

pd 2-3-2021
CR#1111
SWR - \$250.00
SPR - \$150.00
CDR - \$350.00

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. Petitions for new single family homes not meeting full submission requirements shall only qualify for the 30-day schedule once the submission requirements are provided on plans.

Name and Title: Oleg Derkach
Company Name: Oleg Construction
Address: 10473 Arthur pl City: St. Louis Zip Code: 63131
E-mail Address: Lesnik11@yahoo.com Phone Number: (314) 807-4347

As the applicant, which of the following apply:

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

REVIEW AND FEE

This petition is for which of the following? (Check the box and see corresponding fee)

Community Design Review	Fee	Site Plan & Community Design Review	Fee
Single Family Home (SWR- \$250, CD-\$350)	\$600	Single Family Home (SWR-\$250, SPR-\$150, CDR-\$350)	\$750
Addition/Acc. Str. 400 sf. or less	\$150	Addition/Acc. Str. 400 sf. or less (SPR-\$150, CDR-\$150)	\$300
Addition/Acc. Str. excess 400 sf. less than 1,200 sf.	\$200	Addition/Acc. Str. excess 400 sf. less than 1,200 sf. (SPR-\$150, CDR-\$200)	\$350
Addition/Acc. Str. 1,200 or greater	\$250	Addition/Acc. Str. 1,200 or greater (SPR-\$150, CDR-\$250)	\$400
Amendments	\$100	Site Plan Only (including Fences, Variances)	\$150

PROPERTY INFORMATION

Address of Property: 7 Bon Aive Drive
St. Louis County Tax ID No. _____
Legal Description of Property: _____

OWNERSHIP (If applicant is not the owner):

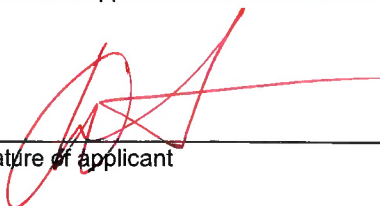
Name of Owner: Oleg Construction LLC
Mailing Address: 10473 Arthur pl City: St. Louis Zip Code: 63131
Phone Number: (314) 807-4347 E-mail: Lesnik11@yahoo.com

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 Planning and Community Development 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:



Signature of applicant

02/03/21

Date

FEB 03 2021



February 1, 2021

Project Report

Prepared for City of Olivette

Re: 7 Bon Aire Drive, Olivette MO, 63132

Question 1:

An explanation on how the mass, size and bulk of the new home is compatible with the prevailing mass, size and bulk of adjacent and surround detached residences.

Answer:

The proposed house is a story and a half structure with the roof stepping down to the adjacent house on the north side, and hip roofs on both sides. Lower story projections also occur on east and west sides. These single story massing features complement adjacent single story homes.

Question 2:

An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.

Answer 2:

The height of this design is 25'-0" to the highest ridge. While this height is higher than adjacent single story homes, it is well below maximum allowed in Olivette.

Question 3:

An explanation on what architectural features of the new home are intended to compliment the architectural characteristics of adjacent and surround detached residences.

Answer 3:

Existing homes feature horizontal orientation of windows, and trims. As well as 4:12 roof slopes. Proposed home has strong horizontal orientation and similar roof slopes. Street façade is comprised of masonry, brick veneer and composite siding.

Question 4:

An explanation on the efforts that will be incorporated on the site development to eliminate any adverse affect on grading and storm water drainage on the adjacent and surrounding properties.

Answer 4:

Lot we will be maintaining the existing drainage patterns as much as possible with drainage to front of the lot.

Pavel Ivanchuk

Architect, ICC

A handwritten signature in black ink, appearing to read "Pavel Ivanchuk", is written over the typed name and title. The signature is fluid and cursive, extending to the right.

From: [Pavel Ivanchuk](#)
To: [Carlos Trejo](#)
Subject: FW: "Official" notice of approval - 7 Bon Aire
Date: Thursday, February 11, 2021 9:56:28 AM
Attachments: [image001.png](#)

Carlos,

See below regarding official approval at 7 Bon Aire Drive.

Thank you.

PAVEL IVANCHUK

Architect . ICC Member

636.346.1787

www.osnova-architecture.com



CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: olee@aol.com [mailto:olee@aol.com]
Sent: Tuesday, February 09, 2021 2:56 PM
To: p@osnova-architecture.com
Cc: dbarstow@enterprisebank.com; ghollingsworth@accupayhcm.com
Subject: "Official" notice of approval

Pavel:

This email serves as your official notification of Bon Aire Subdivision's approval of the plans submitted to the Trustees and the other lot owners in the subdivision in accordance with the process laid out in our subdivision's indentures.

After review and discussion with yourself, the builder and your consulting engineer, the Trustees unanimously recommended approval of the plans to the other lot owners in the subdivision. With that recommendation we included the plans and drawings for the home so lot owners would be making a fully informed decision. Of the 19 property owners in the subdivision, 16 voted yes. We assume that the builder, as owner of #7 would also vote yes bringing the total yes votes to 17. This exceeds the 2/3 vote

required of lot owners for approval as specified in the indentures. There were no votes cast against the plans.

We thank you for working with our subdivision on finalizing the plans for the new home at #7 Bon Aire Drive and for respecting the process laid out in our indentures. We will look forward to working cooperatively with you and the builder during the demolition and construction process.

Thank you!

Deborah Barstow, Lee Brotherton, Gary Hollingsworth
Bon Aire Subdivision Trustees



City of Olivette
Planning and Community Development
Department
1140 Dielman Road
Olivette, MO 63132

(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: MARCH 18, 2021
TO: PLANNING AND COMMUNITY DESIGN COMMISSION
FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
ADDRESS: 7 BON AIRE DRIVE
RE: NEW SINGLE FAMILY HOME
REVIEW: SITE PLAN, COMMUNITY DESIGN & CONCEPT STORMWATER
MANAGEMENT PLAN

PETITIONER
Oleg Derkach
Oleg Construction

PROPERTY OWNER
Oleg Construction, LLC

Item introduced: March 18, 2021 Commission has sixty (60) days to act. No later than May 17, 2021

STAFF SUMMARY

1. **DESCRIPTION:** Petition for a two-story home with a three-car side entry garage. Given a deficiency in the lot depth, the petition plans are subject to Site Plan, Community Design, and Concept Stormwater Management Plan Review.
2. **ZONING:** Zoning SR Single Family Residential District compliance: Given the lot depth deficiency under §400.220.A (lot depth avg. 127.5, lot depth minimum 150-ft) the new home petition is subject to Site Plan Review. The house improvements are in compliance with zoning regulations for setbacks, floor area ratio, height, and lot coverage.
3. **SITE PLAN REVIEW.** The site plan review procedure is intended to ensure the adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities. Staff has the following concerns for consideration: Impacts of stormwater flow generated from the driveway and driveway turnaround onto adjacent property to the north and stormwater impacts based on the rear yard swale having stormwater change directions.
4. **CHAPTER 425 – GUIDELINES:**
 - Overall, no issues are found with the home design. The mass, roof line, articulation, and materials all appear within the spirit and intent of the guidelines.
 - Stormwater. Stormwater impacts to the north end of site due to driveway/turnaround and the proposed swale redirecting stormwater on rear.
 - Tree Preservation. For the exception of the two trees bordering the property lines, all trees on the site are to be removed.
5. **GRADING:** Site Grading.
 - Grading impact on the property to the north and the rear yard swale redirecting stormwater.
6. **CHAPTER 422 CONCEPT STORMWATER MANAGEMENT:**
 - Concern over slope of driveway and driveway turnaround on north.
 - Concern over the proposed swale in the rear yard and impact on change in direction of stormwater.
 - Need to show where the sump pump and sump pump discharge are located. Sump pump discharge should be directed to street.
7. **OTHER ITEMS:**
 - Need a parking/traffic mitigation plan.

ATTACHMENTS:

- Staff Report
- Project Report
- Petition Application

MOTION:

Should the Commission consider action on the petition, the following motion is recommended:

Motion to approve the Petition for:

- Site Plan
- Community Design and
- Concept Stormwater Management Plan Review

for a new single family home at 7 Bon Aire Drive as presented in the Memorandum from the Department of Planning and Community Development dated March 18, 2021, subject to any staff conditions noted therein.

RECOMMENDED CONDITIONS FOR APPROVAL:

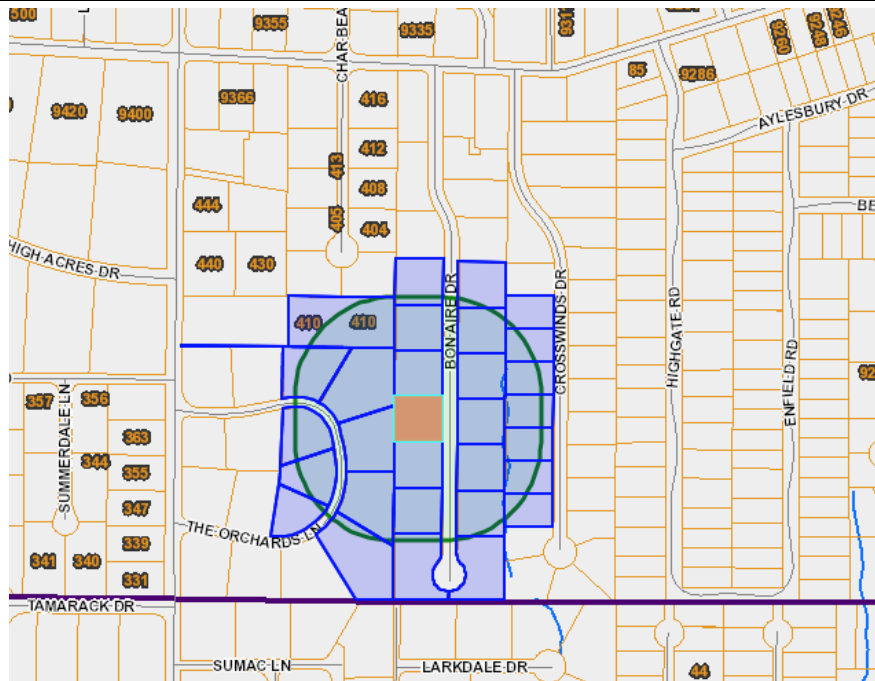
Should the Commission consider approving the petition as submitted, the following conditions are recommended as part of any action:

1. Site Plan.
 - Illustrates the measurements for the placement of the stormwater pit from the proposed building foundation (during inspection, the property line is not a visible means to measure from).
 - Provide a minimum 2-inch lip along the eastern edge of driveway turnaround to direct stormwater away from east property line.
 - Need to show where the sump pump and sump pump discharge are located. Sump pump discharge should be directed to street.
2. Provide a landscape plan that accomplishes two objectives:
 - Slows down and impedes stormwater runoff velocities along the rear of the lot where the swale changes directions.
 - For the 6-trees being removed on the site, replaces at least 3. Said trees to have a caliper of at least 2-inches measured a foot above planting grade.
 - Provides a professional arborist assessment of the health and necessary protection for maintaining the two trees along the south lot line (specifically the 30-inch bordering the south property line) or remove.
3. Driveway (per §400.1420.A.2):
 - Setback. Verify that a five foot (5') setback shall be provided between the edge of the driveway and driveway turnaround with the north (side) property line.
 - Turnaround clearance. Verify that a minimum twenty-five foot (25') clearance shall be provided for the driveway turnaround.
 - Lip edge. Provide a minimum two inch (2") lip along the norther edge of the driveway and driveway turnaround to redirect the flow of stormwater away from the adjacent property to the north.
4. Brick turnaround. Provide a minimum 24-inch brick turnaround along the south (side) building elevation.
5. **FINAL STORMWATER SITE IMPROVEMENT PLAN.** At the time of application for a building permit, the Petitioner shall submit a final Stormwater Site Improvement Plan for review. Final site improvements to include construction specifications for Stormwater detention and grading plan. Fees shall be paid for required inspections by the City's Stormwater Consultant. Cost per inspection is \$250. Additional inspections shall be conducted by staff.
6. **LIMITATION OF TOP OF FOUNDATION.** The top of foundation elevation be limited to no more than 616.7. Staff shall be provided an opportunity to require additional grading changes to the site, including adjusting the proposed top of foundation and location of detention areas, as necessary to control/limit Stormwater runoff on the site and to adjacent properties. Any revised changes in the field to provide revised plans while building permits are active.
7. **FINAL PLAN SUBMISSION.** Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of architectural plans provided by Osonva Architecture, as dated 02/01/2021 and presented on March 18, 2021, and site improvement plans provided by Vance Engineering, Inc. with a revision date of 02/01/21, subject to any required modifications noted herein.
8. **VERIFICATION OF SETBACKS.** 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.
9. **LIMIT EXPOSED FOUNDATION.** Any exposed portions of the foundation wall along Bon Aire Drive and the side elevation along the north and south 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.

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

REFERENCES

LOCATION MAP



AERIAL

