



**AGENDA
FOR THE CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN
COMMISSION
MEETING OF DECEMBER 15, 2016
AT 7:00 P.M.
IN THE OLIVETTE CITY COUNCIL
CHAMBERS
AT CITY HALL GOVERNMENT CENTER
LOCATED AT 9473 OLIVE BOULEVARD**

1. Roll Call

2. Review Of Commission Procedures

The Commission Chair shall provide an overview of the scheduling of agenda items, the role of the Commission review, and the actions the Commission may consider.

3. Public Comments

4. New Business

New Business consist of applications being presented to the Commission for the first time. The Commission may act on New Business items in the form of approval, deferral, or table.

A. 736 Cherry Tree Lane

Petition for: Site Plan, Community Design, and Concept Stormwater Management Plan Review

Description: New single family residence

Petitioner: Jeff Day, Jason Lehmann, Jeff Day & Associates

Property Owner: Helmut Weber Construction Company

B. 705 Cherry Tree Lane

Petitioner for: Site Plan and Community Design Review

Description: Amend approved Site Plan and Community Design for conditions placed on driveway.

Petitioner/Property Owner: Adrian Hartman

Documents:

[CHERRY TREE LN-NO 705 SR ATTACHMENTS 2016 12-15.PDF](#)

C. 10 Glenmary Road

Petition for: Site Plan, Community Design, and Concept Stormwater Management Plan Review

Description: Application to construct an accessory structure

Petitioner: Ryan Taylor, Baker Pool Construction

Property Owner: Daniel and Jennifer Soshnik

Documents:

[GLENMARY DR-NO 10 BAKER SR-ATTACHMENTS 2016 12-15.PDF](#)

[GLENMARY RD-NO 10 PLANS POOL 2016 12-08.PDF](#)

D. 1 Heather Hill Lane

Petition for: Site Plan, Community Design, and Concept Stormwater Management Plan Review

Description: Residential Addition
Petitioner: Steve Anton, Anton Architecture, Inc.
Property Owner: Surendra and Shalini Shenoy
Documents:

[HEATHER HILL LN-NO 1 SR ATTACHMENTS 2016 12-15.PDF](#)

5. Other Business

A. Meeting Minutes

6. Discussion Items

A. Olivette Residential Redevelopment And Design Guidelines

The Olivette Residential Redevelopment and Design Guidelines were adopted by the City Council in November 2006. Since the adoption, the guidelines have been applied to 140 new homes. The Commission is seeking to review the guidelines, assess their effectiveness, and determine any necessary changes for City Council consideration.

7. Reports

Under this agenda item, the Planning and Community Design Commission is provided updates by:

- Director of Planning and Community Development regarding planning and development activity; and
- City Council Liaison regarding City Council and city wide activities.

8. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER. IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444.

THE NEXT SCHEDULED MEETING IS JANUARY 5, 2017

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you..

Posted this 9th day of December, 2016 at 2:00 PM.

Myra G. Bennett

Myra G. Bennett, CMC/MPCC

City Clerk

City of Olivette

DEPARTMENT MEMORANDUM

DATE: DECEMBER 15, 2016
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 705 CHERRY TREE LANE
PETITION FOR SITE PLAN AND COMMUNITY DESIGN REVIEW

PROPERTY OWNER ADRIAN & ALISON HARTMAN	PETITIONER ADRIAN HARTMAN
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SUMMARY OF PETITION:

Item introduced: December 15, 2016 Commission has sixty (60) days to act. No later than February 13, 2017

1. Petitioner request to remove a 6-inch vertical lip along the northern driveway. The 6-inch vertical lip was a condition of approval for Community Design Review of the new single family home approved by the Commission on January 16, 2014.
2. Zoning: When the home was approved in 2014, the Commission granted a 5-ft variance to the off-street parking turnaround pad minimum area of 25-feet.
 1. Zoning compliance: The subject property does not comply with the minimum lot size requirements under Section 400.235, and thus is subject to Site Plan Review.
 2. Reasons for lip removal as discussed in the Project Report note:
 - Vertical lip created a barrier for Stormwater runoff traveling downhill.
 - Pooling water around the side yard created an unintended retention area.
 - Height of the vertical lip causes damages for vehicle maneuvering and creates unsafe conditions.
 - 20-feet is sufficient for maneuvering, however, restricts the overhang of the car.
3. Community Design Review: Staff finds the replacement of the lip with decorative rock and other planting improvements compliant with the Guidelines.
4. Site Plan Review: The improvements do not appear to adversely affect the subject or surrounding properties.
5. Should the Commission consider action on the petition, staff recommends Community Design Review and Site Plan Review approval as submitted subject to conditions noted herein this report.

ATTACHMENTS:

1. Staff Report.
2. Approval Letter – New Single Family Home (January 16, 2014)
3. Project Report.
4. Petition Application.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Site Plan and Community Design Review to remove the condition regarding the vertical cub along the driveway at 705 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated December 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan and Community Design Review.

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan and Community Design Review for the noted improvements at 705 Cherry Tree Lane subject to the following conditions:

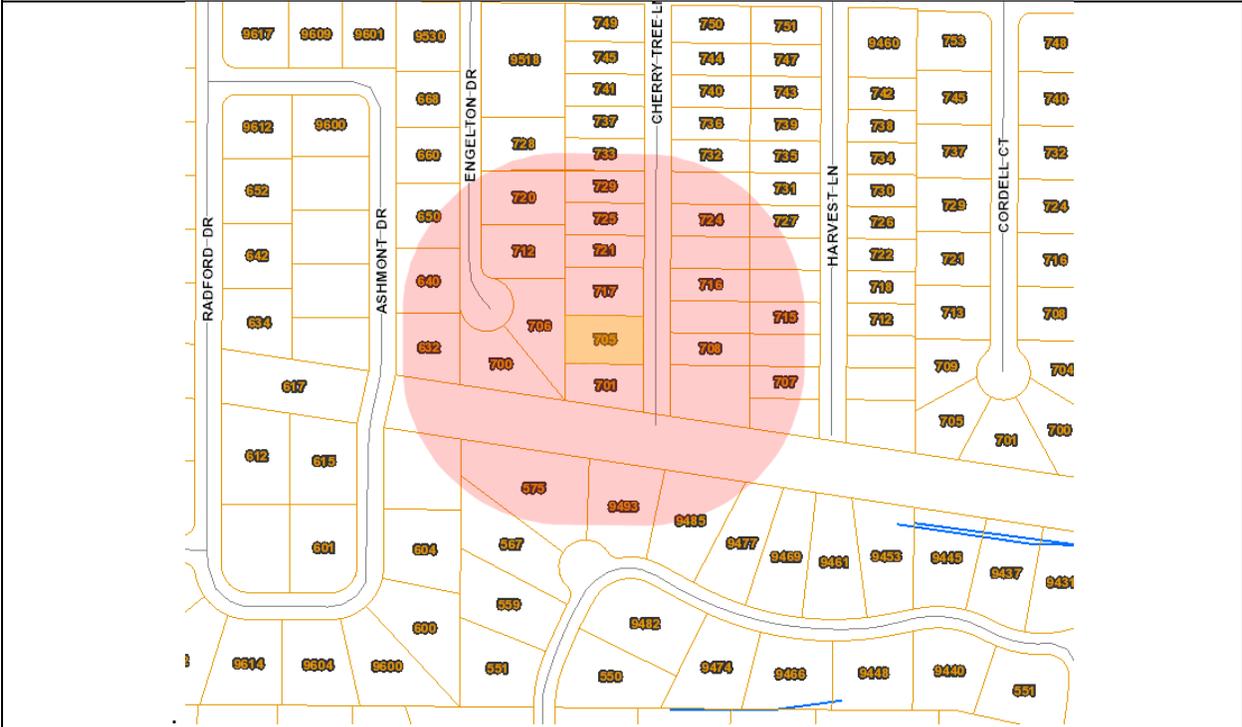
1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans outlined in the petition application, appearing before the Commission on December 15, 2016, as submitted by the Petitioner on November 20, 2016.
2. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Site Plan and Community Design Review to remove the condition regarding the vertical cub along the driveway at 705 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated December 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan and Community Design Review.

LOCATION MAP



PROPERTY AERIAL



November 20, 2016

City of Olivette Public Services
Department of Planning &
Community Development
Attn. Mr. Carlos Trejo
1200 N. Price Road
Olivette, MO 63132

RE: Petition for Community Design Review

Dear Mr. Trejo:

Please consider this my formal request for approval to remove the curb/lip that bordered the north edge of my driveway. This stone lip was installed as a condition of the PCDC during my construction approval process. It has been in place since construction completion. I recently removed it as I was unaware this would require approval or consideration after reviewing publicly available information.

The requirement for the wall installation was based on the building code which requires that flatwork / driveways / improvements must remain 5 feet from the property line. Flatwork and driveways decrease permeable space and could increase run off to neighboring properties. However, in this circumstance, the subject property is at a lower grade than the neighboring property as evidenced in the following pictures.

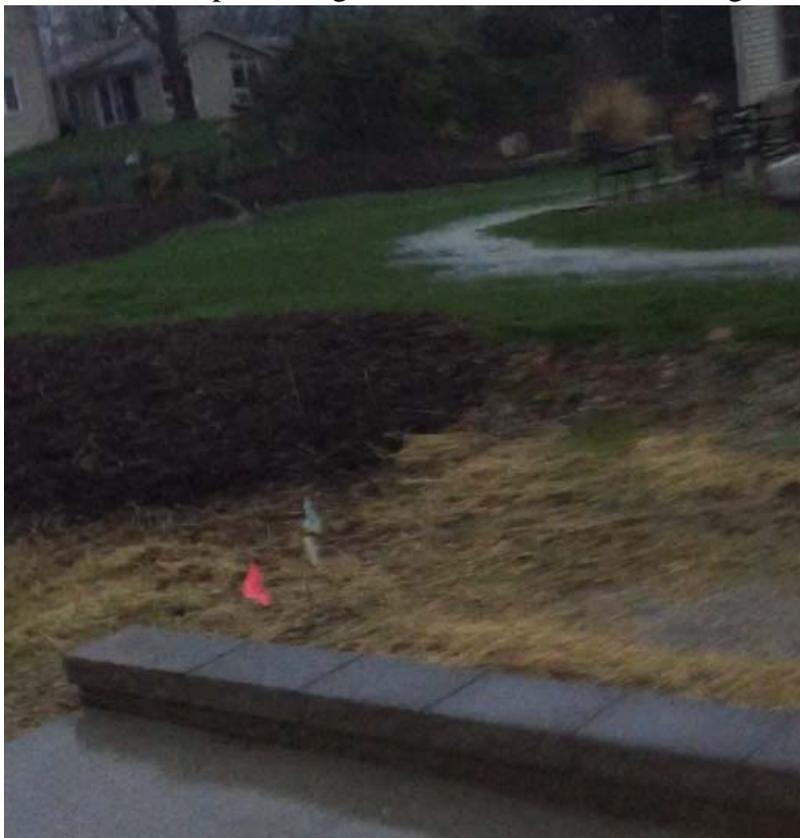




In the event actual flatwork was widened (NOT being proposed at all), watershed could / would NOT increase to the neighboring property due to its higher grade. The neighboring properties to the north are all at a higher grade and the water from their sump pumps discharges into their elevated back yards creating a river towards my home along with a great deal of standing water. The wall actually served to retain this water in a standing pool creating a breeding ground for mosquitos. We are all aware that mosquito-borne illnesses are a legitimate concern, especially for young children and, therefore, parents. Residents / property owners are generally encouraged to decrease spots of standing / stagnant water to reduce mosquito breeding grounds.



(picture of curb lip creating a retention area for standing water)



(picture of runoff water in a stream towards my driveway)

The additional intent of the wall was to prevent concrete installation that would widen the driveway and ensure that vehicles only drive within the existing 20' concrete pad. Please note that the city requires a 25' turning area but agreed to a waiver in this circumstance to enable the construction of a more aesthetically appealing side entry garage on my property. A 20' area is actually sufficient navigating space. However, the height of the wall actually reduces the turning area by the distance extending from the back wheel of any vehicle to the exhaust (2'-3') in that the undercarriage and tail pipes of my vehicles scrape this wall on an almost daily basis causing me costly, personal property damage. As the homeowner, I would like to be able to actually gain the utility of the 20' area I was permitted to construct. The wall reduced this utility by 10-15%. Further, it represents a hazard to my personal vehicles and those of my guests. I encourage guests to use my parking area versus cluttering the street. I have unfortunately had a number of guests damage / scrape their wheels on this wall as well as their exhaust pipes and undercarriages.



(picture of garage and 20' driveway turnaround area with wall removed and decorative rock in place)



(picture shows how far I would be able to back up with curb lip / wall in place prior to hitting the wall with my vehicles)



(picture shows how much further I am able to reverse and actually gain utility from my permitted 20' turning area – prior to removal, this would not have been possible)

The wall has served as a nuisance as well as a construction expense without any benefit. I removed this wall prematurely expecting it to be considered a landscaping adjustment, which would not require input from the PCDC nor require a permit, but understand now that approval and consideration is required given its relation to the initial building permit.

The wall was replaced with decorative rock that is level with the driveway. The rock trench enables the watershed of my neighbors to settle into the rock bed without creating standing water thereby eliminating the mosquito breeding ground. Additionally, the decorative rock that is in place also INCREASED permeable space versus the concrete block wall.

The fact that the decorative rock is level with the driveway has been such a tremendous, daily relief. I am able to easily navigate on the concrete area without fear or penalty of damaging my vehicles. Also, I am able to encourage guests to use the area without warning them about the harm the wall will cause to their vehicles.

I hope and plead the PCDC will apply reasonableness in this matter recognizing that the wall does not actually serve a functional purpose but rather creates a hindrance to the enjoyment and use of my property and my home.

Thanks so much for your consideration and empathy in this matter.

Adrian and Alison Hartman
705 Cherry Tree Lane
Olivette, MO 63132



Department of Public Services
1200 North Price Road
Olivette, MO 63132
(314) 993-0252

Michael W. Gartenberg, MCM
Director

January 28, 2014

Doug Cohen
DODA, LLC
808 Avon Court
Olivette, MO 63132

RE: 705 CHERRY TREE LANE
PETITION FOR COMMUNITY DESIGN REVIEW

Dear Mr. Cohen:

At the January 16, 2014, meeting of the City of Olivette Planning and Community Design Commission (Commission), the Commission reviewed and acted on a petition for Community Design Review for the construction of a new home at the above referenced address. The petition included architectural plans provided by Dick-Busch Architects, P.C., with a plan revision date of October 17, 2013, and site improvement plans provided by Poehlman & Prost, Inc., with a revision date of December 27, 2013. The Commission approved the petition and the accompanying plans subject to the following conditions:

1. A minimum six inch (6") concrete vertical curb (lip) is to be provided along the northern edge of the driveway turnaround area the full length of the 28-foot wide proposed garage footprint. The curb shall have the interior, the southern edge of the driveway turnaround set below grade, with the northern edge of the driveway turnaround graded to the top of curb. A detail of vertical curb installation and associated grading and site improvements along the north shall be provided before a building permit may be issued.
2. A letter addressed to the Planning and Community Design Commission shall be provided and signed by the developer and owner noted at the Commission meeting, stating the following:

We, (name of developer and company name) the applicant and petitioner, (name of property owner under contract), property owner under contract, the Petitioners for the proposed home at 705 Cherry Tree Lane, acknowledge the City's concerns regarding the width of the 20-foot driveway turnaround. The City has noted that the driveway turnaround depth is to shallow so as to allow for the most efficient and minimal turning movements to exit the garage; however, we the Petitioner's feel that the depth is sufficient for the needs of this home and property grounds. We the Petitioners understand that any hardships imposed by the depth of the turnaround shall now be view as self imposed and do not constitute a hardship for any relief in the future.

3. Staff shall be provided an opportunity to require additional grading changes to the site, including adjusting the proposed top of foundation, as necessary to control/limit stormwater runoff on the site and to adjacent properties.
4. Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of architectural plans provided by Dick Busch Architects, PC, with a plan revision date of October 17, 2013, and revised site improvement plans to be provided by Poehlman & Prost, Inc., with a revision date of December 27, 2013, subject to requested modifications noted herein, including the details of the vertical curb along the driveway turnaround.
5. The top of foundation elevation be limited to no more than the staff requested 647.5, unless authorized by the Director of Public Services, and the site is to be graded as illustrated in the site plan provided by Poehlman & Prost, Inc., with a revision date of December 27, 2013, or as directed by staff to control/limit stormwater runoff on the site to adjacent properties.
6. Verification of the proposed building setbacks, the location of the footing forms, and an estimation of the overall residential building height based on the elevation of the footing forms are to be provided by a registered surveyor of the State of Missouri to the Building Division before the pouring of the building footings.
7. Any exposed portions of the foundation wall along Cherry Tree Lane and the side elevations along the east and west in which the foundation wall exceeds a height of one foot (1') above the approve finished grade shall have an exterior finish cover equal to that of the overall exterior elevation finish. Building plans submitted at the time of building permit application are to be reflective of this condition.

The next step in the development process is to apply for necessary building permits. In doing so, all plans submitted must reflect conformance with the Commission's conditions of approval, including the details regarding the vertical curb along the driveway turnaround and letter acknowledging the City's concern regarding the depth of the driveway turnaround.

The minimum submission information to accompany the building permit application shall include the review fee and three (3) complete sets of professionally sealed drawings of the following: building construction documents reflecting the approved plans noted above, approved site improvement plans illustrating all proposed improvements, and manufacture's specifications for roof trusses and/or prefabricated fireplaces.

The Community Design Review approval is only valid for one year. Failure to commence construction on the proposed improvements within a year from the January 17, 2014, date will require that a new Petition for Community Design Review to be submitted.

Should you have any questions regarding the contents of this letter, please contact me at (314) 993-0252.

Respectfully,

A handwritten signature in blue ink that reads "Carlos Trejo". The signature is written in a cursive, flowing style.

Carlos Trejo, AICP
Planning and Zoning Administrator

~~\$150.00~~
pd 11-21-2016 OK #1079-#150.00



CITY OF OLIVETTE

PETITION FOR COMMUNITY DESIGN REVIEW (RESIDENTIAL)

City of Olivette Public Services
Department of Planning &
Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252 (Office)
www.olivettemo.com

Carlos Trejo, AICP
Director

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: ADRIAN HARTMAN

Company Name: N/A

Address: 705 Cherry Tree Ln. City: Olivette Zip Code: 63132

E-mail Address: adrian.hartman@prudential.com Phone Number: (314) 566-3404

As the applicant, which of the following apply:

- Developer
- Contractor
- Owner
- Registered Engineer
- Registered Architect
- Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- New Single Family Residential Construction
- Major Residential Addition and/or exterior modification
- Accessory Structure
- Other (Site Plan Review) Minor Amendment

PROPERTY INFORMATION

Address of Property: 705 Cherry Tree Ln., Olivette MO 63132

St. Louis County Tax ID No. 172420193

Legal Description of Property: _____

OWNERSHIP (If applicant is not the owner):

Name of Owner: _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone Number: () _____ E-mail: _____

NOV 21 2016

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a fee of \$150 must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

Adrian Hartman
Name of applicant

11-14-16
Date



City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

DEPARTMENT MEMORANDUM

DATE: DECEMBER 15, 2016
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 10 GLENMARY ROAD
PETITION FOR SITE PLAN, COMMUNITY DESIGN, AND CONCEPT STORMWATER MANAGEMENT
PLAN REVIEW

PROPERTY OWNER
DANIEL & JENNIFER SOSHNIK

PETITIONER
RYAN TAYLOR
BAKER POOL CONSTRUCTION

SUMMARY OF PETITION:

Item introduced: December 15, 2016 Commission has sixty (60) days to act. No later than February 13, 2017

1. Petition to construct a pool and patio, 714-square feet and 995-square feet, respectively.
2. As stated in Section 400.1590 Permitted Accessory Structures of Article XVI Accessory Structures and Uses, Commission review is required for the following:
 - Pools and patios in excess of 400 sf in area are subject to Site Plan and Community Design Review.
 - The total square footage of accessory structures exceeds 25% of the rear yard area, therefore requires Concept Stormwater Management Plan Review.
 - Accessory structures greater than 120-square feet not placed directly behind the principal structure requires Commission review and approval.
3. Petitioner reasons for variation from the setback include:
 - A sanitary sewer line from the center of the rear of the home to the rear of the property.
 - An angled storm sewer line running the width of the rear yard.
 - Utility lines and easement within the rear/side yard.
4. In review of the petition application and accompanying plans, staff finds:
 - The proposed petition improvements comply with permitted uses and measurable parameters in the recently adopted Ordinance 2555, the new Article XVI Accessory Structures and Uses.
 - The illustrated site plan improvements in compliance with the City's Zoning Regulations.
 - Stormwater: The proposed improvements drain to a box culvert in the rear of the property. The property is downhill from adjacent properties and drains away from other properties.
 - Community Design: Due to dramatic elevation changes in the grade, the improvements are less visible from the street. Petitioner to screen pool equipment box with evergreens (Project Report).
5. Staff recommends the petition be approved as submitted.

ATTACHMENTS:

- | | |
|-------------------------|--------------------------|
| 1. Staff Report. | 3. Project Report |
| 2. Staff Review Letter. | 4. Petition application. |

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Site Plan, Community Design Review, and Concept Stormwater Management Plan Review for an accessory structure at 10 Glenmary Road, as presented in the Memorandum from the Department of Planning and Community Development dated December 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan and Community Design Review.

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan, Community Design Review, and Concept Stormwater Management Plan Review for the noted improvements at 10 Glenmary Road, subject to the following conditions:

1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on December 15, 2016, containing architectural drawings and site survey prepared by Baker Pool Construction.
2. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

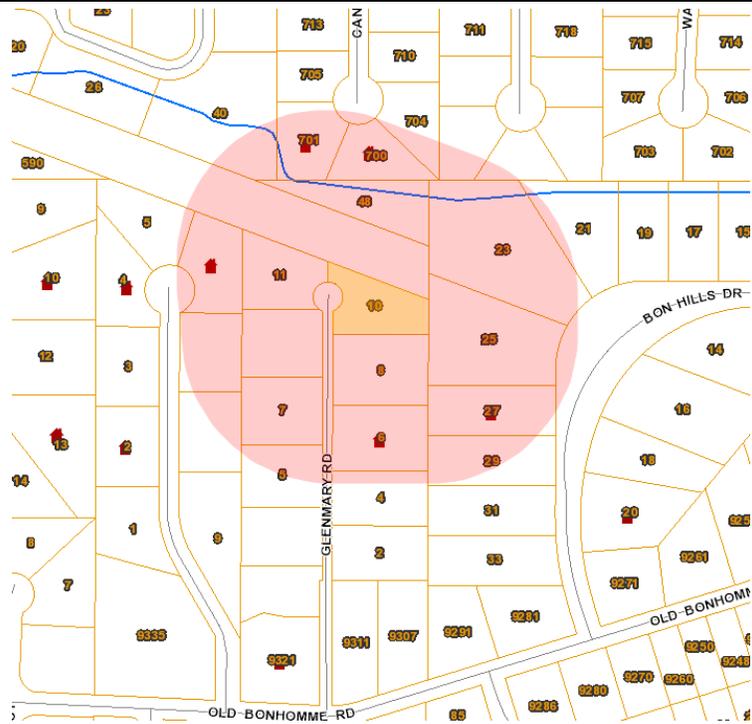
SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Site Plan, Community Design Review, and Concept Stormwater Management Plan Review for an accessory structure at 10 Glenmary Road, as presented in the Memorandum from the Department of Planning and Community Development dated December 15, 2016, subject to any staff conditions noted therein.

The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan, Community Design Review, and Concept Stormwater Management Plan Review.

PARCEL MAP



AERIAL MAP





City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252
www.olivettemo.com

December 5, 2016

Ryan Taylor
Baker Pool Construction
527 Spirit of St. Louis Boulevard
Chesterfield, MO 63005

RE: 10 GLENMARY ROAD
PRELIMINARY STAFF REVIEW

Dear Mr. Taylor:

A petition for Community Design Review and Site Plan Review was submitted for an accessory structure at the above referenced property. The petition has been reviewed for filing deficiencies, compliance with zoning regulations, and conformance with the City's Olivette Residential Redevelopment and Design Guidelines. In addition Concept Stormwater Management Plan Review is required.

Staff review comments are provided below. In summary:

- Additional information regarding the impacts of Stormwater drainage patterns
- Setback variation response regarding the placement of pool and equipment box

Zoning

Area

The proposed area of the pool and patio exceed the area maximum for staff approval, 714 square feet and 995 square feet, respectively. Areas exceeding the maximum require site plan and community design review. The total combined accessory structure use does not exceed 10% of the lot.

Concept Stormwater Management

Accessory structures exceeding 25% of the rear yard area requires concept Stormwater management plan review. The proposed site plan indicates the location of drains and notes 'drains to daylight'. The plans do not indicate any further Stormwater information. Any relocation of drains or new drains must be at least 10-feet from a property line. A response to the questions below must be provided to staff.

-Where does Stormwater exit the property (existing and proposed)?

-How will the improvements manage Stormwater on this property?

-How are surrounding properties and improvements affected by the improvements?

Setback

Pools are regulated under the Article XVI Accessory Structures & Uses. Accessory structures consisting of more than 120 square feet shall be located only in the buildable area behind the primary structure and the area of the rear yard directly behind the primary structure. It appears the pool and pool equipment are not setback entirely behind the principal structure. The Commission has the authority to grant variances to setback regulations. Exhibit One contains the setback variance criteria. Please provide a statement to address the reduced setback.

Community Design

As noted above, the equipment box and pool are not directly behind the principal structure. Exhibit One contains the setback variance criteria. Please provide a statement to address the reduced setback.

Notification

In addition to the aforementioned issues, notification should be provided to subdivision trustees and adjacent neighbors within the Glenmary Subdivision.

Staff encourages you not only to provide a letter of notification, but to make site and building plans available for view. A copy of the notification letter or statement of the type of notification provided must be submitted to staff before the scheduled meeting date.

Unauthorized/Illegal Demolition

At no time shall unauthorized or illegal demolition take place on the site. The City of Olivette has strict rules and regulations regarding demolition of any structure. Any unauthorized or illegal demolition taking place on the site should be reported to the police immediately.

Unauthorized demolition includes removal of gutters, kitchen fixtures, bathroom fixtures, doors, etc. If demolition has begun without City approval, a citation will be issued immediately, you will have 30 days to raze the home and restore the site, and the petition for review shall be placed on hold until the Court rules on the matter.

SUMMARY AND CONCLUSION

The petition application and plans submitted to the Planning and Community Design Commission for accessory structures at 10 Glenmary Road must provide statements for the variances and additional Stormwater management information.

Should you have any additional questions regarding the contents of this letter, please call me at (314) 993-0252 or e-mail me at jroper@olivette.com.

Respectfully,



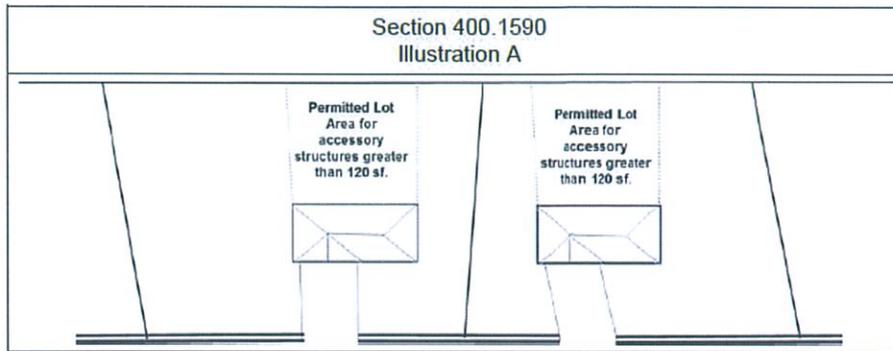
Jonathan Roper
Planner/GIS Coordinator

EXHIBIT ONE
ARTICLE XVI: ACCESSORY STRUCTURES & USES

Section 400.1590 Bulk Regulations for Accessory Structures

A. Residentially zoned districts.

1. For the exception for a deck, as defined herein under this Chapter, all accessory structures shall be subject to the following defined setbacks.
 - a. Front yard setback. Unless otherwise noted, accessory structures shall be located behind the front yard setback established in the underlying zoning district.
 - b. Side yard setback.
 - i. Accessory structures consisting of one hundred twenty (120) square feet or less shall be set back at least five (5) feet from a side lot line.
 - ii. Unless otherwise noted, accessory structures consisting of more than one hundred twenty (120) square feet shall be located only in the buildable area behind the primary structure and the area of the rear yard directly behind the primary structure.



- c. Rear yard setback.
 - i. Accessory structures of one hundred twenty (120) square feet or less shall be set back at least five (5) feet from the rear lot line.
 - ii. Unless otherwise noted, accessory structures in excess of one hundred twenty (120) square feet shall be set back at least ten (10) feet from the rear lot line.
- d. Principal building setback. Other than patios and decks and accessory structures less than one hundred twenty (120) square feet, no part of any accessory structure, shall be located closer than five (5) feet to any principal structure or other accessory structure.
- e. Setback variations. Through Site Plan Review in accordance with Article XI and Community Design Review in accordance with Chapter 425, the Commission may consider variations from the aforementioned setbacks, if the Commission finds the following:
 - i. Conditions of the property grounds, whether it be shape, area, narrowness, or topography, prohibit reasonable placement in conformance with the setbacks noted.
 - ii. The accessory structure incorporates design features and elements to mitigate the diminished setback requirements.
 - iii. The variation would be consistent with the purpose and intent of the underlying zoning district and further the goals and objectives of this ordinance.
 - iv. The variation would not adversely impact the health, safety, or welfare of the lot occupants or neighboring property owners.

EXHIBIT TWO
ARTICLE XVI: ACCESSORY STRUCTURES & USES

Section 400.1590 Bulk Regulations for Accessory Structures

2. Area. The total square footage of the combined area of all accessory structures may not exceed twenty-five percent (25%) of a required rear yard without a Site Plan Review under Article XI and Concept Stormwater Management Plan Review in accordance with Chapter 422 Stormwater Management. In no case shall the total square footage of the combined area of all accessory structures exceed ten percent (10%) of the total lot area.



Baker Pool Construction
527 Spirit of St Louis Blvd.
Chesterfield, MO 63005
(636) 728-0342
www.bakerpoolconstruction.com

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

December 7, 2016

RE: Mr. and Mrs. Soshnik, 10 Glenmary Road, Swimming Pool

Mr. Roper,

This letter is in response to the City's comments regarding Baker Pool Constructions (B.P.C.) building permit application submittal.

Setback Variance: The proposed swimming pool is to be located at the East (rear) of the subject house. The location of the pool has been dictated by existing appurtenances:

1. An existing sanitary sewer line which extends from the approximate center of the house, to the rear sanitary sewer main line located at the East (rear) of the property.
2. An existing storm sewer line, per MSD maps, which extends the width of the property on a North West direction.
3. The existing 15.81' side yard setback line along the South side of the property.
4. An Ameren UE Overhead Electric line setback along the South side of the property.

See the attached plan labeled "Site Information"

The proposed pool shall be constructed of concrete (shotcrete) and shall incorporate a 2' raised pool wall and small elevated patio (on grade), at the deep end (West) side of the pool. This raised patio area is to accommodate the existing grades at this area. Elevating this portion of the patio prevents any significant modifications of the existing grade/topography of the site.

The proposed pool patio has been predominantly located towards the North side of the pool. This allows for the existing natural drainage patterns to remain as is, along the South side of the project as well as providing a significant buffer between the pool and the South property line.

The proposed pool equipment has been located just South of the pool structure. It is necessary for the pool equipment to be located in relative proximity to the water elevation of the pool. This location was chosen due to the natural existing vegetation screening that exists at the property line, as well as hydraulic considerations. Additionally, the Owner has agreed to further screen the pool equipment via evergreens to provide year round screening for both the Client as well as the neighbor located directly South.

The finish top of pool elevation will be approximately 8' below the top of the driveway parking pad located directly in front of the garage. The pool will be approximately 10' lower than where the driveway abuts Glenmary Road. This severe change in elevation prevents the pool from being visible from the street.

See attached photo labeled "Street View"

Stormwater Run-off: The Soshniks property is bordered by (3) separate properties.

1. North Side: Common Ground. A significant swale exists between this property and the Soshniks property. This swale directs water to an existing storm water drain system containing a box culvert, located just North of the North East property corner. There will be no negative impact to this property upon completion of the project.
2. East Side: 25 Bon Hills Drive: There is an elevated grade change that exists at the Soshniks rear property line. This grade change prevents any rain water run-off from traveling onto this property. Rain water run-off from 25 Bon Hills Drive slopes towards the shared swale between the two properties and ultimately travels north to the previously mentioned box culvert. There will be no negative impact to this property upon completion of the project.
3. South Side: 8 Glenmary: The adjacent side and rear yard of this property are at higher elevations than the Soshniks property. Rain water run-off from this property travels across the rear portion of the Soshniks property and ultimately travels north towards the box culvert. There will be no negative impact to this property upon completion of the project.

Considering the pool and patio have been designed at a location and elevation which will require minimal change to the existing grades/topography, the proposed drainage patterns will not vary from the existing. The existing drainage pattern for the property forces all rain water run-off to the East then is directed towards the North East where a storm water drainage swale and concrete box culvert pipe is located.

Additionally, any downspout drains that are affected by the pool and patio construction project will be piped and directed to discharge towards the North East side of property.

Regards,

Rob Warren
Director of Design and Estimating

CC: Daniel and Jennifer Soshnik

pd 11-22-2016 CR #14865-
#200.00

Olivette

...in the center of it all

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: Ryan Taylor (Designer)
Company Name: Baker Pool Construction
Address: 527 Spirit of St. Louis Blvd. City: Chesterfield Zip Code: 63005
E-mail Address: rtaylor@bakerpoolconstruction.com Phone Number: (636) 728-0342

As the applicant, which of the following apply:

- Developer
- Contractor
- Owner
- Registered Engineer
- Registered Architect
- Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- New Single Family Residential Construction
- Major Residential Addition and/or exterior modification
- Amendment to Active Site Plan or Community Design Review
- Accessory Structure
- Other (Site Plan Review)
- Minor Site Plan Review

PROPERTY INFORMATION

Address of Property: 10 Glenmary Rd. Olivette, Mo. 63132
St. Louis County Tax ID No. 117AC
Legal Description of Property: 2 Story Conventional Style Single family dwelling

OWNERSHIP (If applicant is not the owner):

Name of Owner: Daniel & Jennifer Sashnik
Mailing Address: 10 Glenmary City: Olivette Zip Code: 63132
Phone Number: (314) 488-3449 E-mail: Sashnik@gmail.com

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a review fee must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting. Amendments to an active Community Design or Site Plan Review in which an active Construction Permit under Article XVIII of Chapter 400 has not been completed is \$100. Amendments to active Community Design Review with Site Plan Review is \$150.

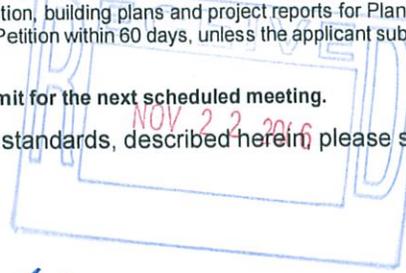
Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein please sign the following:

[Signature]
Name of applicant

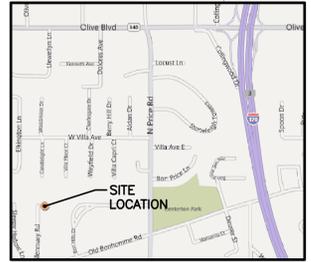
11/22/16
Date





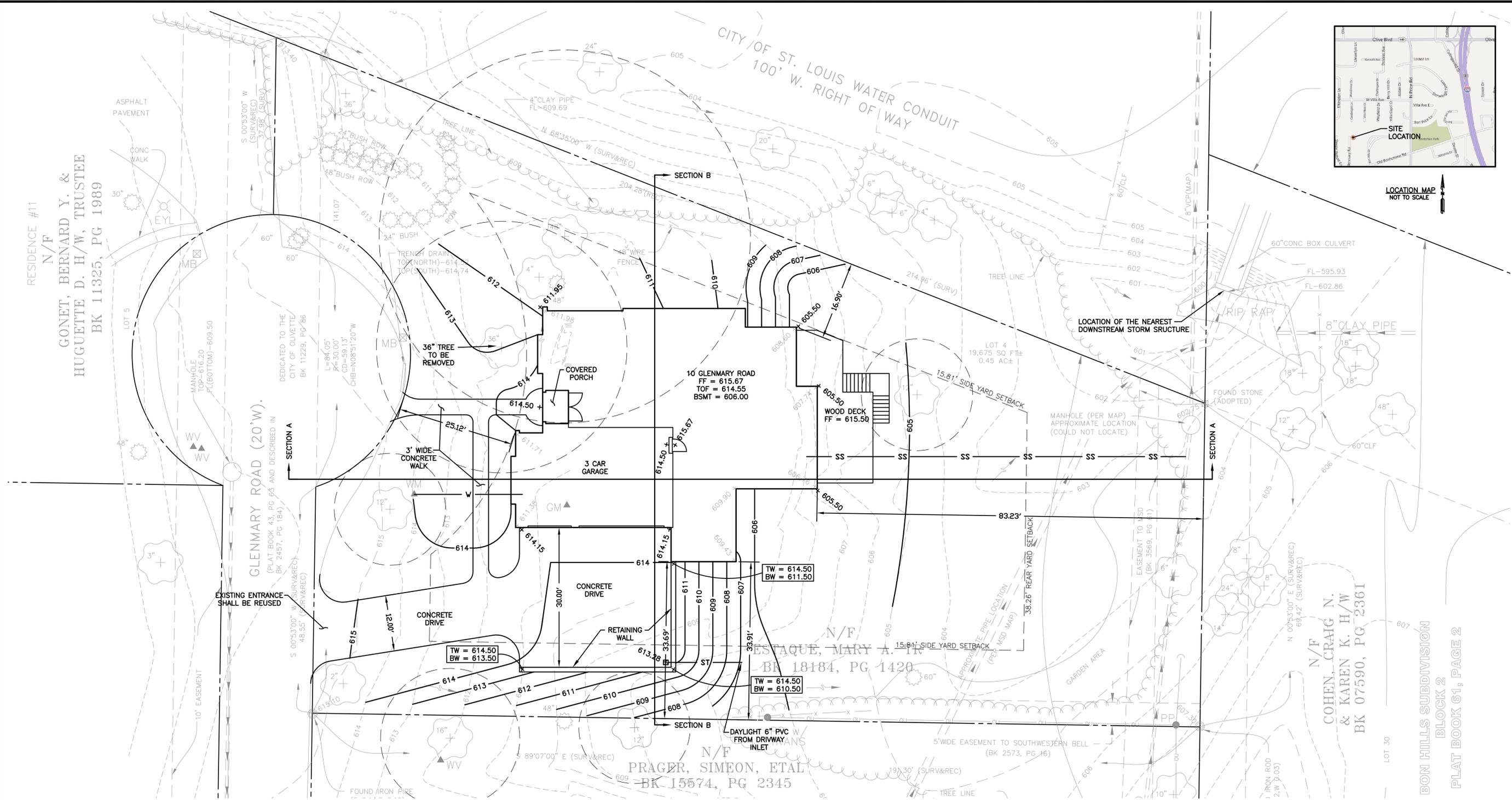
Michael A. Buesche 2001018714 Professional Engineer
Civil Site Visions, Inc. Authority No. E-2007027544

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting the seal shall not be considered prepared by or the responsibility of the undersigned.



LOCATION MAP
NOT TO SCALE

RESIDENCE #11
N/F
GONET, BERNARD Y. &
HUGUETTE D. H/W, TRUSTEE
BK 11325, PG 1989



NOTES:

- AREAS SURROUNDING THIS SITE MAY CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE ARE OTHERS, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO ANY EXCAVATION OR TRENCHING WORK TO AVOID DAMAGING THEM.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATION, 2009.
- MAINTENANCE OF ALL SEWERS DESIGNED AS "PUBLIC" SHALL BECOME THE RESPONSIBILITY OF MSD UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
- NO ALTERATIONS TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
- ALL TREES TO BE KEPT UNLESS NOTATED WITH "TO BE REMOVED" (TBR).
- SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. LOCATION SHOWN OF EXISTING WYE IS APPROXIMATE ONLY. CONTRACTOR SHALL FIND AND REUSE EXISTING SANITARY WYE.
- WATER SERVICE: NEW WATER SERVICE SHALL BE 1" COPPER WITH STANDARD RESIDENTIAL METER ACCORDING TO MISSOURI AMERICAN WATER COMPANY STANDARDS. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' BETWEEN THE DOMESTIC WATER LINE AND THE SANITARY SEWER LATERAL.
- GAS SERVICE: NEW GAS SERVICE SHALL BE DETERMINED BY LACLEDE GAS COMPANY. LACLEDE GAS COMPANY SHALL DESIGN AND CONSTRUCT NEW GAS METER AND NEW GAS PIPING FROM THE BUILDING IN APPROXIMATE LOCATION SHOWN TO THE EXISTING GAS MAIN. CONTRACTOR SHALL COORDINATE WITH LACLEDE GAS TO SCHEDULE NEW CONSTRUCTION WORK.
- STORM SEWER SERVICE: ALL DOWNSPOUTS SHALL BE SPLASHED TO GRADE.
- ALL GRADES SHOWN ARE FINAL GRADES UNLESS LABELED AS EX. GRADE.
- STORM WATER MANAGEMENT: THERE WILL BE NO SIGNIFICANT INCREASE IN STORM WATER FLOWS. EXISTING DRAINAGE PATTERNS WILL NOT CHANGE. NEIGHBORING HOMES WILL NOT BE AFFECTED BY THE STORM WATER DISCHARGE.
- MSD BENCHMARK: 14-14 HAVING AN ELEVATION OF 620.44' - "SQ" 6" EAST OF THE WEST END OF FIRST CONCRETE STEP AT YARD ENTRANCE TO CENTRAL SCHOOL; NORTHEAST CORNER OLD BONHOMME AND PRICE ROAD, #9137 OLD BONHOMME ROAD.
- NO LANDSCAPING IS BEING PROPOSED BY THE DEVELOPER.
- LEGAL PROPERTY DESCRIPTION: A TRACT OF LAND BEING ALL OF LOT 4 IN "GLENMARY SUBDIVISION" TOWNSHIP 5 N., RANGE 6 E. SECTION 5 ST. LOUIS COUNTY, MISSOURI

SITE COVERAGE CALCULATIONS/DRAINAGE AREA CALCULATIONS:

EXISTING	AREA	COVERAGE	ACRES	MSD PI	CFS
ROOF	2501.47	12.71%	0.057	4.20	0.241
PAVEMENT	1135.09	5.77%	0.026	3.54	0.092
LAWN	16039.00	81.52%	0.368	1.70	0.626
TOTALS	19675.56	100.00%	0.452	N/A	0.959

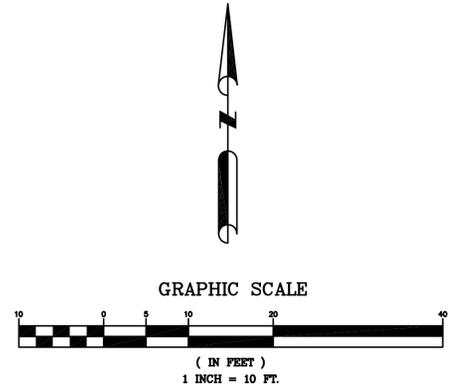
PROPOSED	AREA	COVERAGE	ACRES	MSD PI	CFS
ROOF	2749.46	13.97%	0.063	4.20	0.265
PAVEMENT	1832.03	9.31%	0.042	3.54	0.149
LAWN	15095.07	76.72%	0.347	1.70	0.589
TOTALS	19676.56	100.00%	0.452	N/A	1.003

CHANGE IN CFS = +0.044 CFS, LESS THAN 2.00 CFS, SO NO DETENTION REQUIRED

NEW BUILDING DISTANCES FROM LOT LINES

	REQUIRED	ACTUAL
SIDE YARD SETBACK	131.71' X .12 = 15.81'	16.90'
FRONT YARD SETBACK	25.00'	25.12'
REAR YARD SETBACK	191.30' X .12 = 38.26'	83.23'

BASED ON THE SURVEYOR'S RESEARCH, NO FRONT YARD SETBACK WAS RECORDED FOR THE SUBDIVISION



CITY OF QUARTEE COMMENTS	DATE	NO.	REMARKS
	02-29-12		

DATE	CHECKED	DATE	PROJECT NO.
01/10/12	MJM		11-366

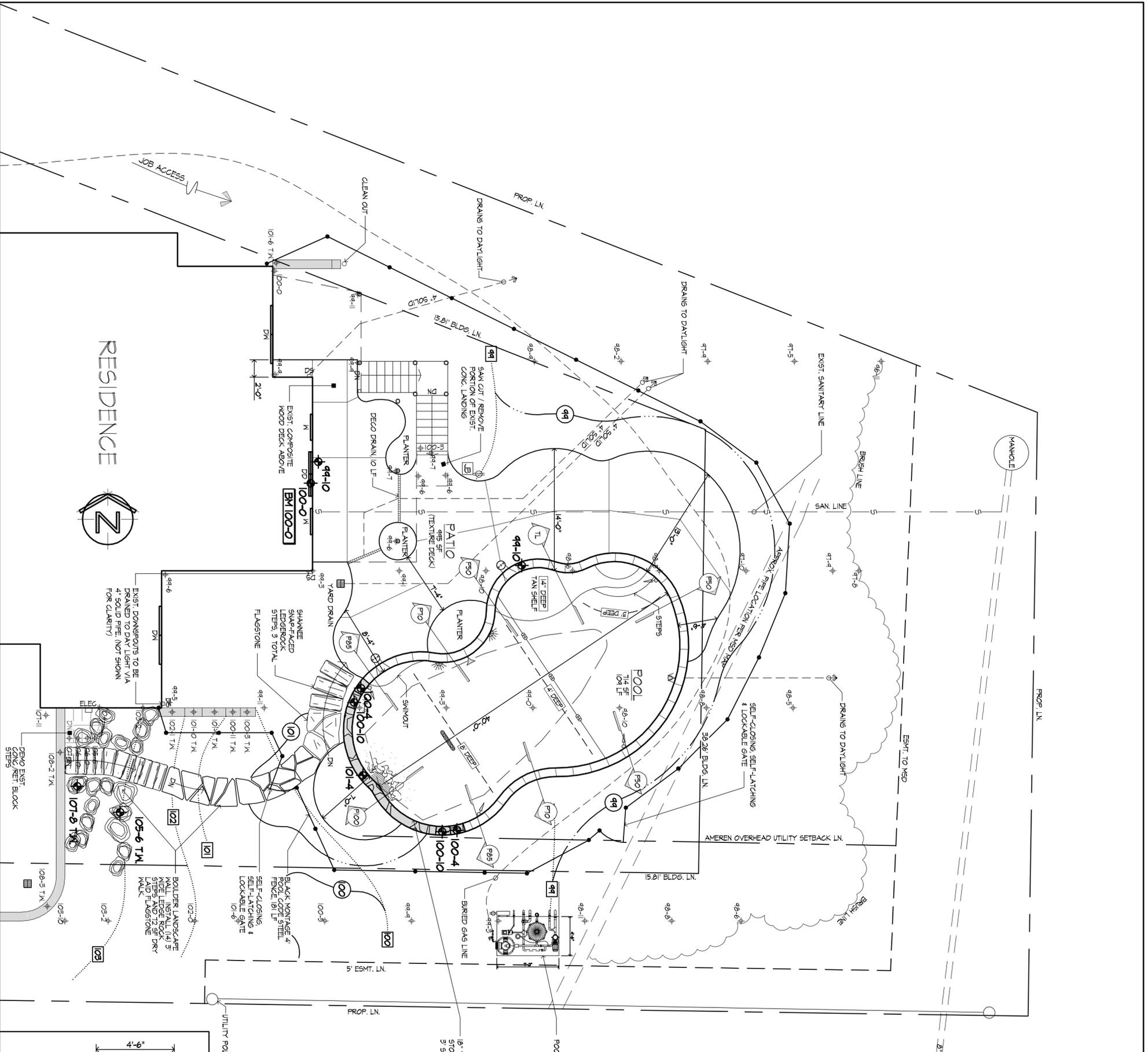
Civil Site Visions, Inc.
The Quality You Expect. The Attention You Deserve.
768 Glen Mor Drive · Belleville, Illinois 62221 · 314.368.3040

SITE PLAN
10 GLENMARY ROAD
City of Olivette, Missouri 63132

C2-01



STREET VIEW



POOL LEGEND

	DUAL VSB MAIN DRAINS		VAN EDGE RETURNS
	32\"/>		WINTER OVER-FLOW
	20\"/>		SKIMMER
	INLET RETURNS		LIGHT JUNCTION BOX
	PRESSURE CLEANER		SWITCH
	ROPE AND FLOATS		WATER FEATURE ADJUSTMENT VALVES

LEGEND

	EXISTING ELEVATIONS		PROPOSED ELEVATIONS
	EXISTING DRAINAGE PATTERN		PROPOSED DRAINAGE PATTERN

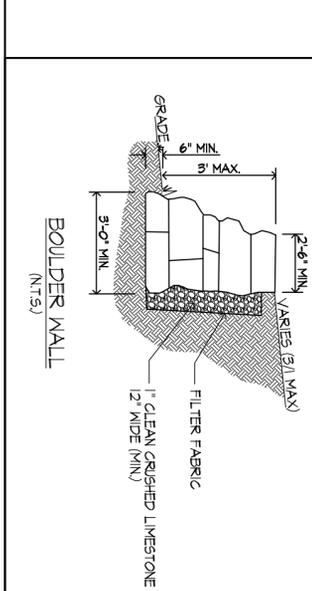
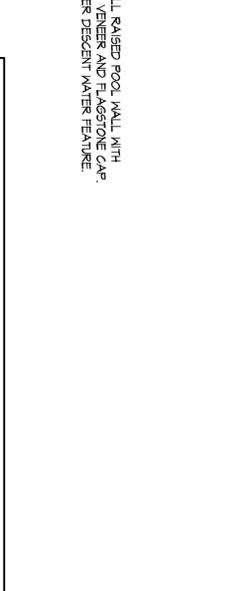
GENERAL NOTES:

- TREES, BRUSHES & STUMP REMOVAL REMOVED OR MODIFIED AROUND POOL CONSTRUCTION AREA BY HOMEOWNER
- DOOR ALARMS TO MEET IBC CODE ON DOORS WITHIN THE POOL TENCE AREA
- JOB ACCESS NEEDS TO BE FREE AND CLEAR OF TREES, BRUSHES, ETC. REMOVAL BY HOMEOWNER. IF DRIVEWAY ACCESS, BAKER POOL NOT RESPONSIBLE FOR DAMAGE TO DRIVEWAY.
- LANDSCAPING BY OWNER UNLESS OTHERWISE SPECIFIED.
- TRUSTEE APPROVAL, IF REQUIRED, TO BE OWNERS RESPONSIBILITY.
- EXPANSION JOINTS ARE FOR PRESENTATION ONLY. ACTUAL EXPANSION JOINT LOCATION MAY VARY IN THE FIELD.
- CIVIL ENGINEERING AND OR WATER SHED STUDY NOT INCLUDED IF REQUIRED.

NOTE: GAS LINE BURIAL DEPTH IS 12\"/>

GREEN SPACE CALCULATIONS

LOT AREA	14,676 SF
EXISTING HOSE	2,177 SF
EXISTING HARDSCAPE	1,921 SF
PROPOSED NEW HARDSCAPE	1,151 SF
TOTAL INTERIORS AREA	5,179 SF
EXIST. HARDSCAPE TO BE REMOVED	30 SF
GREEN SPACE AFTER IMPROVEMENTS	708 OR 1,947 SF



POOL EQUIPMENT

- EASY TOUCH 4 FUNCTION / SCREEN LOGIC
- INTELLIFLO II VS PUMP
- 300 SF CARTRIDGE FILTER
- MAX-E-THERM 333K HD/NG HEATER
- BOOST-RITE II HP BOOSTER PUMP
- RAINBOW CHLORINATOR RIM1022
- 2.5-3\"/>
- BALL VALVE
- BLOW-OUT TEE

10 GLENMARY ROAD
OLIVETTE, MO. 63132

527 SPIRIT OF ST. LOUIS BLVD, CHESTERFIELD MO 63005
OFFICE: 636-728-0342 FAX: 636-728-0356
WWW.BAKERPOOLCONSTRUCTION.COM

2

CONSTRUCTION

SHEET 2 OF 2

DEPARTMENT MEMORANDUM

DATE: DECEMBER 15, 2016
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
RE: 1 HEATHER HILL LANE
PETITION FOR SITE PLAN, COMMUNITY DESIGN, AND CONCEPT STORMWATER MANAGEMENT PLAN REVIEW

PROPERTY OWNER SURENDRA & SHALINI SHENOY **PETITIONER** STEVE ANTON
ANTON ARCHITECTURE, INC.

SUMMARY OF PETITION:

Item introduced: December 15, 2016 Commission has sixty (60) days to act. No later than February 13, 2017

1. Petition for a residential addition and accessory structure with the following improvements:
 - 165-square foot first floor addition.
 - 344-square foot recessed front entry garage addition with a screen wall to extend from the side entry garage.
 - 211-square foot patio addition.
 - 427-square foot pergola over the rear patio area.
2. Community Design Review is required for additions exceeding 250-square feet (Ordinance 2576).
3. Site Plan and Community Design Review is required for pergolas exceeding 400-square feet.
4. Zoning: The improvements comply with zoning compliance.
5. Site Plan Review: The improvements are setback well within the setback areas of the buildable area. Staff finds the addition and site improvements in compliance with Section 400.1050.
6. Stormwater improvements: Two rain barrels shall be installed by the garage addition and the pergola to capture Stormwater runoff. A third rain barrel will be placed on the corner of the low side of the home. The improvements are within the buildable areas of the principal structure and are setback at least 15-feet from the nearest property line.
7. Staff ask Commission for clarification regarding the 5-foot accessory structure setback from the principal structure when improvements are within the buildable area directly behind the home.
8. Community Design Review: The screen wall is matches the existing side entry garage elevation. The recessed garage addition is less visible. The pergola is set to the rear of the home. Staff finds the petition plans for the improvements consistent with the design parameters found in the Olivette Residential Redevelopment and Design Guidelines.
9. Should the Commission consider action on the petition, staff recommends Site Plan, Community Design, and Concept Stormwater Management Plan Review approval as submitted subject to conditions noted herein this report.

ATTACHMENTS:

1. Staff Report.
2. Staff Review Letter.
3. Petition Application.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review for residential improvements at 1 Heather Hill Lane as presented in the Memorandum from the Department of Planning and Community Development dated December 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review.

STAFF RECOMMENDATION

Staff recommends approval of the Site Plan, Community Design, and Concept Stormwater Management Plan Review for the noted improvements at 1 Heather Hill Lane subject to the following conditions:

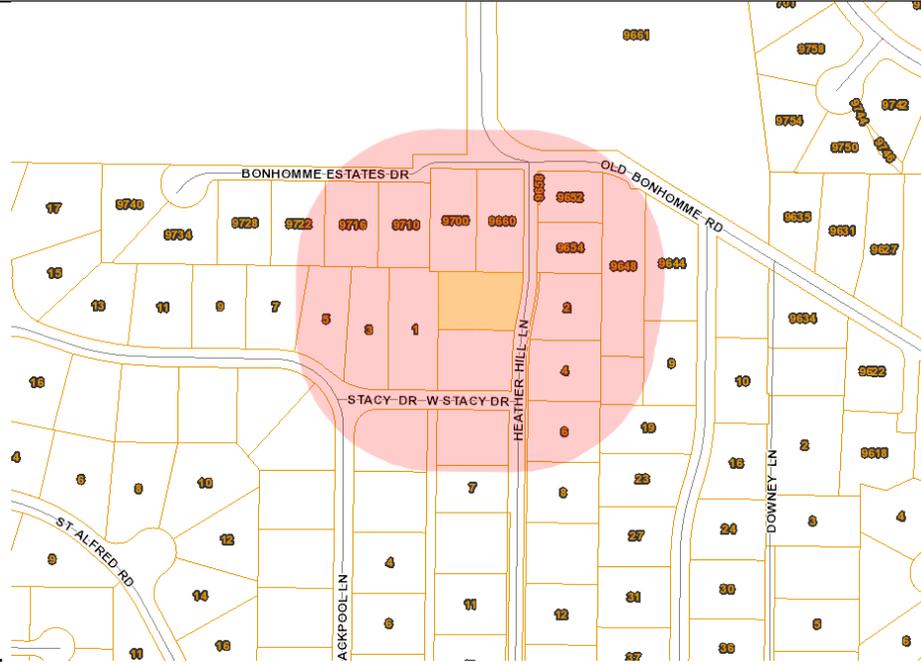
1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on December 15, 2016, containing a Site Plan and architectural drawings prepared by Anton Architecture, dated December 6, 2016.
2. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

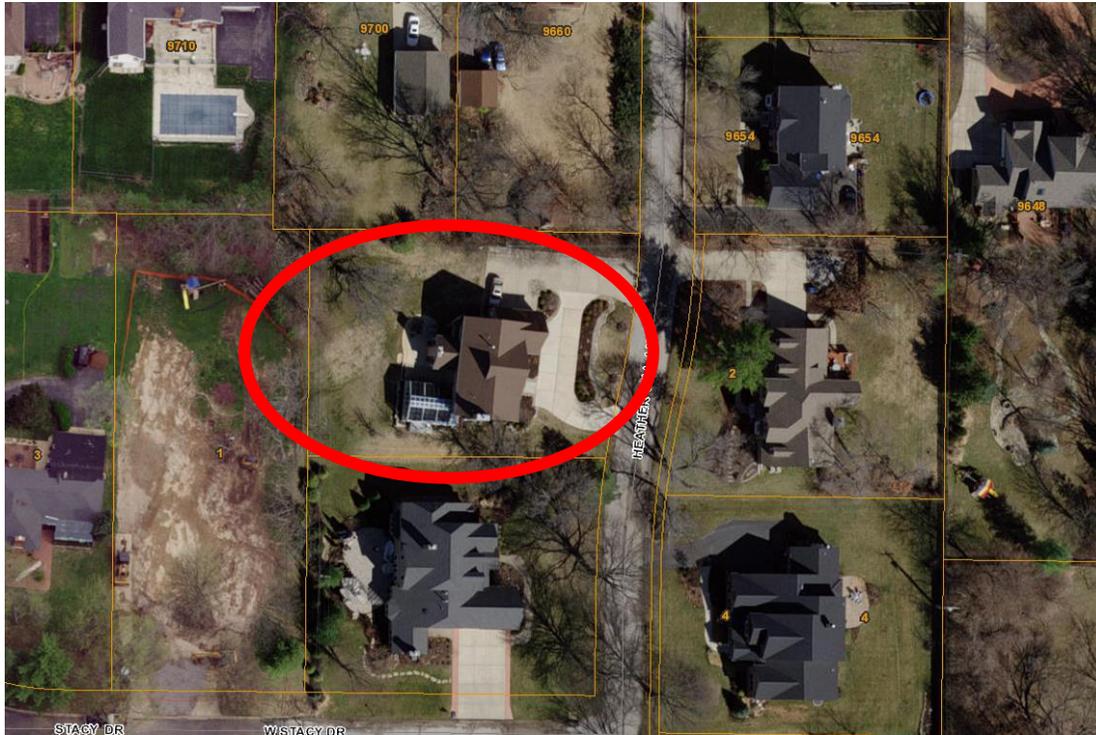
Motion to approve the Petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review for residential improvements at 1 Heather Hill Lane, as presented in the Memorandum from the Department of Planning and Community Development dated December 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Site Plan, Community Design, and Concept Stormwater Management Plan Review.

LOCATION MAP



PROPERTY AERIAL





City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252
www.olivettemo.com

December 5, 2016

Steve Anton
Anton Architecture
12 Blackpool Lane
Olivette, MO 63132

RE: 1 HEATHER HILL LANE
PRELIMINARY STAFF REVIEW

Dear Mr. Anton:

A petition for Community Design Review and Site Plan Review was submitted for a residential addition at the above referenced property. The petition has been reviewed for filing deficiencies, compliance with zoning regulations, and conformance with the City's Olivette Residential Redevelopment and Design Guidelines. Staff comments are provided below.

Zoning

Off-Street Parking

The minimum distance between the garage addition and the screen wall is less than 25-feet. The minimum distance allowed by Section 400.1410 Minimum Standards For Off-Street Parking Areas is 25-feet measured at the base of the door (Exhibit One). The plans must be revised to meet the minimum.

Accessory Structure

Pergolas are regulated under the Article XVI Accessory Structures & Uses. There is a 5-foot principal building setback for accessory structures greater than 120 square feet in size. It appears the pergola is less than 5-feet from the principal structure. The Commission has the authority to grant variances to setback regulations. Exhibit Two contains a setback variance criteria. Please provide a statement to address the reduced setback.

Community Design

The plans illustrate a recessed single car garage addition and a screen wall. The screen wall is to match the existing façade. Materials shall be brick and incorporate windows. The addition shall contain brick on the side. The rear elevation shall contain siding to match the existing materials in the rear. Staff finds the addition in compliance with the Olivette Residential Redevelopment and Design Guidelines.

Notification

In addition to the aforementioned issues, notification should be provided to subdivision trustees and adjacent neighbors within the Heather Hill Subdivision

Staff encourages you not only to provide a letter of notification, but to make site and building plans available for view. A copy of the notification letter or statement of the type of notification provided must be submitted to staff before the scheduled meeting date.

Unauthorized/Illegal Demolition

At no time shall unauthorized or illegal demolition take place on the site. The City of Olivette has strict rules and regulations regarding demolition of any structure. Any unauthorized or illegal demolition taking place on the site should be reported to the police immediately.

Unauthorized demolition includes removal of gutters, kitchen fixtures, bathroom fixtures, doors, etc. If demolition has begun without City approval, a citation will be issued immediately, you will have 30 days to raze the home and restore the site, and the petition for review shall be placed on hold until the Court rules on the matter.

SUMMARY AND CONCLUSION

The petition application and plans submitted to the Planning and Community Design Commission for a residential addition at 1 Heather Hill Lane must be revised to conform with the off-street parking 25-ft minimum and must provide the setback variance letter for the pergola as stated in Exhibit Two.

Should you have any additional questions regarding the contents of this letter, please call me at (314) 993-0252 or e-mail me at jroper@olivettemo.com.

Respectfully,

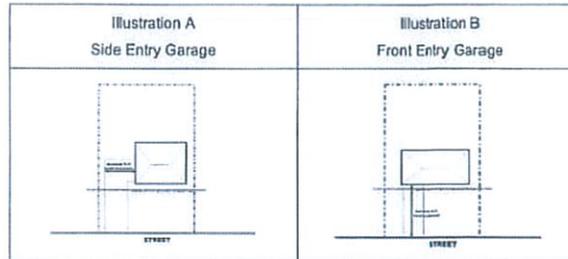
A handwritten signature in blue ink, appearing to read "Jonathan Roper", written in a cursive style.

Jonathan Roper
Planner/GIS Coordinator

EXHIBIT ONE
ARTICLE XIV: OFF-STREET PARKING AND LOADING

Section 400.1410 Minimum Standards for Off-Street Parking Areas

- (b) Driveways shall:
- (i) Provide a minimum of ten (10) feet in paved width;
 - (ii) Provide a minimum of twenty-five (25) feet of paved clearance from any vehicle exit door (See illustrations A and B below.);



- (iii) Openings shall be located no closer than thirty (30) feet to any intersecting street right-of-way;
- (iv) All paved driveway and turnaround areas shall be located at least five (5) feet from any adjacent property line; and
- (v) Width of a driveway opening shall not be less than sixteen (16) feet measured along the intersection with the adjacent street pavement.

EXHIBIT TWO
ARTICLE XVI: ACCESSORY STRUCTURES & USES

Section 400.1590 Bulk Regulations for Accessory Structures

A.1

- d.. Principal building setback. Other than patios and decks and accessory structures less than one hundred twenty (120) square feet, no part of any accessory structure, shall be located closer than five (5) feet to any principal structure or other accessory structure.
- e. Setback variations. Through Site Plan Review in accordance with Article XI and Community Design Review in accordance with Chapter 425, the Commission may consider variations from the aforementioned setbacks, if the Commission finds the following:
 - i. Conditions of the property grounds, whether it be shape, area, narrowness, or topography, prohibit reasonable placement in conformance with the setbacks noted.
 - ii. The accessory structure incorporates design features and elements to mitigate the diminished setback requirements.
 - iii. The variation would be consistent with the purpose and intent of the underlying zoning district and further the goals and objectives of this ordinance.
 - iv. The variation would not adversely impact the health, safety, or welfare of the lot occupants or neighboring property owners.



...in the center of it all

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: STEVE ANTON

Company Name: AAI

Address: 12 BLACKPOOL City: OLIVETTE Zip Code: 63132

E-mail Address: STEVE@ANTONARCHITECTURE.COM Phone Number: () 989-9300

As the applicant, which of the following apply:

- Developer Contractor Owner
Registered Engineer Registered Architect Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- New Single Family Residential Major Residential Addition and/or exterior modification Amendment to Active Site Plan or Community Design Review
Accessory Structure Other (Site Plan Review) Minor Site Plan Review

PROPERTY INFORMATION

Address of Property: 1 HEATHER HILL

St. Louis County Tax ID No. 17M340573

Legal Description of Property:

OWNERSHIP (If applicant is not the owner):

Name of Owner: SURENDRA & SHALINI SHENOY

Mailing Address: 1 HEATHER HILL City: Zip Code: 63132

Phone Number: () E-mail: SHENOY@WUPOSIS.WU.EDU

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a review fee must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

[Signature]
Name of applicant

11/14/16
Date