

**Architectural Review Board
Meeting Minutes
November 19, 2020**

Board Present: Jordan Berliner, Chairman; Brad Hix, Bob Manne, Jim Nasuti, James Slavetskaskas, Dale Strecker, Bob Zinn,

Absent with notice: Don Schnackel, John Heatherman

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Resignation: John Heatherman is relocating and has resigned as an ARB Board Member.

Minutes: Bob Manne motioned to approve the ARB meeting minutes for October 22, 2020. Bob Zinn seconded the motion. The October Meeting Minutes were unanimously approved as amended.

Meeting Adjourned: 10.00am

Submissions:

1. Lot 73 Pelican Watch Court #11 Case: 8867
Bell
Preliminary Review: Submitted plans for a new construction of a single-family home with a pool. The preliminary plans submitted were approved. The color selections presented were approved. The Board encourages the Owner to present final drawings for a final approval.

Comments from the Board: missing details on preliminary
 - Service yard detail needs to show 4" starting height above slab.
 - Roof plan shows 3:12 roof pitch. Roof pitch below 4:12 must be standing seam metal and documented as such on the roof plan and elevations in all areas it pertains to.
 - The drainage plan must have this required statement as shown in the ARB Guidelines on the plan and signed by the Licensed Engineer:

2. Lot 47 Bayley Point Lane #29 Case: 8868
Chinick
Concept Review: Submitted concept plans for new construction of a single-family home. The plans submitted were denied.

Comments from the Board:
 - The windows were not consistent in appearance and looked cohesive. It needs to be broken up.
 - The patio wall side 3' cannot have a window. It is considered the privacy side. The Board suggest a faux window and/or shutters.

3. Lot 63 Skull Creek Drive #63 Case: N/A
B Design LLC
Concept Review: Submitted three concept plans for the Charles Project currently known as the Old Fort Pub. A gated 22-unit community. The BFE is 14' requesting height variance of 16' vertically for center structure, with two sides equally 43'. The Board approved the 16' variance to reach a 59' in the center, and the underground parking and 59' concept sketch with potential for saved Oak clusters. The Board is still reviewing the key code/pad gate entry option.

The Board encourages you to move forward to the next phase and present preliminary plans.review.

4. Lot 82 Purple Martin Lane #31 Case: 5366
 Bailiff
 Final Review: Submitted plans requesting a 13'9" variance at right front corner of garage and 1' variance at left front corner to build a one car garage addition with patio wall and breezeway, roof connectors and new entry porch roof. The plans submitted were denied.
- Comments from the Board:
- The variance request was too excessive.
5. Lot 45 Marsh Hawk Court #2 Case: 5952
 Yachmetz
 Final Review: Submitted plans to enclose existing side courtyard and replace the existing entry stairs. The plans were granted a Final Approval. However, the Board requires additional details on the left side elevations before the ARB can issue a HHP Permit.
- Comments from the Board:
- Submit a new left side elevations plan to ARB Staff showing landscaping or the use of different materials to break up the view.
 - The Board suggest that you revisit the paver material. The paver has lugs.
 - The Board suggests that you make the steps straight and square it off instead of curves as shown on the plan.
6. Lot 154 Dolphin Point Lane #51 Case: 7951
 Sages
 Final Review: Submitted plans to extend the garage by 8' 2 1/2", extend the service yard and request a 1.75' variance to build an enclosure on the side for office space. The plans submitted were granted a Final Approval.
7. Lot 68 High Bush Drive #44 Case: 5498
 Crawford:
 Final Review: Re-submitted plans to add a single car garage. The plans submitted were denied.
- Comments from the Board:
- The wall section and structural drawings are needed.
 - The Board request verification of a knife edge or fascia detail on the roof line.
8. Lot 234 Cypress Marsh Drive #48 Case: 6770
 Corcoran
 Final Review: Submitted plans for a 13'x29' swimming pool addition in the rear. The plans submitted were granted a Final Approval.
9. Lot 59 Royal James Drive #11 Case: 7516
 Nottingham
 Final Review: Submitted plans for a swimming pool addition in the rear. The plans submitted were denied.
- Comments from the Board:
- The existing patio was not shown on the plan.
 - The plan did not show how the house and / or patio connects to the pool.

10. Lot 3 Wild Turkey Run #14 Case: 5288
Tuttle

Final Review: Submitted plans for a swimming pool addition in the rear. The plans submitted were denied. The preferred location of the swimming pool is directly behind the house.

Comments from the Board:

- Additional information will be required to consider the installation of the pool on the side.
- A topography is need on a survey showing the berm.
- The site plan should be a minimum 1/8" scale.
- Provide dimensions showing the 10' hold from the property line.
- Provide details of the waterfall (dimension, material, design).
- Provide more information on the location of the Pool. How does it relate to the next-door neighbor?
- Provide more drainage detail between the neighboring properties.
- You may want to consider a different pool design. The location of the pool on the site plan differs from the location of the pool on the landscape plan.

11. Lot 52 Yellow Rail Lane #22 Case: 8490
Nichols

Final Review: Submitted plans to build a screen porch addition in the rear. The variance was approved in October's ARB Meeting. The plans submitted were granted a Final Approval.

Comments from the Board:

- The plans state two different types of material in certain sections. The Board request that you provide the details of the material.

Update: The Owner stated that depending on the recommendations of the builder their intention is to have sliding "winter glass" that will have screen and window components.

12. Lot 16 Glenmoor Place #4 Case: 7322
Hallinan

Final Review: Submitted plans requesting a 27' variance to build a pool enclosure in the rear. The plans submitted were denied.

Comments from the Board:

- The variance request was too excessive.

13. Lot 165 Honey Locust Circle #50 Case: 8091
Contel

Concept Review: Submitted concept plans requesting a 14' variance for a screen porch addition in the rear of the home. The concept plans submitted were denied.

Comments from the Board:

- The variance request was too excessive.

Update: The Owner has appealed the Board's decision and request to meet with the ARB in person. The Owner is schedule to meet with the Board on December 17, 2020 at 8:15am.

14. Lot 90 Black Rail Lane #1 Case: 6237
Dolan

Concept Review: Submitted plans to raise the main roof and build an addition to the second room addition in the rear, replace the deck and privacy wall, extend kitchen wall towards driveway, and remove the existing courtyard. The concept plans submitted have been approved. The Board encourages the Owner to move forward with preliminary or final drawings.

15. Lot 250 Wild Azalea Lane #23 Case:
Meyers
Final Review: Submitted plans to install 20 solar panels on the roof. The plans submitted were denied.

Comments from the Board:

- The roof plan submitted did not match the site plan.
- The panels in the front were too visible from the roadway.

16. Skull Creek Marina Safe Harbor
Safe Harbor
Final Review: Submitted plans to relocate fuel tank. The plans submitted were denied.

Comments from the Board:

- A site plan showing the floor elevation is required.
- Fence details is required
- A Landscape plan is required

Administrative:

17. Lot 1 Seabrook Drive #54	pergola	Case: 8086
18. Lot 32 Herring Gull Lane #22	deck	Case: 8368
19. Lot 44 Stonegate Court #4	patio	Case: 8120
20. Lot 28 Towhee Road #8	deck	Case: 6549
21. Lot 135 Savannah Trail Lane #54	window	Case: 7464
22. Lot 144 Purple Martin Lane #40	windows	Case: 6331
23. Lot 362 Seabrook Drive #259	driveway	Case: 6465
24. Lot 33 Pineland Road #27	courtyard	Case: 5142
25. Lot 242 Cypress Marsh Drive #64	deck	Case: 6270
26. Lot 59 Myrtle Bank Road #51	patio	Case: 6819

November Fees

Review Fees:	\$ 7,775
Administrative Fees:	\$ 625
Total Fees:	\$ 8,400
Y.T.D.	\$ 61,600
Tree Mitigation Fees:	\$ 315
Y.T.D.	\$ 12,854
Fines Issued:	\$ 100
Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be December 17, 2020.