

CITY OF TOWN AND COUNTRY
1011 Municipal Center Drive
Town and Country, MO 63131-1101
(314) 587-2820



ARCHITECTURAL REVIEW APPLICATION

Standards for architectural review in the City Building Code are available upon request (fee required) and on the City website at www.town-and-country.org Section 500.080.

DATE 03/01/21 ARB NO. _____ FEE: \$350.00*

Applicant Information

Name (Please print.) John S. Odom, Architect Telephone 1.417.343.2602

Signature _____ E-mail john@johnsodom.com

Address P.O. Box 410349 City St Louis Zip 63141

Legal Interest Architect If not owner of record, attach signed statement from owner as to petitioner's authority to act on his/her/their behalf in connection with this petition.

Owner of Site as Shown on Deed (If different from applicant)

Name (Please print.) 12337 Harflo Lane, LLC Telephone 314-614-4366

Signature [Handwritten Signature] E-mail nate@ultrapid-servicegroup.com

Address 131 Prospect Ave, Suite C City St Louis Zip 63122

Site Information

Site Address: 12337 Harflo Lane Lot No. _____

Subdivision _____ Zoning _____ Locator No. 210640106

Builder Dan Thies (Thies Group, Inc.) Telephone 1.314.403.6157

Address _____ City _____ Zip _____

Required Plans and Information

Architectural reviews are held on the 1st Monday of the month, except holidays, usually at 5:30 p.m. at the Municipal Center.

Application, fee and two informational packets are required by the **first day of the month** prior to the Architectural Review Board meeting.

12 Collated, informational packets must be received no later than two weeks before the meeting. Building samples should be brought to the ARB meeting. **No exceptions.**

*Please be advised that certain direct expenses associated with the application shall be responsibility of the applicant, pursuant to Resolution No. R05-2020, and will be invoiced separately, if applicable.

For Office Use Only

Application and Fee received by _____ Date _____

Architectural Board Review Date _____ Notice Date _____

ARB # _____

ZONING DISTRICT _____

SINGLE-FAMILY CONSTRUCTION WORKSHEET

City of Town & Country – 1011 Municipal Center Drive, Town & Country MO 63131 (314) 587-2820

This form must be completed and submitted with any Building Permit Application for single-family construction (including new homes, additions, alterations and accessory buildings/structures).

PROPERTY ADDRESS: 12337 Harflo Lane

LOT DIMENSIONS:

- 1. LOT WIDTH 97.50 feet
(Measured at front building line)
- 1a. LOT AREA 43563 square feet
- 1b. FRONT SETBACK 50 feet
- 1c. SIDE SETBACK 18.5 feet
- 1d. REAR SETBACK 30 feet

Minimum side yard setback shall be the greater (more restrictive) of the 3 following calculations:

- a. 50 feet from each side lot line, 15% of the width of the lot from each side lot line, whichever is the lesser.
- b. Equal to the height of the adjacent exterior building face measured from the elevation of the natural adjacent grade to the elevation of the top of the inhabitable space, excepting for any portion of the exterior wall that encloses uninhabitable attic space.
- c. The floor area divided by 200 feet

FLOOR AREA PER LOT (FAP):

	Existing to Remain (SF)	+	Proposed New (SF)	=	
2. 1 st Floor	<u>0</u>		<u>2153</u>		<u>2153</u>
3. 2 nd Floor	<u>0</u>		<u>1554</u>		<u>1554</u>
4. 3 rd Floor	<u>0</u>		<u>0</u>		<u>0</u>
5. House Total (Items 2+3+4)					<u>3,707</u>
6. Garage/Accessory Building (SF):	<u>0</u>		<u>639</u>		
7. <i>Amount over 1,056 Square Feet:</i>	<u>0</u>		<u>0</u>		<u>0</u>
8. Floor Area Per Code (Items 5+7)					<u>3707</u>
9. Floor Area % (Item 8 divided by Item 1A)					<u>8.5%</u>

Residential Floor Area is the sum of the gross floor area for each of a building's stories measured from the exterior limits of the faces of the structure including all heated, habitable area but excluding unenclosed porches, accessory structures, basements and 2nd floor area open to floor below. Space designated for the parking of motor vehicles and accessory buildings shall be excluded, unless the area exceeds 1,056 square feet for which any area in excess shall be accounted for as floor area. Generally, Maximum Floor Area per Lot is 13%, unless lot is less than 1 acre then the maximum is 16% or not to exceed 5,662 square feet.

GREENSPACE PER LOT

	Surface Area
10. Greenspace Total	<u>34617</u> SF
11. Greenspace % (Item 10 divided by Item 1A)	<u>79.4%</u> SF

Generally, the Minimum Greenspace per Lot is **75%**, unless lot is less than 1 acre then the minimum is 60% or a maximum impervious area of 10,000 square feet, verify with City Staff. Greenspace includes the following elements: Grass, Trees, Water Surface (Pool, Spa, Pond/Lake) Ravines, Drainageways, Floodplain and Landscape Bed (20% Hardscape Max)

HEIGHT OF HOUSE:

Existing to Remain (SF) Proposed New (SF)

12. Height of House: 0 + 30'-2" = 30'-2"

Maximum Height is **40 feet** for a residential structure. Exception in Estate District, for every 1 foot of additional front/side setback 6 inches of height up to 50 feet may be provided and has to be recorded on a plat.

Building height is the vertical distance measured from the lowest proposed finished grade of the front of the building to a point on the vertical line which is perpendicular to the highest point of the building (excluding chimney).

An offset of at least 25% of the wall height shall be implemented into the face of any exterior wall which faces a side yard that is at an elevation of more than 25 feet above the nearest adjacent grade, excepting for any portion of the exterior wall that encloses unoccupied attic space.

ARCHITECTURE: (See Section 500.110 for Architectural Compliance Criteria)

Primary Wall Material/Color: Hardy Board Siding

Secondary Wall Material/Color: Cultured Stone

Roof Material/Color: Shingle

Window Style/Make: Black Casement Windows

Trim and Accent Color: White Hardy Trim Boards

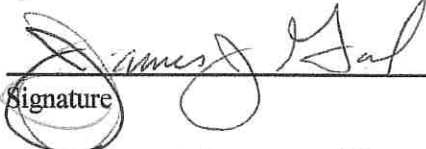
Exterior materials for new residential structures shall be identified including the area and the area percentage of such exterior materials used for each elevation of the residence, excluding doors and windows. **For each side and rear elevation, the exterior shall include at least 10% or equal amount (whichever is the lesser) of the primary exterior material used for the exterior front building elevation, as well as 10% or equal amount (whichever is the lesser) of the secondary exterior material used for the exterior front building elevation.** The word "primarily" means the majority of the front elevation area, excluding doors and windows. The word "secondary" means the second most used material of the front elevation area, excluding doors and windows.

Vinyl is not permitted (siding or soffits)

TRUSTEE NOTIFICATION

Subdivision: Hartlo Acres

1)


Signature

JAMES J. BAMEL
Print Name

12355 Hartlo Ln. 63131
Address

2)


Signature

FAZIL SUTCU
Print Name

12325 HARTLO 63131
Address

3)

Signature

Print Name

Address

4)

Signature

Print Name

Address