

## MINUTES

### MEETING VIA ZOOM

Orange Village Planning & Zoning Commission  
Architectural Board of Review  
Tuesday, May 5, 2020 – 6:30 pm

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

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

Members Absent:

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

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#### **#1                      434 CRYSTAL LAKE DRIVE – SL 36 – NEW HOUSE**

**Present Via Zoom:**     Keith Filipkowski, Pulte Homes

#### **PZ/ABR Discussion:**

This is a single story 2,422 square foot home and is the 'Lyon' floor plan. It has 2 bedrooms and 2.5 bathrooms with a vaulted gathering room and an unfinished walk-out basement. This has been approved by the Village Architect and approved as noted by the Village Engineer. There is a door out the back on the second floor that does not go anywhere. Pulte offers to design and build a deck for the homeowner but some decide they would like to do this at a future date and use their own contractor. The door would be barricaded with a railing mounted across the door. Mr. Anthony Lazar pointed out that the basement floor is significantly higher than the grade and the basement floor should be level. Mr. Keith Filipkowski stated this was a clerical error and would be corrected. He will revise the plans and resubmit to the Building Department. The selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Web Gray
Trim		Web Gray
Garage Door		Web Gray
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Coral Blend
Entry Door		Cyberspace
Shutters	Dinesol	Black
Awning over window-flex room		Weathered Wood

A Joint Motion was made to approve the new house at 434 Crystal Lake Drive subject to the grades at the lower levels and rear to be modified and adjusted and the basement door relocated as necessary and to coordinate with the Village Engineer for approval and subject to the Village Engineer's comments was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

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

No: None

The Motion was approved 7 to 0

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**Present via Zoom:** Keith Filipkowski, Pulte Homes

**PZ/ABR Discussion:**

This is a single story 2,422 square foot home and is the 'Lyon' floor plan. It has 3 bedrooms and 3.5 bathroom with a vaulted gathering room and a full finished basement. This has been approved as noted by the Village Architect and approved as noted by the Village Engineer. The architect wants the windows in the basement shown on the plan. One window is at grade and is 32" x 46" and the other window is at subgrade and is an egress window 41" x 40" sliding window. Mr. Filipkowski will revise the plans and resubmit with this information. The lot is pie shaped. Mr. Jud Kline noticed how big the back area is for a deck but the way the house is positioned, a deck would require a variance. Mr. Kline stated that Pulte should pivot the house slightly to allow for a future deck to be built off the porch without encroaching on the sideline setback and would still stay outside of the utilities and not require a variance in the future. Mr. Anthony Lazar pointed out the basement floor and grade is not level. The height difference, that is 30 +", would require a railing or steps to be installed. Mr. Jud Kline suggested Mr. Filipkowski speak to the drafter and have him marry the grading plan to the elevations. The selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Tony Taupe
Trim		Tony Taupe
Garage Door		Tony Taupe
Roof	Certainteed	Weathered Wood
Brick	Brick Craft	Country Road
Entry Door		Manor House
Shutters	Dinesol	Musket Brown

A Joint Motion to approve the new house at 461 Crystal Lake Drive, subject to compliance with the Village Engineer's comments and incorporation of the Village Architect comments.

1. The grades around the house be revisited to make sure that they clearly enable the walk-out to work.
2. Add a railing at the porch as required for the grade differential at that point.
3. Recommendation that a future deck could extend out to a point a future deck could extend without encroaching into the side yard setback from the covered porch area. (What was recommended for the future deck was the builder should provide the homeowner a delineation study indicating how far a deck could extend without encroaching into the side yard setback).

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

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

The Joint Motion was approved 7 to 0.

**Present via Zoom:** Keith Filipkowski, Pulte Homes

**PZ/ABR Discussion:**

This is a single story 3,578 square foot home and is the 'Bourges' floor plan. It has 4 bedrooms and 4.5 bathrooms with a media room and a full finished basement. It also has a sunroom and a 3 car garage. This has been approved as noted by the Village Architect and approved as noted by the Village Engineer. The architect wants the windows in the basement to be shown on the plan. The plan will be revised and resubmitted. There is a riparian set back that needs to be marked and protected. Per Mr. Jud Kline, he really has a concern about a rear deck. There is so much room in the back yard on this property that pivoting the house would be beneficial. The house faces North East and pivoting a bit to the South would allow for room to build a deck. As it sits right now a 12 foot deck would go right into the setback line. There is so much room, rotating the house makes sense. It does not look that the utilities would be compromised by rotating the house. Mr. Filipkowski suggested flipping the door from the sunroom and picture window. Mr. Scott Lewis stated a minimal adjustment to rotate the house would accommodate the concern and asked if Pulte has a reason not to rotate the house. Mr. Filipkowski stated he is relatively on board and would check with the homeowner about rotating the house. Mr. Kline stated there is a reason to do this now as the homeowner may be upset to have to come to PZ/ABR down the road because they want to build a deck and it has to go into the setback and we had an opportunity to correct it and we didn't. There is a reason the Commission is recommending rotating the house. Mr. Brian Hitt stated he would not grant a variance for a deck in the future. If the homeowner decides they don't want to rotate the house then it will have to come back to PZ/ABR. Mr. Steve Bryon, Law Director, recommends filing an affidavit of fact with the property saying the property owner made a decision not to rotate the house and created their own hardship relative to the setback issue. The affidavit of fact would be filed with the County and would be picked up in a title search by a future purchaser. It would stay with the house in regards to the deck. A future homeowner could always come to Council looking for relief; there is always that risk. Mr. Eric Newland recommends adding shake to the larger gable. He said the texture would be nice. The selections are as follows:

<u>Product:</u>	<u>Manufacturer:</u>	<u>Color:</u>
Siding – Horizontal		Gauntlet Gray
Trim		Dorian Gray
Garage Door		Gauntlet Gray
Roof	Certaiteed	Weathered Wood
Brick	Brick Craft	Country Road
Entry Door		Chateau Brown
Shutters	Dinesol	Musket Brown

A Joint Motion was made to approve the new house at 562 Salt Lake Circle subject to the following:

1. Comply with the Village Engineer and Village Architect comments.
2. Rotate the house to allow for greater room between the house and the setback to accommodate a rear deck without compromising the setback.
3. Recommendation to consider shakes in the upper main gable on both sides of the house.

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

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

No: None

The Joint Motion was approved 7 to 0.

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#4

**4140 CAMBRIDGE COURT – POOL AND HOT TUB**

**Present Via Zoom:** Mark Mazzurco, H & M Landscaping

The pool is 14' x 28' and is located in the back yard. It meets all the setback requirements. The Homeowner's Association has approved the pool. Mr. Mark Mazzurco had a conversation with the Homeowner Association President. The President stated he did not want the fence to be seen from the street. Mr. Mazzurco agreed to screen the fence with shrubs or grass. The black fence is 4 feet tall. The Commission is only approving the pool. The fence is approved by Mr. Bob McLaughlin, CBO. The landscaping is not approved by the Commission because it is an existing house. Ms. Kathy Moran likes how the pool tucks into the back of the house; it's a great fit. The hot tub is 24" above the pool and will spill over into the pool.

A Joint Motion was made to approve the pool and hot tub at 4140 Cambridge Court was made by Mr. Brian Hitt; Seconded by Mr. Scott Lewis. The Mayor made a motion to amend the motion to include subject to the Village Engineer's comments.

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

No: None

The Motion was approved 7 to 0.

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#5

**241 LAKE MEADE DRIVE - LANDSCAPING**

**Present:** Greg Akorn, Royal Landscape – Irrigation, Inc.

**PZ/ABR Discussion:**

The original plan submitted was not approved by the Village Engineer. A revised plan was resubmitted to the Village Engineer on May 4, 2020 and is under review however the applicants engineer has talked with the Village Engineer about the required changes. One of the comments the Village Engineer made was the Homeowner and any future owner must be made aware that anything located within a designated easement would not be required to be replaced in the event of work being required in the easement and this should be noted on any approved plans. There is a proposed sidewalk that is only 18" – 24" and is located next to the garage. The Commission felt the walk is too narrow and would rather see stepping stones to replace the walk. The applicant feels the homeowner would be open to using stepping stones. Ms. Kathy Moran would like more substantial planting by the side of the garage back to the man door. Skyrocket Junipers will screen the air conditioning unit. The vegetable gardens have been removed in the back and the walk has been straightened. Some plantings and the sidewalk was in the drainage swale but it has been moved so the drainage swale can run by the sidewalk without being interfered with.

A Joint Motion was made to approve the landscaping at 241 Lake Meade Drive subject to the Village Engineer and Kathy Moran's approval was made by Mr. Brian Hitt; Seconded by Mr. Anthony Lazar.

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

No: None

The Motion was approved 7 to 0.

**#6**

**CHIEF BUILDING OFFICIAL'S REPORT**

- The Building Department has been busy with many calls about pools, additions and renovations.
  - There are currently two (2) items on the May 19th agenda; an addition and an above ground pool.
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**#7**

**ANY OTHER TOPIC FOR DISCUSSION**

- Mr. Eric Newland read an article that Bahama Breeze is going out of business. There is also a sign outside of the restaurant that says it's going out of business.
  - Mr. Steve Byron commented that Steve Birch said if Bahama Breeze ever went away, who would want the building because it's very specific.
  - Mr. Jud Kline stated that Darden Restaurants owns Bahama Breeze and maybe they would want to convert it into one of their other restaurants.
  - J. Crew has filed for bankruptcy
  - The Mayor spoke to the Pinecrest leasing agent and they feel confident that things will remain but it's possible one or two businesses may fail.
  - The Mayor also said things will be tight but Orange Village will be able to cover any deficiencies. The Village won't be able to build up reserves but is confident the Village will not have to lay off anyone.
  - Mr. Scott Lewis wanted to know how long PZ/ABR would be holding Zoom meetings. The Mayor stated at least through May and would have to see what happens.
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#8

**MINUTES FROM APRIL 21st, 2020 TO BE APPROVED**

A Motion to approve the minutes of the April 21, 2020 meeting was made by Mr. Jud Kline; Seconded by Mr Brian Hitt.

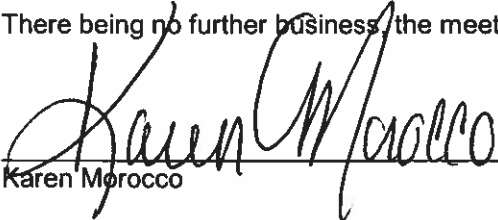
Ayes: Lazar, Moran, Newland, Lewis, Hitt, Kline, Mayor Mulcahy

Abstain:

No: None

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 8:07 pm

  
Karen Morocco

  
Date