

ARCHITECTURAL REVIEW BOARD MINUTES
August 13, 2020 Audio Meeting

Tom Erman called the meeting to order.

Roll Call: Virginia Eckhoff, present, Tom Erman, present, Kris Anderson, present, Alderman Kemper, present.

Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator, Jon Jespersen, Building Inspector and Plan Reviewer and Mark Manlin, Manlin Development.

Tom Erman moved to approve the agenda, second by Kris Anderson, motion passed.

Approval of the Minutes: Tom Erman moved to approve the minutes of August 6, 2020, second by Virginia Eckhoff, motion passed.

New Business:

- 1. 405 Tregaron: Request approval of an outdoor kitchen and living room. There was discussion regarding the overall design, which is an outdoor patio area with a kitchen, stone fireplace, stone walkways and stairs leading to the existing pool. It was noted that the site plan was difficult to read but appeared to be an overall good design. Tom Erman moved to approve, second by Virginia Eckhoff, motion passed.**
- 2. 7 Frontenac Estates: Request approval for the installation of the generator with screening. There was discussion regarding the landscaped screening and it was noted that most of the landscaping is existing with the addition of several boxwoods to fill in the gaps. Being no further questions, Virginia Eckhoff moved to approve as submitted, second by Kris Anderson, motion passed.**
- 3. 10440 Donoho: Request for preliminary approval of a new home. Mark Manlin (contractor) stated that this will be a two-story home, craftsmen style with stone veneer on part of the front and the remainder of the home will be vinyl siding similar to the previous homes he has constructed in West End Park. There was**

discussion regarding the landscaping and the need to add windows on the garage side of the home similar to what was required for a similar home on Savannah. Tom Erman moved to continue to the August 20, 2020 meeting pending submittal of a landscaping plan and addition of windows to the garage side of the house, second by Virginia Eckhoff, motion passed.

Old Business:

- 1. 10440 Donoho: Request approval for an excavation permit in the street easement which will require removal of two grand trees. This was continued from the August 6, 2020 meeting pending submittal of a landscaping plan, Arborists report on the large tree that will remain, and better details of the temporary road and parking area. There was discussion on the large tree that will remain and the need for a detailed arborist report on taking care of the tree during construction and after. There was also discussion on the access to the property and John Morgan stated Donoho is a street and that Dwyer is a paper street with driveways on it. Dwyer has not been improved and the only way John Morgan sees access coming off of Dwyer is if the residents on Dwyer agree to it and Mr. Manlin agrees to replacing the two-inch thick asphalt driveways after construction is completed. Tom Erman stated that the temporary road should not be limestone because limestone can cause damage to the tree roots over a period of time. Kris Anderson inquired about the property line adjacent to Chaminade and possibly extending the fence that is along Donoho to the front of 10440 Donoho. Mark Manlin stated that he was trying to get in touch with Chaminda and they have not returned his phone call yet. Tom Erman moved to continue this to the August 20, 2020 meeting pending an Arborists report on the large tree that will remain and more detailed plan on the access and parking with no lime stone being used, review of extending the fence along Donoho to the front of 10440 Donoho and further review of the access point, second by Kris Anderson, motion passed. Kris Anderson noted that he has a previous appointment and needed to excuse himself from the meeting.**
- 2. 18 Lynbrook: Request approval for the construction of a new home. This was continued from the August 6, 2020 meeting pending submittal of a landscaping plan. John Morgan stated**

that a plan has not been submitted and the contractor was going to put one together. Tom Erman moved to continue until the August 20, 2020 meeting, second by Virginia Eckhoff, motion passed.

3. **11136 Geyer Downs:** Request approval for the construction of a pool house and outdoor room. This was continued from the August 6, 2020 meeting pending submittal of a tree preservation plan and landscaping plan including screening of the pool equipment. John Morgan stated that he did talk with the contractor and he will have to remove one tree and protect all the other trees and that the pool is being done by someone else, however no plan was submitted. The board feels since a pool is shown on the site plan, the pool equipment also needs to be shown with four season screening. Tom Erman moved to continue this to the August 20, 2020 meeting pending submittal of further information regarding the existing trees and overall landscaping including pool equipment screening, second by Virginia Eckhoff, motion passed.
4. **17 Manderleigh:** Request approval for the installation of a generator. This was continued from the August 6, 2020 meeting. Nothing new has been submitted. Tom Erman moved to continue this to the August 20, 2020 meeting, second Virginia Eckhoff, motion passed.
5. **3033 Fallbrook:** Request approval for the construction of an in-ground swimming pool. This was continued from the August 6, 2020 meeting pending revision of the landscaping plan that will show four season screening of the pool equipment. John Morgan noted that the landscaping plans was revised to show Viburnum landscaping around the pool. Virginia Eckhoff noted that Viburnum is a good four-season screening and this will work for this design. Tom Erman moved to approve the revised plan as submitted, second by Virginia Eckhoff, motion passed.

The next regularly scheduled meeting will be August 20, 2020.

Being no further business, Tom Erman moved to adjourn, Virginia Eckhoff second, motion passed.