

Abondale Estates

ARCHITECTURAL REVIEW BOARD

Monday, December 7, 2009
Immediately following HPC Meeting

MINUTES

Members Present: Doug Leckband, Chairman
Jim Glover
Chris Kingsbury
Todd Pullen
Patrick O'Connor

Staff Present: Juliette Sims-Owens, City Clerk
Kenneth Kocher, Consultant

Item 1 Meeting called to order at 7:21 p.m. by Chairman Leckband

Item 2 Approval of Minutes
➤ **November 2, 2009 – Regular Meeting**

A motion to approve the minutes as presented was made by Jim Glover, seconded by Todd Pullen; passed with all ayes (5-0).

Item 3 New Business
➤ **3207 Kensington Road (Lockman):** Demo existing house and rebuild

Board noted Consultant Callahan's conflict with the chimney in this application in that it needed to be brick, stone or stucco for the material and shouldering.

Applicant Patrick Lockman stated that he will change the material to brick and shoulder it as well.

Consultant Kocher asked if the house aligns with the adjacent homes.

Mr. Lockman stated that it does align with the adjacent homes.

Consultant Kocher confirmed with the applicant that the hardiplank would be smooth.

Public Comment:

Ted Penrod, 62 Lakeshore Drive asked what the current square footage of the house is and what the proposed square footage will be.

Mr. Lockman stated currently it is 900 square feet and the proposed house will be 3050 square feet. The first floor will be 1800 square feet and the second floor will be 1250 square feet.

Chairman Leckband stated that the proposed house will be exactly the same width as the house to be demolished but it will be a lot deeper in the lot.

A motion to approve the application for 3207 Kensington Road noting the addendum clarification material items, as well as the chimney being brick and shouldering and the hardiplank is smooth was made by Todd Pullen, seconded by Jim Glover; passed with all ayes (5-0).

Item 4 Other items deemed appropriate for discussion

Patrick O'Connor asked Consultant Kocher what the status was with the design guidelines.

Consultant Kocher stated that the illustrations will be completed by January 1st. Consultant Kocher stated they will have copies for the board of the guidelines at the January 4th meeting.

Chairman Leckband stated that at the January 4th meeting the board will set-up a Special Called Meeting to discuss the guidelines in preparation to present at the January 20th Board of Mayor and Commissioners Regular Work Session.

Item 5 Adjournment

There being no further business, a motion to adjourn at 7:31 p.m. was made by Jim Glover, seconded by Todd Pullen; passed with all ayes (5-0).