

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, April 20, 2004, 5:00 PM – Parkview Room**

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**1. Roll Call**

Present: Mr. Francois, Ms. Dunn, Mr. Sobczak, Mr. Oliveri, and Mr. Liechty.

Also Present: Ms. Finn, applicants.

Excused Absence: Mr. Campbell, Mr. Baesemann, Mr. Valentin and Mr. Sayas

At 5:00 there were only four members in attendance at the Building Board meeting: Mr. Liechty, Mr. Francois, Ms. Dunn and Mr. Oliveri. Due to lack of a quorum, the Board members allowed the applicants to present their projects. Ms. Finn instructed the applicants that another meeting would be schedule later in the week to formally review and approve the items. After review of several items, Mr. Sobczak arrived and the Board had a quorum. Mr. Oliveri called the meeting to order at 5:40 p.m. Seeing as the applicant for items A through F had already left the meeting, the Board moved directly to Item G. In the absence of Chairman Baesemann, Ms. Dunn moved and Mr. Liechty seconded to have Mr. Oliveri act as chairman for the evening. Motion carried 5-0.

**2G. Paul Amberg, 12745 Lee Court – Addition and Deck**

Mr. Amberg reviewed his proposed addition and deck. The Building Board requested that the lannon stone skirt wrap around the east elevation of the home, rather than inserting the proposed two windows. All the materials will match those on the existing home. The roof will be a weathered gray and the deck will be treated wood at ground level.

Ms. Dunn moved to approve the deck and addition as proposed with the addition of lannon stone skirt wrapping around the east elevation, rather than inserting the two windows as proposed. Ms. Dunn noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Liechty seconded. Motion carried 5-0.

**2H. Cecil & Linda Culbreth, 14950 Lata Vista - Addition**

The Board reviewed the proposed rear addition. Windows and materials will match the existing home. Mr. Liechty moved to approve the plans as submitted subject to the property owner submitting a new survey subject to approval by the zoning administrator. Mr. Liechty noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Sobczak seconded. Motion carried 5-0.

**2I. Martin and Marilyn Hedrich, 12900 Dunwoody Drive – Fence Replacement**

The proposed fence will be bronze in color and 4 ft. high in all locations except for 54” in height outside of the 20 ft. side yard setback on the east elevation, where the gateway is elevated slightly higher. This fence is proposed to replace an existing dilapidated fence that currently surrounds an outdoor swimming pool. Mr. Liechty moved to approve the fence as submitted. Mr.

Liechty noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Sobczak seconded. Motion carried 5-0.

**2J. Peter and Jill Machi, 1180 Longwood Drive - Addition**

The Board reviewed the proposed addition. The architect noted that there would only be a crawlspace underneath the addition requiring only 6ft. of distance away from the well location. All materials will match those on the existing home. Mr. Sobczak moved to approve the addition as submitted. Mr. Sobczak noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Francois seconded. Motion carried 5-0.

**2K. Brian and April McCarthy, 13575 Wrayburn Road – 2<sup>nd</sup> Story Addition**

The Board reviewed the addition and noted that all materials match those on the existing home. Mr. Liechty noted that the proposed second story porch encroaches into the 50 ft. front yard setback on Hollyhock Lane. Mr. Liechty moved to approved the proposed addition, subject to the architect submitting revised plans and survey reflective of the deck modifications outside of the 50 ft. front yard setback. Mr. Liechty noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Francois seconded. Motion carried 5-0.

**2L. Al and Karen Rolandi, 13155 Oakhurst – Deck**

Ms. Rolandi explained that the concrete slab would remain underneath the deck. The large tree in the backyard would also remain. The deck would be beige in color. All railroad ties around the landscaping would be removed and fieldstone put in their place. The Board noted that there was no lattice proposed as a part of the submission. Ms. Dunn moved to approve the deck and landscaping plan as submitted. Ms. Dunn noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property value in the immediate neighborhood. Mr. Francois seconded. Motion carried 5-0.

**3. Approval of minutes from March 16, 2004**

The Committee decided to defer review and approval of the meeting minutes until the next meeting.

**4. Old Business**

No old business.

**5. New Business**

The Board concurred to schedule a meeting on Friday, April 23<sup>rd</sup> at 7:00 a.m. to review the remaining items.

**6. Adjournment**

Mr. Francois moved and Mr. Liechty seconded to adjourn. Motion carried 5-0. Meeting adjourned at 6:42 p.m.

Respectfully Submitted,

Rebecca Finn  
Zoning and Planning Administrator