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Creation Date: 6/15/2026

Submitted Date: 6/16/2026

Accepted Date: 6/16/2026

City of Glendale Architectural Review Board

Online Request #: 3458803

Project #: 2026-89

Submitted by:

Jeff Brinkmann

jeff@benchmarkstl.com

Location: **1175 Hillard**

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

Contact Information

Applicant's Contact Information

Title: First Name: **Jeff** Last Name: **Brinkmann** Suffix:

Business Name: **Benchmark Homes**

Mailing Address: **13281 Spindle Lane St. Louis, MO 63122**

City: **St. Louis** State: **MO** Zip: **63122**

Email Address: **jeff@benchmarkstl.com**

Cell Phone: **(314) 749-7750** Work Phone: **(314) 909-7593** Home Phone:

Property Owner's Contact Information

Title: First Name: **Benchmark** Last Name: **Homes** Suffix:

Business Name: **Benchmark Homes**

Mailing Address: **13281 Spindle Lane St. Louis, MO 63122**

City: **St. Louis** State: **MO** Zip: **63122**

Email Address: **jeff@benchmarkstl.com**

Cell Phone: **(314) 749-7750** Work Phone: **(314) 909-7593** Home Phone:



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Contractor's Contact Information

Title: First Name: Benchmark Last Name: Homes Suffix:

Business Name: Benchmark Homes

Mailing Address: 13281 Spindle Lane St. Louis, MO 63122

City: St. Louis State: MO Zip: 63122

Email Address: jeff@benchmarkstl.com

Cell Phone: (314) 749-7750 Work Phone: (314) 909-7593 Home Phone:

Architect's Contact Information

Title: First Name: John Last Name: Odom Suffix:

Business Name: JSO Services, LLC

Mailing Address: P.O. BOX 410394

City: St. Louis State: MO Zip: 63141

Email Address: john@johnsodom.com

Cell Phone: (417) 343-2602 Work Phone: (417) 343-2602 Home Phone:

Application Questionnaire (* denotes required question)

Residential Architectural Review Board

Description of Work * Demo existing house at 1175 Hillard Road.
Construct a new 2-story Single Family
Residence.

Cost of Construction * 750000



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Floor Area Ratio *	<u>29.8</u>
<p>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).</p>	
Total Square Footage of Lot *	<u>9766</u>
Width of Lot *	<u>60' / 78'</u>
Depth of Lot *	<u>126.46' / 125'</u>
Total Floor Area of New Construction *	<u>2920</u>
Total Floor Area of Existing Structure *	<u>1752</u>
Height of Structure *	<u>29.75</u>
Number of Stories *	<u>2</u>
Estimated Commence Date *	<u>08/10/2026</u>
Estimated Completion Date *	<u>07/30/2027</u>
Do you want a Preliminary Review with the ARB? *	<u>No</u>



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Documents Uploaded

The following documents are attached to the Application.

Aerial Photo Plan	1175 hillard aerial photo plan.pdf
Architectural Plans	architectural packet.pdf
Existing and adjoining property photos	front and rear photos.docx
Landscaping Plan	landscape plan.pdf
Site Survey and Civil Plans	site plan revd 6.16.26.pdf
Tree Study/Arborist Report	1175 hillard tree survey.pdf

Comments



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