

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
MONDAY, APRIL 5, 2021**

Given the current public health crisis, various emergency declarations, and in accordance with the provisions of Sec. 610.020, RSMo., this Architectural Review Board meeting was held via Zoom videoconference. Public comments on agenda items were solicited via email. Real-time public viewing of the meeting was made available via Zoom.

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, April 5, 2021 via Zoom videoconference.

ROLL CALL

The 5:32 PM roll call indicated Chairman Benigas, Members Arzano, Benes, Clarke, Forbringer, Proost, Sutcu and Wright were present via Zoom videoconference.

Ryan Spencer, Planner, was also present via Zoom videoconference.

MINUTES – 03/01/21

Chairman Benigas called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

4 Lochinvar Drive – Addition

William Cover, architect, was present on behalf of the request via videoconference.

Mr. Cover described the project as a rear pool cabana addition with a bathroom, bar and cooking area.

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.

1803 Topping Road – Addition

Darryl Labruyere, DL Design, was present on behalf of the request via videoconference.

Mr. Labruyere described the project as a screened porch addition to the first floor of the house. He added that at grade there will be a patio with a bar area.

Mrs. Wright confirmed the materials for the addition match the existing house.

Mrs. Proost moved for approval, seconded by Mr. Forbringer.

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.

Chairman Bengias took a moment to welcome former Alderman Lynn Wright as the newest member of the Architectural Review Board.

13700 Clayton Road – New Residence

Mr. Arzano moved to move this agenda item to the end of the meeting, Mrs. Proost seconded and the motion carried unanimously by voice vote.

13659 Mason Heights Road – Accessory Structure

Rob Rehnquist, Rehnquist Design & Build, was present on behalf of the request via videoconference.

Mr. Rehnquist described the project as a detached garage and pool house that would be located behind the existing house. He added that the structure is 770 sq. ft. and the materials would match that of the house.

Mr. Arzano commented that he could not determine how the proposal would look on the site or in relation to the house based on the materials presented.

The Board continued discussion regarding the proposed structure.

Mr. Arzano moved to continue the agenda item to the meeting of May 3, 2021 for more information. Mr. Clarke seconded the motion.

Mrs. Wright suggested adding more landscaping and a revised landscape plan with more details on the plants to be installed.

A voice vote on the motion to continue to Monday, May 3, 2021 carried unanimously.

Mr. Arzano asked for renderings that show the structure in relation to the site and house for better context.

424 Stonechase Lane – New Residence

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

Mr. Simon described the project as a 5,600 sq. ft. house, mainly comprised of stone and stucco, located 62 feet from the property line, and 34 feet tall. He continued to go through the materials provided with the Board including the elevations, floor plans, landscape plans, and pictures of surrounding properties.

Mrs. Benes 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 for all applicable codes and ordinances have been met.

13738 Belcrest Court – New Residence

Andrew and David Schaub, Schaub Architects, were present on behalf of the request via videoconference.

Mr. Andrew Schaub described the project as a 6,500 sq. ft. house on a two acre lot. He asked that the Board review the sample materials provided as the green color on the renderings are not wholly representative of the colors to be used.

Mrs. Wright moved for approval, seconded by Mrs. Proost.

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.

12337 Harflo Lane – New Residence

John Odom, JSO Architects, was present on behalf of the request via videoconference.

Mr. Odom described the project as a 3,700 sq. ft., four-bedroom, four-bathroom house mainly comprised of white hardie board siding. He explained the renderings currently show stone banding at the bottom that they may want to remove prior to construction.

Discussion was held regarding the removal of the stone banding. Chairman Benigas stated the project would have to come back before the Board if they wanted to remove the stone.

Mr. Sutcu 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.

345 Upper Conway Estates – New Residence

Bill Kemp, Kemp Homes, was present on behalf of the request via videoconference.

Mr. Kemp described the project as a 3,700 sq. ft. house in a three-lot subdivision. He explained the house is mainly comprised of brick, stone and hardie board siding with a color palette consistent with the rest of the houses in the subdivision.

Mrs. Wright moved for approval, seconded by Mrs. Proost.

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.

13700 Clayton Road – New Residence

Nathan Rauh, Naismith Allen, was present on behalf of the request via videoconference.

Mr. Rauh described the project as a 8,300 sq. ft. modern French chateau style house on a 1.5 acre property. He stated that the property is a corner lot they have designed the house to sit at an angle. He added that the house is mainly comprised of stucco with limestone accents.

Mr. Arzano inquired if the house could be mirrored so the garage was not facing Chatsworth. Mr. Rauh stated the owner did not want the master bedroom on the side of Chatsworth due to noise. Mr. Arzano stated the garage sits 10 feet above Chatsworth and would be very visible from the street.

Mrs. Wright inquired about feedback from the trustees. In response, Mr. Rauh explained the property is the sole property in a subdivision and not in the Chatsworth subdivision.

Chairman Benigas asked about the timeline for construction. Mr. Spencer explained the owner of the property did not have a contractor for his own house but has engaged a general contractor for this project.

The Board continued discussion regarding the position of the garage. Mr. Arzano suggested rotating the garage to face the south property line.

Planning & Public Works Admin noted the City has received one public comment regarding the proposal and it is attached hereto and made a part of these minutes.

Mr. Arzano moved to continue the agenda item to the meeting of Monday, May 3, 2021 to have the plans revised so the garage doors do not face Clayton or Chatsworth. Mr. Forbringer seconded the motion.

The motion to continue carried unanimously via voice vote.

OTHER

Chairman Benigas thanked the Board and staff for their efforts and contributions to the Architectural Review Board.

The Board recognized Chairman Benigas for his years of service to the community on the Board of Alderman and the Architectural Review Board.

ADJOURN

On motion of Mrs. Proost, seconded by Mr. Arzano and unanimously confirmed by voice vote, the meeting adjourned at 6:51 PM.



Laura Lowell
Administrative Assistant

From: [Thomas M. Hanna](#)
To: [Lowell, Laura](#)
Subject: 13700 clayton road
Date: Thursday, March 25, 2021 8:38:26 AM

Construction leads to dirty roads and blockage. This lot owner took 4 years to build the house next door. A time limit should be imposed for building anything and extended only for good cause shown. There should be no repetition of what happened before.