

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, MAY 9, 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, May 9, 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 Mary Beth Benes, Lou Forbringer, Elizabeth Proost, Fazil Sutcu and Jim Woodworth to be present.

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

MINUTES – 04/11/16

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

2539 Oak Springs – New Home (continued from 4/11/16)

Donna Boxx, Donna Boxx Architects, and Bud Miceli, Miceli Custom Homes, were present on behalf of the request.

Ms. Boxx stated that per suggestions at the previous meeting new renderings and a landscaping plan were completed.

Discussion was held regarding removing the siding as previously discussed at the April meeting. In response, Ms. Boxx stated in her opinion, removing the siding would not look pleasing architecturally and that no changes are needed to the drawings.

Chairman Benigas called for public comment.

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

A voice vote was taken on the motion to approve and the Board approved the architectural review 5-1, with Mrs. Proost voting Nay, and authorized the issuance of a

building permit when the requirements of all applicable codes and ordinances have been met.

13901 Manchester Road – Building Modification

Dane Ridenour, Parkway Construction & Associates, was present on behalf of the request.

Utilizing a PowerPoint presentation, Mr. Ridenour displayed colored elevations and explained that At Home will occupy 100,000 sq. ft. of the Manchester Meadows center. He provided background on the company, formerly known as Garden Ridge, and the need for visible branding.

Chairman Benigas called for public comment.

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

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.

2700 Turnberry Park Lane – Home Addition

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

Ms. Strutman described the project as a garage addition attached by a covered walkway. She added the project will match the existing materials.

Mr. Woodworth suggested changing the garage doors to 8 feet tall. In response, Ms. Strutman stated their intention is to match the existing garage doors.

Chairman Benigas called for public comment.

Marvin Haselhorst, 2708 Turnberry Park Lane, spoke in opposition to the project. He listed concerns with the proposal's detracting from both the neighborhood's visual coherence and uniform construction. He added that he presented the owners with an alternative placement of the addition. He explained that he previously gave approval for the project as a trustee but was speaking in opposition as a neighboring resident.

In response, Ms. Strutman stated the alternative by Mr. Haselhorst would impact greenspace and landscaping to a greater extent than the request.

Mr. Sutcu 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.

1 Ballas Court – New Home

Robert Srote, Schaub and Srote Architects, and Edin Mozaffari, were present on behalf of the request.

Mr. Srote described the project as a 4,200 sq. ft. new ranch style house. Samples of the brick and shingles to be used were shown.

Discussion was held regarding the partial demolition of the site. In response, Mr. Mozaffari stated the process to receive a demolition permit has taken longer than expected.

In response to Chairman Benigas, Mr. Srote stated the trees removed were within the disturbance area or were removed by St. Louis County for safety concerns.

Chairman Benigas called for public comment.

Hearing none, Mr. Woodworth moved for approval, seconded by Mr. Sutcu.

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.

13607 Peacockfarm Road – New Home

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

Ms. Strutman described the project as a 4,200 sq. ft. modern farm style house. She added the project has received trustee approval and approval from surrounding neighbors. Samples of the cultured stone, shingles, windows and hardie board siding to be used were shown.

Mr. Woodworth inquired about the front setback encroachment. In response, Ms. Strutman stated the owner's intent was to remodel the existing home, however there are structural problems with the house. She added the subdivision has a platted setback at 30 feet and many homes in the neighborhood are within the zoning setback.

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.

OTHER

ADJOURN

There being no additional business, Mrs. Proost moved to adjourn the meeting. The meeting was adjourned at 6:29 PM.

A handwritten signature in cursive script, appearing to read "Laura Lowell".

Laura Lowell
Administrative Assistant