

**ARCHITECTURAL REVIEW BOARD  
CITY OF TOWN AND COUNTRY  
TUESDAY, September 7, 2021**

**REGULAR MEETING**

The regular meeting of the Architectural Review Board of the City of Town and Country was held on Tuesday, September 7, 2021, in the Community Room at the Municipal Center, 1011 Municipal Center Drive.

**ROLL CALL**

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

Ryan Spencer, Planner, was also present.

**MINUTES – 08/02/21**

Chairman Even called for corrections or amendments.

Mrs. Wright asked that the minutes reflects her absence at the August 2, 2021 meeting.

Mrs. Wright moved for approval, seconded by Mrs. Proost. A voice vote was taken and carried unanimously.

**ARCHITECTURAL REVIEW(S)**

**NEW BUSINESS**

**12311 Harflo Lane – New House**

Oscar Denarvez, owner, was present of behalf of the request.

Mr. Denarvez described the project as a new one and a half-story house and went into detail about the exterior building materials.

Chairman Even called for public comment.

Nancy and Steve Percy of 2213 Barnbridge stated that they were concerned about potential stormwater issues on east side of property, but were satisfied with Mr. Denarvez explanation and assurances as to mitigation

Ted McMinn of 2205 Barnbridge asked if a utility line on the property would be buried. Mr. Denarvez stated that burial of the line is cost prohibitive.

Hearing no further public comments, 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 for all applicable codes and ordinances have been met.

### **283 Pointe Conway Hill Court – New House**

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

Ms.Strutman described the project as a new one and a half-story house and went into detail about the exterior building materials. Samples of the brick and architectural shingles to be used were shown.

The board complimented the ranch style of the proposed house.

Chairman Even stated that she appreciated that the rear elevation was of the same quality and design as the front elevation.

Chairman Even called for public comment.

Hearing none, 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.

### **544 Conway Village Drive – Residential Addition**

Dick Busch, architect, was present on behalf of the request.

Mr. Busch described the project as a new master bedroom addition and went into detail about the exterior building materials.

Chairman Even called for public comment.

Hearing none, Ms. 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 for all applicable codes and ordinances have been met.

### **1914 Karlin Drive – Facade Amendment**

Alex Bartelsmeyer, builder, was present on behalf of the request.

Mr. Bartelsmeyer described the project as an amendment to previously approved facade materials. The proposed materials are stone and stucco. Samples of

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the new exterior materials to be used were shown.

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Chairman Even asked if the building was for a client or a spec house. Mr. Bartelsmeyer stated it was a spec house.

Mr. Suctu asked if they were using real stucco. Mr. Bartelsmeyer stated that that it was real stucco.

Mrs. Wright asked if the trustees had been notified. Mr. Bartelsmeyer stated that this was in process. Mr. Spencer stated that staff would verify trustee approval.

Chairman Even called for public comment.

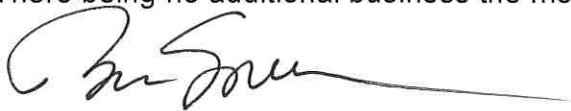
Hearing none, Mr. Sutcu moved for approval, seconded by Mrs. Wright.

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.

#### **OTHER**

#### **ADJOURN**

There being no additional business the meeting adjourned at 5:51 PM.

A handwritten signature in black ink, appearing to read "Ryan Spencer", with a long horizontal line extending to the right.

Ryan Spencer, AICP  
City Planner