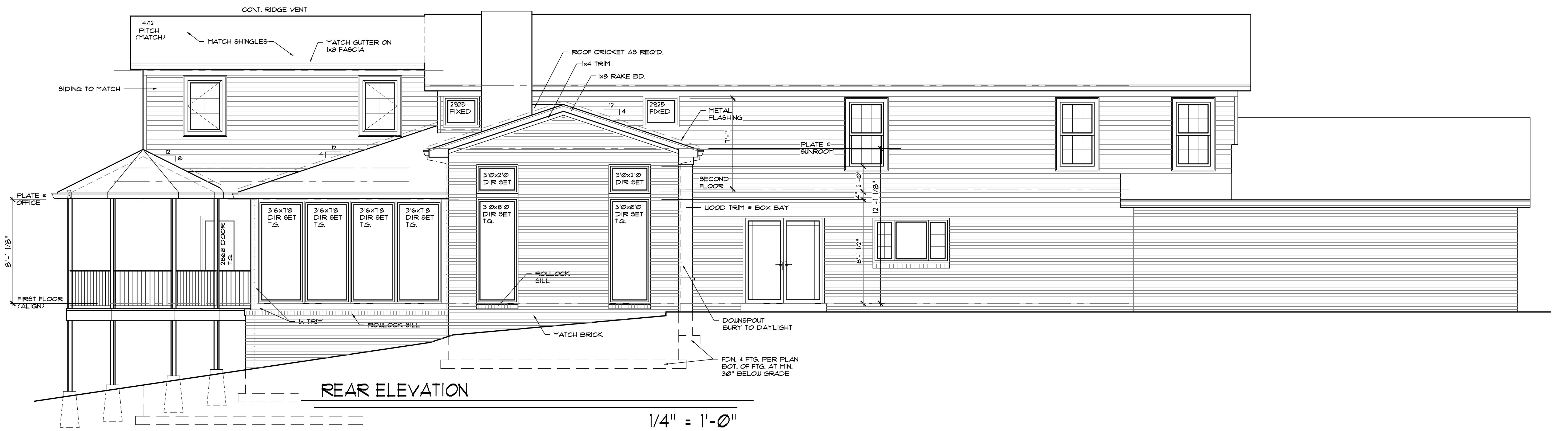
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REV.	2-8-21		
REV.			
SHEET			
CO-1			
1 OF 1 SHEETS			



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FRONT ELEVATION
 1/4" = 1'-0"

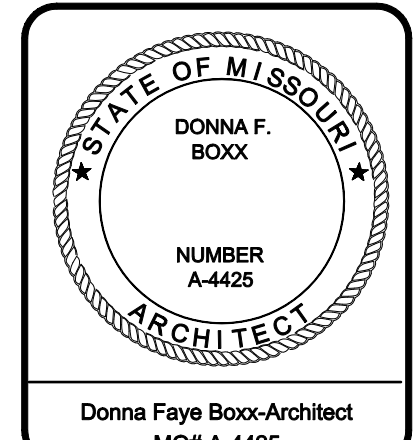


REAR ELEVATION
 1/4" = 1'-0"

PROPOSED ALTERATIONS FOR:
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 CHESTERFIELD, MISSOURI 63077

EXTERIOR ELEVATIONS

DATE	3-8-20	JOB	2020-38
REV.	2-8-21		
REV.	2-25-21		
REV.			
SHEET	A-4.1		
	4	OF	5 SHEETS

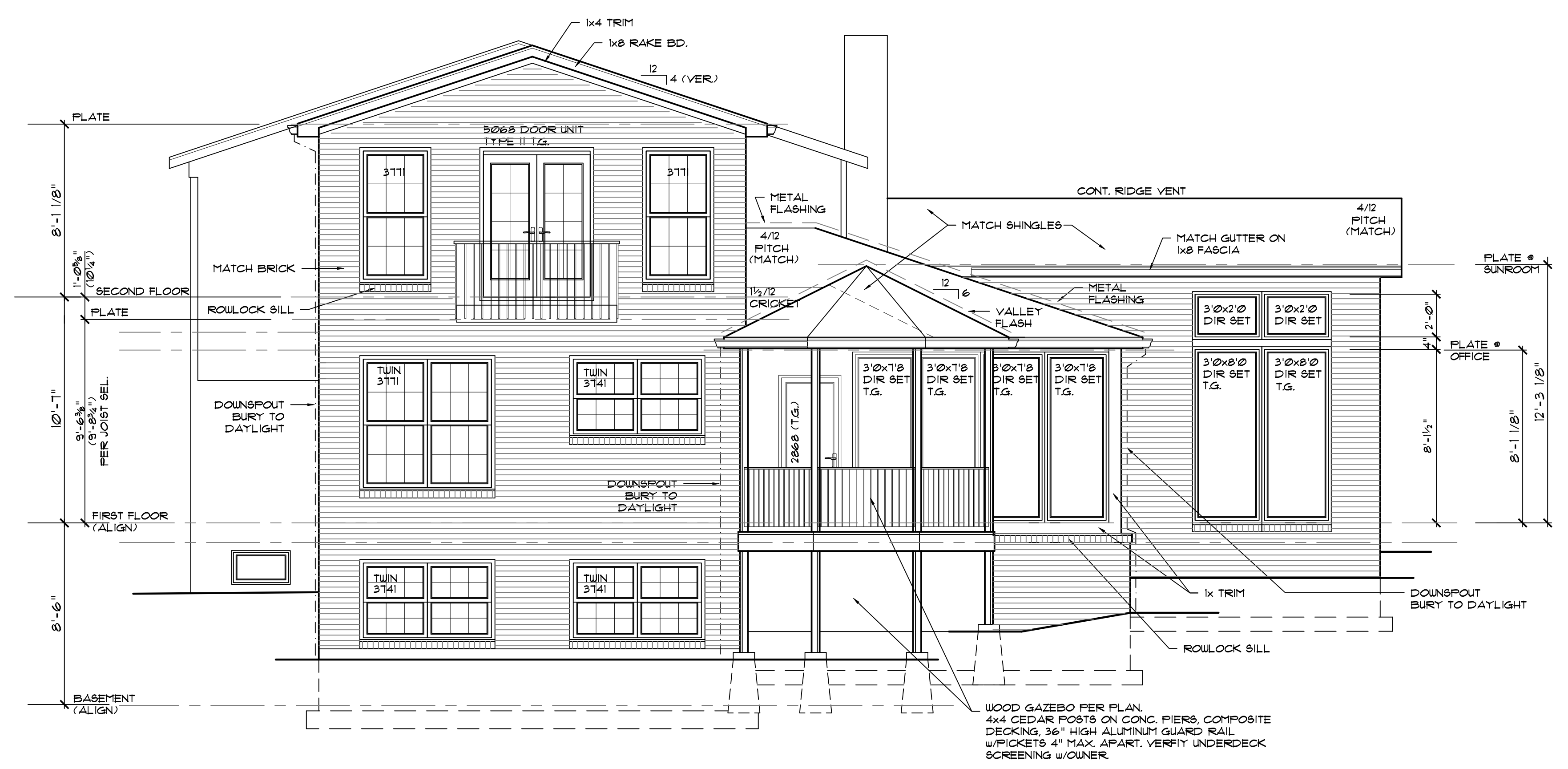


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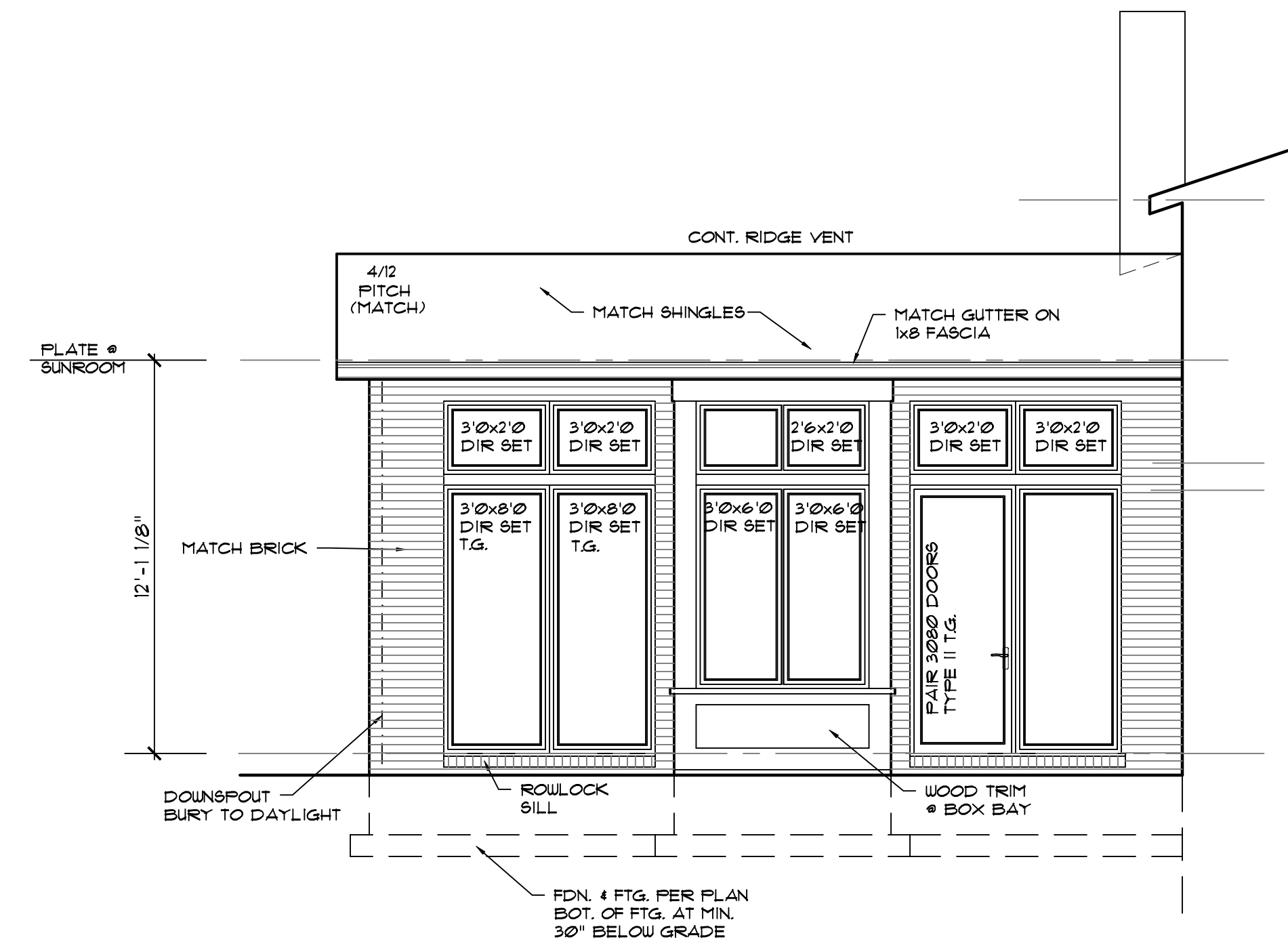
EXTERIOR ELEVATIONS

DATE	3-8-20	JOB	2020-38
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REV.	2-25-21		
REV.			
SHEET			
A-4.2			
4 OF 5 SHEETS			



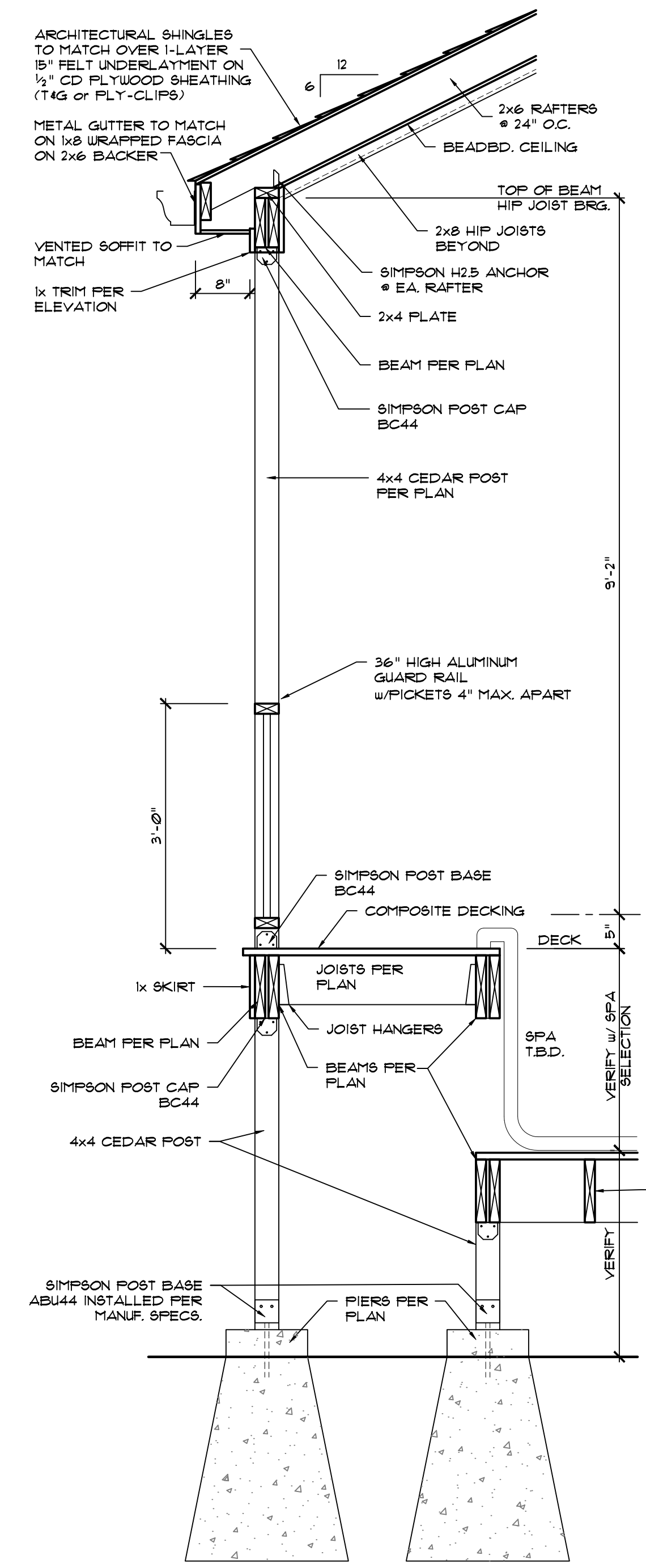
SOUTH SIDE ELEVATION

1/4" = 1'-0"

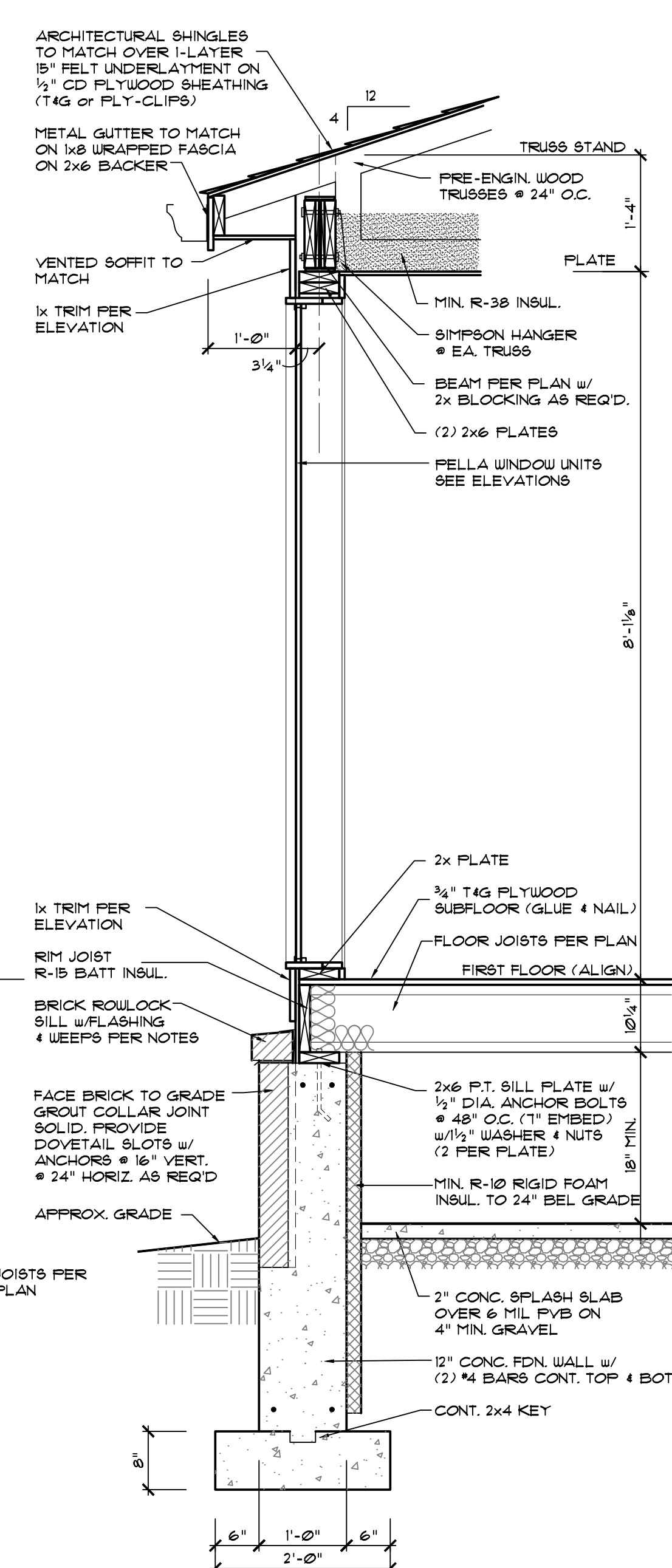


PARTIAL NORTH SIDE ELEVATION

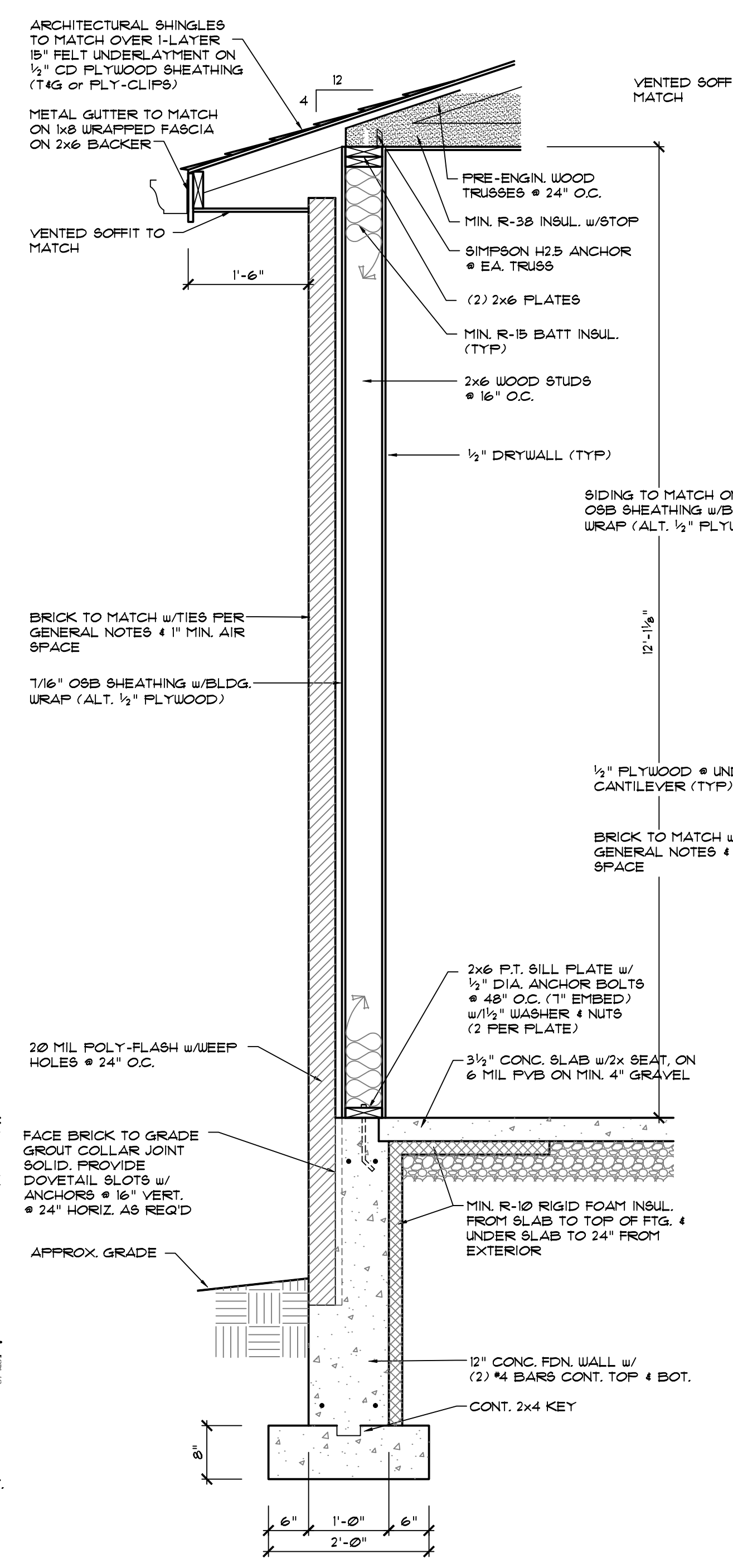
1/4" = 1'-0"



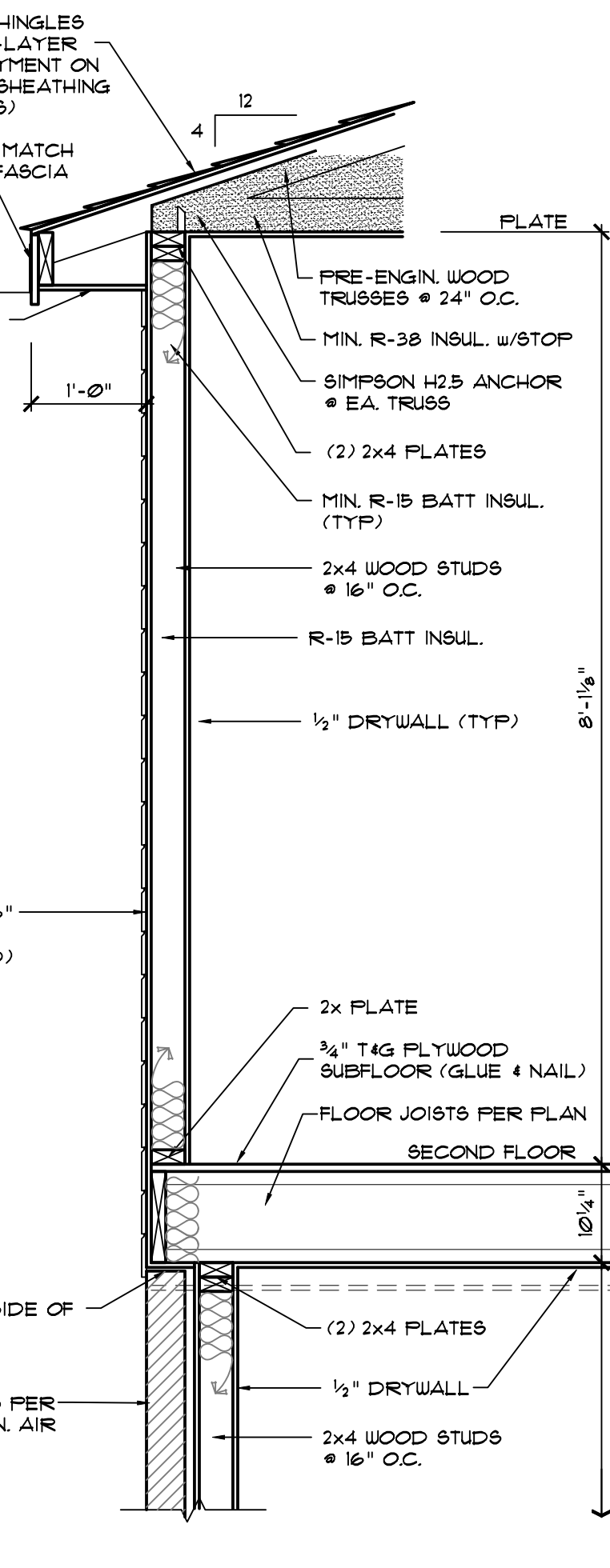
5 SECTION
A-5 SPA GAZEBO 3/4" = 1'-0"



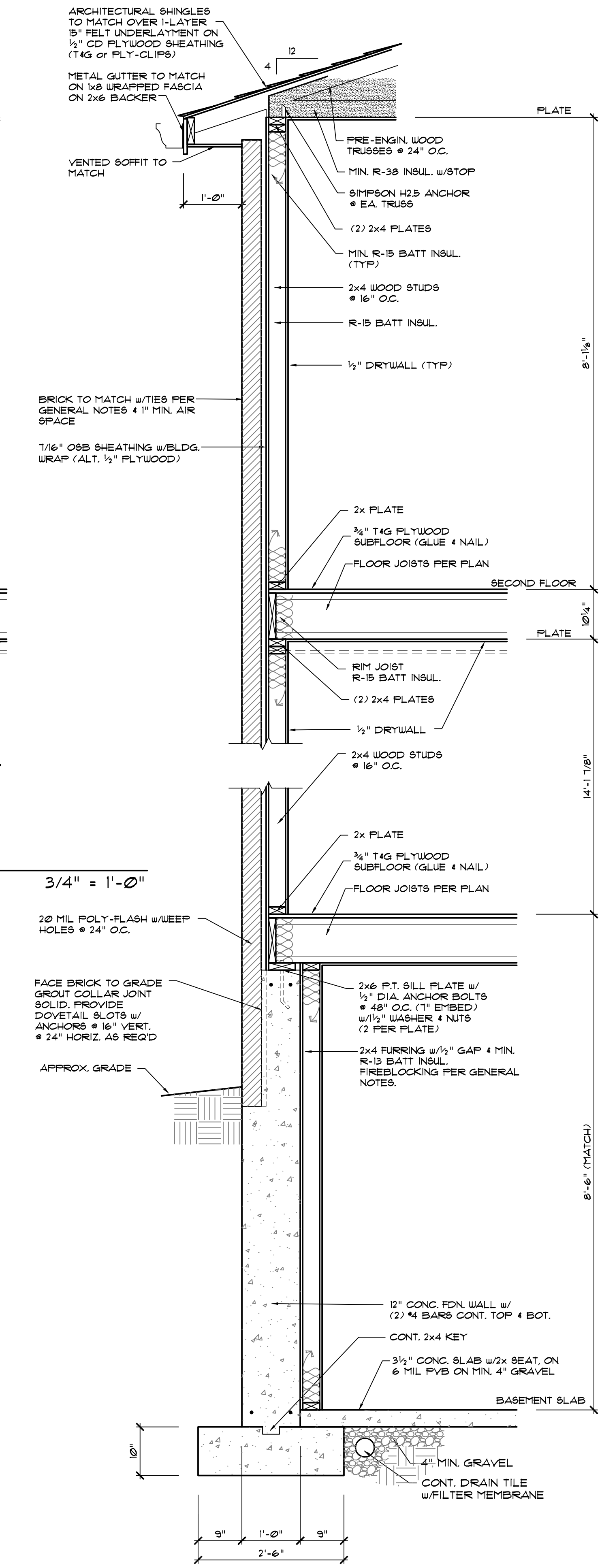
4 WALL SECTION
A-5 OFFICE 3/4" = 1'-0"



3 WALL SECTION
A-5 SUNROOM 3/4" = 1'-0"



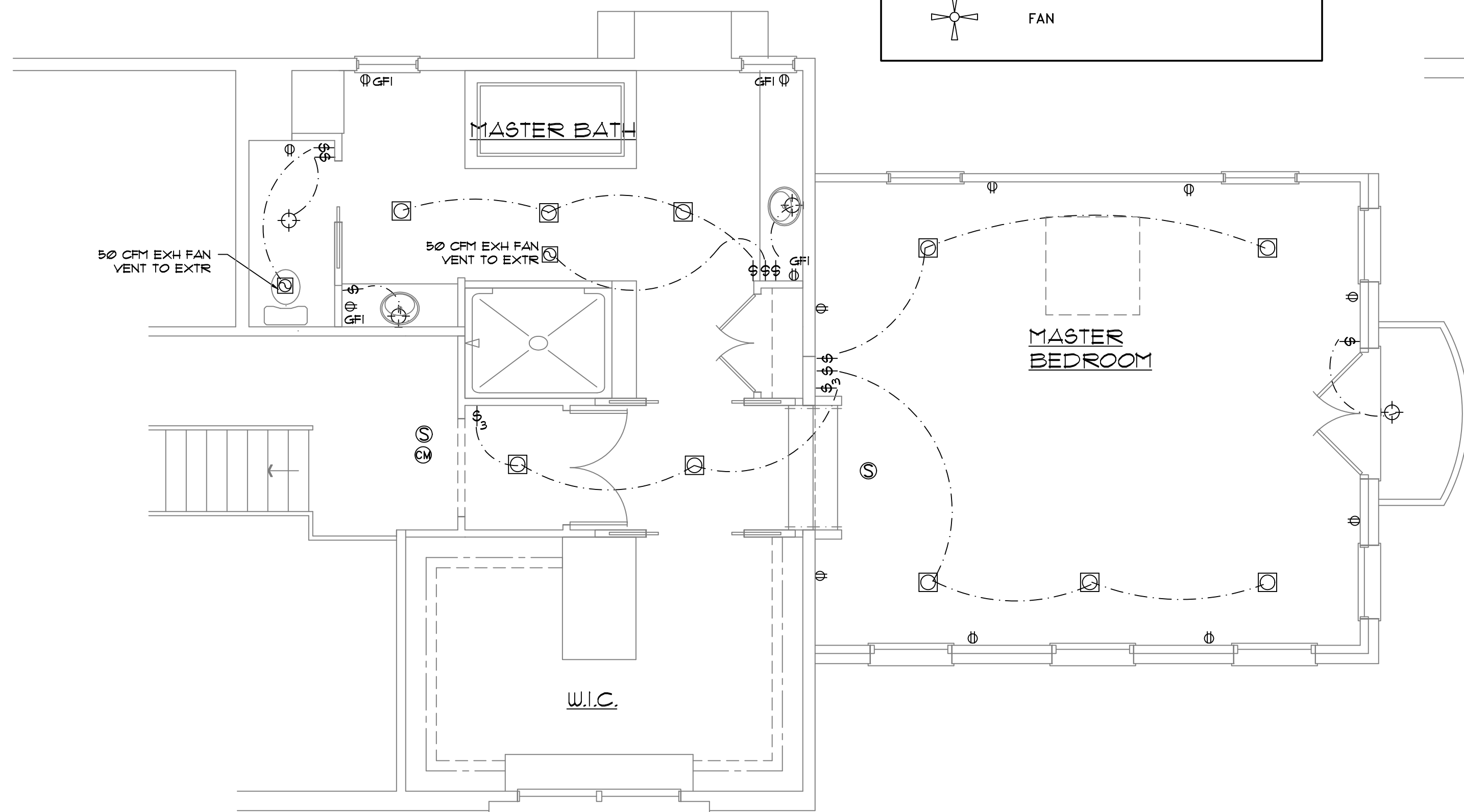
2 WALL SECTION
A-5 CANTILEVER 3/4" = 1'-0"



1 WALL SECTION
A-5 TWO STORY 3/4" = 1'-0"

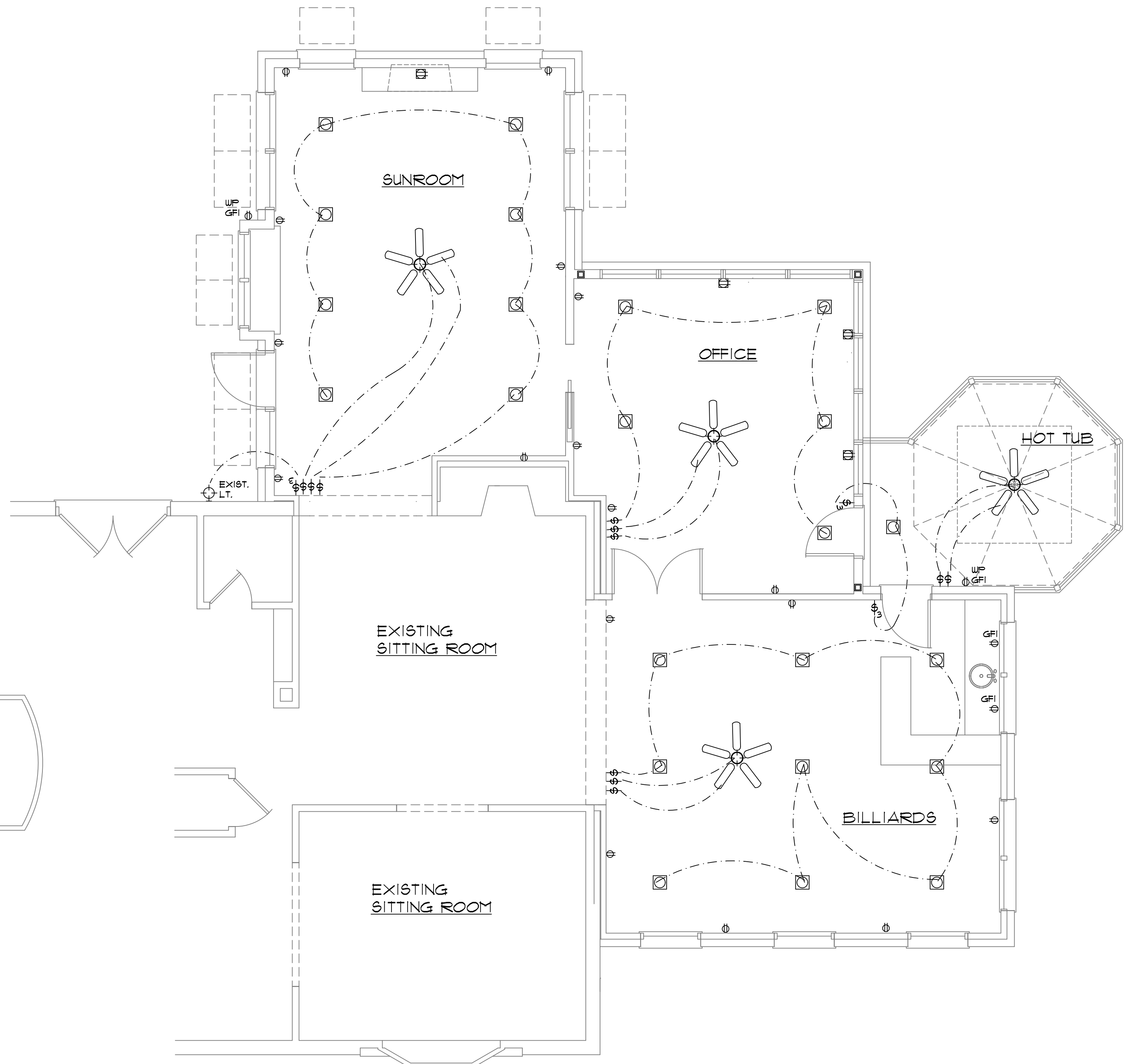
NOTE: INSTALL UL LISTED SMOKE DETECTORS ON EACH LEVEL AS INDICATED ON THE DRAWINGS. SMOKE DETECTORS SHALL BE AC POWERED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE DWELLING. PROVIDE A CARBON MONOXIDE DETECTOR OUTSIDE OF 4' IN THE IMMEDIATE VICINITY OF THE SLEEPING AREAS, IF THE DWELLING CONTAINS A FUEL FIRED APPLIANCE OR HAS AN ATTACHED OR BASEMENT GARAGE.

ELECTRICAL SYMBOL LEGEND	
⊕	DUPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE 1/2 HOT
⊕	110 V. SPECIAL PURPOSE RECEPTACLE
⊕ 220 V.	220 V. SPECIAL PURPOSE RECEPTACLE
⊕ WP	DUPLEX WATERPROOF RECEPT.
⊕ GFI	DUPLEX GROUND FAULT RECEPT.
⊕	DUPLEX FLOOR RECEPT.
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR
⊕	TWO WAY SWITCH
⊕	TWO WAY SWITCH IN DOOR JAMB
⊕	THREE WAY SWITCH
⊕	FOUR WAY SWITCH
⊕	DIMMER SWITCH
⊕	PHONE
⊕	TV / CABLE
⊕	EXHAUST FAN
⊕	INCAND. SURFACE MTD. LIGHT FIXTURE
⊕	INCAND. BRACKET LIGHT FIXTURE
⊕	INCAND. RECESSED LIGHT FIXTURE
⊕	PULL CHAIN LIGHT FIXTURE
⊕	UNDER CABINET LIGHT
⊕	FAN



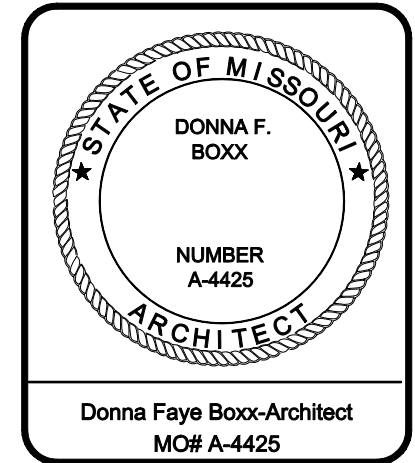
PARTIAL SECOND FLOOR ELECTRIC PLAN

1/4" = 1'-0"



PARTIAL FIRST FLOOR ELECTRIC PLAN

1/4" = 1'-0"



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ELECTRIC PLANS

DATE	3-8-20	JOB	2020-38
REV.			
REV.			
SHEET	E-1		
	OF		SHEETS

ROSENBLUM RESIDENCE
154 LIGHTHORSE DRIVE
CHESTERFIELD, MO 63017

2-25-21

RECEIVED

City of Chesterfield

FEB 26 2021

Department of Public Services



RED BRICK WITH ACCENTS TO MATCH
EXISTING



WHITE VINYL SHIPLAP SIDING TO
MATCH EXISTING



PEWTER GRAY ARCHITECTURAL
SHINGLES TO MATCH EXISTING



GRAY WOOD SHUTTERS TO MATCH
EXISTING



