

**BUILDING BOARD
MEETING MINUTES
Tuesday, October 19, 2004, 5:00 p.m., Park View Room
As Amended on November 3, 2004**

1. Roll call.

Present: Mr. Baesemann, Mr. Campbell, Ms. Dunn, Mr. Liechty, Mr. Oliveri, Mr. Rische and Mr. Sobczak.

Also Present: Ms. Finn, Mr. Eich and applicants.

Absent: Mr. Francois (excused) and Mr. Sayas (excused).

2A. Nancy Ghanayem, 1650 Blue Ridge Boulevard – Landscaping Wall

Joe Meyer of Integrity Construction presented the landscaping wall to the Board. Mr. Meyer noted that the wall would be needed to retail soil that would cover the foundation wall. It was noted that the landscaping wall would coordinate with the addition that was approved at the previous Building Board meeting. Mr. Oliveri asked if there would be a cap on the wall. Mr. Meyer stated that there would not be a cap, noting that the wall would be of loose stone construction. Mr. Oliveri then asked if there would be enough stone to construct landscaping wall. Mr. Meyer noted that additional stone would have to be mixed in to the stone already acquired for the project. Mr. Campbell moved to approve the project as presented. Mr. Campbell 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. Oliveri seconded. Motion carried 6-0.

2B. Darrell and Therese Propp, 12505 Laurel Lane – Landscaping Wall

Darrell Propp, property owner, presented the landscaping wall to the Board. It was clarified by the property owner that an existing landscaping wall was to be rehabilitated. Mr. Propp referenced photos that were given to the Board members, pointing out the poor quality of the existing landscaping wall. It was clarified that the new landscaping wall would be approximately twenty-one feet (21') long and rise to a maximum height of forty inches (40"). Arbor vitae plantings would be placed to the east of the landscaping wall to enhance the aesthetic quality of the wall. Mr. Sobczak moved to approve the landscaping wall as presented. 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. Oliveri seconded the motion. Motion carried 6-0.

2C. Mike and Luisa Andrae, 2160 Fairhaven Boulevard – Deck

Tim Lang of Lang Construction presented the deck to the Board. Mr. Lang distributed photos of the property and sample deck material to the Board members. Mr. Lang noted that the deck material was Timbertech Decking and described it as a maintenance-free material (gray in color) with hidden fasteners to provide a seamless look. It was clarified that the skirting material would also be Timbertech Decking. The height of the deck was noted as sixteen inches (16") above grade. Mr. Oliveri requested that an updated drawing showing the exact location of where the steps were to be located be provided to the Building Board when such a location was identified. Mr. Lang noted that he would do so. Mr. Oliveri motioned to approve the deck as presented, provided that a drawing showing the location of the steps would be provided to the Board.

Mr. Oliveri 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 the motion. Motion carried 6-0.

3. Approval of the minutes from October 5, 2004.

Mr. Baesemann noted that it should be clarified that when a Board member is gone, he or she should be marked as excused or unexcused. Mr. Sobczak moved to approve the minutes from October 5, 2004, as presented, provided that the October 5th minutes identified excused and unexcused absences. Ms. Dunn seconded. Motion carried 6-0.

4. Old Business.

Mr. Baesemann provided an overview of a previously approved project at 15380 Kata Drive. Mr. Baesemann noted that the property owner wished to replace all siding on his home with cement board and also that the approved addition would make use of corner boards (in lieu of the siding butting-up against one another). Due to the fact that these proposed actions were inconsistent with the Board's action originally taken on the project, Board approval was required. Mr. Oliveri motioned to approve the changes as presented. Mr. Oliveri 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 the motion. Motion carried 6-0.

5. New Business.

Mr. Eich provided an update on a previously approved project at 1885 Hollyhock Lane. The Board was informed that the property owner wished to deviate from the previously approved stone veneer feature and incorporate horizontal siding to match existing. Mr. Eich noted that he informed the contractor that such a proposal was to be formally submitted to the Board for their review and appropriate action. It was the consensus of the Board that revised drawings be provided at the next Building Board meeting.

Mr. Oliveri commented on a new construction project on Ridgemoor Drive, noting that the size was not proportionate to other homes in the area.

Ms. Finn noted to the Board that a meeting concerning a uniform sign format for the Park and Shop building downtown was held earlier in the day. Mr. Sobczak, who attended the meeting, provided an overview of the meeting with Mr. Kurtz, owner of the Park and Shop building. Mr. Sobczak informed the Board that Mr. Kurtz wanted all tenants to retain the individuality of their respective business as it related to signage. It was noted that, during the meeting, three concepts were suggested to Mr. Kurtz: 1) retain existing signage, provided that a uniform decorative frame be incorporated (and thus allowing for retention of individuality); 2) new signage uniform in size, lettering and backdrop, yet providing an area for a unique icon/feature and 3) an architectural solution wherein the Park and Shop building would be made to appear as three separate buildings. Mr. Campbell asked if a timeline had been set to develop a uniform signage format for the Park and Shop building. Ms. Finn noted that Mr. Kurtz would select an option in the next few weeks and discuss it with the Building Board subcommittee that had already met with him.

Ms. Finn reminded the Board that the Legislative Committee meeting would be held on November 8th and begin at 6:00 p.m. Mr. Sobczak, Mr. Oliveri and Mr. Sayas would represent the Board at that meeting. In the event that Mr. Sayas would be unable to attend, Mr. Campbell would be present at the meeting.

6. Adjournment.

Mr. Oliveri motioned for adjournment and was seconded by Mr. Liechty. Meeting adjourned at 5:30 p.m.

Respectfully Submitted,

Austin J. Eich
Assistant Planner