

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, JANUARY 11, 2016**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held at 5:30 PM on Monday, January 11, 2016, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

ROLL CALL

The 5:34 PM roll call indicated Chairman Benigas, Members Don Pisoni, Elizabeth Proost, Carl Scheibal, Fazil Sutcu and Jim Woodworth to be present.

Craig Wilde, Planning and Public Works Director, was also present.

MINUTES – 12/14/15

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

1139 Westmoor Place – New Home

Tyler Stephens, Core 10 Architecture, was present on behalf of the request.

Mr. Stephens described the project as a 1 ½ story house comprised of white brick, a green tile roof and several alcoves with mosaic tiles. He added the first floor is raised two feet from grade but the front planters will conceal the appearance. Samples of the brick, roof tile and mosaic tile to be used were shown.

Mr. Scheibal inquired about trustee approval. In response, Mr. Stephens stated the project was approved by the trustees.

In response to Mr. Sutcu, Mr. Stephens stated the mosaic tile is durable and it will not be exposed to water in the alcoves.

Chairman Benigas called for public comments.

Ann Simpson, 1138 Westmoor Place, asked about the location of the mailbox. In response, Mr. Stephens stated the new location of the mailbox is unknown at this time.

Mr. Scheibal moved for approval, seconded by Mr. Woodworth.

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 of all applicable codes and ordinances have been met.

12855 Kent Manor Drive – Home Addition

Ann Begemann, Architect, was present on behalf of the request.

Ms. Begemann described the project as a front one car garage addition. She explained the addition will match all existing materials.

Mr. Woodworth suggested a nine foot wide door instead of eight feet.

Chairman Benigas called for public comments.

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

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 of all applicable codes and ordinances have been met.

13354 Thornhill Drive – New Home

Mike Schneider, MS Design, was present on behalf of the request.

Mr. Schneider described the project as a two-story house with six bedrooms and a four-car garage. Samples of the sandton brick, cultered stone, hardie board siding and roof shingles to be used were shown.

Discussion was held regarding the different types of architectural styles used in the design of the house.

Chairman Benigas called for public comments.

Ann Hamilton, 13050 Thornhill Drive, stated the proposal is significantly different than the existing house or neighborhood. She added that a number of trees had already been removed from the property and should be replaced.

Louis Forbringer, 1823 Woodmark Road, commented that any changes should be reflected on new plans before approval.

Jim Leap, 13349 Thornhill Drive, stated the design does not blend with the neighborhood.

Mr. Scheibal moved to continue the proposal for further review. Mrs. Proost seconded the motion.

Chairman Benigas requested the applicant provide floor plans and landscaping plans for the proposal at the next meeting.

The motion to continue carried unanimously by voice vote.

2212 Barnbridge Road – Home Addition

Paul Fendler, Fendler and Associates, was present on behalf of the request.

Mr. Fendler described the project as a one-story master bedroom addition with matching exterior materials.

Chairman Benigas called for public comments.

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

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 of all applicable codes and ordinances have been met.

OTHER

Discussion was held regarding the application requirements for the Architectural Review Board.

ADJOURN

There being no additional business, Mr. Woodworth moved to adjourn the meeting, seconded by Mr. Scheibal. The meeting was adjourned at 6:30 PM.



Laura Lowell
Administrative Assistant