

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, MARCH 2, 2020**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, March 2, 2020, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:32 PM roll call indicated Chairman Benigas, Members Benes, Clarke, Forbringer and Sutcu were present. Members Arzano and Proost were absent.

Ryan Spencer, Planner, was also present.

MINUTES – 01/06/20

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)

NEW BUSINESS

287 Pointe Conway Hill Court – New House

Pat Parkin, owner, was present of behalf of the request.

Mr. Parkin described the project as new two-story house with a circle drive. He stated the house was previously approved in 2017 however construction never started.

In response to Mr. Clarke, Mr. Spencer explained preserved open space is a platted area of a new subdivision to preserve woodlands and prevent any construction within any of those areas.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes 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 for all applicable codes and ordinances have been met.

1503 Topping Road – New Residence

Al Levine, Levine Associates, and Sajjad Baig, owner, were present on behalf of the request.

Mr. Levine described the project as new two-story house with a walkout basement mainly comprised of brick and hardie board. Samples of the brick, architectural shingles and hardie board shingles to be used were shown.

Mr. Sutcu inquired about the stained-glass window above the entry door. In response, Dr. Baig explained it was a gift from one of his patients and has sentimental value.

Chairman Benigas called for public comment.

Hearing none, Mr. Clarke 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.

1610 Kristie Court – New Residence

Donna Boxx, Donna Boxx Architects, was present on behalf of the request.

Ms. Boxx described the project as new ranch house comprised of all stone with a stone banding around the house.

Samples of the stone panels and architectural stone banding to be used were shown.

Mr. Spencer commented that the project received two variances from the setback from Old Colony Lane and a side yard setback.

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.

12935 Topping Estates Drive – Rooftop Solar Array

Jay Game, Power Home Solar, and Chris Beaupre, owner, were present on behalf of the request.

Mr. Game described the project as the addition of twenty rooftop solar panels on the west side of the property and that location is the least visible to surrounding neighbors.

Mr. Beaupre indicated that the neighbors on located on either side had no issues with the project.

Chairman Benigas called for public comment.

Hearing none, Mr. Clarke 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.

3064 Thornbury Drive – New Residence

Paul Fendler, Fendler + Associates, was present on behalf of the request.

Mr. Fendler described the project as a new house mainly comprised of brick. Samples of the brick, architectural shingles, windows and limestone to be used were shown.

Chairman Benigas called for public comment.

Hearing none, Mrs. Benes 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 for all applicable codes and ordinances have been met.

12999 Pingry Place – New Residence

Curtiss Byrne, Curtiss W. Byrne Architects, was present on behalf of the request.

Mr. Byrne described the project as a 2,900 sq. ft. ranch with a walkout. He explained the project has received a variance for the front setback and there is a 70-foot slope to the creek in the rear of the property. Samples of the brick, architectural shingles and LP siding to be used were shown.

Mr. Sutcu inquired about the dormer above the dining room. In response, Mr. Byrne the goal was to have a functional window but to also break up the roof.

Chairman Benigas called for public comment.

Hearing none, Mr. Sutcu 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.

413 Stonechase Lane – New Residence

Barry Simon and Andrew Rose, Stonechase Development, were present on behalf of the request.

Mr. Rose described the project as a 5,332 sq. ft. story and a half house with a first floor master suite.

Mr. Simon noted that they worked out a deal with Maryville install a swale on their property in order to keep a line of trees that were originally noted to be removed.

Chairman Benigas noted the left elevation only has one window. In response, Mr. Simon explained that lot 3 of the subdivision would have the garage facing that side.

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.

13900 Clayton Road – Senior Living Addition / New Construction

Fritz Wiesehan, Mari de Villa, and John Odom, JSO Services, were present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Wiesehan described the project as an 7,800 sq. ft. addition to the west building and the construction of a new east lake building that is 27,000 sq. ft.

Mr. Odom stated the east lake building would have 16 units and they are trying to match the brick to the existing buildings. Samples of the brick, stone and shingles to be used

were shown. Site lines views from Weidman Road and the view of the buffer for Devonworth Subdivision were shown. He described the addition to the west building as adding 19 beds and a skybridge for connection to the rest of the building for better access.

Extensive discussion was held on the architecture of the proposed east lake building. The Board members suggested adding more architectural features to break up the mass of the building.

Chairman Benigas called for public comment.

Ken McConnell, 1152 Weidman Road, asked about the height of the east lake building. In response, Mr. Odom explained the building is 4 feet taller than the east building that sits closest to Weidman Road.

Hearing no further comment, Mr. Clarke moved to continue the item to the meeting of Monday, April 6, 2020, Mr. Sutcu seconded the motion. A voice vote on the motion carried unanimously.

1231 Devonworth Drive – Residential Addition

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

Mr. Schaub described the project as a front porch addition with other minor exterior alterations.

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 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 the meeting adjourned at 7:11 PM.



Laura Lowell
Administrative Assistant