

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
VIRTUAL ZOOM MEETING  
MONDAY, APRIL 20, 2020  
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, City Manager David Gipson, Aldermanic Representative Richard Lintz, Carolyn Gaidis, Robert Denlow, George Hettich, and Helen DiFate answered roll call.

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney  
Susan M. Istenes, AICP, Planning Director

APPROVAL OF MINUTES

CAROLYN GAIDIS – MOVE TO APPROVE THE MINUTES WITH MINOR AMENDMENTS

RICHARD LINTZ – SECOND

BOARD UNANIMOUSLY APPROVES APRIL 06, 2020, MEETING MINUTES.

ALL BUSINESS

7465 CLAYTON ROAD – SITE PLAN REVIEW – NEW SINGLE-FAMILY RESIDENCE

Planning Technician Kari Cranford summarizes the following staff report: “The 12,124 square foot site is located on the north side of Clayton Road, between Somerset Avenue and Glen Ridge Avenue. The property has a zoning designation of R-2 Single Family Dwelling District. The property is currently vacant. The proposed project consists of the construction of a new +/- 3,778 square foot (not including basement) single-family residence with an integrated two car garage and a separate, detached single car garage. The height of the proposed residence is 29 feet 8 ½ 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 A/C units located on the east side of the house, screened with landscaping.
3. *The location, adequacy and screening for trash.*
  - >> Trash will be stored in an approximately 45 square foot trash enclosure located on the north side of the single car, detached garage, screened with a 6-foot-high cedar fence.
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*

- >> The R-2 zoning district limits impervious coverage to 55 percent of the total lot area. The existing impervious coverage on site is 1.4 percent. The new plans increase the impervious coverage to 54.3 percent of the total lot area.
- >> Front yard impervious coverage is limited to 45 percent of the required front yard setback area. The proposed front yard coverage is 30.9 percent.

*Stormwater Runoff*

- >> The existing stormwater runoff, according to the MSD 15-year, 20-minute storm calculation is 0.48 cubic feet per second (CFS). The proposed runoff is 0.76 CFS, which represents a 0.28 CFS increase. The additional runoff will be piped to a dry well system 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 is 10,500 square feet of existing canopy coverage on site with 7,134 square feet

being removed. The plan provides a surplus of 583 square feet of canopy coverage and meets the native tree requirement with 37.5 percent native.

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 north back yard. The Public Works Department finds the utilities plan acceptable.
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 IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. TO ENSURE THE FUTURE MAINTENANCE AND OPERATION OF THE DRY WELL, THE APPLICANT SHALL RECORD THE APPROVED SITE PLAN WITH ST. LOUIS COUNTY, AND SUBMIT PROOF OF RECORDING WITH THE CITY.
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DON FLOWER (DF) – OWNER  
MARK FLOWER (MF) – OWNER

DF – Addresses the Commission but has nothing to add to the staff report. Thanks Staff for all their help throughout the process.

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATION AND THAT THE SUGGESTION THAT THE APPLICANT CONSIDER A DESIGN AROUND THE DRIVEWAY TO BREAK UP THE CONCRETE.

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH RECOMMENDATION. 7-0

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7465 CLAYTON ROAD – ARCHITECTURAL REVIEW BOARD – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “The 12,124 square foot site is located on the north side of Clayton Road, between Somerset Avenue and Glen Ridge Avenue. The property has a zoning designation of R-2 Single Family Dwelling District. The property is currently vacant. The proposed project consists of the construction of a new +/- 3,778 square foot (not including basement) single-family residence with an integrated two car garage and a separate, detached single car garage in the rear of the property. The height of the proposed residence is 29 feet 8 ½ inches as measured from the average existing grade to the mean height of the roof.

The homes located along Clayton Road east of the subject property are predominately two-story as are the homes that abut the property to the north, on Cromwell Drive. They are constructed with dark or red brick with stone accents and some with wood frame detail. The basic massing of the proposed two-story home is articulated on the front and rear (south and north) elevations with windows and doors, variations in material, wall offsets and variations in roof forms. The east and west elevations lack a significant number of windows creating some blank wall areas, but the home is setback from Clayton Road approximately 66 feet, minimizing the appearance of those elevations from the public rights of way. The proposed massing is like other existing homes in the area.

The home to the west (7477 Clayton Road) was constructed in 1952 and is +/- 7 feet shorter than the proposed home, as measured from the peak of each roof. The existing home to the east (7457 Somerset Avenue) was constructed in 1948 and is +/- 10 feet shorter than the proposed home, as measured from the peak of each roof. Although not required by code to mitigate the height difference, the roof forms of the proposed house are very similar in style to the property to the west which helps off set the appearance of a significant height difference.

The area surrounding the subject property features buildings with masonry materials including red and brown brick, stucco, stone and some with wood frame detail. The primary building material of the proposed house features off-white brick. The front door features a segmented arched stone head with a stone surround and stone heads surrounding the windows and brick windowsills. Two sets of wood brackets, painted black/brown, are located on both sides of the windows that flank the front entry area. James Hardie board panel siding with battens will make up approximately 25 percent of the rear façade surrounding upper story windows and a covered porch over a rear door and wall areas. The color of the siding is described as moth gray, but it appears to have a yellow tone. The proposed roof is clad in dark brown fiberglass shingles. Dark brown wood/fiberglass casement windows are proposed. The garage doors are proposed to be white in color. Staff believes the proposed design and materials are compatible with the neighborhood character.

A 10 to 12-foot-wide exposed aggregate driveway is proposed on the south side of the home with a connection to Clayton Road. There is a front yard turn around area and a driveway along the west side of the house leading to both the single car detached and two car attached garages in the rear. The developer is proposing two, 2-foot by 2-

foot stone columns, on both sides of the driveway, set back from the front property line approximately 10 feet; the stone on the columns will match the stone on the house. A 4-foot-high bronze ornamental aluminum fence in the front yard is also proposed. The detached garage will be 14 feet x 21 feet in size and 15.5 feet to the top of the roof peak. The detached garage is designed as a garden shed with coordinating vertical battens, James Hardie batten board siding to match the house, and a metal accent roof and roof shingles to match the house. There is a six-foot-tall cedar wood trash enclosure on the north side of the detached garage. There are two air conditioning units located on the east side of the house which will be screened with a three-foot-tall painted wood fence.

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 proposed house is compatible in terms of mass, height, and design with existing nearby houses

STAFF RECOMMENDATION IS TO APPROVE WITH FOLLOWING CONDITION:

1. THE PROPOSED SCREENING FOR THE A/C UNITS MUST BE OPAQUE AND MUST SCREEN THE FULL HEIGHT AND WIDTH OF THE UNITS
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DON FLOWER (DF) – OWNER

MARK FLOWER (MF) – OWNER

DF – Addresses the Board to answer questions and explain the project. Agrees to the staff recommendation.

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATION.

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE. 7-0

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#### 8108 KINGSBURY BOULEVARD – SITE PLAN REVIEW – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “The 6,000 square foot site is located on the south side of Kingsbury Boulevard just west of the intersection of N. Brentwood Boulevard and Kingsbury Boulevard. The property has a zoning designation of R-2 Single Family Dwelling District and is located in the Clayton Gardens Urban Design District. The proposed project consists of demolition of the existing house and the construction of a new 3,836 square foot (not including basement) single-family residence. The height of the proposed residence is 29 feet 11 and 5/8 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 and the Clayton Gardens Urban Design District.
2. *The location and screening of a project's air-conditioning units and other associated equipment.*

- >> The plans show the HVAC units located at the rear of the house. The units will be screened by 5, 3-gallon evergreen China Holly.
- 3. *The location, adequacy and screening for trash.*
  - >> Trash will be stored in an approximately 56 square foot trash enclosure located on the south (rear) elevation of the house, underneath the deck. It will be screened with a 5-foot-tall wood fence.
- 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*

- >> The Clayton Gardens Urban Design District limits impervious coverage is limited to 40 percent of the total lot area and allows an increase in impervious coverage based on the garage placement. For this project, the allowable impervious coverage may be increased to 50 percent for the inclusion of an at-grade, side entry garage. The existing impervious coverage on site is 58.6 percent. The new plans decrease the impervious coverage to 49.9 percent.
- >> Front yard impervious coverage is limited to 30 percent in the Clayton Gardens Urban Design District. The proposed front yard coverage is 26.3 percent.

#### *Stormwater Runoff*

- >> The existing stormwater runoff, according to the MSD 15-year, 20-minute storm calculation is 0.38 cubic feet per second (CFS). The proposed runoff is 0.36 CFS, which represents a 0.02 CFS decrease. 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 9,263 square feet of existing canopy coverage on site with 6,392 square feet being removed. The replacement requirement is 2,760 square feet and they are proposing to replace a total of 3,750, therefore providing a surplus of 990 square feet of canopy coverage. The replacement trees exceed the native tree requirement with 53.8 percent native.
- 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 east side yard. The Public Works Department finds the utilities plan acceptable.
- 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 and the Clayton Gardens Urban Design 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 IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. THE DEVELOPER AND ENGINEER OF RECORD ARE RESPONSIBLE FOR MITIGATING SUMP PUMP DISCHARGE IF A NUISANCE IS CREATED.
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TONI KAUFFER (TK) – OWNER  
KEITH SCHROEDER (KS) – ARCHITECT  
ERIC VEETMEYER (EV) – VOLZ ENGINEERING

TK – Addresses the Board but has nothing to add to the staff report.

Chairman Lichtenfeld – Voices concern about the height of the home and would like the first floor to be lowered to be level with the other homes on the street. Other Commission members second this thought. Commission decides to table the item until there is a new design showing the floor lowered.

CAROLYN GAIDIS – MOTION TO TABLE UNTIL APPLICANT COMES BACK WITH LOWER FIRST FLOOR DESIGN.

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO TABLE. 7-0

\*8108 KINGSBURY BOULEVARD – ARCHITECTURAL REVIEW WAS TABLED UNTIL THE SITE PLAN RETURNS FOR REVIEW.

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7616 MARYLAND AVENUE – SITE PLAN REVIEW – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “The 9,116 square foot site is located on the south side of Maryland Avenue, east of the intersection of Maryland Avenue and Hanley Road. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the demolition of the existing single family residence and the construction of a new 4,101 square foot (not including basement) single-family residence. The height of the proposed residence is 29 feet 9 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 southern (rear) elevation underneath a covered deck and screened with a 4-foot-tall wood fence enclosure and vegetative screening located along the west property line.
3. *The location, adequacy and screening for trash.*
  - >> Trash will be stored in an approximately 60 square foot trash enclosure in the rear yard underneath the deck, screened with a 4-foot-tall wood fence enclosure and vegetative screening located along the west property line.
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*

- >> The existing impervious coverage on site is 38.2 percent. The new plans increase the impervious coverage to 54.6 percent. Per the R-2 Zoning District, no more than 55 percent of the total lot may be covered by impervious material.
- >> Front yard impervious coverage is limited to 45 percent in the R-2 Zoning District. The proposed front yard coverage is 20.1 percent, which is below the maximum allowable amount of coverage.

*Stormwater Runoff*

- >> The existing stormwater runoff, according to the MSD 15-year, 20-minute storm calculation is 0.525 cubic feet per second (CFS). The proposed runoff is 0.605 CFS, which represents a 0.080 CFS increase. The additional runoff will be piped to a dry well system in the rear 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 is one street tree and 12,154 square feet of existing canopy coverage on site

with 3,986 square feet being removed. The plan provides a surplus of 9,696 square feet of canopy coverage and meets the native tree requirement with 60 percent native.

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 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 (rear) property line along with the sanitary sewer connection. The Public Works Department finds the utilities plan acceptable.
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 IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED AND APPROVED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. TO ENSURE FUTURE MAINTENANCE AND OPERATION OF THE DRY WELL, THE APPLICANT SHALL RECORD THE APPROVED SITE PLAN WITH ST. LOUIS COUNTY, AND SUBMIT PROOF OF RECORDING TO THE CITY.
  2. THE DISCHARGE TERMINATION OF SUMP PUMPS MUST BE A MINIMUM OF 10'-0" FROM ALL PROPERTY LINES."
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KARA WESTRICH (KW) – OWNER  
JIM BULEJSKI (JB) - ARCHITECT

KW – Addresses Board but has nothing to add to the staff report. Thanks them for their time.

JB – Goes over the project but also has nothing to add to the staff report.

CAROLYN GAIDIS – MOTION TO APPROVE AS SUBMITTED

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE. 7-0

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7616 MARYLAND AVENUE – ARCHITECTURAL REVIEW BOARD – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “The 9,116 square foot site is located on the south side of Maryland Avenue, east of the intersection of Maryland Avenue and Hanley Road. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the demolition of the existing single-family house and the construction of a new 4,101 square foot (not including basement) single-family house. The height of the proposed house is 29 feet 9 inches as measured from the average existing grade to the mean height of the roof.

The homes located along Maryland Avenue are predominately two-story and constructed of brick. Some feature siding and stone accent materials. Existing homes to the east and west of the subject property are two-story brick structures. The basic massing of the proposed home is articulated on all sides with windows, doors, variations in material and wall offsets. The proposed massing is like other homes in the area.

The existing home to the east (7612 Maryland Avenue) was constructed in 1935 and is +/- 3 feet 8 inches shorter than the proposed home (as measured from the mid-point of each roof). The existing home to the west (7620 Maryland Avenue) was constructed in 1936 and is +/- 4 feet 8 inches shorter than the proposed home. There is no requirement in the R-2 zoning district to mitigate the height differences between the structures on either side, however, the design of the front elevation helps offset the difference in height. Specifically, the first story height of the front porch and front window roofs lines and setback of the front porch and entry from the front façade, mitigate the mass and height of the home and provide visual interest.

The immediate areas surrounding the subject property feature single family homes comprised of building materials of different colors of brick and siding accent materials. The proposed house features a primary building material of antique white brick with board and batten accent material within the front face of the north facing roof peak, on the west side of the house, grey in color. The proposed roof is clad in grey fiberglass shingles but the two first floor roofs covering the porch and windows on the front elevation, are clad in copper standing seam metal. Black casement windows are proposed. Staff believes the proposed design and materials are compatible with the neighborhood character.

A 9-foot-wide exposed aggregate driveway is proposed on the east side of the home that leads to an at-grade, rear entry attached garage with a black carriage style garage door. The plans show the HVAC units located along the southern (rear) elevation underneath a covered deck and screened with a 4-foot-tall wood fence enclosure and vegetative screening located along the west property line.

Retaining walls approximately 2 feet in height, are proposed along portions of the driveway beginning in the rear yard extending approximately 13.5 feet towards the south property line, stepping down with the grade. The proposed stone walls will be compatible with the color of the primary building material of the house and will be comprised of varying block sizes and tumbled edges.

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

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

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KARA WESTRICH (KW) – OWNER  
JIM BULEJSKI (JB) - ARCHITECT

CAROLYN GAIDIS – MOTION TO APPROVE AS SUBMITTED

RICHARD LINTZ – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE. 7-0

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HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 19:15.

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Recording Secretary