

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
MONDAY, MAY 2, 2022**

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Monday, May 2, 2022 at the Municipal Center.

**ROLL CALL**

The 5:30 PM roll call indicated Chairman Even, Members Benes, Clarke, Proost, Sutcu and Wright were present. Members Arzano and Riney were absent.

**MINUTES – 04/04/22**

Mrs. Proost moved for approval, seconded by Mrs. Benes. Chairman Even called for corrections or amendments.

Mrs. Proost moved to amend the minutes as follows:  
(New language **bolded** and **underlined**) (Deleted language shows as ~~strikethrough~~)

Page 1 Roll Call

...Riney and Wright were present ~~via videoconference~~.  
Ryan Spencer, Planner, was also present ~~via videoconference~~.

Mrs. Wright seconded the motion. A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**1285 Dry Ridge Road – Rooftop Solar Array**

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

Ms. Strutman described the project as a separate application for rooftop solar array system. She stated the panels will not be visible from the street and they are similar style to panels used at City Hall.

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.

**25 Williamsburg Estates Drive – New Residence**

Paul Fendler, Fendler & Associates, was present on behalf of the request.

Mr. Fendler described the project as a 5,000 sq. ft. house. Samples of the white brick, limestone accents and shingles were shown.

Chairman Even called for public comment.

Hearing none, Mrs. Proost 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.

### **2143 N Ballas Road – Non-Residential Addition**

Mike Keller, Christner Architects, was present on behalf of the request.

Mr. Christner described the project as a porte cochere on the west side between the building and the parking lot and the addition won't be seen from the Ballas Road.

Mrs. Proost suggested adding planters to add more landscaping and break up the mass.

In response to Mrs. Wright, Mr. Christner explained the height difference for the porte cochere is for a fire truck to be able to drive through. He also stated they tried to create symmetry with the church and the existing walkway but they can create a pathway through the median for accessibility.

Mrs. Proost moved for approval with a recommendation that a pathway be added through the median for accessibility between the building and parking lot. Mr. Sutcu seconded the motion.

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.

### **1241 Takara Court – Residential Addition**

Tom Unckrich, owner, was present on behalf of the request.

Mr. Unckrich described the project as a garage addition with a high bay. He stated the addition was designed to keep in line with the architecture of the house.

Chairman Even called for public comment.

Hearing none, Mrs. Proost 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.

### **12051 Gailcrest Lane – Accessory Structure**

Debra and Bob Hellmann, owners, were present on behalf of the request.

Mrs. Wright commented for the record that she knows and is friends with the owners.

Mrs. Hellmann described the project as a pavilion to replace a 30 year old gazebo. She stated the pavilion would also include a limestone fireplace.

Chairman Even called for public comment.

Hearing none, Mr. Clarke 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.

### **13915 Santenay Court – Residential Addition**

Mike Dinzebach, Dinzebach Construction, was present on behalf of the request.

Mr. Dinzebach described the project as a covered rear patio structure for more usable space. He explained the roof and finishes for the addition would match the existing house.

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.

### **13731 Belcrest Court – Accessory Structure (Façade Amendment)**

Jeff Bernstein, Jeffrey Homes, was present on behalf of the request.

Mr. Bernstein described the project as an amendment to a previously approved horse stable.

In response to Chairman Even, Ms. Lowell provided a copy of the previously approved Architectural Review and explained the change was for the exterior materials.

Mr. Sutcu 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.

**OTHER**

**ADJOURN**

On motion of Mrs. Proost, seconded by Mr. Clarke and unanimously confirmed by voice vote, the meeting adjourned at 5:54 PM.

A handwritten signature in black ink, appearing to read 'Laura Lowell', written in a cursive style.

Laura Lowell  
Administrative Coordinator