The meeting was called to order by Chairman Steve Lichtenfeld at 1730 (05:30 PM).

Chairman Steve Lichtenfeld, City Manager Craig Owens, Aldermanic Representative Richard Lintz, Ron Reim William Liebermann, Brian Maguire, Carolyn Gaidis, answered roll call.

Chairman Lichtenfeld asked that all cell phones be turned off and that conversations take place outside the meeting room.

Chairman Lichtenfeld also asks that anyone who speaks please spell out their last name.

The minutes of the regular meeting of January 07, 2019 were presented for approval.

Ron Reim – Motion to Approve

Richard Lintz – Motion seconded

Motion unanimously approved by the Board
NEW BUSINESS

7730 BONHOMME AVENUE – ARCHITECTURAL REVIEW BOARD – ALTERATION/EXTERIOR RENOVATION

Director Susan M. Istenes summarizes the following staff report: “The subject property is located on the south side on Bonhomme Avenue, between South Bemiston Avenue and South Hanley Road. The property has a zoning designation of HDC High Density Commercial District and is located in the Central Station TOD Overlay District. The project consists of renovations to the hotel entry, pool area and façade.

The applicant is proposing to replace the existing canopy and columns with a new cantilever canopy. The existing canopy is limestone and the proposed canopy is black/dark grey metal. Main entrance doors will also be moved out, toward the street. The new entrance walls will be clad in a metal and rainscreen system consisting of dark grey and wood pattern panels. The existing planter beds will be repainted and filled with new plantings. The applicant also proposes to repave the drop-off and private sidewalk with two shades of grey concrete. A new metal gate, to provide screening, is proposed across the service drive entrance along the west side of the building. Staff is of the opinion that the entry renovations will result in an upgraded, more modern appearance. The new thin canopy without columns will open the front door to the street and lighten the appearance. The entry renovations extend into the public right of way and due to the scope, the Public Works Department is requiring that a modified version of the City standard streetscape is installed.

The existing façade of the base structure will be repainted and a white rainscreen system is proposed around the entrance. The applicant is proposing to leave the brown brick on the back portion of the west façade and on the south façade. The patterned concrete on the north and south facades of the tower portion will be repainted a light grey color. A new window wall system is proposed for the east and west facades of the tower. The window pattern will incorporate dark grey mullions. White is proposed for the background façade color, framing the window wall columns. Light grey and white fiber cement rainscreen systems are proposed for the elevator shafts on the west elevation. Staff is of the opinion that the proposed tower façade alterations will bring similar modern design elements to the proposed entry alterations, resulting in a cohesive appearance that is compatible with surrounding character.

The existing pool is located on top of the two story portion of the building on the west side of the tower. The applicant is proposing to remove the existing pool enclosure and reduce the size of the pool to create a larger outdoor patio area. A new metal guardrail is proposed along the top of the parapet wall. New aluminum and glass sliding doors are proposed from the rooms leading to the pool deck/patio area. Staff is of the opinion that the proposed alterations will create a more functional space and amenity for the hotel.

A new lighting plan is also proposed. The applicant is proposing up lighting and accent lighting to illuminate the tower façade. Up lighting is proposed on the roof of the new entrance to highlight the patterned concrete on the north façade. Wall mounted downlights are proposed along the top of the south façade. Staff is of the opinion that the proposed lighting will bring more attention to the detail of the concrete pattern, resulting in a more interesting appearance. Wall mounted light fixtures are also proposed on the east and west facades. The proposed lights will project up and down the façade, not out from the building. Staff is of the opinion that the proposed lighting will not shine toward adjacent property. The lighting is proposed as an architectural feature to illuminate design elements of the façade and not to illuminate signage or other advertising elements. The applicant shall clarify if the light color will always be white or if the owners intend to change the color at times. Staff is of the opinion that the proposed lighting will highlight unique façade elements of the hotel and positively contribute to the street character.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS:
1. **City Standard Streetscape shall be installed along Bonhomme Avenue the length of the frontage**
2. **The owner shall limit the lighting color to those proposed/presented at the meeting.**

**Eli Hoisington (EH) – HOK**
**Dave Thorp – SilverWest Hotels**
**Kevin – HOK**

EH – Addresses Board to present the design and materials and answer questions.

DT – Addresses Board and why these façade changes will be beautiful and fit Clayton very well and give this hotel new life.

Susan Istenes – The streetscape is determined by Public Works and this is not something that the Board can dictate. Spencer Littleken from Public Works is here if you have questions regarding streetscape.

**Public Comments**

**Hank – Maryland Avenue Homeowner**

Hank – this section is unique and different and that the standard shouldn’t be a stamp that goes down every street to build a community. This unique streetscape should be acknowledged.

**Chairman Lichtenfeld – We have a staff recommendation to approve with two conditions.**

**Ron Reim – I will make a motion to approve with the two staff recommendations with the addition that I would encourage Public Works if it’s within their power to work out a compromise streetscape scheme that incorporates the elements of the city streetscape that we can incorporate while working with the sidewalk width and the existing landscaping at the hotel property line**

**Brian Maguire – Second**

**Board – Unanimous Yay**

**6425 Wydown Boulevard – Architectural Review Board – Alteration/Exterior Renovation**

Director Susan M. Istenes summarizes the following staff report: “The subject property is located on the north side of Wydown Boulevard between Ellenwood Avenue and University Lane. The property has a zoning designation of R-2 Single Family Dwelling District. The project consists of the replacement of the front walk and steps and enlargement of the front porch. Stone pavers are proposed for the walk and a stone clad wall is proposed around the porch.

The proposed porch will extend further south, toward the street. Uncovered porches are allowed to encroach up to ten feet into a front yard setback and the proposed porch only extends eight feet ten inches from the front of the house. Section 405.1900 of the Zoning Regulations requires that all walls located in the front yard in single-family zoning districts be approved by the Architectural Review Board prior to installation.”
“Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an integral part of the architectural feature of the principal structure, is in compliance with sight distance standards and is approved by the Architectural Review Board.”

The proposed front porch extension and the stone material proposed are compatible with the existing house and neighborhood character. The porch and stone wall will accentuate the entrance. Staff is of the opinion that the design and materials are compatible with the existing house and character of the neighborhood.

In the R-2 Zoning District front yard impervious coverage is limited to 45 percent. The proposed front yard coverage is 18.6 percent. The proposed total lot coverage 41 percent.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

LEIGH HALSEY (LH) - ARCHITECT
LH – Addresses Board to answer questions but has nothing to add to staff report

CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE AS SUBMITTED

RON REIM – MOTION TO APPROVE AS SUBMITTED

BRIAN MAGUIRE – SECOND

BOARD – UNANIMOUS YAY

5 FOREST RIDGE PLACE – ARCHITECTURAL REVIEW BOARD – ALTERATION/EXTERIOR RENOVATION

Director Susan M. Istenes summarizes the following staff report: “The approximately 114,998 square foot site is located in the southeast corner of the Forest Ridge Subdivision. The property has a zoning designation of R-1 Large Lot Single Family Dwelling District. The owner is requesting to extend the existing asphalt driveway to create a front circle drive along Forest Ridge Place.

Section 405.1730.A.1.i of the Zoning Regulations states that, “Lots in excess of fifteen thousand (15,000) square feet and having one hundred (100) lineal feet of frontage or more may install two (2) drive approaches to accommodate a turnaround, with the written approval from the Director of Public Works and subject to Architectural Review Board approval (all other lots shall be limited to one (1) drive approach).”

The subject lot is greater than 15,000 square feet in area and has more 150 feet of frontage. The subject property is located in a private subdivision and therefore, the Director of Public Works does not need to approve the second curb cut. The applicant has provided proof of subdivision trustee approval. The R-1 Zoning Regulations limit front yard impervious coverage to 45 percent. The proposed front yard coverage is less than four percent.

There are only six lots in the Forest Ridge Neighborhood and multiple lots have front circle drives or areas for cars to turn around in the front yard. The applicant is proposing an asphalt driveway extension, which does not conform to the driveway material guidelines. The existing driveway is asphalt lined with cobblestones and the applicant proposes to match the existing. The majority of other homes in the neighborhood also have asphalt driveways. Staff
is of the opinion that the proposed driveway material, location and design are consistent with neighborhood character.

**STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”**

**ALLAN KALB (AK) – OWNER/APPLICANT**

AK – Addresses Board to answer questions but has nothing to add to the staff report.

**CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE AS SUBMITTED**

**RON REIM – MOTION TO APPROVE AS SUBMITTED**

**WILLIAM LIEBERMANN - SECOND**

**BOARD – UNANIMOUS YAY**

8140 – 8142 WHITBURN DRIVE – ARCHITECTURAL REVIEW BOARD – NEW RESIDENTIAL AMENDMENT

Director Susan M. Istenes summarizes the following staff report: “The subject property is located on the south side of Whitburn Drive between Clayshire Drive and Francis Place. The property has a zoning designation of R-4 Low Density Multiple Family Dwelling District and is located in the Clayshire Urban Design District. The project consists of the replacement of portions of the roof.

The applicant is proposing to replace sections of damaged shingles on the roof and not to completely replace the roof. The existing roof is a grey blend shingle with some reddish coloring. The applicant does not have the exact shingle to match the existing and is proposing a similar grey blend. The proposed blend appears to have more dark grey tones and does not have the reddish coloring accent.

Roof replacements can be administratively approved; however, during review of the permit submission, staff determined that the proposed patch could result in a substantial impact to the exterior appearance of the property. Staff recommended that either the entire roof is replaced to ensure a cohesive appearance, or the applicant revises the proposed shingles and applies for Architectural Review Board approval. The applicant has decided to apply for full board review.

Portions of the roof are obstructed from view by large trees; however, many areas of the roof are visible from the street. It can be very difficult to match asphalt shingles over time due to the color fading from sun and weather exposure. Staff is of the opinion that the proposed patch work will be evident from the street.

**STAFF RECOMMENDATION TO REQUIRE THAT THE ENTIRE ROOF IS REPLACE”**

**RICHARD NEITZERT (RN) – APPLICANT**

RN – Addresses Board to answer questions but has nothing to add to the staff report and agrees with staff recommendation to replace the entire roof if that is what needs to be done.
CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO REQUIRE THAT THE ENTIRE ROOF IS REPLACED

RON REIM – MOTION TO APPROVE WITH STAFF RECOMMENDATION TO REPLACE THE ENTIRE ROOF

CAROLYN GAIDIS – SECOND

BOARD – UNANIMOUS YAY

50 GAY AVENUE – ARCHITECTURAL REVIEW BOARD – ALTERATION/EXTERIOR RENOVATION

Director Susan M. Istenes summarizes the following staff report: “The subject property is located at the south end of Gay Avenue. The Center of Clayton is attached to the northwest corner of the Clayton High School building. The property has a zoning designation of R-2 Single Family Dwelling District. The project consists of a 5,678 square foot, two story addition adjacent to the entrance of the Center of Clayton. The addition will allow for interior renovations. The existing office space will be relocated to the first floor of the addition, the former office space will be converted to multi-purpose party rooms and the second floor of the addition will be used to expand the fitness center.

The proposed addition massing is similar to the existing building form. The west wall features façade offsets that will resemble the stepped façade further south. The proposed addition will fill a portion of an existing landscape bed. The reduced landscape bed will be replanted after completion of the addition. A flat roof is proposed to match portions of the existing building. Staff is of the opinion that the massing is compatible with the existing building and surrounding character.

The proposed addition is constructed of brick, glazing and limestone. The design is similar to the façade east of the main entrance. Red brick is proposed to wrap the sides and top of a large glazing system at the corner of the addition. The proposed glazing pattern will match the existing window systems on the building. The existing limestone wall west of the main entrance will be modified to include three windows. Rooftop mechanical equipment will be screened by a metal louver wall. Staff is of the opinion that the materials are compatible with the existing building and surrounding character.

The applicant is proposing to relocate the two existing flag poles to be in front of the limestone wall. This is the location of the proposed building sign. Staff is of the opinion that the flag poles will obstruct views to the sign. Staff recommends shifting the proposed flags west to be in front of the glazing wall.

The applicant is also proposing to replace the existing wall sign. The existing sign is engraved into the limestone wall. Pin-mounted aluminum letters are proposed. The proposed sign measures 45 square feet and is approximately the same size as the existing sign. Up-lighting from the landscape bed is proposed. Staff is of the opinion that the design and materials of the sign will complement the building.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITION:

1. THE FLAG POLES SHALL BE CENTERED IN FRONT OF THE GLAZING SYSTEM, NOT THE LIMESTONE WALL

PATTY DEFORREST (PD) – DIRECTOR OF PARKS AND RECREATION
ERIK WILSON (EW) – BOND ARCHITECTS
JEN CARLSON (JC) – BOND ARCHITECTS
PD, EW, AND JC – Addresses Board to answer questions and adds that the flag poles cannot be moved to the Staff suggested spot due to MDS easement. If we move the flag poles we would have to make the next connection in the circle drive and we don’t want to disrupt the dive.

CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE WITH THE CONDITION SET FORTH BY STAFF

RON REIM – MOTION TO KEEP POLES AS IS BUT MODIFY THE HEIGHT TO BE 40 FEET

RICHARD LINTZ – SECOND

BOARD – UNANIMOUS AYE

9 CARRSWOLD DRIVE – ARCHITECTURAL REVIEW BOARD – NEW RESIDENTIAL AMENDMENT

Director Susan M. Istenes summarizes the following staff report: “The subject property is located at the north end of the Carrswold Subdivision. The property has a zoning designation of R-1 Large Lot Single Family Dwelling District. The project consists of a 1,080 square foot, one and a half story accessory structure consisting of a greenhouse, pool house and office area. The proposed structure will replace the existing pool house. The proposed project also includes replacement of the front patio.

The proposed accessory structure replicates the style of the existing house. Window and door accents are proposed on all sides. A steep sloped roof is proposed to match the primary structure roof. The shape and location of the dormers to create the half story also resemble features of the primary structure. Staff is of the opinion that the massing is compatible with the existing building and surrounding character.

The proposed addition is constructed of stone and stucco. The primary structure is mostly stone with accents of stucco. The proposed accessory structure will be primarily stucco with a stone base. While the Architectural Review Guidelines state that brick or stone should make up at least 75 percent of any elevation, staff is of the opinion that the proposed material configuration is compatible with the existing building and neighborhood character. A slate roof is proposed to match the primary structure. A stained wood pergola is proposed at the south end of the accessory structure over a new patio leading to the existing pool. The glass and metal greenhouse is located at the north end of the pool house.

The applicant is proposing to replace the front patio. A stone patio with a fountain feature is proposed. The patio will be enclosed by a short stone wall with a limestone cap and a limestone bench. The proposed patio and wall materials match the existing structure.

Total lot impervious coverage is limited to 55 percent in the R-1 zoning district. The proposed total lot coverage is 41 percent. The greenhouse is proposed in an area that is currently grass. The pool house and patio will replace the existing pool house and pool deck area. Accessory structure footprints may not make up more than 35 percent of a required rear yard area. The proposed accessory structure will account for approximately 6 percent of the required rear yard. The applicant is proposing to maintain the existing landscape screening around the pool and pool house. Tree protection fencing will be installed during construction.
The architect provided additional spot elevations to show the existing swale near west side of the existing pool house. Minor modifications, no retaining walls, to the existing slope will be required to create access to the basement level door of the new pool house. With tree buffers to remain and the minor grading changes, staff is of the opinion that the proposed project will not significantly alter the existing runoff patterns.

**STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED**

**SUSANNA SHARP (SS) – OWNER**

SS – Addresses Board to answer questions but has nothing to add to the staff report

**CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE AS SUBMITTED**

**RON REIM – MOTION TO APPROVE AS SUBMITTED**

**WILLIAM LIEBERMANN – SECOND**

**BOARD – UNANIMOUS YAY**

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**330 DEMUN AVENUE – SITE PLAN REVIEW – NEW SINGLE-FAMILY RESIDENCE**

Director Susan M. Istenes summarizes the following staff report: “The 10,845 square foot site is located on the east side of DeMun Avenue, between Wydown Boulevard and Fauquier Drive. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the demolition of the existing house and construction of a 3,789 square foot single-family residence. The height of the proposed residence is 28 feet 7 inches as measured from the average existing grade to the mean height of the roof.

The purpose of the site plan review process is to provide a review of the following criteria listed below:

1) A project’s compatibility with its environment and with other land uses and buildings existing in the surrounding area.
   >> The surrounding properties contain single-family homes. The project meets the setback, height, and impervious coverage requirements of the R-2 Zoning District.

2) The location and screening of a project’s air-conditioning units and other associated equipment.
   >> The plans show the HVAC units located along the west elevation of the garage with screening provided by a wood fence.

3) The location, adequacy and screening for trash.
   >> Trash will be stored in a 40 square foot wood enclosure located at the northeast corner of the driveway.

4) Provisions for storm surface drainage shall be in accordance with the City’s design standards. Stormwater drainage shall be connected to a storm sewer whenever one is available as determined by the City. Disposal of storm or natural waters both on and off the site shall be provided in such a manner as not to have a detrimental effect on the property of others or the public right-of-way.
**Impervious Coverage**

>> In the R-2 Zoning District, impervious coverage is limited to 55 percent of the total lot area. The existing impervious coverage on site is 44.9 percent. The proposed plans increase the impervious coverage to 53.3 percent.

>> Front yard impervious coverage is limited to 45 percent. The proposed front yard coverage is 23.2 percent.

**Stormwater Runoff**

>> The existing stormwater runoff, according to the MSD 15 year, 20 minute storm calculation is 0.65 cubic feet per second (CFS). The proposed runoff is 0.70 CFS, which represents a 0.05 CFS increase. All downspouts will be piped to an underground drywell in the front yard. The stormwater plan has been reviewed and deemed acceptable.

5) *The applicant is required to submit a separate landscape plan showing existing trees, trees to be removed and trees to be replaced by canopy cover, species and condition. Such plans must reflect City of Clayton preservation standards.*

>> The proposed landscape plan provides an attractive planting design of trees, shrubs, perennials and groundcover. There are two street trees and 952 square feet of existing canopy coverage on site with 952 square feet being removed. The plan provides a surplus of 1,794 square feet of canopy coverage and meets the native tree requirement with 41.2 percent native. A few minor landscape plan comments should be addressed on the plans submitted for Building Permit review.

6) *The site plan must state that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.*

>> The site plan states that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.

7) *Provision of hookups to public utilities connections shall be installed in accordance with the standards of the Public Works Department. All connections shall be shown on the site plan.*

>> The location of the gas, sewer and water connections from the main to the house are shown underground in the front yard. The electric line connection will run underground along the south property line.

8) *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties.*

>> Exterior lighting is proposed at all exterior doors and at the garage. All exterior lights will be 75 watts or less.

In considering and acting upon site plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration:

1) Creation of a desirable environment.

2) Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.

3) Combination and coordination of architectural styles, building forms and building relationships.

4) Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion.
5) Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
6) Use of design, landscape or architectural features to create a pleasing environment.
7) Inclusion of special features.
8) Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

The height, setbacks and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District. Stormwater will be adequately managed on site and the landscape plan features plantings that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval.

**STAFF RECOMMENDATION TO APPROVE WITH THE FOLLOWING CONDITIONS, TO BE REVIEWED AND APPROVED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:**

1. **TO ENSURE THE FUTURE MAINTENANCE AND OPERATION OF THE DRYWELL, THE APPLICANT SHALL RECORD THE APPROVED SITE PLAN WITH ST. LOUIS COUNTY, AND SUBMIT PROOF OF RECORDING TO THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT**
2. **PROVIDE ON-CENTER SPACING FOR ALL GROUNDCOVER AND PERENNIALS**
3. **PROVIDE SIGNED CERTIFICATION (SEAL) OF LICENSED LANDSCAPE ARCHITECT ON PLANS”**

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**SCOTT MEHLMAN (SM) – APPLICANT**
**LAUREN STRUTMAN (LS)**
**ERIC – VOLZ ENGINEERING**

SM, LS, AND ERIC – Addresses Board to answer questions but has nothing to add to the staff report

**CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE WITH THREE CONDITIONS**

**WILLIAM LIEBERMANN – MOTION TO APPROVE WITH STAFF RECOMMENDATION**

**RON REIM – SECOND**

**BOARD – UNANIMOUS YAY**

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**330 DEMUN AVENUE – ARCHITECTURAL REVIEW BOARD – NEW SINGLE-FAMILY RESIDENCE**

Director Susan M. Istenes summarizes the following staff report: “The 10,845 square foot site is located on the east side of DeMun Avenue, between Wydown Boulevard and Fauquier Drive. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the demolition of the existing house and construction of a 3,789 square foot single-family residence. The height of the proposed residence is 28 feet 7 inches as measured from the average existing grade to the mean height of the roof.

The basic massing of the proposed two-story home is articulated on all sides with windows, doors, and variations in material. The proposed house is a traditional style that will compliment nearby homes. The existing home to the north (326 DeMun Avenue) was constructed in 1955 and is +/- 4 feet shorter than the proposed home (as measured from the mid-point of each roof). The existing home to the south (350 DeMun Avenue) was constructed in 1955 and is +/- 8 feet shorter than the proposed home. The subject property is not located in an overlay district that requires specific height mitigation techniques. The proposed house is setback 11 feet from the north property line.
The proposed house is located at the required seven-foot side yard setback from the south property line. Staff is of the opinion that the proposed massing is compatible with the existing neighborhood character.

The primary building material for the proposed home is red brick with limestone and tan fiber cement board accents. The proposed roof is clad in charcoal blend architectural shingles and black casement windows are proposed. A Belgard Celtik modular block retaining wall is proposed in the rear yard. The proposed material includes at least three different brick sizes, a varying color pattern and tumbled edges, conforming to the Architectural Review Board’s retaining wall material guidelines.

A 9 foot wide exposed aggregate driveway is proposed on the north side of the home that leads to an attached, at-grade, rear entry garage with a tan paneled garage door.

The project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District and the Architectural Review Guidelines. Staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes.

**STAFF RECOMMENDATION TO APPROVE AS SUBMITTED**

SCOTT MEHLMAN (SM) – APPLICANT  
LAUREN STRUTMAN (LS) –  
CHRIS FICHTER – OWNER

SM, LS, AND ERIC – Addresses Board to answer questions but has nothing to add to the staff report.

CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE OF SUBMITTED

RON REIM – MOTION TO APPROVE AS SUBMITTED

RICHARD LINTZ – SECOND

BOARD – UNANIMOUS YAY

RON REIM RECUSES HIMSELF IN ORDER TO PRESENT HIS PROJECT TO THE BOARD.

32 ARUNDEL PLACE – ARCHITECTURAL REVIEW BOARD – ALTERATION/EXTERIOR RENOVATION

Director Susan M. Istenes summarizes the following staff report: “The applicant submitted updated impervious coverage calculations and plans on January 31, 2019. The calculations have resulted in minor changes to the proposed plans. The follow staff report has been updated based on the revisions. New information is highlighted in bold.

The subject property is located on the south side of Arundel Place between DeMun Avenue and Skinker Boulevard. The property has a zoning designation of R-2 Single Family Dwelling District. The project consists of new front yard retaining walls to create a terraced yard, replacement and enlargement of a front window and the expansion of the rear deck.

The proposed front yard retaining walls will create new landscape beds in the front yard and terrace the transition in grade from the sidewalk to the front door. Section 405.1900 of the Zoning Regulations requires that all walls
located in the front yard in single-family zoning districts be approved by the Architectural Review Board prior to installation.

“Front yard masonry garden walls, planting boxes, retaining walls, plantings or ornamental or decorative fences may be erected as part of new construction, up to four (4) feet above the grade level in the front yard, provided such structure is an integral part of the architectural feature of the principal structure, is in compliance with sight distance standards and is approved by the Architectural Review Board.”

The proposed stone walls are compatible with the existing house and neighborhood character. Many houses in the Hillcrest neighborhood have either retaining walls in the front yard or large masonry porches. The proposed walls are setback from property lines by at least one foot, with a landscape buffer proposed between the walls and public right of way. Metal tube handrails are proposed at the stairs. Staff is of the opinion that the design and materials are compatible with the existing house and character of the neighborhood.

The applicant proposes to remove the window and surrounding stucco on the east end of the front façade and install an arch window. Staff is of the opinion that the proposed window modification is compatible with the character of the house.

The proposed rear deck expansion will be constructed of EPA with a post and cable railing system. A hot tub with a screen is proposed at the southeast corner of the deck expansion. The proposed deck conforms to building setbacks. The proposed design and materials are compatible with the existing house and neighborhood character.

The applicant is also proposing to replace the existing trellis located at the rear property line. The proposed steel and metal trellis is eight feet tall. Fences in residential districts are permitted to be a maximum of eight feet tall if the top two feet are lattice or similar design with regular openings. The proposed trellis is similar to a fence and will conform to the design requirements of fences.

In the R-2 Zoning District, front yard impervious coverage is limited to 45 percent and total lot coverage is limited to 55 percent. The existing front yard coverage is 30.7 percent and the proposed front yard coverage is 38 percent. The existing total lot impervious coverage is 56.4 percent. The applicant is proposing to remove an area of pavement along the west side of the house totaling 225 square feet. The proposed deck expansion and front yard retaining walls total 376.75 square feet. The net coverage increase is 151.75 square feet for a proposed total lot coverage of 57.75 percent. Historically, when existing lot coverage is above the maximum, property owners have been allowed to re-organize the existing coverage for smaller projects, but not further increase coverage without approved from the Plan Commission or Board of Adjustment.

Section 405.1890.B: In instances where an applicant can demonstrate just cause, the Plan Commission shall have the authority to approve a modification of up to an additional five percent (5%) over the impervious coverage requirement; that is up to fifty percent (50%) in the front yard and up to sixty percent (60%) overall lot coverage; unless the property is located within an urban design district, then the requirements found therein shall apply.

The applicant is requesting approval of additional coverage to complete the proposed site projects. The impervious coverage requirements in the residential districts serve dual purposes, to reduce stormwater runoff and also protect the ratio of hardscape to greenscape on properties. To support the request, the applicant has cited the existing stormwater runoff management system, which was installed with City approval during the construction of a previous addition. The current system traps water in an underground tank and releases water to an existing swale located in an easement behind the garage. The existing drainage pattern will keep additional stormwater from flowing directly onto adjacent properties. The proposed front yard retaining walls will allow for an upgraded
landscape design with additional plants as opposed to just lawn area. The removal of the west drive apron will also provide additional greenspace that is visible from the street. These elements will support the desired hardscape to greenspace ratio. Staff is of the opinion that the proposed site projects are compatible with the development ratio of neighboring properties and will not result in a significant increase of runoff onto adjacent properties.

STAFF RECOMMENDATION TO APPROVE AS SUBMITTED”

RON REIM (RR) – APPLICANT/OWNER
LISA BELL-REIM (LBR) – APPLICANT/OWNER

RR AND LBR – Addresses Board to answer questions but has nothing to add to the staff report.

CHAIRMAN LICHTENFELD – WE HAVE A STAFF RECOMMENDATION TO APPROVE AS SUBMITTED

WILLIAM LIEBERMANN – MOTION TO APPROVE AS SUBMITTED

BRIAN MAGUIRE – SECOND

BOARD – UNANIMOUS YAY (MINUS RON REIM)

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 1923 (07:23 PM)

Recording Secretary