

shed with a similar metal roof. Mr. Gomes clarified that the structure will not have a foundation. The structure will sit on a gravel pad.

MOTION: To approve the plans, as submitted

Mr. Packard moved; Mr. Verdova seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Mr. Shrout

Nays: None

DREES HOMES 990 HAWKIN LANE S/L 4 FRONT ELEVATION

Alicia Verner of Drees Homes was in attendance to answer questions. She was seeking approval of the front elevation. The project was presented at the July meeting. The applicant provided two front elevations for the board to consider. Ms. Verner stated that the client had no preference. Mr. Verdova and Ms. Broderick agreed the elevation with brick surrounding the front door and around the garage were preferred. It was noted for the record that the finishes were approved at the July meeting and only the elevation was being considered.

MOTION: To approve the front elevation with brick surrounding front door and garage.

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Verdova, Mr. Shrout, Ms. Broderick, Mr. Packard

Nays: None

DREES HOMES 962 HAWKIN LN S/L 18 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was in attendance to present the project. She was seeking approval to construct a 4,892 square foot, 2-story elevation Northwood C model home within the Hawkin subdivision. This unit features a 2-car front-facing garage, a finished basement, and a fireplace. Ms. Broderick encouraged the Board to examine the overall similarity including the materials as well as how the materials are in composition on the different front elevations. Colors and materials were presented including Lakeshore Gray siding, Old Town Wedgewood shake, and Castleton brick. The unit passed the similarity comparison. It was noted that the majority of the subject house is brick. The unit was reviewed for Residential Guidelines. The fireplace will vent to the rear elevation. The plans were presented with four windows on each side elevation. No shutters were presented. The exterior colors were confirmed and noted on the plans. They include Castleton brick and Old Town Wedgewood shake.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Verdova, Mr. Shrout, Ms. Broderick, Mr. Packard

Nays: None

DREES HOMES 963 Hawkin Lane S/L 30 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was on hand to present the project, and answer

questions. She was seeking approval to construct a 3,985 square foot, 2-story elevation J, Ashton model home within the Hawkin subdivision. This unit features a 2-car and a 1-car front-facing garage. It also features a family room with fireplace. Color and finishes were discussed in detail. Ms. Verner clarified that the area over the garage is not shake. It was further clarified that the lap siding and the shake are the same color. Finishes were noted on the plans as Deep Brunswick siding, Carolina Ledge stone, Deep Brunswick shake, and Royal Oak brick. The unit passed a similarity comparison. The unit was reviewed for Residential Guidelines. The fireplace will vent out the rear. Shutters will not be required on the side elevations. Windows were discussed. It was discussed and noted that all windows would have full grids and 1X4 trim. It was recommended that a window be added to the center of the garage wall on the right elevation. The window will be consistent in size to the other planned windows.

MOTION: To approve the plans with an addition of a 3060 window centered on the garage wall, right side elevation. Also, all windows will have a similar grid structure.

Mr. Packard moved; Mr. Verdova seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Mr. ShROUT

Nays: None

DREES HOMES 969 HAWKIN LANE S/L 31 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was present to discuss the proposed project. She was seeking approval to construct a 3,626 square foot 2-story elevation A, Ashton model home. This unit features a 2-car front facing garage, and a family room with fireplace. The subject house passed a similarity comparison. The unit was reviewed for Residential Guidelines. No shutters were presented. The board discussed the position of the front door. It was agreed the front door should be centered with the upstairs window. Windows were discussed in detail. It was agreed that a window would be added to bedroom four, on the right elevation. Finishes were presented and noted on the plans. The finishes include Fieldstone Flint siding, Tawas brick, and Fieldstone Flint shake. The stone was noted as Canyon Gray Ledge stone.

MOTION: To approve the plans, adding a window in bedroom 4, and centering the front door.

Mr. Packard moved; Mr. ShROUT seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Packard, Mr. ShROUT, Ms. Broderick, Mr. Verdova

Nays: None

DREES HOMES 989 HAWKIN LANE S/L 25 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was present to discuss the proposed project. She was seeking approval to construct a 4,186 square foot 2-story H, Chester elevation model home. The proposed home features a 2-car front load garage, as well as a first floor owner's suite. The subject house passed a similarity comparison. The finish colors were

presented and noted as Urban Iron siding, Meadowbrook brick, and Urban Iron shake. It was also noted the proposed stone would be Aspen Southern ledgestone and the board and batten would be Mountain Briarwood. The colors of the proposed home were discussed in detail. It was noted that this proposal is the first time the Board has seen the Urban Iron. The finishes were discussed and it was noted that the subject house would contain 5 materials on the outside. It was noted there would be stone, horizontal siding, vertical siding, shake, and brick to grade. Ms. Verner clarified that the finishes were chosen by the homeowner. It was clarified the side material would be vinyl siding, and the color would be Urban Iron. The board examined previous Chester H elevations that have been approved. It was noted a previous home was approved with multiple materials. The previously approved home had a different color scheme. It was also noted that not all members were present when that elevation was approved. The unit was reviewed for Residential Guidelines. Window wraps are shown on the plans. No recommendations for added windows were given.

MOTION: To approve the plans, as submitted

Mr. Packard moved; Ms. Broderick seconded and the motion was denied, 2-2, on a roll call vote.
Yeas: Mr. Packard, Ms. Broderick
Nays: Mr. Shrout, Mr. Verdova

Ms. Verner asked for the reason the members voted no. Mr. Shrout stated his objection was based on the color. Mr. Verdova objected to the multiple finishes on the front elevation. Ms. Verner recommended eliminating the horizontal siding on the front elevation and requested the Board to reconsider.

MOTION: To reconsider the plans for 989 Hawkin Lane with the elimination of horizontal siding.

Mr. Packard moved; Mr. Verdova seconded and the motion carried on a 4-0 roll call vote.
Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Mr. Shrout
Nays: None

The Chairman reopened the discussion. Ms. Verner proposed eliminating the horizontal siding located on the front elevation. She recommended replacing the horizontal siding with vertical siding. The side elevations would remain unchanged.

MOTION: To approve the plans with the elimination of horizontal siding.

Mr. Verdova moved; Ms. Broderick seconded and the motion carried on a 3-1 roll call vote.
Yeas: Mr. Verdova, Ms. Broderick, Mr. Packard
Nays: Mr. Shrout

DREES HOMES 992 HAWKIN LANE S/L 3 SINGLE FAMILY RESIDENCE

Alicia Verner of Drees Homes was present to discuss the project and answer questions. She is seeking approval to construct a 3,618 square foot single story Alistair K elevation. The proposed home features a 2-car front load garage, and a finished

basement. The subject house passed a similarity comparison. The finish colors were presented and noted on the plans. They include Rich Mocha siding, Petosky brick, and Southwest Sagebrook board and batten. The unit was reviewed for residential guidelines. Windows were discussed.

MOTION: To approve the plans, as submitted

Ms. Broderick moved; Mr. Packard seconded and the motion carried, 3-1, on a roll call vote.

Yeas: Ms. Broderick, Mr. Packard, Mr. Shrout

Nays: Mr. Verdova

DAN GUARDO CONTRACTING 705 CEDAR BARK PATIO WITH ROOF/FIRE PIT

Dan Guardo was present to at the meeting. Mr. Guardo is seeking approval to construct a concrete patio with a reverse gable roof off the existing garage. Extending off the concrete patio will be a natural gas fireplace area. The fire pit will be partially encircled by an 18" knee wall that will also provide bench seating. Mr. Guardo clarified the proposed panel in the roof. The panel will provide access to the trusses. It does not provide access to the bedroom over the garage. It was noted the finish colors will match the existing house. The color is Sherwin Williams brand Gauntlet Gray. The proposed concrete will not be colored or stamped. The grill area and knee wall will be wrapped in cultured stone.

MOTION: To approve the plans, as submitted

Mr. Packard moved; Mr. Verdova seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Mr. Shrout

Nays: None

CLASSIC HOMES 765 E. HOMESTEAD S/L 52 ADDITION/SUNROOM

Ed Wurm Jr. was at the meeting to present the project and answer questions. He was seeking approval to construct a screened porch off of the back of the existing house. Mr. Wurm was sworn in at the time he presented the project. It was clarified that the existing house is brick to grade. The deck would have a treated board along the bottom. There is no proposed foundation or footer. The inside of the deck enclosure will be finished in shake.

MOTION: To approve the plans as, submitted

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Packard, Ms. Broderick, Mr. Verdova

Nays: None

CHAPPYS PROPERTIES 934 BRYCE AVE ACCESSORY STRUCTURE

Valerie Liambeis was present at the meeting to represent the applicant. Ms. Liambeis is seeking approval to construct an accessory structure. The proposed garage site has an

existing driveway and an existing pad. The garage will have a pole structure, and no electricity is planned. The applicant states that the garage will not have windows due to security concerns. The setbacks were discussed. The applicant presented comparisons and noted a front facing garage nearby. The possibility of orienting the garage to be a side loading garage was discussed. The applicant stated constructing a side load garage would provide a hardship as the pad already exists. Additionally, the lot size is limited and the additional space is wet and low. It was noted the finish colors would match the existing house, and that the finished garage would have a side man door.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Mr. Packard seconded and the motion carried, 3-1, on a roll call vote.
Yeas: Mr. Verdova, Mr. Packard, Mr. Shrout
Nays: Ms. Broderick

ARTISTIC DESIGNS 268 BONNIE LANE COVERED SCREENED PORCH

Mark Horn was present and was able to provide details of the proposed project. Mr. Horn was sworn in at the time of his presentation. He is seeking approval to screen in and cover an existing deck. It was noted the proposed plan had the approval of Manny Barenholtz. The finished deck will be white to match the existing house. It was clarified that the deck will be open underneath.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Shrout, Mr. Packard, Ms. Broderick, Mr. Verdova
Nays: None

ARTISTIC DESIGNS 12 PINE VILLA TRAIL S/L 2 SINGLE FAMILY RESIDENCE

Mark Horn was on hand to present the project. Mr. Horn is seeking approval to construct a 4,945 square foot home. The proposed home features a 2-car and a 1-car front facing garage. It also features a great room with a fireplace. The placement of shutters was discussed. Finishes were discussed and it was noted the proposed home will have vinyl siding and a stone water table in the front. The other elevations will have brick to grade. The color scheme will consist of Tan siding, Brown Tone brick, Brown shutters, and White trim. It was recommended by Mr. Verdova that the placement and use of shutters be reconsidered.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Shrout, Mr. Packard, Ms. Broderick, Mr. Verdova
Nays: None

PULTE HOMES 536 BELJON LANE S/L 2 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman of Pulte Homes were on hand to present the project. Mr. Schneider was sworn in at the time of presentation. They are seeking approval to construct a 5,615 square foot single story Lyon model home. The proposed home features a 2-car and a 1-car side loading garage. The home passed a similarity comparison. The finishes were presented and include Heather siding, Signature Blend brick, Musket Brown shutters, and an Urban Bronze front door. The proposed home was reviewed for residential guidelines. No additional windows were recommended.

MOTION: To approve the plans, as submitted

Ms. Broderick moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Shrout, Mr. Packard, Mr. Verdova
Nays: None

PULTE HOMES 660 SHINNECOCK LANE S/L 39 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman of Pulte Homes were on hand to present the project. They are seeking approval to construct a 5,622 square foot Reflection model home. The proposed home features a 2-car front load garage. The subject home passed a similarity comparison. The finishes were presented and include Dorian Gray siding, Charcoal Mist stone and Dorian Gray trim. The proposed home was reviewed for residential guidelines. Windows were discussed. It was determined that windows were added to the plans, though not showing on the members packets. Updated copies will be sent to the building office. The right elevation will show a total of three windows.

MOTION: To approve the plans, with the addition of two windows on the right elevation.

Mr. Packard moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Packard, Mr. Shrout, Ms. Broderick, Mr. Verdova
Nays: None

PULTE HOMES 715 NANCY DRIVE S/L 269 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman of Pulte Homes were on hand to present the project. They are seeking approval to construct a 6,067 2-story Deer Valley model home. The home features a 2-car and a 1-car side loading garage, as well as a fireplace in the gathering room. The subject home passed a similarity comparison. It was noted the planned house across the street was previously approved, but cancelled. It was not used to determine comparisons. Finishes were presented and include Storm siding, White Oak stone, and Extra White on the trim and soffit. The proposed home

was reviewed for residential guidelines. The posts on the front porch were discussed. Windows were discussed.

MOTION: To approve the plans, as submitted

Ms. Broderick moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Packard, Mr. Shrout, Mr. Verdova
Nays: None

RYAN HOMES 75 LAKELAND WAY S/L 89 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. Both were sworn in at the time of the presentation. They were seeking approval to construct a 4,948 square foot single story elevation C, Castleton model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage. The plans show a sun room and a great room. The proposed home passed a similarity comparison. Finishes were presented for the subject house and include Sagebrook siding, Bucks County stone, and Sagebrook shake. The unit will also include Dark Berry shutters and a Raisin front door. The unit was reviewed for Residential Guidelines. It was verified the plans do not include a fireplace. It was noted that if the option for a fireplace was accepted, the fireplace would vent through the roof with a stone wrap, or through the rear. Shutters were shown on the front and side elevations. Shutters were discussed in detail. It was determined that the right and left elevation shutters would be removed and replaced with 4 inch wrap. Windows were discussed in detail. No recommendations for any additional windows were presented.

MOTION: To approve the plans, removing the side elevation shutters. If there is a fireplace it will vent through the rear or the roof. If vented through the roof it will be covered in stone.

Mr. Verdova moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Verdova, Mr. Packard, Ms. Broderick, Mr. Shrout
Nays: None

RYAN HOMES 135 LAKELAND WAY S/L 83 SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 4,882 square foot 2-story elevation B, Rome model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage with a carriage-style door. Colors and finishes of neighboring homes were discussed in detail. The subject house passed a similarity comparison. Finishes were presented and include Silver Mist siding, Winestone purple shutters, and Manor Ledgestone stone. The Board complimented Ryan Homes for the multiple color

packages as well as the different elevations presented. The proposed home was reviewed for Residential Guidelines. No revisions were requested.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Ms. Verdova seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Verdova, Ms. Broderick, Mr. Packard

Nays: None

RYAN HOMES 270 LAKELAND WAY S/L 27 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Joe Baker of Ryan Homes were in attendance to represent the project. They were seeking approval to construct a 4,720 square foot 2-story elevation C, Naples model home within the Forest Ridge subdivision. This structure will feature a 2-car front-load garage. The plans show a rear elevation morning room and a family room with fireplace. The fireplace will vent to the rear. The unit passed a similarity comparison. Finishes were presented and include Silver Mist siding, Conestoga stone, and White on the soffit and trim. The unit was reviewed for Residential Guidelines. It was clarified that all roofing will be asphalt shingles. It was clarified that the left elevation will have a two foot return extended to the roof. Shutters and windows were discussed in detail. It was recommended that the shutters be removed from both side elevations.

MOTION: To approve the plans, with the removal of shutters on both side elevations.

Mr. Packard moved; Ms. Broderick seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Packard, Ms. Broderick, Mr. Shrout, Mr. Verdova

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Packard moved; Mr. Shrout seconded, and the meeting adjourned at 8:59 p.m. on a unanimous voice vote.

After adjournment, the members went back on the record to recognize Marie Lawrie and her dedication to the Architectural Board of Review. Her dedication to detail is appreciated by the Board. Her presence will be missed at the monthly meeting and the Board wishes her well in her other responsibilities. Hearing no further comment, the chairman adjourned a second time at 9:05pm.

Lauren Broderick, Chairman

Christine Gruttadauria, Secretary