

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, JANUARY 3, 2022**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, January 3, 2022 at the Municipal Center.

ROLL CALL

The 5:32 PM roll call indicated Chairman Even, Members Clarke, Sutcu, and Wright were present. Members Arzano, Benes and Proost were absent.

Ryan Spencer, Planner, was also present.

MINUTES – 12/06/21

Chairman Even called for corrections or amendments.

Hearing none, Mr. Clarke moved for approval, seconded by Mrs. Wright.

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

OLD BUSINESS

2721 N Ballas Road – Commercial Building

Scott Fehl, Nova Group, and Chris Kempf, Spirit Energy, were present on behalf of the request.

Mr. Fehl stated that since the last meeting they have added additional landscaping on the south and west property lines, added planters, and porticos at the building entryways.

Mrs. Wright inquired about the possibility of adding bollards to stop vehicles from potentially driving into the building. Mr. Kempf responded that he does not believe will be an issue with the curb and sidewalk.

Chairman Even called for any public comments.

Don Rocco, 1 Bopp Lane, expressed his approval of this project and thanked the owner's willingness to work with the City and residents.

Hearing no further comments, Mr. Sutcu moved for approval, seconded by Mr. Clarke.

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 for all applicable codes and ordinances have been met.

NEW BUSINESS

407 Stonechase Lane – New Residence

Barry Simon, Simon Homes, was present on behalf of the request.

Mr. Simon described the project as lot one from a nine lot subdivision. He explained the project will have the minimum required greenspace, the front and right elevations will be all masonry, and a covered rear porch.

In response to Chairman Even, Mr. Simon explained a railing would not be required since the slope is only 3:1.

Chairman Even called for public comment.

Hearing none, Mrs. Wright moved for approval, seconded by Mr. Clarke.

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 for all applicable codes and ordinances have been met.

1089 Masonridge Road – Addition & Accessory Structure

Max Bemberg, Bemberg Architecture, was present on behalf of the request.

Mr. Bemberg described the project as a 338 sq. ft. addition to the existing house, enclosing the porte cochere as a part of the addition, and a detached garage. He stated the detached garage would match the house with the wide lap siding, windows and roof materials.

Discussion was held regarding the potential of attaching the detached garage with a breezeway. Mr. Bemberg stated it may be possible if the garage is moved closer to the house but it's not an idea the owners prefer.

Chairman Even called for public comment.

Hearing none, Mr. Clarke moved for approval, seconded by Mrs. Wright.

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 for all applicable codes and ordinances have been met.

OTHER

2021 Year in Review

Mr. Spencer gave a brief overview of the projects completed in 2021 ranging from new houses, additions, accessory structures and non-residential buildings.

ADJOURN

On motion of Mrs. Wright, seconded by Mr. Sutcu and unanimously confirmed by voice vote, the meeting adjourned at 6:16 PM.



Laura Lowell
Administrative Coordinator