

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, AUGUST 7, 2023**

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, August 7, 2023 at the Municipal Center.

**ROLL CALL**

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

**MINUTES – 07/03/23**

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**12326 Crystal View Lane – New Residence**

Jeff Schindler, Schindler Homes, and Dick Busch, Dick Busch Architects, were present on behalf of the request.

Mr. Busch described the project as a ranch house with a finished area over the garage.

Mrs. Benes inquired about the front door. In response, Mr. Schindler stated they felt a grand front door would not fit into the cottage design of the house.

Chairman Even called for public comment.

Diana Hoffmann, 13309 Manor Hill Road, inquired about greenspace. In response, Chairman Even explained the greenspace is approved through a zoning review prior to the Architectural Review Board meetings.

Mr. Ivy moved for approval, seconded by Mrs. Wright.

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.

**1616 Featherstone Drive – Residential Addition**

Danielle Watson, owner, was present on behalf of the request.

In response to Mrs. Proost, Ms. Watson explained that there have been a number of issues with the property since their purchase and while out they were out of town the retaining wall fell down.

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.

**2019 S. Mason Road – Accessory Structure**

Kevin Morrell, owner, was present on behalf of the request.

Upon inquiry Mrs. Wright confirmed that the structure was already constructed and asked why no permits were applied for. Mr. Morrell stated that it was an oversight on his part and did not think about it during the construction. He added that the geothermal to heat the pool needs to be under cover and that he tried to keep the design very low to the ground.

Chairman Even called for public comment.

Hearing none, Mrs. Wright 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.

**917 Claymark Drive – New Residence**

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

Mr. Kemp described the project as a 5,200 sq. ft. story and a half house that meets the masonry and setback requirements.

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 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.

### **1834 Manor Hill Road – New Residence**

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

Mr. Kemp described the project as a story and a half house on a property that is a little over an acre. He added that the project meets all landscaping, masonry and greenspace requirements.

Chairman Even called for public comment.

Diana Hoffmann, 13309 Manor Hill Road, stated a tree fell down on the property over six weeks ago and asked why it had taken so long to be removed. Mr. Kemp stated he did not own the property six weeks ago and only took over ownership within the last week but the tree has since been removed. Mr. Spencer added that the downed tree was brought to his attention a little over a week ago and reached out to Mr. Kemp to coordinate the removal.

Discussion ensued.

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

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 5:50 PM.



Laura Lowell  
Administrative Coordinator