

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, December 5, 2023 – 6:30 pm

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

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

Members Absent: Scott Lewis

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Brandon Hughes, Building Inspector
Staci Vincent, Councilwoman

#1 511 SILVER LAKE DRIVE – MODIFICATION TO 25' REAR YARD SETBACK

Present: Mark Mazzurco, H & M Landscaping

PZ Discussion:

Mr. Mazzurco stated a deck will be constructed at the rear of the dwelling and that it extends into the 25' setback. The deck will be of composite material, light gray in color. Mr. Kline stated this is an internal lot line setback and can be modified. Mr. McLaughlin stated the Planning Commission has adopted the development proposal and this is a request for a modification to it.

Mr. Hitt had concerns about what the property backs up to and was shown aerial photos of the lot and the common HOA land between this property and Orange Lake Dr. Mr. Hitt asked if other structures on other lots extended into the rear yard setback. Mr. Kline stated yes, other homes have rear decks and this encroachment is not significant. Mayor Mulcahy explained the HOA has approved this request.

A motion to approve the modification to the 25' rear yard setback was made by Mayor Mulcahy; seconded by Mr. Lazar.

Ayes: Lazar, Kline, Mayor Mulcahy

No: Hitt

The Motion was approved 3 to 1.

#2 213 LAKE BALATON – NEW SINGLE-FAMILY DWELLING

Present: Keith Filipkowski, Pulte Homes

PZ/ABR Meeting

November 21, 2023

PZ/ABR Discussion:

This project has not yet been approved by the Village Architect or Village Engineer. The Village Architect has been on vacation, however Mr. McLaughlin stated there are no zoning issues with this project. The Village Engineer has received a revised site plan that will be formally approved.

This dwelling is located on lot 40 and will be 3,414 sq. ft. with 4 bedrooms, 3.5 bathrooms and a covered porch. Mayor Mulcahy stated the front steps need to be wider. Mr. Filipkowski acknowledged there was a clerical error on all new home elevations and the front steps will be at least as wide as the front door and sidelights.

Mr. Kline requested the site plan for the entire development be shown and Mr. McLaughlin explained the location of this lot as well as the other two proposed new homes on the agenda. Mr. Kline stated these homes have subtle differences and color selection will be important. The discussion shifted to the location of the connecting trail and the need for fencing and natural screening of the existing apartment building to the southwest. Ms. Moran asked about rear steps on the drawing and the different types of steps shown. Mr. Filipkowski stated they are dashed in as optional and are a standard plan item showing steps as needed to grade.

The exterior selections are as follows:

Roof – Certainteed Weathered Wood (Mr. Filipkowski stated all buildings in Lakes of Orange Phase 7 will have this shingle)

Horizontal Siding – Aged Pewter

Brick Veneer – Signature Blend

Entry Door – Tricorn Black

Garage Door – Dorian Gray

Trim – White

A joint motion to approve the new dwelling at 213 Lake Balaton, subject to Village Engineer and Village Architect approvals and to widen the front steps to align with the front door and sidelights was made by Mr. Kline, seconded by Mr. Hitt.

Ayes: Skurka, Moran, Hitt, Kline, Lazar, Mayor Mulcahy

No: None

The Motion was approved 6 to 0.

#3

225 LAKE BALATON – NEW SINGLE-FAMILY DWELLING

Present:

Keith Filipkowski, Pulte Homes

PZ/ABR Discussion:

This project has not yet been approved by the Village Architect or Village Engineer.

This dwelling is located on lot 43 and will be 3,607 sq. ft. with a garden basement, 4 bedrooms and 3.5 bathrooms.

Mr. Hitt had questions about the riparian setback at the rear of the lot. Mr. McLaughlin stated that that area cannot be disturbed and a minor variance was previously granted to the riparian setback. Mr. Kline asked about the installation of a protection device on the 2nd floor door on the rear elevation. Mr. Filipkowski stated one would be installed and Mr.

McLaughlin noted a Certificate of Occupancy would not be issued without the installation of a protection device. Mr. Lazar had a concern about the lack of a vertical trim piece at the front corner of the proposed dwelling on the right elevation and requested it be added to balance out the gable. Mr. Filipkowski agreed and will add the vertical trim.

The exterior selections are as follows:

Roof – Certainteed Weathered Wood

Horizontal Siding – Boothbay Blue

Shake Siding – Pearl Gray

Entry Door – Backdrop

Garage Door – Essential Gray

Trim – White

Brick Veneer – Country Road

A joint motion to approve the new dwelling at 225 Lake Balaton subject to Village Engineer and Village Architect approvals and to widen the front steps to align with the front door and sidelights and to add the vertical trim at the front corner on the right elevation was made by Mayor Mulcahy; seconded by Mr. Hitt.

Ayes: Kline, Lazar, Skurka, Moran, Hitt, Mayor Mulcahy

No: None

The motion was approved 6-0.

#4

228 LAKE BALATON – NEW SINGLE-FAMILY DWELLING

Present:

Keith Filipkowski, Pulte Homese

PZ/ABR Discussion:

This project has not yet been approved by the Village Architect or Village Engineer.

This dwelling is located on lot 51 and will be 6,425 sq. ft. with a full unfinished basement, 5 bedrooms, 4.5 bathrooms, covered porch and 2 - story foyer. Ms. Moran noted this house is situated at a higher elevation on the lot. Mr. Filipkowski stated when the neighboring homes are built the lots will be level as the grade will be filled in. The proposed grade is temporary until those homes are built. Mr. Kline asked whose responsibility it will be to grade those neighboring lots. Mr. Filipkowski stated Pulte will be engineering those lots. Mr. McLaughlin stated a preliminary grading plan has been approved for the entire development and the Village Engineer reviews the individual proposals against the approved preliminary grading plan.

Ms. Skurka stated the window is not centered under the gable at the first floor on the left elevation. Mr. Filipkowski stated the window must remain in place, but the gable can be moved so the window is centered under the gable.

The exterior selections are as follows:

Roof – Certainteed Weathered Wood

Horizontal Siding – Deep Ocean

Entry Door – Black Fox

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Garage Door – Outerspace

Trim – White

Brick Veneer – Signature Blend

A joint motion to approve the new dwelling at 228 Lake Balaton subject to Village Engineer and Village Architect approvals and to widen the front steps to align with the front door and sidelights and to move center the gable above the window at the first floor on the left elevation was made by Mr. Lazar; seconded by Mayor Mulcahy.

Ayes: Lazar, Moran, Skurka, Hitt, Kline, Mayor Mulcahy

No: None

The motion was approved 6-0.

#5

4009 ORANGE PLACE – RH BUILDING SIGNAGE

Present:

Iliana Kazandziev, Agile Sign & Lighting Maintenance

ABR Discussion:

Items discussed include the height of the proposed building signage from grade, signage only being proposed on the north and south building elevations, the letters being backlit, and the color of the letters being jet black. Mr. Hitt asked if the proposed signage meets the zoning requirements. Mr. McLaughlin stated the proposed signage is well under the allowable area for building signage.

A motion was made to approve the proposed building signage as submitted by Ms. Moran; seconded by Ms. Skurka.

Ayes: Skurka, Moran, Hitt, Lazar, Kline, Mayor Mulcahy

No: None

The motion was approved 6-0.

#6

CHIEF BUILDING OFFICIAL'S REPORT

Items on the 12/19/2023 PZ/ABR agenda:

- 3960 Waterford Ct. – New Single-Family Dwelling
 - Pinecrest Development Plan Amendment for Lao Sze Chuan proposed additional signage
 - Hampton Inn exterior alterations
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#7

ANY OTHER TOPIC FOR DISCUSSION

Mr. Kline stated "I have served for almost 22 years and will be moving over to the Mayor's chair and my empty seat will be filled by Council. I have thoroughly enjoyed my time on this Commission, and this is the last meeting I will be at with Kathy (Mayor Mulcahy). I have enjoyed her leadership and company on this board and wish you well on the next phase of your life and career."

#8

MINUTES FROM NOVEMBER 21, 2023 TO BE APPROVED

PZ/ABR Meeting

November 21, 2023

A Motion to approve the minutes of November 21, 2023 meeting was made by Mr. Lazar; Seconded by Ms. Moran.

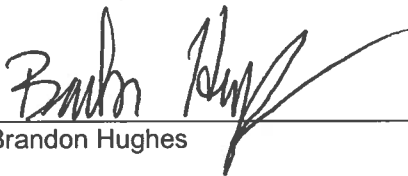
Ayes: Moran, Lazar, Kline, Skurka, Mayor Mulcahy

Abstain: Hitt

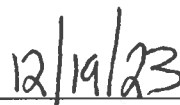
No: None

The Motion was approved 5 to 0.

There being no further business, the meeting was adjourned at 7:25 PM.



Brandon Hughes



Date