

PL-2022-0025  
 Inv 2158

### 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: ARTHUR KOVETS  
 Company Name: ARKO GROUP LLC  
 Address: 7739 Davis dr City: ST. LOUIS Zip Code: 63105  
 E-mail Address: ARKO GROUP @hotmail.com Phone Number: (314) 799 4656

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- \$350, CD-\$250)	\$600	Single Family Home (SWR-\$350, SPR-\$150, CDR-\$250)	\$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: 14 Hill N Dale  
 St. Louis County Tax ID No. \_\_\_\_\_  
 Legal Description of Property: Vacant Lot

### OWNERSHIP (If applicant is not the owner):

Name of Owner: Continental Investments of Man...  
 Mailing Address: 30 W. Walling dr City: ST. LOUIS Zip Code: 65141  
 Phone Number: (314) 757 6600 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 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:

[Signature] 7.20.22  
 Signature of applicant Date



July 19, 2022

**Project Report**

Prepared for City of Olivette

Re: 14 Hill N Dale Drive, Olivette MO, 63132 PCDC Review

**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.*

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 development 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.*

The height of this design is 29'-3" to the highest ridge and is comparable to surrounding neighbors. Location of single story garage on western side helps height transition to single story bungalow on that that side.

**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.*

Existing homes are predominantly single story bungalows using brick and siding materials. Proposed development is also using similar material palette of brick and siding as well as similar aesthetic values of restraint and simplicity.

**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.*

Proposed water drainage is similar to existing conditions where water came in from each side (east and west) and drained out to front and back.(north and south)

Pavel Ivanchuk  
Architect, ICC

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