

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, JULY 1, 2019**

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, July 1, 2019, in the Community Room at the Municipal Center, 1011 Municipal Center Drive.

**ROLL CALL**

The 5:30 PM roll call indicated Members Arzano, Clarke, Forbringer, Proost and Sutcu were present.

Ryan Spencer, Planner, was also present.

Mr. Arzano presided in Chairman Benigas' absence.

Mrs. Benes arrived at 5:34 PM.

**MINUTES – 06/03/19**

Mr. Arzano called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**12345 Harflo Lane – New House**

Scott Dunavant, Dunavant Homes, was present on behalf of the request.

Mr. Dunavant described the project as a story and a half 3,600 sf. craftsman style house. He explained the property is 98 feet wide that provides for only 56 feet of buildable width. Samples of the hardie board, cedar beams, black gutter and asphalt shingles to be used were shown.

Mr. Sutcu suggested adding some stone to the front façade. In response, Mr. Dunavant stated the rooflines were designed to add more dimension instead of adding masonry.

Discussion was held regarding the location of the garage in relation to the main house and the notched porch.

Mr. Arzano called for public comment.

Hearing none, Mr. Clarke moved for approval conditional on the porch notch be flattened, the floor plan match the elevations, provide a landscaping plan, and add hardie board shingles to front porch. Mrs. Proost 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.

### **808 Mason Wood Drive – Addition**

Thomas Wall, Mitchell Wall Architecture, and Ben Cahill, owner, were present on behalf of the request.

Mr. Wall described the project as a master bedroom addition to the ground floor. He stated the addition materials will match the existing house.

Mr. Arzano called for public comment.

Rachel Sealy, 816 Mason Wood Drive, was pleased the existing house will remain.

Hearing no further comment, Mrs. Proost 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.

### **330 Upper Conway Estates – New House**

Bill Kemp, Riverview Real Estate, was present on behalf of the request.

Mr. Kemp described the project as lot two in a three lot subdivision. He added the proposal is for a story and a half 4,800 sf. house comprised of mainly brick and stone. Samples of the brick, stone, shingles, and siding to be used were shown.

Mrs. Proost inquired about the consistent design and color scheme as the first house built in the subdivision. In response, Mr. Kemp explained the goal is to create a sense of uniformity since there are only three lots.

Mr. Arzano 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, on a motion of Mr. Forbringer, seconded by Mr. Arzano and unanimously approved by voice vote, the meeting adjourned at 6:17 PM.

A handwritten signature in cursive script, appearing to read "Laura Lowell".

Laura Lowell  
Administrative Assistant