

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, June 19, 2018**

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Meeting was called to order at 5:30 p.m. by Mr. Olson.

**1. Roll Call.**

Present: Mr. Olson, Mr. Janusz, Mr. Liechty, Mr. Collins, Mr. Schoenecker, Mr. Koleski, Ms. Steindorf, and Mr. Matola

Absent: Mr. Domaszek

Also Present: Mr. Harrigan, Ms. Nelson, Applicants

**2. Review and act on meeting minutes dated June 5, 2018.**

Mr. Liechty stated that in the first paragraph on page two, the first sentence should be changed to "... if the existing arborvitae would be on the *street side* of the fence."

Mr. Liechty stated that on page five, in the sixth paragraph, the first sentence should be changed to "...match the height of the brick on the *front east side of the home*."

Mr. Schoenecker stated that on page four, in the second paragraph under item six, the word "proposed" in the first sentence should be changed to "proposing" and in the second sentence, the word "that" should be changed to "it."

Ms. Steindorf stated that on page three, in the second paragraph under item five, the word "architecture" should be changed to "architectural."

Mr. Schoenecker motioned and Mr. Collins seconded to approve the minutes as amended. Motion carried 8-0.

**3. Review and act on a request by Josh Fulfer at 800 Grandview Drive for a home alteration.**

A representative from My Helping Hands was present before the board.

Mr. Schoenecker asked if the plywood under the new window will be brought down to the existing concrete lentil. Applicant said yes and that they plan to construct a planter box in that area to fill in the space on top of the lentil.

Mr. Schoenecker asked if the new window will match the style of the existing window to the left. Applicant said yes.

Mr. Schoenecker asked if the window frame would be white. Applicant said yes.

Mr. Liechty stated that he spoke with the property owner, and they had indicated the new window would be an awning type window. Applicant stated they are planning to install a casement window.

Mr. Matola asked if the planter box would be white. Applicant said yes.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the plan as submitted with the notation that either a casement or awning window would be approved. Motion carried 8-0.

**4. Review and act on a request by Rory and Eileen Schultz at 1435 Blue Ridge Boulevard for a home alteration.**

Jeff Brady of JA & Company was present before the board.

Mr. Matola asked if they are keeping the existing front entryway columns. Mr. Brady said no, they will be removed and replaced with larger columns.

Mr. Matola asked if they thought about widening the space between the columns on either side of the front door. Mr. Liechty stated that he thought the spacing would be fine as is.

Mr. Liechty asked if the overhead garage door will be an insulated metal door. Mr. Brady said yes.

Mr. Liechty asked about the color of the garage door. Mr. Brady stated that it will be white.

Mr. Schoenecker asked if they would be replacing the shutters on the window on the garage. Mr. Brady said no.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 8-0.

**5. Review and act on a request by Robert Borch at 1660 Berkshire Drive for a shed.**

Applicant was present before the board.

Applicant stated that he has submitted letters from the two neighboring properties, giving their approval for this shed. Applicant stated that it will be built by Superior Sheds and will be on a concrete slab. Applicant stated that he has changed his request slightly and presented a photo showing a different style door.

Mr. Schoenecker asked if the color of the shed will match the home. Applicant said yes.

Mr. Liechty asked if the landscaping that is screening the existing shed would remain. Applicant said yes.

Mr. Liechty asked if there will be any electricity in the shed. Applicant said no.

Mr. Liechty asked if the shed will have any windows. Applicant said no.

Mr. Matola asked if the shed will have any vents. Applicant said they do plan on adding vents.

Mr. Schoenecker motioned and Mr. Collins seconded to approve the shed as submitted.

Mr. Liechty asked if the shingles on the shed would match the shingles on the home. Applicant said yes.

Motion carried 8-0.

**6. Review and act on a request by Christine Berg at 15050 Watertown Plank Road for a home addition.**

Christine Berg and John Annis of Galbraith Carnahan Architects were present before the board.

Mr. Annis stated that the footprint of the existing garage is just slightly smaller than the proposed garage addition and that the new garage will be 90 square feet larger. The addition will have a color scheme to match the rest of the house and will have shakes on the upper level and LP SmartSide siding on the lower portion. The windows will match most of the new windows on the rear side of the home and will be white. The double doors on the back side will be a deep red color to match the trim on the original portion of the house.

Mr. Annis presented color renderings to the board.

Mr. Olson stated that he was concerned that the garage addition was not consistent with the architectural style of the home. Mr. Annis stated that the goal was a farmhouse look and that they tried to imagine what a stable or garage would have looked like when the original portion of the home was built.

Mr. Matola stated that from the renderings provided it was hard to get an understanding of the mass of the addition in comparison with the original structure. He stated that he would like to see the entire house presented on an elevation.

Mr. Liechty stated that he shares Mr. Olson's concerns that the addition does not tie in to the original house and stated that he had hoped to see an arched window or some other detail to make the design more consistent and not look like an obvious addition.

Ms. Steindorf also shared this concern and asked the applicant if they would consider adding arched windows in the dormers. Ms. Berg stated that there are no windows existing now, so she felt this design was an improvement on the existing conditions. Ms. Steindorf stated that the board would like to see more to tie in the addition with the design of the home.

Mr. Olson stated that this design looks like two different types of buildings and in particular he had issues with the design of the south elevation on the drawings. The board then discussed several other design options for this elevation.

Mr. Koleski asked about the impervious surface calculations. Mr. Harrigan stated that he was originally under the impression that this garage would have a much larger footprint but since that it not the case, they are at 22% and are well within the limit.

Mr. Matola asked if the new structure would be taller than the existing house. Mr. Annis said no.

Mr. Olson stated that the existing house has a lot of gable ends and stated that including a gable instead of the shed roofs on the garage might be a better choice to tie in the addition with the existing house.

Mr. Annis stated that he felt the arched windows on the existing house are greeting you at the front of the house and in the rear, there is no longer a connection with the arched windows, which is one of the reasons they did not continue those onto the design of the garage. Mr. Annis also stated that the current arches above the windows are masonry and they would not look as attractive on the addition since they would be siding.

Mr. Schoenecker suggested that they could perhaps use trim boards to give the illusion of an arch above the windows.

Mr. Olson stated that he feels the scale on the west elevation (listed as south on the renderings) feels overpowering but that the design of the east elevation (listed as north on the renderings) does not need to be changed.

Mr. Matola stated that he would like to see a full view of the addition and the rest of the house together to get a better sense of the relationship between the two parts of the home.

Mr. Schoenecker asked if the style of garage doors shown on the renderings is what they are proposing to install and Mr. Liechty asked if the garage doors could have lites. Mr. Annis stated that they could add lites to the design of the doors.

Mr. Olson stated that if the applicant would like the board to vote on this submission as is, it may not pass, and stated that they could request to table the item to a future meeting to give them time to make some design adjustments.

Mr. Matola and Mr. Liechty agreed with Mr. Olson that the east elevation is fine but that the west elevation needs changes to make it more consistent with the design of the home.

Mr. Olson suggested that they could widen the dormers so that they are the same width as the garage doors below and add a gable in between.

Applicant requested that the item be tabled to a future meeting.

Mr. Liechty motioned and Mr. Matola seconded to table the item per the applicant's request. Motion carried 8-0.

Mr. Olson stated that the applicants could also request a subcommittee meeting with board members to discuss design options. Mr. Harrigan stated that he would coordinate with the applicants to schedule a meeting.

**7. Review and act on a request by Nicholas Maniaci at 14985 Marilyn Drive for a swimming pool, pool fence, and sports court.**

Nicholas Maniaci was present before the board.

Mr. Maniaci stated that the orange line on the drawing indicating the fence perimeter is slightly off and should actually be farther to the left so that the fence terminates at the edge of the first step on the house. Mr. Maniaci also stated that the property line is farther to the right than the drawing indicates.

Mr. Liechty asked if they plan on putting any lattice underneath the deck. Mr. Maniaci said yes and provided sample photos of the proposed lattice style. He stated that they may use the same style of lattice underneath the porch as well.

Mr. Schoenecker asked if they planned to enclose the service door. Mr. Maniaci said no and that the fence would end to the left of that door.

Mr. Liechty asked if the style of fence would match the photo provided. Mr. Maniaci said yes and that there will be no pickets on the top of the fence.

Mr. Schoenecker asked if they had any landscaping planned. Mr. Maniaci said that they planned on adding some bushes and additional landscaping to screen the pool from the neighbor's view.

Mr. Matola asked if the applicant was concerned about drainage. Mr. Maniaci stated that they will be burying sump pumps that will be French drained to the northeast corner.

Mr. Matola asked if the pool will be fiberglass. Mr. Maniaci said yes.

Mr. Liechty asked if the pool will have water in the winter. Mr. Maniaci stated that there will be some water left in the pool when it is winterized.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted.

Mr. Koleski asked for more details regarding the sport court. Mr. Maniaci stated that it is a flat four inch poured concrete surface topped with a removable rubberized membrane. He stated the basketball hoop and rebounding fence will also be removable.

Mr. Maniaci stated that there will be no additional lighting for the sport court.

Mr. Olson asked about the color of the court. Mr. Maniaci stated that he was not sure, but that it would probably be gray and red.

Mr. Matola asked about the distance from the property line to the edge of the sport court. Mr. Maniaci said it was ten feet.

Mr. Koleski asked about impervious surface calculations. Mr. Harrigan stated that they are within the limit.

Motion carried 8-0.

#### **8. Other business.**

Mr. Harrigan reminded the board members of the new dates for the July meetings and asked that they email him to confirm their availability for both meetings.

#### **12. Adjournment**

Mr. Liechty motioned and Mr. Collins seconded to adjourn the meeting. Motion carried 8-0.

Meeting adjourned at 6:32 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant