

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, AUGUST 1, 2022**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, August 1, 2022 at the Municipal Center.

ROLL CALL

The 5:31 PM roll call indicated Chairman Even, Members Arzano, Benes, Proost, Riney and Wright were present. Members Clarke and Sutcu were absent.

Member Clarke arrived at 5:32 PM.

MINUTES – 07/05/22

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

1609 Topping Road – New Residence

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

Mr. Dunavant stated that at the direction of the last meeting he explored the possibility of having side entry garage doors rather than a courtyard. He explained in order to accomplish a side entry the house would have to be pushed back 30-40 feet further from the street, in order to add a circle driveway, and it would only allow for 25 feet to back out of the garage.

In response to Chairman Even, Mr. Spencer stated that the median home size is 5,000 to 5,200 sq. ft. and there are 650 lots in Town and Country that are a hundred feet wide or less.

Discussion ensued regarding the lot and side entry garage.

Chairman Even called for public comment.

Ron McLean, 12901 Woodlark Lane, stated in his opinion the house is too big for the property and the neighbors would be looking at a wall of siding especially if pushed

back further. He added that the property on Harflo fans out and is not the same as this lot.

Sally Zetzman, 12915 Woodlark Lane, stated that if the house is pushed back it would be more visible from their property. She added that in her opinion the house is too large.

Beth McLean, 12901 Woodlark Lane, stated this property sits higher and they would be looking up at a house that in her opinion is too large for the property and pushing it back further on the lot would make it worse. She stated the property on Harflo does not have the same conditions.

Chairman Even inquired of Mr. Dunavant if he would consider adding more trees or landscaping to the sides of the house to create a buffer for the neighbors. Mr. Dunavant stated he could add a line of hedges.

Chairman Even encouraged a good working relationship with the neighbors and asked Mr. Dunavant make sure vendors know the authorized construction hours.

Mr. Clarke moved for approval, seconded by Mrs. Benes.

A voice vote was taken on the motion to approve and the Board approved the architectural review 5-2, with Members Arzano and Proost voting nay, and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

NEW BUSINESS

15 Clayton Hills Lane – Accessory Structure

Tracy Collins, Formwork Architecture, was present on behalf of the request.

Ms. Collins described the project as a detached pool house with cedar shake siding, asphalt shingles and a brick fireplace. She added that as a part of the Conditional Use Permit they have agreed to add trees to act as a buffer between the neighboring property.

Chairman Even called for public comment.

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

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.

12910 Topping Estates North – New Residence

Tony Chao, AJC Capital Partners, and Tony Camacho, Legacy Design Group, were present on behalf of the request.

Mr. Chao described the project as 4,700 sq. ft. story and a half residence in a traditional farmhouse design. He stated the materials are mainly brick and board and batten siding with black accents. Samples of the brick, shingles and siding to be used were shown.

Chairman Even 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.

440 Killearn Lane – Residential Addition

Tom Wall, Mitchell Wall Architecture, was present on behalf of the request.

Mr. Wall described the project as a kitchen, four season room, and outdoor covered patio addition of 1,500 sq. ft.

Chairman Even called for public comment.

Hearing none, Mrs. Wright 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.

OTHER

ADJOURN

On motion of Mrs. Benes, seconded by Mrs. Proost and unanimously confirmed by voice vote, the meeting adjourned at 6:09 PM.



Laura Lowell
Administrative Coordinator