



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 4/28/23 DATE OF ARB MEETING 5/10/23 ESTIMATED COST 200,000

PROJECT ADDRESS 256 EDWIN AVE GLENDALE, MO 63122

NAME OF PROPERTY OWNER JEFF & LEANN ABBOTT PHONE NUMBER

CONTRACTOR (NAME) REX PEARL - PEARL CONSTRUCTION PHONE NUMBER 314-220-9553

CONTRACTOR ADDRESS 58 HILL DR. GLENDALE MO 63122

ARCHITECT (NAME) DONNA BOXX PHONE NUMBER 314-434-2333

ARCHITECT ADDRESS 180 MARINE LANE ST LOUIS MO 63146

DETAILED DESCRIPTION OF WORK BEING PROPOSED: REMOVE EXISTING REAR ADDITION / BUILD NEW REAR ADDITION, ADD 2 CAR DETACHED GARAGE

FLOOR AREA RATIO 33.4% (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. 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 FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 2502 # TOTAL

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 2126 # EXISTING

TOTAL SQ. FT. OF LOT 7,499 WIDTH AND DEPTH OF LOT (FT.) 50X150

HEIGHT OF STRUCTURE 23'6" NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE 6/15/23 EST. COMPLETION DATE 10/15/23

Each application shall be accompanied with payment of a fee as follows: Addition or Accessory Structure: \$150.00 New Home: \$200.00

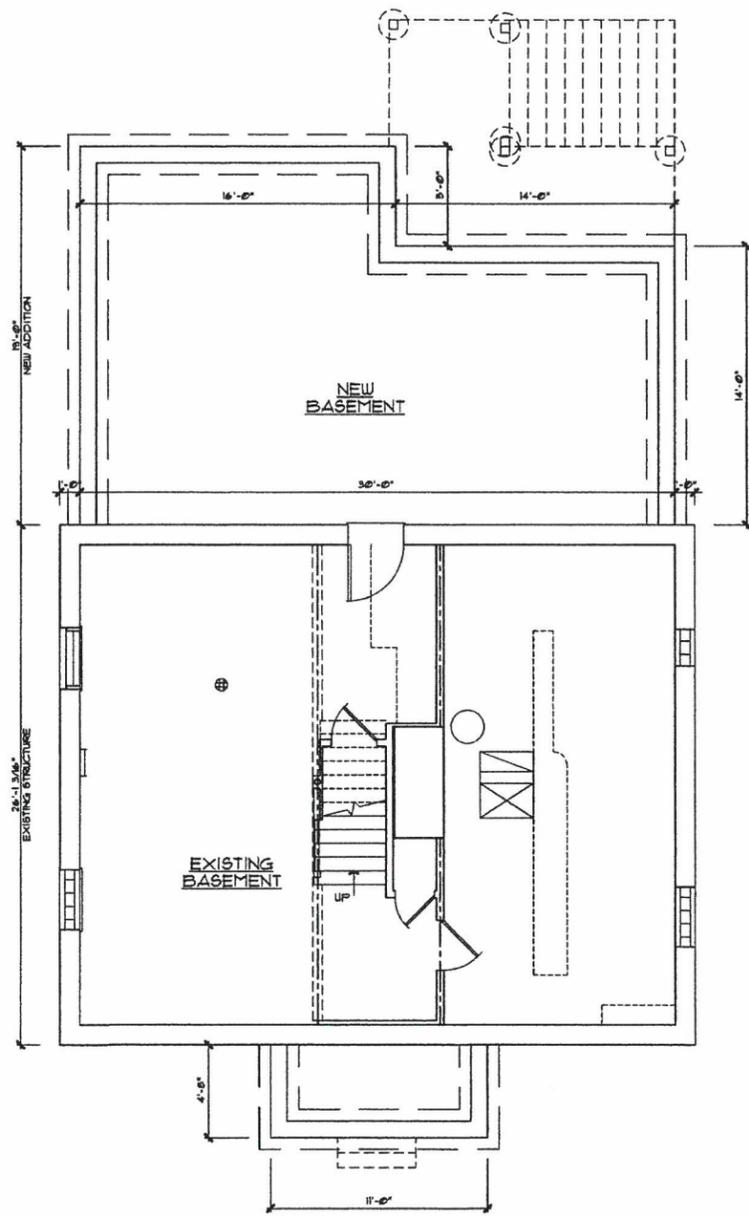
Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. The location of all downspouts and drainage pipes indicating where runoff will be taken. Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This "tree protection zone" must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.

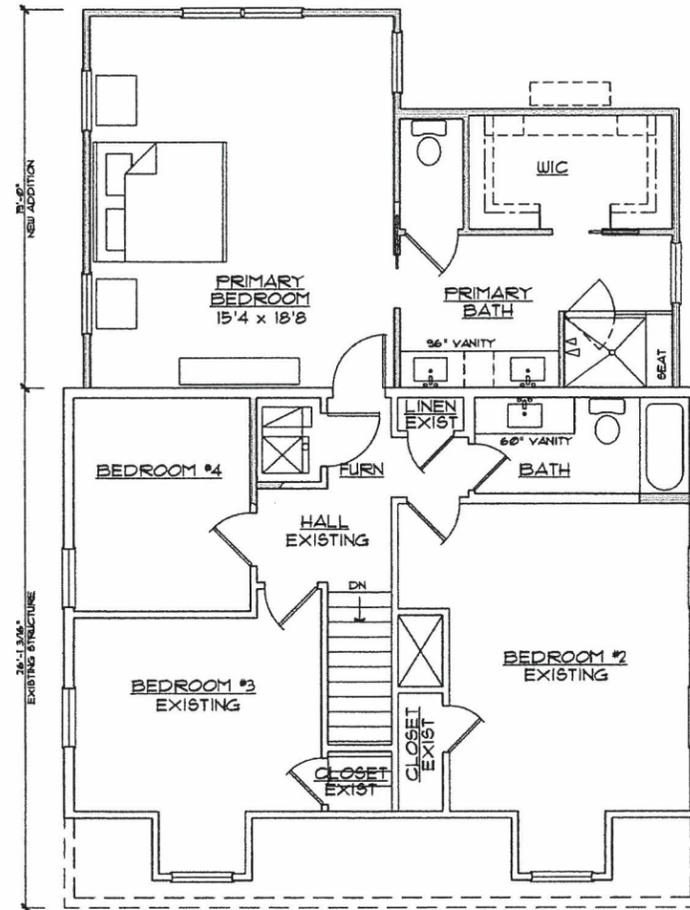

SIGNATURE OF APPLICANT

4/28/23
DATE



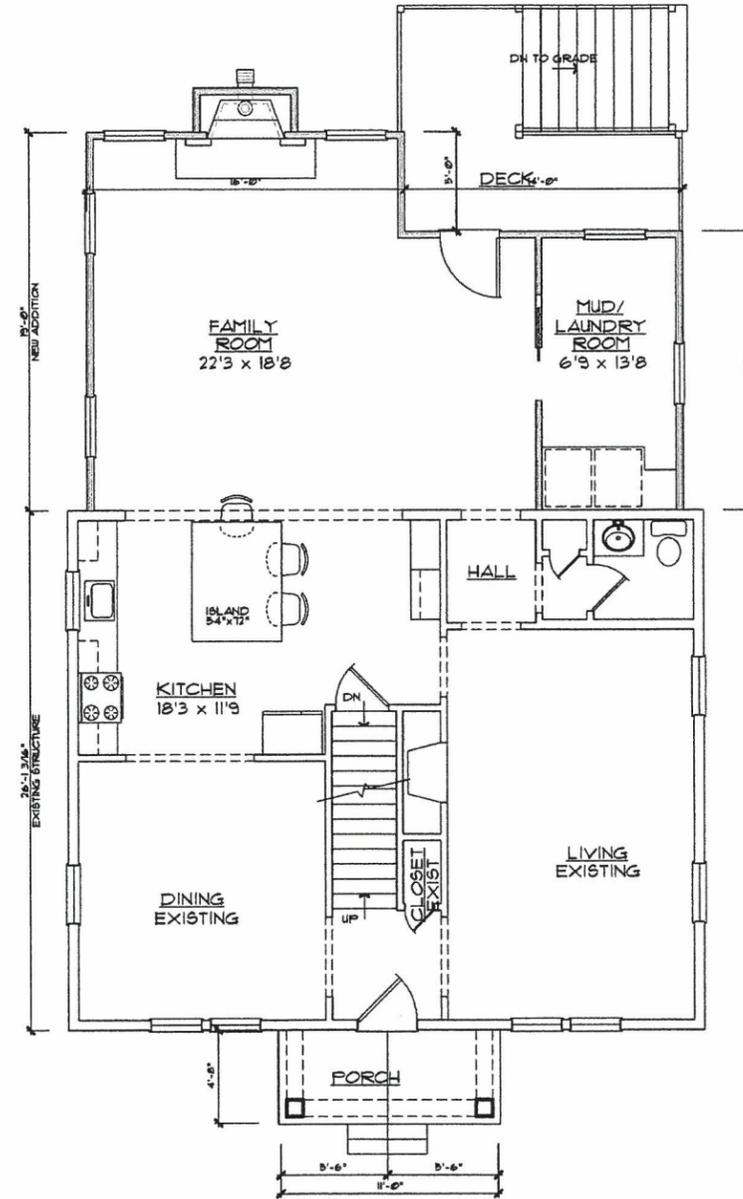
BASEMENT PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

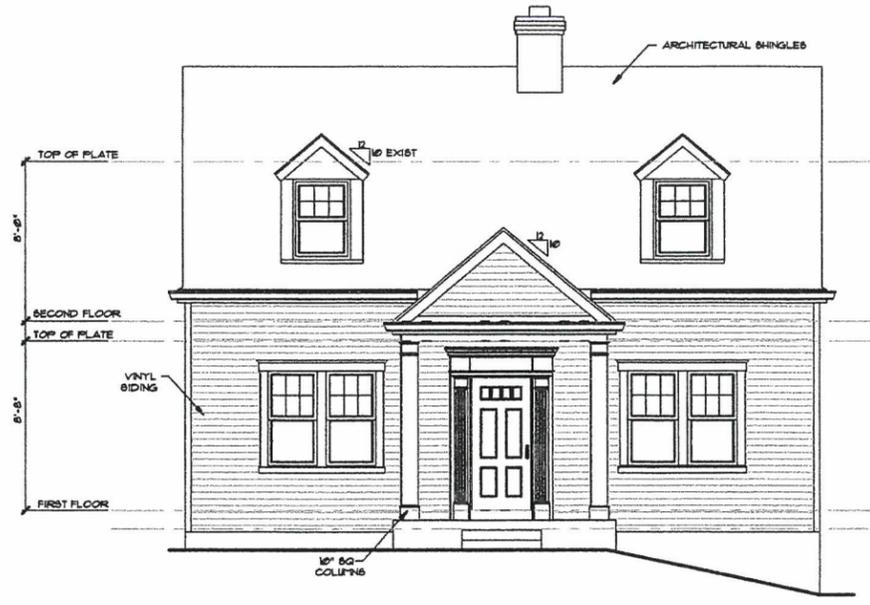
1/4" = 1'-0"

DONNA F. BOXX, Architect, P.C.
 160 Marine Lane
 St. Louis, Missouri 63146
 (314) 434-2333
 FAX (314) 434-2303
 www.boxxarchitect.com

PROPOSED ALTERATIONS FOR:
PEARL CONSTRUCTION
 256 EDWIN AVENUE
 GLENDALE, MO

FIRST FLOOR PLAN
 ARCHITECTURAL REVIEW BOARD

DATE	4-26-2023	JOB	2023-10
REV.			
REV.			
SHEET	A-1		
	1 of 4 SHEETS		



FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

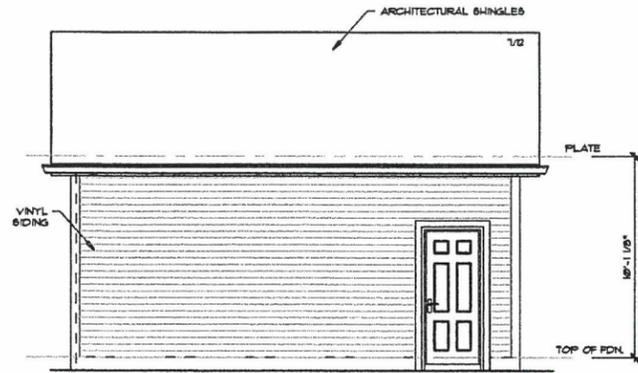
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PROPOSED ALTERATIONS FOR:
PEARL CONSTRUCTION
 256 EDWIN AVENUE
 GLENDALE, MO

EXTERIOR ELEVATIONS
 ARCHITECTURAL REVIEW BOARD

DATE	FOR
4-28-2023	2/23-10
REV.	
REV.	
SHEET	

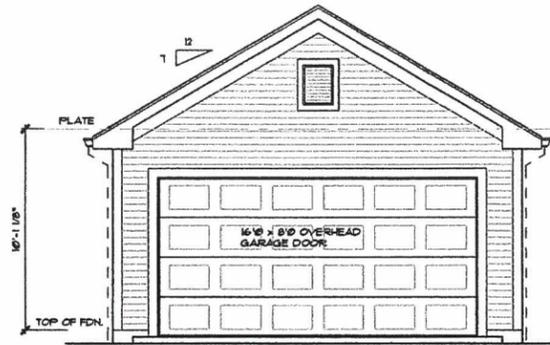
A-2
 2 of 4 SHEETS



GARAGE SIDE ELEVATION

OPPOSITE SIDE SIMILAR

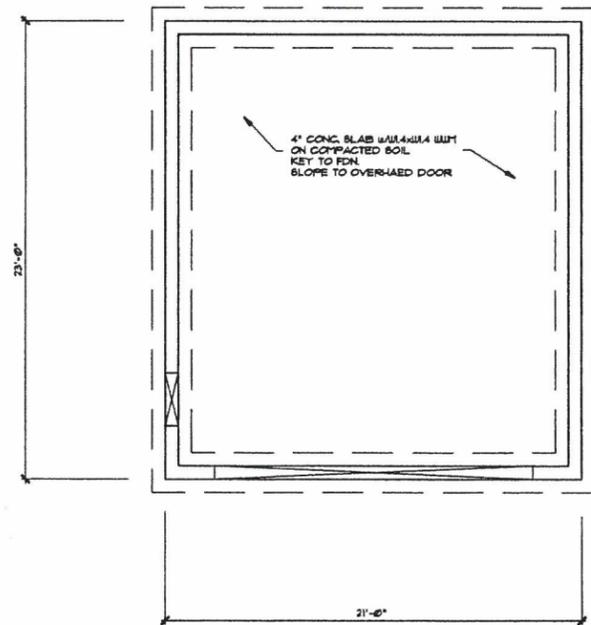
1/4" = 1'-0"



GARAGE FRONT ELEVATION

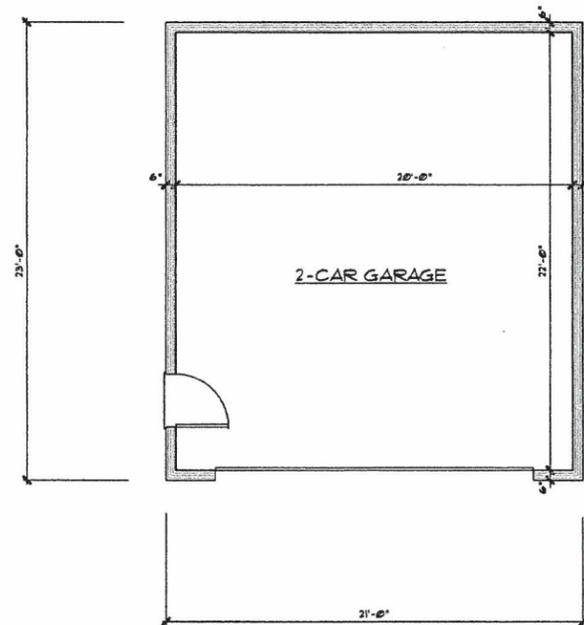
REAR ELEVATION SIMILAR

1/4" = 1'-0"



GARAGE FOUNDATION

1/4" = 1'-0"



GARAGE PLAN

1/4" = 1'-0"

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PEARL CONSTRUCTION
 256 EDWIN AVENUE
 GLENDALE, MO

GARAGE PLAN
 GARAGE ELEVATIONS
 ARCHITECTURAL REVIEW BOARD

DATE	4-28-2023	JOB	2023-10
REV.			
REV.			
REV.			
SHEET	A-4		
	4 of 4 SHEETS		

Subject Property: 256 Edwin Ave Glendale MO 63122



FRONT VIEW



REAR VIEW



REAR LOT LINE AND TREES
TO BE REMOVED



EXISTING TUCK UNDER GARAGE

262 EDWIN



FRONT

250 EDWIN



FRONT



REAR

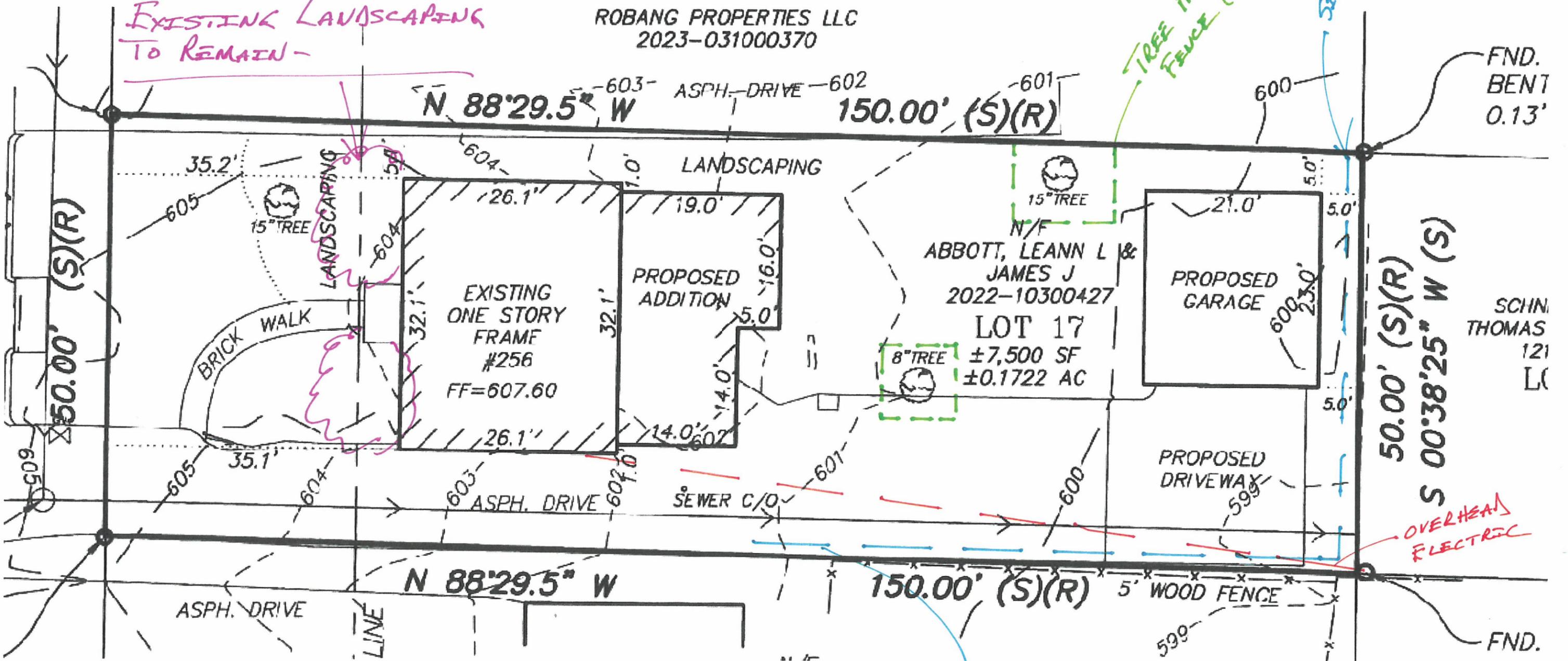


REAR

ROBANG PROPERTIES LLC
2023-031000370

EXISTING LANDSCAPING
TO REMAIN-

N 88°29.5' W 150.00' (S)(R)
ASPH. DRIVE 602



50.00' (S)(R)

50.00' (S)(R)
S 00°38'25" W (S)

EXISTING ONE STORY FRAME #256
FF=607.60

PROPOSED ADDITION

ABBOTT, LEANN L & JAMES J
2022-10300427

LOT 17
±7,500 SF
±0.1722 AC

PROPOSED GARAGE

PROPOSED DRIVEWAY

SCHN. THOMAS 121 LC

FND. BENT 0.13'

FND.

TREE PROTECTION FENCE (TYPICAL)

SELF FENCE

OVERHEAD ELECTRIC

STRAW WADDE

N 88°29.5' W

150.00' (S)(R)

5' WOOD FENCE

ASPH. DRIVE

LINE

SEWER C/O

BRICK WALK

LANDSCAPING

15" TREE

15" TREE

8" TREE

605

35.2'

35.1'

26.1'

19.0'

16.0'

21.0'

26.1'

14.0'

14.0'

32.1'

32.1'

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