

MINUTES

MEETING VIA ZOOM

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, August 3, 2021 – 6:30 pm

Mayor Mulcahy, Chairperson called the meeting to order at 6:32pm

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

Members Absent:

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

#1
(#3 on agenda)

335 TAHOE TRAIL – OUTDOOR KITCHEN – REAR SET BACK PLAN ADJUSTMENT

Present via Zoom: Christine Meske, Boulevard Studios LLC

PZ/ABR Discussion:

The project has been approved as noted by both the Village Architect the Village Engineer. The project also has the Homeowners Association approval. There will be a patio and fire pit constructed which doesn't need approval from the Board but needs the review and approval from Mr. Robert McLaughlin, CBO. The outdoor kitchen consists of a cook station, grill and a countertop. The outdoor kitchen is within the 25' setback line and extends 12.5' from the rear lot line. Planning a Zoning may alter the rear set back plan line because it is in the S1 district. It does not require a variance. The board felt that because this would affect the neighbor, the homeowner should have the approval of the neighbor. The Mayor stated they should elicit the neighbor's opinion. The Board determined the applicant would need to return with an explanation of their practical difficulty and with the approval of the neighbor.

No Action Taken

#2
(#3 on agenda)

558 SALT LAKE CIRCLE – DECK – REAR SET BACK PLAN ADJUSTMENT

Present Via Zoom: Bennett Rubin, Homeowner
Paul Miller, DP Construction

PZ/ABR Discussion:

The project has been approved as noted by the Village Architect and approved by the Village Engineer. It also has the Homeowners Association approval. This does not require a variance because it's in the S1 district and the Board can approve adjustments to the rear set back line. The deck extends within 19.9' from the rear lot line. There is a conservation area behind the property and the deck does not affect any of the neighbors. There is approximately 5' of encroachment on the upper right of the deck and 3' on the left side. The deck will be elevated and there is a walk-out basement beneath. There will be a unlock patio under the deck. Landscaping will be a separate submission to the Building Department for review.

A Joint Motion was made to approve the deck and the rear set back plan adjustment at 558 Salt Lake Drive was made by Mayor Mulcahy; Seconded by Ms. April Skruka.

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

The Motion was approved 7 to 0.

#3
(#1 on agenda)

429 CRYSTAL LAKE DRIVE – GARAGE ADDITION

Present: Thomas Cultrona, Bob Cultrona Landscaping

PZ/ABR Discussion:

The project has been approved by the Village Architect and approved as noted by the Village Engineer. The Homeowner Association has also approved the project. This will be an attached garage addition and will be approximately 276 square feet. They will be adding a third car bay to an existing two (2) car garage. Materials will match the existing.

A Joint Motion was made to approve the garage addition at 429 Crystal Lake Drive subject to the materials matching the existing was made by Mayor Mulcahy; Seconded by Mr. Scott Lewis.

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

The Motion was approved 7 to 0.

#4

CHIEF BUILDING OFFICIAL'S REPORT

- The following will be on the August 17th agenda:
 - 28849 Jackson Road – Accessory Building
 - Possibly 29350 Jackson Road – Rear Addition
 - 28300 Jackson Road – Landscaping to screen Garage
 - 29275 Hidden Valley Drive – Fire Reconstruction – ABR Only

#5

ANY OTHER TOPIC FOR DISCUSSION

- Mayor Mulcahy asked Mr. Robert McLaughlin if the license agreement for 4099 Lander Road had been signed yet. He respond that it had not. Mr. McLaughlin stated all the Final Inspections were scheduled for 4099 Lander Road this week.
- The Mayor stated there has been an administrative meeting concerning Pinecrest Residentia and a letter was sent to Mr. Randy Kertesz. There will be another meeting with Mr. Kertesz concerning the letter.
- Mr. Scott Lewis will not be attending the August 17th PZ/ABR meeting.

#6

MINUTES FROM JULY 20th, 2021 TO BE APPROVED

A Motion to approve the minutes of the July 20, 2021 meeting was made by Mr. Jud Kline; Seconded by Mr. Bria Hitt.

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

The Motion was approved 7 to 0.

There being no further business, the meeting was adjourned at 7:00 pm


Karen Morocco


Date