

pd 6-15-2021 CK #4425-#600.

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: Doug Cohen
Company Name: Douglas PROPERTIES
Address: 1025 S McPherson City: St Louis Zip Code: 63117
E-mail Address: Douglas@DouglasProp.com Phone Number: (314) 280-2041

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
<input checked="" type="checkbox"/>	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: 9 Ramsgate

St. Louis County Tax ID No. _____

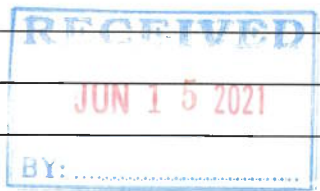
Legal Description of Property: _____

OWNERSHIP (If applicant is not the owner):

Name of Owner: Same

Mailing Address: _____ City: _____ Zip Code: _____

Phone Number: () _____ E-mail: _____



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: [Handwritten Signature]

Date: 6-15-21

June 15, 2021

Project Report

Prepared for City of Olivette

Builder: Douglas Properties
Re: 9 Ramsgate Dr.

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 1 1/2 story structure with the roof stepping down to the adjacent houses. The sides of the house appear more like a one story because much of the second floor mass is in the center of the structure. The houses on either side of the proposed residence are 2-story houses. Ramsgate is a mix of 1-, 1 1/2-, and 2-story houses.

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 property slopes down as it moves from north to south. The height of this design is 27'-9" to the highest ridge on the front. The manner in which the sides of the façade step back allowing the roof ridge to step down on each side softens the transition to the adjacent homes.

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:

The use of stone along with siding and a variety of one and two story features are intended to compliment the surrounding houses. The variation of depth on the front elevation along with some low wall features and High features will stimulate visual interest.

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:

Since we currently have a house on this lot we will be maintaining the existing drainage patterns as much as possible. Where the improvements do occur we will direct our runoff toward the street and into local storm water facilities.