

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, March 3, 2020 – 6:30 pm

Mayor Mulcahy, Chairperson, called the meeting to order at 6:30 pm.

Members Present: Anthony Lazar, Kathy Moran, Eric Newland, Scott Lewis, Brian Hitt, Jud Kline,
Mayor Kathy Mulcahy

Members Absent:

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Karen Morocco, PZ/ABR Secretary

#1 29699 HARVARD ROAD – NEW HOUSE

Present: Jason Baylor & Nick Kittle, Payne & Payne Builders

PZ/ABR Discussion:

This home was approved by the Village Architect and approved as noted by the Village Engineer. There is an existing home on the lot and it will be demolished. The height is less than 31'. This will be a 3,500 square foot home with an 807 square foot 3 car garage. The home will have a partially finished basement that is 495 square feet. It has 4 bedrooms, 3 full and 2 half bathrooms. The front stairs will match the width of the door and sidelights. The materials are as follows:

<u>Product</u>	<u>Manufacturer:</u>	<u>Color:</u>
Roof	Landmark	Pewter
Siding	Certainteed	Pacific Blue
Trim		White
Front Door		Dark Night
Stone		Echo Ridge County LedgeStone
Windows		White

A Joint Motion was made to approve the new house at 29699 Harvard Road subject to the Village Engineer's comments was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar. The motion was amended to add freeze board to engage the windows was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulchay
No: None

The Joint Motion was approved 7 to 0.

Present: Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

Keith Filipkowski said that changing the roof pitch would critically compromise the head height at the bathroom making the shower unusable. If he would bring the rear pitch, 6/12 to match the front pitch, 8/12, it would lift the roof 2 feet and that would be too high. Keith asked the Board to reconsider its request to revise the roof pitches. Pulte would like to maintain the roof pitches on this submittal (Bourges floorplan) and with future Bourges floor plan submittals. Mr. Jud Kline feels it needs to be balanced from front to back. However, this home has a dutch gable on it so the difference visually goes away. Mr. Eric Newland thinks it looks a little awkward with a true gable but he does not have a problem on this house with the dutch gable. The board feels the submittals need to be reviewed on a case by case basis. The board decided the roof pitch as submitted was okay.

A Joint Motion was made to approve the new house roof pitch as submitted at 442 Crystal Lake Drive North subject to the Engineer's comments and the following conditions:

1. Relocating the faux dormer on the left side to the rear and encompassing the two (2) windows at the rear of the house and eliminating the dormer over the bathroom window.
2. Recommending the mortar for the brick be buff in color or something that matches the stone.

was made by Mr. Scott Lewis; Seconded by Mr. Jud Kline.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

The Joint Motion was approved 7 to 0.

Present: Keith Filipkowski, Pulte Homes

PZ / ABR Discussion:

This home was approved by the Village Architect and approved as noted by the Village Engineer. The house will be located on the cul-de-sac. It is a 3,805 square foot home with a 3 car garage and a sunroom. It has 4 bedrooms and 3.5 bathrooms. It also has a full, unfinished basement. The house has a dutch dual pitch roof. Keith stated there was a drafting error which needs to be corrected; the front steps should extend the full length of the front door and side lights. The homeowner requested to extend the walk-in closet the length of the storage area which will cause the windows to be shifted over. The board would like to see the windows be centered. On the rear elevation it was pointed out that there is a double gable. It was questioned if this was really necessary. Keith agreed it makes more sense not to have a double gable and stated he will adjust this. The board would like actual samples of the brick brought to future meetings. The board didn't really care for the brick selection with the stone however they approved it. The materials are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding- Horizontal		Network Gray
Trim		Extra White
Garage Door		White
Roof	Certainteed	Moire Black
Brick	Brick Craft	Country Road
Entry Door		Peppercorn
Shutters	Dinesol	Black
Stone		Black Rundle LedgeStone

A Joint Motion was made to approve the new house at 559 Salt Lake Circle subject to the Village Engineer's comments and the following conditions:

1. Extend the front step the full length of the front door and side lights.
2. The elimination of the rear return rake on the back gable.
3. The adjustment of the side gable corresponding to the relocation of the window on the left side elevation.

was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt. The joint motion was amended to add the relocation of the right elevation garage window to center of the wall.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy

No: None

The Joint Motion was approved 7 to 0.

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CHIEF BUILDING OFFICIAL'S REPORT

- A pool fence for the Club House in Lakes of Orange has been submitted for a permit. It was determined by the Board that this needs to come to a PZ/ABR meeting. This will be on the March 17th agenda.
- Randy Kertesz has submitted for a lot split at the Bethlehem Church. This will be on the March 17th agenda.
- A modification of the preliminary development plan – Pinecrest North- has been submitted. This will be on the April 7th PZ/ABR agenda.

#7

ANY OTHER TOPIC FOR DISCUSSION

- The Mayor would like the word 'North' removed from Crystal Lake Drive because there is no longer a North and South. Crystal Lake South has been changed to Silver Lake.
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#8

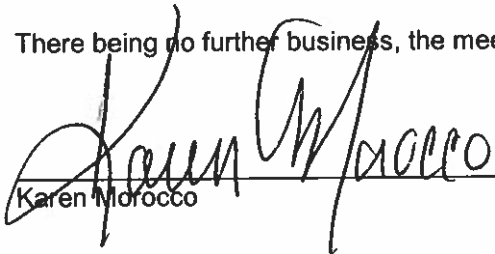
MINUTES FROM FEBRUARY 4, 2020 TO BE APPROVED


A Motion to approve the minutes of the February 4, 2020 meeting was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy
Abstain:
No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:56 pm


Karen Morocco


Date