

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, APRIL 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, April 11, 2016, in the Assembly Room at the Municipal Center, 1011 Municipal Center Drive.

**ROLL CALL**

The 5:35 PM roll call indicated Chairman Benigas, Members Angelo Arzano, Mary Beth Benes, Elizabeth Proost and Fazil Sutcu to be present.

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

**MINUTES – 03/14/16**

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**2019 N Ballas Road – New Home**

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

Ms. Strutman described the proposal as a one-story house with a walkout basement on 4.9 acres. Samples of the stone, stucco, limestone, windows and architectural roof to be used were shown.

In response to Chairman Benigas, Ms. Strutman stated there are few trees to be removed as they are trying to fit the home into the existing landscaping.

Chairman Benigas called for public comment.

Hearing none, Mrs. Proost moved for approval, seconded by Mrs. Benes.

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.

**12 Ballas Court – New Home**

Denny and Dennis Hayden, DH Custom Homes, were present on behalf of the request.

Mr. Hayden described the proposal as a 4,600 sq. ft. house comprised mainly of brick and stone on a one-acre lot. Samples of the brick, shingle, stone and hardie board siding to be used were shown.

Extensive discussion was held regarding the placement of the hardie board siding and the possibility of adding a window or brick in place of the siding.

In response Mr. Hayden stated they could replace the siding on the rear and right side elevations with brick.

Chairman Benigas called for public comment.

Hearing none, Mrs. Proost moved for approval, seconded by Mrs. Benes.

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.

**2 Rutherford Lane – Home Addition**

Brian Kissling, Blaise Architects, was present on behalf of the request.

Mr. Kissling described the proposal as a garage, entry and rear addition to an existing ranch house. He added no trees are to be removed. Samples of the stone, siding and asphalt shingles to be used were shown.

In response to Chairman Benigas, Mr. Kissling stated changing the roof pitch would be too costly however they could reduce the size the gable window.

Chairman Benigas called for public comment.

Amy Anderson, 4 Rutherford Lane, spoke in favor of the addition and stated the neighborhood is in agreement.

Mr. Arzano moved for approval, seconded by Mrs. Benes.

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.

**2539 Oak Springs Lane – New Home**

Bud Miceli, Miceli Custom Homes, and Bruce Bartlett, owner, were present on behalf of the request.

Mr. Miceli described the proposal as a previously approved home with minor changes with the same color scheme. Samples of the hardie board siding, stucco, windows, gutters, stone and brick to be used were shown.

Discussion was held regarding the use of the different materials on the front elevation.

Chairman Bengias called for public comment.

Akgun Ince, 2536 Town and Country Lane, stated there has been a significant amount a trees removed from the site and would like to see many replanted.

Discussion ensued regarding the readability of the renderings presented and the possibility of removing some materials.

Mr. Arzano moved to continue the proposal for revised renderings and a landscaping plan, Mrs. Proost seconded the motion.

The motion to continue was approved unanimously by voice vote.

**OTHER**

**ADJOURN**

There being no additional business, Mrs. Proost moved to adjourn the meeting, seconded by Mrs. Benes. The meeting was adjourned at 6:50 PM.



Laura Lowell  
Administrative Assistant