

**Architectural Review Board
Meeting Minutes
December 17, 2020**

Board Present: Jordan Berliner, Chairman; Bob Manne, Jim Nasuti, Don Schnackel, James Slavetskias, Dale Strecker, Bob Zinn,

Absent with notice: Brad Hix

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for November 19, 2020. Bob Manne seconded the motion. The November Meeting Minutes were unanimously approved as amended.

Meeting Adjourned: 10.00am

Appeal:

Lot 165 Honey Locust Circle #50
Contel

Case: 8091

Appeal: A Property Owner appealed the ARB's decision to deny the 14' variance request for a screen porch addition in the rear. After careful consideration, the Board upheld their original decision to deny the 14' variance request. The variance request was too excessive and did not comply with the ARB Guidelines. The Board requested that the Owner consider other alternatives, such as reducing the variance request.

Submissions:

1. Lot 16 Dunlin Place #16
Village Park Homes, LLC

Case: 8869

Final Review: Submitted plans for new construction of a single-family home. The plans were not approved.

Comments from the Board:

- The gable roof line on the rear elevation looks odd and needs to be revisited.
- There are inconsistencies in the number of HVAC Units being installed. It effects the amount of space that will be needed in the service yard area. Plan A-4, E-1, and S201 must be revised to show the number of units and must indicate the location of the trash cans.
- Provide a drainage plan and landscape plan.
- The windows and garage must match the trim color.

2. Lot 23 Deerfield Road #22
Dorsey

Case: 5101

Final Review: Submitted plans to add a detach garage to front right. Existing landscaping will be removed and replaced around the new detached garage. Roof materials and paint colors to match the existing. The plans submitted were not approved.

Comments from the Board:

- The driveway modification is unclear. A foundation plan for the driveway was not submitted. The plan did not show what was existing, remaining, and new.
- The plans submitted is unreadable/very blurry. The dimensions were hard to make out.
- The elevations did not show the materials being used clearly. It was not documented on the plan.
- There was no information on the existing house.

3. Lot 63 C Santa Maria #64 Case: 8042
 Paul
 Final Review: Submitted plans to add a second story addition, adding two bedrooms, two bathrooms, a loft media area and 2nd floor deck. The plans submitted were granted a Final Approval. A final approval letter was submitted to the Owner and Contractor.
4. Lot 63 Skull Creek Drive #63 Case: N/A
 B Design LLC
 Concept Review: Submitted preliminary plans for the Charles Project currently known as the Old Fort Pub. A gated 22-unit community. The preliminary plans submitted were granted approval. The Board encourages the development group to move forward with final plans.
5. Lot 15 Dolphin Point Lane #18 Case: 8852
 Latorra
 Final Review: Submitted plans to add a swimming pool addition in the rear of a new construction in progress. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
6. Lot 232 Centella Court #3 Case: 6951
 Goldeswski
 Final Review: Submitted plans for a swimming pool addition to the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
7. Lot 72 Bear Creek Drive #67 Case: 5556
 Webster
 Final Review: Submitted plans to add a swimming pool addition in the rear. The plans submitted were denied.
- Comments from the Board:
- The plan did not clarify the existence of an existing service yard.
 - A landscape plan must be submitted.
8. Lot 82 Purple Martin Lane #31 Case: 5366
 Bailiff
 Preliminary Review: Submitted preliminary plans for a one car garage addition on the left side, reinforced driveway, storage area, and new walkway area. The preliminary plans submitted were granted approval.
- Comments from the Board:
- The Board encourages the Owner to move forward with final plans for approval.
9. 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 granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

10. Lot 59 Royal James Drive #11 Nottingham Case: 7516
 Final Review: Submitted plans for a swimming pool addition in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
11. Lot 319 Seabrook Drive #270 Tribuna Case: 7825
 Final Review: Submitted plans to install a pool barrier around a swimming pool currently under construction. . The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
12. Lot 16 Glenmoor Place #4 Hallinan Case: 7322
 Final Review: Submitted plans to requesting a 6'3" variance to reinstall an unauthorized fence around the perimeter of an existing pool deck. The variance request was approved pending a condition.
- Comments from the Board:
- The pool barrier must be installed according to the documented location on the stamped ARB approved plan on file.
13. Lot 76 Pelican Watch Court #8 McNamee Case: 6140
 Final Review: Submitted plans to remove concrete block walls with metal screening structure covering pool. Replace concrete decking with travertine. Expand decking by 5' on side and 2' on the end. Replace current concrete pebble sidewalk and porch with travertine stones. Remove planter boxes and replace with large planting pots. Replaster interior and extend existing wrought iron fence in the front around the existing pool. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
14. Lot 7 Palm View Drive #16 Lucas Case: 8679
 Concept Review: Submitted plans requesting an 8'1" variance to install a pool in the rear. The concept plans submitted were denied.
- Comments from the Board:
- The variance request was too excessive.
 - The Board suggest shifting the pool to the right side and reduce the decking area.
14. Lot 250 Wild Azalea Lane #23 Meyers Case: 7622
 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 roof plan needs to be on a 1/8" to 1' scale.
 - Five (panels) needs to be removed and the area squared off. The panels to be removed are marked in red on the stamped submission.

Administrative:

15. Lot 380 Fallen Arrow Court #5	stucco	Case: 7906
16. Lot 6 Wing Shell Lane #7	patio	Case: 7147
17. Lot 7 Whitetail Deer Lane #14	walkway	Case: 6050
18. Lot 3 Trillium Lane #50	hot tub	Case: 5450
19. Lot 47 Golden Hind Drive #16	patio	Case: 8696
20. Lot 208 Summer Breeze Court #4	garage door	Case: 6713

December Fees

Review Fees:	\$ 5,800
Administrative Fees:	\$ 275
Total Fees:	\$ 6,075
Y.T.D.	\$ 67,675
Tree Mitigation Fees:	\$ 855
Y.T.D.	\$ 13,709
Fines Issued:	\$ 300
Fines Collected:	\$ 400
Fines Y.T.D.	\$ 400

The next scheduled ARB Meeting will be January 28, 2020.