



July 21, 2021

**Project Report**

Prepared for City of Olivette

Re: 179 Stoneleigh Towers, 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 hip roofs at each neighbor sides. Massing of principal structure and attached garage are similar to other newer developments along the street.

**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 30'-2" to the highest ridge and is comparable to surrounding neighbors.

**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 are Tudor stype inspired homes with exposed timber and masonry. We took cues from neighbors and subdivision regulations with use of masonry that is a mixture of stone and brick. Board and batten siding is a secondary material and is used as accent on front elevation. Horizontal siding is also sparingly used on other elevations.

**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", with a long, sweeping underline.

**From:** [minton1214@aol.com](mailto:minton1214@aol.com)  
**To:** [edwardtsimerman@hotmail.com](mailto:edwardtsimerman@hotmail.com); [Carlos Trejo](#)  
**Subject:** Re: 179 Stoneleigh property  
**Date:** Monday, June 21, 2021 4:16:36 PM

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Edward,

The home will be a wonderful addition to our neighborhood. I have reviewed the plans you send and they appear to comply with our indenture. Additionally, I have not received any expressed concern from neighboring property owners.

On behalf of the trustees of Stoneleigh Towers, I approve your proposed development. Carlos, please let me know if this approval is sufficient, or if additional steps required.

Best regards,

Mark Minton  
Trustee, Stoneleigh Towers

-----Original Message-----

**From:** edward tsimerman <[edwardtsimerman@hotmail.com](mailto:edwardtsimerman@hotmail.com)>  
**To:** [minton1214@aol.com](mailto:minton1214@aol.com) <[minton1214@aol.com](mailto:minton1214@aol.com)>  
**Sent:** Tue, Jun 8, 2021 2:30 pm  
**Subject:** Re: 179 Stoneleigh property

Thank you

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**From:** [minton1214@aol.com](mailto:minton1214@aol.com) <[minton1214@aol.com](mailto:minton1214@aol.com)>  
**Sent:** Monday, June 7, 2021 5:44 PM  
**To:** [edwardtsimerman@hotmail.com](mailto:edwardtsimerman@hotmail.com) <[edwardtsimerman@hotmail.com](mailto:edwardtsimerman@hotmail.com)>  
**Subject:** Re: 179 Stoneleigh property

Edward,

I received the plans. I will review to make sure that the plans are compliant with our indentures and share with neighboring properties. I will be in touch soon.

Best,  
Mark

-----Original Message-----

**From:** edward tsimerman <[edwardtsimerman@hotmail.com](mailto:edwardtsimerman@hotmail.com)>  
**To:** [minton1214@aol.com](mailto:minton1214@aol.com) <[minton1214@aol.com](mailto:minton1214@aol.com)>  
**Sent:** Mon, Jun 7, 2021 3:48 pm  
**Subject:** Re: 179 Stoneleigh property

Hi,

Attached You will find set of plans for the 179 Stoneleigh new home.  
Please let me know if you need any additional information.

thanks,  
Edward Tsimerman  
3143247159

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**From:** minton1214@aol.com <minton1214@aol.com>  
**Sent:** Tuesday, May 25, 2021 4:04 PM  
**To:** edwardtsimerman@hotmail.com <edwardtsimerman@hotmail.com>  
**Subject:** Re: 179 Stoneleigh property

Edward,

Thanks for your follow up! Again, we appreciate you investing in our neighborhood. If your documents are in electronic format you can e-mail them to me. If it is the larger paper you are welcome to drop them off at my house #115. Trustees will review the plans to make sure they are compliant with our indentures and then it is customary for us to share the plans with your neighboring properties. Once review is complete, we will provide approval to you and Carlos Trejo (Olivette).

Best,  
Mark Minton  
314-757-1214

-----Original Message-----

From: edward tsimerman <edwardtsimerman@hotmail.com>  
To: minton1214@aol.com <minton1214@aol.com>  
Sent: Tue, May 25, 2021 2:26 pm  
Subject: Re: 179 Stoneleigh property

Hi

I appologize for not returning your email sooner.

Regarding a bus. It will be removed this week. I had people promising removing it sooner. But they took their time.

Also I dlike to submit set of plans for new house constructuion for approval. Please let me know what the best way to do that.

Thanks.

Best regards,  
Edward Tsimerman  
314-324-7159

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