

ARCHITECTURAL REVIEW BOARD MINUTES

October 15, 2020 Audio Meeting

Tom Erman called the meeting to order.

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

Also present were Mayor Kate Hatfield, John Morgan, Building Commissioner and Zoning Administrator, Jon Jespersen, Building Inspector and Plan Reviewer, Greg Rhomberg, resident 2650 North Geyer, Rebeca Blaise, trustee West Geyer Lane, Mark Manlin, Contractor, Jack McHenry, owner 9 Devondale, Clay Hunter, owner 3 West Geyer.

Tom Erman moved to approve the agenda, second by Virginia Eckhoff, motion passed.

Approval of the Minutes: Tom Erman moved to approve the minutes of October 1, 2020, second by Virginia Eckhoff, motion passed.

New Business:

- 1. 10475 Garibaldi: Request approval of a landscaping plan for the new house. Mark Manlin inquired what are the landscaping requirement or guidelines. There was general discussion regarding what the board is looking for and that the City is currently looking at establishing guidelines for the Architectural Review Board however there does need to be flexibility due the ranges of homes and properties in the City. The issue here is that there are no trees on the property, we are trying to keep as many existing trees as possible and looking at establishing new trees. Mr. Manlin needs to get with his client to discuss adding some evergreens and trees on this property. Tom Erman moved to continue this item to the next meeting pending a revision to the landscaping plan to add evergreens and trees, second by Virginia Eckhoff, motion passed.**
- 2. 9 Devondale: Request preliminary approval for the construction of a pool house. Jack McHenry noted that he is proposing constructing a pool house next to his pool, it will be a small two story building with a kitchen and bathrooms on the**

first floor and a storage area on the second floor. It will be constructed of Hardie board siding. The current landscaping in this location will need to be replanted around the new building. The board discussed the north elevation and asked that Mr. McHenry add some windows to that side of the building and submit a landscaping plan when he comes back with the completed drawings.

3. **10465 Savannah:** Request approval for the installation of a fence. John Morgan noted that this fence is a cedar dog eared fence that will be in the back yard as required by the fence regulations. Being no questions from the board, Tom Erman moved to approve as submitted, second by Virginia Eckhoff, motion passed.
4. **10347 Conway:** Request approval for a concrete patio. John Morgan noted that the ARB is required to review all proposed plans for buildings, additions, exterior renovations and accessory structures that requires a building permit. Based on the definition of accessory structure a patio is an accessory structure. The zoning regulation have density requirements in the R-1 district but in the R-2 it is required that 55% of the front yard must be green space, nothing regarding someone paving their entire or a big portion of the back yard. There was discussion on the requirements for accessory structures and the lack of density requirements in the R-2 district and that the ARB should review these. Tom Erman stated that he has problems with this plan, there is no mention of the type of concrete being installed and no landscaping shown and putting something like this very close to the property line can create water runoff issues. Tom Erman moved to continue this to the October 22, 2020 meeting pending submittal of more information, second by Virginia Eckhoff, motion passed.
5. **10444 Donoho:** Request preliminary approval of a new home. Mark Manlin stated that this will be a two story home, it will have several architectural elements on the front, a stone base, lap siding and vertical batten board on the second floor. There was discussion regarding the side elevations and lack of windows. Mr. Manlin explained that on the east side the kitchen cabinets are located there and they would not be able to install windows and on the west side they may be able to do

something. Tom Erman stated that he would like to see landscaping along the western side of the house, this is also where the garage door is located. The board is fine with the general design of the house but a full landscaping plan, material samples and material colors will need to be submitted with the final plans.

Old Business:

- 1. 10479 Garibaldi: Request approval of a fence for the new house. This was continued from the October 8, 2020 meeting pending resolution of the location of the fence and compliance with the fence regulations. John Morgan noted that the property owner has revised the site plan to show compliance with the fence regulations. The owner will then submit to the Board of Adjustment requesting a variance from the fence regulations and if approved he will then submit for a permit to relocate the fence. Tom Erman moved to approve the fence as shown on the revised site plan, second by Virginia Eckhoff, motion passed.**
- 2. 10437 Savannah: Request approval of a new home. This was continued from the October 8, 2020 meeting pending submittal of a revision to the tree preservation plan to keep one additional existing grand tree. Mark Manlin submitted a revised landscaping plan showing that trees B (Silver Maple) and D (Bald Cypress) will remain. Tom Manlin approved to approve as submitted, second by Virginia Eckhoff, motion passed.**
- 3. 3 West Geyer: Request approval of the construction of a new home. This was continued from the October 8, 2020 meeting pending submittal of a tree preservation, landscape rendering as discussed, retaining wall detail, and resolution of trustee review. John Morgan noted that the applicant, Robert Slavin has requested that this be continued to the October 22, 2020 meeting. Tom Erman moved to continue this to the October 22, 2020 meeting, second by Virginia Eckhoff, motion passed.**
- 4. 6 Lynnbrook: Request approval of a revised landscaping plan for the new home. There has been no additional information**

submitted. Tom Erman moved to continue this to the next meeting, second by Virginia Eckhoff, motion passed.

The next regularly scheduled meeting will be October 22, 2020.

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