

ARCHITECTURAL REVIEW COMMITTEE AGENDA
September 20, 2022
Administration Conference Room

<u>ARC Meeting Agenda 9-20-22</u>					
Public Comments					
Variances/Exceptions:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
1:05 p.m.	10/0944	16 High Sheriff Trail	Geppi	Exception to install a play/pet enclosure as close as possible to the rear and side property lines.	<i>Tabled</i>
1:25 p.m.	08/0004	11 Garrett Drive	Chroniger	Exception to install 5' wood fence in the backyard.	<i>Approved</i>
1:45 p.m.	18E/I-21	1310 McHenry Court	Alpaugh	Exception to install 38' of white vinyl privacy fencing.	<i>Approved</i>
Violations:					
<u>Time</u>	<u>Sec/Lot</u>	<u>Address</u>	<u>Owner</u>	<u>Discussion</u>	<u>Comments</u>
	02/0095	49 Burr Hill Drive	Henise	Non-Compliance: No Permit – Deck Enclosed	<i>Final Letter then GM</i>
	02/0147	1 Coventry Court	Betts	Non-Compliance: No Permit – Outside Shower	<i>Final Letter then GM</i>
	04/0221	16 Moonshell Drive	Edge	Non-Compliance: No Permit – Pier/Boatlift	<i>Final Letter then GM</i>
	11/0143	31 Gloucester Road	Fronczak	Non-Compliance: No Permit & Placement – Fence	<i>Final Letter then GM</i>
	14B/0145	17 Alton Point	Macher	Non-Compliance: No Permit – Vinyl Tech	<i>Final Letter then GM</i>

ARCHITECTURAL REVIEW COMMITTEE

September 20, 2022

PRESENT: John Dilworth, Susan Holt, Kevin Middleton, Beth Gismondi, Gary Murray.

ALSO PRESENT: Colette Horn (Board Liaison), Josh Vickers (Chief Inspector).

John called the meeting to order at 1:00 p.m.

16 High Sheriff Trail – Exception to install a play/pet enclosure as close as possible to the rear and side property lines

Ms. Geppi attended the hearing. She is requesting a fence similar to what her neighbor has, but up to the property line on both the sides and rear property line. Miss Utility has come to the back of her yard and has found no issues with her putting the fence in the back.

John asked where the lot line was in the back. Ms. Geppi stated 2' behind shed (*note: per final inspection of shed in 2016, shed is 10' off of rear property line, not 2'*).

John noted that the fence cannot go directly on the property line as the fence needs to be maintained. If the fence stays within the BRL's, it would not need a variance.

Beth commented that an as-built is needed as it is hard to determine the drainage easement area. She also questioned who the contractor will be for the fence. Ms. Geppi responded that she hasn't decided on who will install the fence, but she did receive 3 estimates.

John asked what type of fence is going to be installed. Ms. Geppi stated a 4' high fence everywhere except for the area alongside the ditch, where she is requesting a privacy fence..

Kevin questioned if there were any other surveys in the file for Ms. Geppi to use. Josh will check the file and provide Ms. Geppi any newer surveys. Kevin suggested that Ms. Geppi also contact the County for a new survey.

Kevin moved to table until an updated plan is submitted. All were in favor.

11 Garrett Drive – Exception to install a 5' wood fence in the backyard

Mr. & Mrs. Chroniger attended the hearing. Mr. Chroniger stated that the house back up to Route 90 and there are woods in between yard and Route 90. A 5' high fence is being requested as their dog can jump a 4' high fence. The fence will be placed within the setbacks. Fence will be cedar, and existing plants and shrubs will block the fence.

Kevin questioned where is the proposed storm drainage easement that is noted on the site plan is located. Mr. Chroniger noted that it is a 15' easement that the County already stated that he could not enter the easement area.

Susan asked why no neighbors were notified. Josh stated that the fence request does not affect any neighbors.

John questioned about the fence style. Josh said that it is a solid wood cedar fence. Kevin noted that the fence picture needs to accompany the permit.

Kevin moved to approve the 5' high fence. Susan seconded, and all were in favor.

1310 McHenry Court – Exception to install 38' of white vinyl privacy fencing

Mr. Alpaugh attended the hearing. After arborvitaes were removed between his property and his neighbors, he found that there was a need for privacy fencing. Both him and his neighbor will be planting around the fence. The fence will be a colonial style white vinyl picket fence. The 38' of 6' high privacy fencing has already been approved by Colonial Village. The fence will be placed 1 – 1 ½' for the property line.

Kevin moved to approve the 38' of privacy fence, Susan seconded, and all were in favor.

Violations

The Committee unanimously agreed to send a final 15-day letter, then forward to the General Manager for action:

- 49 Burr Hill Drive (No Permit – Deck Enclosed)
- 1 Coventry Court (No Permit – Outside Shower)
- 16 Moonshell Drive (No Permit – Pier/Boatlift)
- 31 Gloucester Road (No Permit & Placement – Fence)
- 17 Alton Point (No Permit – Vinyl Tech)

New Business

John noted that he plans to submit to the Board at their October meeting additional violations that are currently in legal to suspend their voting rights. This list will include all violations that were sent to legal in 2022.

Old Business

Violations “under review” on the violation list were discussed. Josh provided feedback and will review prior to the next meeting.

Minutes

John made a change to the minutes with the approval of 343 Ocean Parkway – the motion passed 2-1, not 2-0. Also, under Old Business, HB615 has already passed but will become effective on October 1, 2022.

Susan moved to accept the minutes from the August 16, 2022 meeting as amended, Kevin seconded, and all were in favor.

Adjournment

The meeting adjourned at 3:38 p.m.