

**ARCHITECTURAL REVIEW BOARD
MINUTES
October 6, 2016**

ARB MEMBERS:		Present	Absent
	Jim Bulejski	__X__	_____
	Nathan Bavolek	_____	__X__
	April Reinhardt	__X__	_____
	Frank Weber	__X__	_____
	Bob Powers (alt)	_____	_____
	Bob Buckman	_____	_____

OTHERS PRESENT: Joe Rodriguez, Plan Examiner
 Claudia Hartman, Permit Technician

5:00 PM WORK SESSION:

Examination of proposed projects and board policies

Please note: This time is set aside for the board to prepare for the meeting, and no public comments are received during this period.

5:30 PM REGULAR MEETING

1. Approval of minutes from September 15, 2015
Approved as submitted
Unanimous decision

PUBLIC HEARING:

None

RESUBMITTAL:

1. 1507 Gardenia Drive– construct a new single family home
Project was postponed, based on clarification of the following by the applicant:
 - 1, Drop the gutter line on the porch and extend the roof to make the porch deeper by 1 to 2 feet.
 2. Move the garage windows closer together, consider 5' windows, correct the gable window proportions, or consider a vent, and use straight vinyl shake
 3. Raise the stone on the garage and continue it on all four sides
 4. Delete the stone from the front door wall on the porch, and widen the cover over the rear porch at least 18 inches

SUBMITTAL:

2. 329 E Swon Ave – construct a detached garage
Approved as submitted based on clarification by the applicant to include the following:
 1. Raise the pitch of the roof to 6/12 and remove the window from the gable
 2. Use 16” overhang all around the garage
 3. Add a horizontal line on the front gable to reflect the horizontal line on the houseUnanimous decision

3. 614 Tuxedo Blvd – replace an existing deck with a screen in porch
Approved as submitted
Unanimous decision

4. 301 Fairview Ave – construct a new single family home
Approved as submitted based on clarification by the applicant to include the following:
 1. Bring siding down to follow grade on the garage
 2. Widen the back door roof on each side of the bracket
 3. Keep the porch steps less steep and deeper
 4. Use a square window or vent on the rear gableMotion approved, 3-1

5. 541 Locust Ct – construct a 2 story addition
Approved as submitted
Unanimous decision

6. 31 Wilshire Ter – construct a rear addition, second story, and move a 2 story garage
Approved as submitted as submitted, with clarification by the applicant to include the following:
 1. Redraw dormers in the correct scale
 2. Reduce the porch roof by 8” on each side
 3. Remove the stone and beef up the columns on the porch,
 4. Use brick on the front and around the side of the garage
 5. Extend the roof of the porch to make it deeperUnanimous decision