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Creation Date: 8/9/2026

Submitted Date: 8/9/2026

Accepted Date: 8/10/2026

City of Glendale Architectural Review Board

Online Request #: 3561893

Project #: 2026-216

Submitted by:

Matt Galakatos

mgalakatos@gmail.com

Location: **411 VENNEMAN AVE**

City: **SAINT LOUIS** State: **MO** Zip: **63122**

Contact Information

Applicant's Contact Information

Title: First Name: **Matt** Last Name: **Galakatos** Suffix:

Business Name:

Mailing Address: **411 Venneman Ave**

City: **Glendale** State: **MO** Zip: **63122**

Email Address: **mgalakatos@gmail.com**

Cell Phone: **(314) 659-9907** Work Phone: Home Phone:

Contractor's Contact Information

Title: First Name: **Matt** Last Name: **Galakatos** Suffix:

Business Name: **Galakatos Contracting**

Mailing Address: **411 Venneman Ave**

City: **Glendale** State: **MO** Zip: **63122**

Email Address: **mgalakatos@gmail.com**

Cell Phone: **(314) 659-9907** Work Phone: **(314) 659-9907** Home Phone:



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Property Owner's Contact Information

Title: First Name: Matt Last Name: Galakatos Suffix:
Business Name:
Mailing Address: 411 Venneman Ave
City: St. Louis State: MO Zip: 63122
Email Address: mgalakatos@gmail.com
Cell Phone: (314) 659-9907 Work Phone: Home Phone:

Architect's Contact Information

Title: First Name: Lauren Last Name: Strutman Suffix:
Business Name: Lauren Strutman Architects
Mailing Address: 16676 Old Chesterfield Road
City: Chesterfield State: MO Zip: 63017
Email Address: laurens@lsa-stl.com
Cell Phone: (636) 778-7015 Work Phone: (636) 778-7015 Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work *

411 Venneman will be adding 1046 sq ft expansion to the rear of the existing structure. In addition, a 768 sq ft detached garage will be added to the back corner of the property.

The work entails building (3) additional bedrooms and (1.5) bathrooms to the residence. The addition to the main structure will also include a mud room and sun room on the main floor. The basement will be shell space for storage.

The driveway will be extended and expanded



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into the existing backyard to support access to the garage and a vehicle turn around space. Due to the location of the addition and garage, many of the trees in the backyard will be taken down. However, these are intended to be replaced as detailed within the tree study that is provided in this application.

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Cost of Construction * 300000

Floor Area Ratio * 20.5%

FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

Total Square Footage of Lot * 11522

Width of Lot * 70

Depth of Lot * 164.62

Total Floor Area of New Construction * 1046

Total Floor Area of Existing Structure * 1315

Height of Structure * 20



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Number of Stories *

1

Estimated Commence Date *

11/02/2026

Estimated Completion Date *

04/30/2027

Do you want a Preliminary Review with the ARB? Yes

*

Documents Uploaded

The following documents are attached to the Application.

Architectural Plans

arb plan submittal.pdf

Existing and adjoining property photos

arb plan submittal.pdf

Site Survey and Civil Plans

2026-05-14 topographic survey - 411 venneman ave - 25134.pdf

411 venneman ave preliminary site improvement plans 20260708 (1).pdf

Tree Study/Arborist Report

411 venneman ts - galakatos (1).pdf

Comments



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