

**ARCHITECTURAL REVIEW BOARD
CITY OF TOWN AND COUNTRY
TUESDAY, JULY 5, 2022**

REGULAR MEETING

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Tuesday, July 5, 2022 at the Municipal Center.

ROLL CALL

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

MINUTES – 06/06/22

Chairman Even called for corrections or amendments.

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

A voice vote was taken and carried unanimously.

ARCHITECTURAL REVIEW(S)

NEW BUSINESS

12 Roclare Lane – New Residence

Matt Wolfe, Wolfe Architecture, was present on behalf of the request.

In response to Mrs. Wright, Mr. Spencer stated the proposed greenspace is 75.01% and the lot would not support the installation of a pool, unless a variance is granted. Mrs. Wright inquired if the property owner is aware. Mr. Arzano stated the floor plan also references a pool storage room on the first floor. Mr. Wolfe stated he does not know if the owners are aware but there were a number of revisions made to the plans and the pool storage room could have been included with this set by mistake.

Chairman Even called for public comment.

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

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.

959 Revere Drive – Residential Addition

No presenter was present for the request.

Mr. Spencer explained a variance was approved for the side yard setback in order to construct the addition and they represented the hardship was due to the shape of the lot.

Chairman Even called for public comment.

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

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.

1609 Topping Road – New Residence

Scott Dunavant, builder, was present on behalf of the request.

In response to Mrs. Wright, Mr. Dunavant stated the house is set back 51 feet from the front property line and 400+ feet from the rear property line. He added that he will work with the City if anything is needed outside of the right-of-way in order to continue the installation of the sidewalk on Topping Road.

Mr. Arzano asked if the garage doors could be moved to the left elevation so they are not visible from the front door. Mr. Dunavant stated that would require a reduction of the square footage in order to meet the side yard setback requirements and accommodate a turning radius to back out of the garage. Mr. Arzano suggested the garage be shifted to the north to accommodate the turning radius.

Discussion ensued.

Chairman Even called for public comment.

Tim Zetzman, 12915 Woodlark Lane, stated the property sits 15 feet taller than the properties on Woodlark and he would be looking at a wall of hardie board siding and windows. He also expressed concern about property values and water runoff.

Cathy Flynn, 12921 Woodlark Lane, stated she previously had an interest in the property but in her opinion believes the proposed house is too big for the property and the neighbors would look at a wall of hardie board.

Ron McLean, 12901 Woodlark Lane, stated his concern over the location of the house to the property line.

Discussion was held regarding the location of the garage doors.

Mr. Arzano moved to continue the agenda item to the meeting of Monday, August 1, 2022, Mrs. Proost seconded the motion and carried unanimously by voice vote.

OTHER

ADJOURN

On motion of Mr. Arzano, seconded by Mrs. Proost and unanimously confirmed by voice vote, the meeting adjourned at 6:21 PM.

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

Laura Lowell
Administrative Coordinator