

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, MARCH 14, 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, March 14, 2016, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

MOMENT OF SILENCE

Chairman Benigas called for a moment of silence in memory of Architectural Review Member Carl Scheibal, who passed away Saturday, March 12.

ROLL CALL

The 5:33 PM roll call indicated Chairman Benigas, Members Angelo Arzano, Don Pisoni, Fazil Sutcu and Jim Woodworth to be present.

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

MINUTES – 02/08/16

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

13354 Thornhill Drive – New Home (Continued from 1/11/16 & 2/8/16)

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

Mr. Schneider stated that per suggestions at previous meetings the entry was reshaped and made smaller, a landscaping plan with larger trees was provided and downspouts were added to the drawings. He also stated there was a meeting between the owner and residents to try and address concerns with the proposal. He explained the gutters and downspouts will be directed to a dry well and the proposal has unanimous approval from the trustees.

Chairman Benigas called for public comments.

Ann Hamilton, 13050 Thornhill Drive, distributed a copy of the PowerPoint, labeled Exhibit A, which was presented at the February 8th meeting. She stated the proposal is not harmonious with the neighborhood.

Dale Graham, 13342 Thornhill Drive, expressed concern regarding stormwater and the need for more landscaping.

Louis Forbringer, 1823 Woodmark Road, stated the proposal is not in harmony with the neighborhood and would welcome revisions.

Peter Gunther, 1924 Muir Woods Lane, explained the trustees spent a great deal of time working with the owner and neighbors regarding the project and a number of changes have been made to satisfy everyone.

Steve Hamilton, 13050 Thornhill Drive, communicated the trees on the lot should have not been removed before seeking approval.

Lisa Williamson, 1839 Woodmark Road, stated the style and large footprint of the proposal does not fit with the neighborhood.

Randy Stevens, 1931 Muir Woods Lane, explained the owner has made a number of changes and the proposal meets both the subdivision indentures and City regulations.

John Hoffmann, 13309 Manor Hill Road, commented there are four similar types of houses within the neighborhood.

Chairman Benigas thanked the residents and trustees for their participation and comments. He added the alterations the Board requested have been acquired and the proposal meets City regulations including those for stormwater mitigation.

There was discussion regarding the addition of more detail and trees to the east elevation. In response Mr. Schneider stated they could add details to break up the facade including wrapping the cultured stone on the base and the addition of evergreen trees.

Mr. Woodworth moved for approval contingent on the addition of cultured stone to the east side of the house, seconded by Mr. Sutcu.

A voice vote was taken on the motion to approve and the Board unanimously approved the architectural review, contingent on the addition of cultured stone to the east side of the house, and authorized the issuance of a building permit when the requirements of all applicable codes and ordinances have been met.

2700 Turnberry Park – Home Addition

Lauren Strutman, Lauren Strutman Architects, was present on behalf of the request. Ms. Strutman described the project as a master suite addition with matching materials to the existing house. She also added the proposal has trustee approval.

Chairman Benigas called for public comments.

Hearing none, Mr. Woodworth 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.

1006 Claymark Drive – New Home

Lauren Strutman, Lauren Strutman Architects, was present on behalf of the request.

Ms. Strutman described the proposal as a new 6,000 sq. ft. house, with trustee approval. Samples of the shingle, brick, stone, stucco and windows to be used were shown.

In response to Chairman Benigas, Ms. Strutman stated the stormwater meets City regulations and a dry-well is being added to the site.

Chairman Benigas called for public comments.

Hearing none, Mr. Arzano 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.

13398 Conway Road – Home Addition

Jeff Day, Jeff Day & Associates, was present on behalf of the request.

Mr. Day described the project as a first floor master suite addition. He explained this proposal will mirror a previous addition on the left side of the house.

Mr. Woodworth 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.

OTHER

ADJOURN

There being no additional business, Mr. Arzano moved to adjourn the meeting, seconded by Mr. Pisoni. The meeting was adjourned at 6:37 PM.

A handwritten signature in cursive script that reads "Laura Lowell".

Laura Lowell
Administrative Assistant