

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, FEBRUARY 4, 2019**

ROLL CALL

The 5:31 PM roll call indicated Chairman Benigas, Members Benes, Clarke, Forbringer and Proost were present. Members Arzano, Sutcu and Wilmering were absent.

Ryan Spencer, Planner, was also present.

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, February 4, 2019, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

MINUTES – 01/07/19

Chairman Benigas called for corrections or amendments.

Hearing none, Mrs. Proost moved for approval, seconded by Mr. Clarke.

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

1926 S Mason Road – New House

Dick Busch, Dick Busch Architects, was present on behalf of the request.

Mr. Busch described the project as a two-story 4,730 sq. ft. house with a walkout basement, rear entry garage and a circle driveway. Samples of the stone, siding and stucco to be used were shown.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

12980 Thornhill Drive – New House

Steve Ensley, Lauren Strutman Architects, was present on behalf of the request.

Mr. Ensley described the project as a 5,100 sq. ft. story and a half house. He stated the house was previously approved in October of 2018 but are coming back due to a number of material and color changes. Samples of the painted brick, black windows and black roof shingles to be used were shown.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

10 Bellerive Country Club Grounds – New House

Barry Simon, Simon Homes, George Stock, Stock and Associates, and Lori Fumagalli, architect, were present on behalf of the request.

Mr. Simon described the project as a new 7,200 sq. ft. house on 1.3 acres. He explained that after receiving comments from the trustees they are changing the stucco material to brick. Samples of the brick, stone, hardie board, black windows and architectural shingles to be used were shown. He further clarified that with the material change the subdivision trustees have approved the proposal.

Chairman Benigas called for public comment.

Lewis Dennison inquired about the roofing material. In response, Mr. Simon stated that it is a pewter gray architectural shingled roof.

Hearing no further comments, Mrs. Benes moved for approval, seconded by Mr. Forbringer.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

12723 Topping Acres – New House

Kenny Lemay, Bozich Construction, was present on behalf of the request.

Mr. Lemay described the project as a 6,000 sq. ft. house on a 2.5 acre lot in a cul-de-sac. Samples of the stone, stucco, trim and brick to be used were shown.

In response to Chairman Benigas, Mr. Lemay clarified the locations of the neighboring houses identified in the packet.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mr. Clarke.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

16 Chapel Hill Estates – New House

Alex Bartelsmeyer, McKelvey Homes, and Doug Mueller, owner, was present on behalf of the request.

Mr. Bartelsmeyer described the project as a 5,600 sq. ft. story and a half house comprised mainly of brick and stone. Samples of the brick, stucco, stone and architectural shingles to be used were shown.

Chairman Benigas inquired about the number of trees being removed even though they are not within the footprint of the house. In response, Mr. Bartelsmeyer explained that many of the trees being removed are diseased and dying.

Chairman Benigas called for public comment.

Further discussion was held regarding the number of trees being removed and the proposed landscaping plan. Mr. Mueller commented that Gamma Tree Service completed a report on the existing trees. He stated that the report concluded three of the large oak trees could be saved by deadwooding.

Hearing no further comments, Mrs. Proost moved for approval, contingent on staff receiving the letter from Gamma Tree Service and an updated landscaping plan. Mr. Forbringer seconded the motion.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

1127 Westmoor Place – New House

David Schaub, Schaub Projects, was present on behalf of the request.

Mr. Schaub described the project as a 4,500 sq. ft. story and a half house with a Cape Cod design style. Samples of the red brick, grey stone and architectural shingles to be used were shown. He added that the trees being removed are being replaced as a part of the landscape plan.

Chairman Benigas called for public comment.

Hearing none, Mr. Clarke moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

2463 Oak Springs Lane – Rooftop Solar Array

Valarie Corey, StraightUp Solar, was present on behalf of the request.

Ms. Corey described the project as the addition of 62 solar panels on rear roof.

David Cade, trustee, stated the trustees do not object to the project.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mr. Forbringer.

A voice vote was taken on the motion to approve and the Board unanimously approved, with Chairman Benigas abstaining, the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

13749 Stonemont Court – New House

Rob Rehnquist, Rehnquist Design & Build, was present on behalf of the request.

Mr. Rehnquist described the project as the fifth house in a six lot subdivision with a berm that will be installed along Mason Road.

In response to Chairman Benigas, Mr. Rehnquist explained the berm will be six feet tall with ten to fifteen foot tall trees. Samples of the materials to be used were shown including the brick, siding, gutters, trim and windows.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

OTHER

ADJOURN

There being no additional business, on a motion of Mrs. Proost, seconded by Mr. Forbringer and unanimously approved by voice vote, the meeting adjourned at 6:36 PM.

A handwritten signature in black ink, appearing to read "Laura Lowell". The signature is written in a cursive style with a large initial "L".

Laura Lowell
Administrative Assistant