

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, DECEMBER 2, 2019**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, December 2, 2019, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:31 PM roll call indicated Chairman Benigas, Members Arzano, Benes Clarke and Proost were present. Member Forbringer, Sutcu and Wilmering were absent.

Ryan Spencer, Planner, was also present.

MINUTES – 11/04/19

Chairman Benigas called for corrections or amendments.

Hearing none, Ms. Benes moved for approval, seconded by Mr. Arzano.

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

13219 Lochenheath Court – New House

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

Mr. Hollerbach stated the house design has been revised to bring more prominence to the front door entry per the Architectural Review Board's request.

Chairman Benigas called for public comment.

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

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.

13756 Stonemont Court – New House (Landscape Plan)

No one was present on behalf of the request.

Mr. Arzano moved to continue the item to the January 6, 2020 agenda, Mr. Clarke seconded the motion. The motion carried unanimously by voice vote.

NEW BUSINESS

1234 Clayton Place Drive – Addition

Dean Kube, architect, was present on behalf of the request.

Mr. Kube described the project as a garage and second story addition to an existing home. He stated the proposal not add any additional stormwater and have matching materials.

Mr. Arzano inquired about the garage doors facing the street. In response. Planner Ryan Spencer says the addition meets the requirements of the City Code as the doors will not be visible to the street due to location on the property.

Chairman Benigas called for public comment.

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

A voice vote was taken on the motion to approve and the Board unanimously the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

12211 Carberry Lane – Addition

Ken Callahan, Callahan Custom Homes, was present on behalf of the request.

Mr. Callahan described the project as first floor master suite addition with matching materials to the existing house.

In response to Chairman Benigas, Mr. Callahan stated there are no trees being removed as part of the proposed addition.

Chairman Benigas called for public comment.

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

A voice vote was taken on the motion to approve and the Board unanimously the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

2809 Clayton Forest – Rooftop Solar Array

Austin Richards, EFS Energy, was present on behalf of the request.

Mr. Richards described the project as the addition of solar panels to the east, west and northwest roof sides of the house.

In response to Mrs. Benes, Mr. Richards stated the solar efficiency for this property will be between 11AM to 5PM.

Chairman Benigas inquired why the panels are not a solid black color. In response, Mr. Richards explained the solid black panels are less efficient than those proposed.

Chairman Benigas called for public comment.

Mr. Arzano moved for approval, seconded by Mr. Clarke.

A voice vote was taken on the motion to approve and the Board unanimously the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

1 Devonworth Court – New House

Jim Bulejski, Jim Bulejski Architects, was present on behalf of the request.

Mr. Bulejski described the project as a two-story contemporary brick house. Samples of the siding, stone, brick and shingles to be used were shown.

Chairman Benigas 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 the architectural review and authorized the issuance of a building permit when the requirements for all applicable codes and ordinances have been met.

12929 Topping Estates – New House

Jim Bulejski, Jim Bulejski Architects, was present on behalf of the request.

Mr. Bulejski described the project as a traditional style house on a lot that was sloped down from the street. Samples of the siding, shingles and stone to be used were shown.

Chairman Benigas called for public comment.

Robin Oldfield, 12903 S. Topping Estates Drive, stated he is a trustee for the Topping Estates Subdivision. He explained the trustees cannot approve the plan as shown as the plans do not comply with the indentures platted setback. He also stated that other new houses that have been built are able to comply with the subdivision's regulations.

Carey Mullen, 12906 Topping Estates Drive, also stated she is a trustee for the Topping Estates Subdivision. She stated the trustees have been advised against giving approval by legal counsel.

Mr. Spencer stated the indentures call for a 70 foot front yard setback while the Municipal Code has a minimum of 50 feet. He stated the City Attorney has been contact with both parties and the applicant is aware they are proceeding at their own risk.

Hearing no further comments, Mr. Clarke moved for approval, seconded by Mrs. Proost.

A voice vote was taken on the motion to approve and the Board unanimously 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 6:18 PM.



Laura Lowell
Administrative Assistant