

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, FEBRUARY 12, 2018**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held at 5:30 PM on Monday, February 12, 2018, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:33 PM roll call indicated Chairman Benigas, Members Arzano, Benes, Forbringer and Sutcu to be present.

Craig Wilde, Director of Planning and Public Works, and Ryan Spencer, Planner, were also present.

MINUTES – 01/08/18

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

12618 Town and Country Estates Lane – Addition

Jim Woodworth, Jim Woodworth Architect, and Jeannie Perez, owner, were present on behalf of the request.

Mr. Wilde explained the applicant submitted a revised plan to the City that has been approved by both the homeowner and trustee association.

Mr. Forbringer moved to review and consider the updated submittal received by the Planning and Public Works Department on February 12, 2018. Mr. Sutcu seconded the motion and carried unanimously by voice vote.

Mr. Woodworth described the revised plan as a hip roof on top of the existing roof. He also stated they will also replace the entire roof with new asphalt shingles.

Chairman Benigas called for public comment.

Ron Sulewski, 901 Town & Country Estates Court, stated in his opinion that the proposed design looks better than the original.

Tracy Bazoian, 12609 Town & Country Estates Lane, asked that the City closely watch construction and the installation of landscaping.

Brenda Bucol, 12615 Town & Country Estates Lane, thanked the Board and Mr. Sulewski. She also asked that the revised addition be built as presented.

Hearing no further comment, Mr. Arzano moved to approve the updated submittal, seconded by Mrs. Benes.

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 of all applicable codes and ordinances have been met.

NEW BUSINESS

Mr. Sutcu moved to suspend the agenda rules and move agenda item 2 to agenda item 5. Mrs. Benes seconded the motion and a voice vote carried unanimously.

19 Chapel Hill Estates – Addition

Jeff Day, Jeff Day & Associates, was present on behalf of the request.

Mr. Day described the project as a renovation of an existing house, increasing the size of a second floor bedroom and a more pronounce front elevation gable.

Chairman Benigas called for public comment.

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

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 of all applicable codes and ordinances have been met.

12325 Crystal View Lane – New Home

Jeff Day, Jeff Day & Associates, was present on behalf of the request.

Mr. Day described the project as an all masonry new house.

Chairman Benigas inquired about the possibility of adding solar panels to the house. In response, Mr. Day explained the front elevation of the house faces south and would not be optimal from any other direction.

Chairman Benigas called for public comment.

Hearing none, Mr. Forbringer moved for approval, seconded by Mr. Sutcu.

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 of all applicable codes and ordinances have been met.

13755 Stonemont Court – New Home

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

Mr. Rehnquist described the project as a new house with masonry on all four sides with some siding. Samples of the siding, brick and shingles to be used were shown.

Chairman Benigas called for public comment.

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

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 of all applicable codes and ordinances have been met.

13762 Stonemont Court – New Home

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

Mr. Rehnquist stated the revised plan includes roof line changes and the addition of stone on all four elevations. Samples of the brick and stone to be used were shown.

In response to Chairman Benigas, Mr. Spencer explained the color renderings were the only thing brought into question at the last meeting and therefore a full packet submittal was not required.

Chairman Benigas called for public comment.

Hearing none, Mr. Arzano 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 of all applicable codes and ordinances have been met.

OTHER

ADJOURN

There being no additional business, on a motion of Mr. Forbringer, seconded by Mr. Sutcu and unanimously approved by voice vote, the meeting adjourned at 6:12 PM.

A handwritten signature in cursive script that reads "Laura Lowell".

Laura Lowell
Administrative Assistant