

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, MAY 1, 2023**

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, May 1, 2023 at the Municipal Center.

**ROLL CALL**

The 5:30 PM roll call indicated Chairman Even, Members Benes, Proost, Riney and Sutcu were present. Member Wright was absent.

**MINUTES – 04/03/23**

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**24 Williamsburg Estates Drive – Roof Amendment**

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

Ms. Strutman described the project as an amendment from the original architectural style shingle on the previously approved patio addition to a dark bronze metal roof. A sample of the metal roof was shown.

Chairman Even called for public comment.

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

A voice vote was taken on the motion to recommend approval 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.

**2610 Bopp Road – Residential Addition**

Mike Dinzebach, Dinzebach Construction, was present on behalf of the request.

Mr. Dinzebach described the project as a covered patio addition attached to the rear of the house.

Chairman Even called for public comment.

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

A voice vote was taken on the motion to recommend approval 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.

### **12920 Timmor Court – New Residence**

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

Ms. Strutman described the project as a 5,000 sq. ft. two-story home and they have received approval from the trustees. Samples of the brick, shingles, and windows to be used were shown.

Chairman Even called for public comment.

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

A voice vote was taken on the motion to recommend approval 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.

### **19 Williamsburg Estates Drive – New Residence**

Tim Hollerbach, THD Designs, was present on behalf of the request.

Mr. Hollerbach described the project as a 4,500 sq. ft. house on a one-acre lot.

Chairman Even called for public comment.

Gaye Patterson, 17 Williamsburg Estates Drive, asked when they anticipate starting construction. In response, Mr. Hollerbach stated that they hope to start within the month.

Hearing no further comment, Mrs. Riney moved for approval, seconded by Mrs. Benes.

A voice vote was taken on the motion to recommend approval 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.

**13650 Clayton Road – New Residence**

Bill Kemp, Kemp Homes, was present on behalf of the request.

In response to Chairman Even, Mr. Kemp explained the house is sold and will not be a spec home.

Chairman Even called for public comment.

Tim Tucker, 600 Greenwich Green Lane, inquired about the trees along Clayton Road and if more brick could be added the left elevation. Mr. Kemp explained the trees are to remain and he does not want to take the brick up too high on the house due to the weight.

Kathy Humphrey, 1152 Chatsworth Place Drive, asked about lighting on the sports court and asked when the shed in the rear would be torn down. Mr. Spencer explained that sports courts are not allowed to be lit and it would still need to be approved through the Conditional Use process. Mr. Kemp stated the current owners have a house under construction, which is estimated to be completed within 2 months, and once they move out demolition of the house and accessory structures will commence.

Hearing no further comment, Mrs. Benes moved for approval, seconded by Mrs. Riney.

A voice vote was taken on the motion to recommend approval 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.

**13715 Belcrest Court – Residential Addition**

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

Mr. Rehnquist described the project as a three-car garage addition. He added that the property is buffered by the berm along Mason Road and all materials will match the existing house.

Chairman Even called for public comment.

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

A voice vote was taken on the motion to recommend approval 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.

**13265 Tall Pine Court – New Residence**

JR Mayer, Mayer Homes, was present on behalf of the request.

Mr. Mayer described the project as a two-story 2,500 sq. ft. house. He explained that they received a variance for their floor area percentage due to the small lot size and to meet the subdivision indentures.

Chairman Even called for public comment.

Mrs. Proost inquired if the back deck was going to be installed and if not what would be put in place to stop someone from falling. In response, Mr. Mayer stated the economic viability would determine if it can be installed during the initial construction and if not installed a cattleguard would be installed to meet building code.

Hearing no further comment, Mrs. Benes moved for approval, seconded by Chairman Even.

A voice vote was taken on the motion to recommend approval 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 6:04 PM.



Laura Lowell  
Administrative Coordinator