

**Architectural Review Board
Meeting Minutes
March 24, 2022**

Board Present: Jordan Berliner, Chairman, Landscape Architect; Brad Hix, Carlton Dallas, Don Schnackel, Jack Toti, Bob Zinn

Absent with notice: Architect; Dale Strecker, James Slavetskaskas

Staff Present: Michele Chisolm

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for February 24, 2022. James Slavetskaskas seconded the motion. The February 2022 Meeting Minutes were approved as amended.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on March 24, 2022. Don Schnackel seconded the motion. The March ARB Meeting was adjourned at 9:30 am.

Submissions:

1. Lot 12 Stonegate Drive #23 Case: 8887
Kleinjan
Preliminary Review: Re-submitted requested changes to preliminary plans for a single-family home. The plans submitted were denied.

Comments from the Board:

- Sheet S1:(Just an FYI for the designer and homeowner) It appears the trash service yard may be the one located off the laundry room? Regardless, both service yards are very remotely located from the front of the house. Located as they are the trash crews will have to go all the way around to the back of the house to get the trash containers. I envision the ultimate the homeowners having no choice but to put their trash containers outside the front of the house on trash day, lest the trash people not being able to find it.—This in fact would be a violation of the Covenants since trash containers must remain hidden. The Board is okay with the variance needed at the front to shift the garage away from the house and allow for a planting area between the drive and house.
- Sheet A1: The pool is still located very close to the house, approximately 12"-18", not enough room to provide a walking path. At least a 3' gap between face of house and pool would be an absolute minimum, just to allow passage.
- Sheet A2: Window location in Upstairs Bedroom #1 doesn't match location shown on Sheet A4
- Sheet A3: Entry is improved, and front door does now have more presence, however, the columns at front porch are oddly proportioned, far too large for what/where they are. Simply columns as opposed to ornate columns may be better and square off the arch. The window to the right and shutter to the left of the front door are still disproportionate to the rest of what's going on. I realize the windowsill needs to be above the pantry countertop, but it appears the window head could be higher, which would help. The roof overhang at front of garage, over garage doors, is still too deep. Element at left side of house - see comment on Sheet A6.
Element at right side of house, front of garage: There is no overhang at the sides of it. Fascia seen on Sheet A4 will be flat against the stucco. There should be at least an 8"-12" overhang at the side.
- Sheet A4
Required gap/opening at base of service yard walls isn't depicted, though a 2" gap is shown in the service yard detail (4" required. Window location at Upstairs Bedroom #1 doesn't match floor plan. As shown on the plan, it would be more to the right, not centered on the roof ridge
- Sheet A5: Same comment about no gap/opening at base of service yards depicted. Element at right side of house - see comment on Sheet A6

- Sheet A6: This elevation is still oddly proportioned and not at all attractive. Windows are placed haphazardly and don't seem to relate to anything. Why does master bedroom have a single window on one side of the bed and 2 separated windows on the other? The exterior elevation doesn't provide any good reasons for there to be, and it just looks awkward in elevation. Suggest more windows at 1st floor on this elevation OR provide faux windows with closed shutters to help break up this elevation and give it more cohesion. 1-1/2 story element that projects above the master bedroom on this side looks very awkward. Suggest they either eliminate it entirely and bring the whole roof down to the master bedroom level OR add some windows at the second floor attic, like those at the 2nd floor over the front door, on Sheet A3.
- Sheet A10: Service yard detail shows a 2" gap at the base. Believe it needs to be 4".

The POA has no jurisdiction regarding the Wetlands area. You may want to check with the Town and verify what they would or would not allow near the critical area.

2. Lot 5 Wing Shell Lane #9 Case: 5058
Lerch
Final Review: Submitted plans requesting a 10' variance and a 4' variance for two porch additions in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Architect.
3. Lot 53 Deerfield Road #70 Case: 6197
Quat
Final Review: Submitted plans re-landscape and install a circular driveway with culvert pipe. The plans submitted were granted an Administrative Approval.

Comments from the Board:
 - Tree and topo are required.
 - The driveway needs to be realigned.
 - Deerfield Road and the POA Common Area was not in the correct location on the site plan.
 - Plan did not verify if the entire driveway was being replaced.

Update: The Owner submitted the requested details to the ARB Landscape Architect. The revised plans submitted were approved.
4. Lot 29 Field Sparrow Road #11 Case: 6893
Perkins
Final Review: Submitted exterior paint color; Siding: SW 7637, Oyster White, and Shutter: SW 6211 Rain Washed. The exterior color appeared too light on the sample provided. The Owner was asked to provide samples on the house for review.

Update: The Owner provided samples for review on her residence. Upon further review of the proposed colors on the home, the Board approved the exterior colors submitted.
5. Lot 65 Skull Creek Drive/Fort Mitchell Case: N/A
Heritage Library Foundation N/A
Final Review: Submitted photos of Historical History signs to install at Fort Mitchell. The same signs will also be installed at Zion Chapel of Ease Cemetery located at the intersection of 278 and Mathews Drive. The proposed signs were approved.

6. Lot 60 Ladson Ct/Seabrook Drive #319 Boyd N/A Case: 7030
 Final Review: Owner is requesting permission to display unauthorized statutes in front lawn. The Statues have been displayed since 2017. The request to display of artwork on the front lawn was denied.

Comments from the Board:

- Owner failed to request permission before installation as required.
- The erected artwork appears busy.
- The existing condition of the stained roof and house makes the artwork less appealing.

Administrative:

7. Lot 11 Country Club Court #22	Deck	Case: 6970
8. Lot 289 Shadewood Court #3	Walkway	Case: 8623
9. Lot 529 Seabrook Drive #277	Pool	Case: 7374
10. Lot 514 Flagship Lane #27	Deck	Case: 7928
11. Lot 132 Twisted Cay Lane #14	Patio	Case: 6883
12. Lot 19 Eagle Claw Drive #37	Railings	Case: 5731
13. Lot 36 Brown Thrasher Rd #43	Install Window	Case: 5115
14. Lot 311 Christo Drive #11	Window	Case: 7589
15. Lot 28 Village North Drive #28	Window	Case: N/A
16. Lot 32 Pineland Road #29	service yard	Case: 5134
17. Lot 25 Big Woods Drive #26	Patio/Walk/SY	Case: 7479
18. Lot 65 Purple Martin Lane #4	Chimney/Door	Case: 6178
19. Lot 196 Anglers Pond Ct. #1	Window/Door	Case: 7348
20. Lot 76 Pelican Watch Ct. #8	Patio	Case: 6140
21. Lot 44 Golden Hind Drive #22	Driveway	Case: 8421
22. Lot 33 Deerfield Road #30	Patio	Case: 5161
23. Lot 104 Fiddlers Way #8	Patio	Case: 5302

March Fees

Review Fees:	\$	400
Administrative Fees:	\$	650
Total Monthly Review Fees:	\$	1,050
Y.T.D.	\$	12,025

Monthly Tree Mitigation Fees:	\$	450
Y.T.D.	\$	612

Monthly Fines Collected:	\$	100
Fines Y.T.D.	\$	100

The next scheduled ARB Meeting will be April 28, 2022.