

Development Standards Committee

Special Meeting

November 18, 2010 at 5:30PM

The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380

Members Present: Deborah Sargeant, Ken Anderson, Kim Hess, Mike Bass, Ken Parker and Chris Florack.

Members Absent: Robert Heineman

Staff Present: Neslihan Tesno, Pam Forde and Sharlene Novak

Others in Attendance: As reflected by the attached Sign-in Sheet for November 18, 2010.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chairwoman Deborah Sargeant at 5:32 p.m.

II. Consideration and Action for approval of Minutes of DSC Meeting on October 20, 2010.

It was moved by Ken Parker and seconded by Kim Hess to approve the minutes of the previous meeting as presented. The motion carried unanimously.

III. Consideration and Action of the Summary List

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff. Items #32 was withdrawn. The list consisted of Residential Items 1,2,3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, and 22. It was moved by Mike Bass and seconded by Chris Florack to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Review and Disposition of Commercial Applications

A. Request for Consideration and Action

Tool Shed

Woodlands Christian Church

1202 N. Millbend Drive – 010-0036-0599-0230-0000

Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvement. Reverend Callison and Rachel Lenay were present to address the committee. It was moved by Michael Bass and seconded by Ken Anderson to conditionally approve the shed with the conditions that the shed's colors must be changed to colors that are compatible with the building and that native evergreen vegetation must be planted and maintained to screen the shed from the street. The motion carried unanimously.

B. Request for Consideration and Action

Concept Approval for Site Plan

Sonic Restaurant

2300 Buckthorne Place – 01-010-0006-0547-0700

Village of Grogan's Mill

This item was reviewed by the full committee. During the presentation by Kim Hess, she noted that two variances are requested; 1) allow the pavement to extend to the same 20' setback line along South Millbend Drive as the original pavement was located (a 30' forest preserve is reserved) and 2) allow the pavement to extend to the 10' setback line along Buckthorne Place (a 20' forest preserve is reserved). After discussion by the Committee, it was moved by Kim Hess and seconded by Ken Anderson, to conditionally approve the concept site plan subject to supplementing the forest preserves with additional native vegetation as needed. No additional clearing will be allowed or required along South Millbend. The motion carried unanimously.

- C.** Report on "Commercial Staff Approval List" for November 18, 2010
The list was accepted as presented.

V. Review and Disposition of Residential Applications

1. Variance request for a proposed fence which will extend beyond the 10 foot platted building line.
Sherry & Edward Hill
14 Night Heron Place
Lot 14, Block 2, Section 2, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve as submitted. The motion carried unanimously.
2. Variance request for proposed addition to exceed the maximum living area allowed.
David T. Stansbury
31 East Hobbit Glen Drive
Lot 19, Block 2, Section 76, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to conditionally approve, reduce addition to a total maximum living area of 3000 square feet. Meet code and standard conditions apply. Resubmit revised plans. The motion carried unanimously.
3. Variance request for existing walkway that exceeds width allowed of 4 feet.
Russell and Marsha Young
118 North Shawnee Ridge Circle
Lot 8, Block 01, Section 22, Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve as submitted. The motion carried unanimously.
4. Variance request for an existing walkway which exceeds the maximum width allowed of 4 feet.
Mark & Kim Avocato
78 North Acacia Park Circle
Lot 11, Block 5, Section 28, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve as submitted. The motion carried unanimously.

5. Variance request for an existing driveway extension that is located in the 5 foot side yard easement and exceeds the maximum width of 16 feet.
Kenneth & Ann Dobbie
163 West Sterling Pond Circle
Lot 59, Block 2, Section 3, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove pavers used for parking from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the pavers are in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal. The motion carried unanimously.
6. Variance request for an existing walkway which encroaches upon the 5 foot side yard easement.
Jose Vazquez
35 East Sundance Circle
Lot 65, Block 3, Section 59, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve. Additionally, the Owner must ensure that the placement of the improvement and landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.
7. Variance request for an existing fish pond which encroaches into the 5 foot side yard easement..
Marty & Ellen ter Weeme
10 Gillium Bluff Place
Lot 35, Block 1, Section 33 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to Motion to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.
8. Variance request for an existing walkway encroaches into the easement, exceeds the maximum width allowed and is not located at least on foot away from a property line.
Gregory and Leslie Tomlinson
19 Lanesend Place
Lot 37, Block 1, Section 23, Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede

drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

9. Variance request for existing driveway extension exceeds the maximum width of 16 feet.
Robert and Holly Duke
102 South Wyckham Circle
Lot 1, Block 1, Section 63 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve as submitted. The motion carried unanimously.
10. Variance request for existing play structure that does not respect the 10 foot rear easement.
Pavel Vanecko
82 West Spindle Tree Circle
Lot 39, Block 1, Section 73 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the plays structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal. The motion carried unanimously.
11. Variance request for existing play structure which encroaches into the rear 14' and 10' easement and has a striped tarp.
Mark Rubio
147 Hawkhurst Circle
Lot 22, Block 02, Section 93 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the plays structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal. The motion carried unanimously.
12. Variance request for existing storage shed is not screened by a 6 foot solid fence.
Llansley B. Thelwell
39 South Almondell Way
Lot 35, Block 1, Section 98 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve as submitted. The motion carried unanimously.
13. Variance request for an existing fence which is not of approvable design.

John Wilkerson
22 Silver Lute Place
Lot 22, Block 2, Section 9 Village of College Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was not present to address the committee. It was moved by Mike Bass to disapprove. The motion failed for lack of a second. It was moved by Kim Hess and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to replace pickets, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the fence is in disrepair and needs replacement whichever comes first and further move that the additional evergreen screening should be planted to soften view from street. The motion carried unanimously.

14. Variance request for time extension for repair of roof and home damage.

Todd Vagi
11 North Goldenvine Circle
Lot 44, Block 2, Section 65 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to allow the time extension until March 31, 2011 but require the tarp to be replaced and kept in good condition. Proceed with violation process and legal if repairs not effected as of March 31, 2011. The motion carried unanimously.

15. Variance request to remove a tree not approved by the Residential Design Review Committee.

Azeb Tekle & David Mackinder
10 Opaline Place
Lot 4, Block 2, Section 58, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to conditionally approve, remove tree (tree "C"), plant and maintain one 30 gallon native tree as replacement. The motion carried unanimously.

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Gary M. Charles
71 South Chantsong Circle
Lot 5, Block 2, Section 5, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by moving play structure or applying for a variance and changing the tarp to a solid, muted color) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Suzanne Sparrow
46 East Russet Grove Circle
Lot 55, Block 1, Section 75, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing tree and maintaining yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Rachael Glaug
11 Windfern Place
Lot 76, Block 3, Section 3, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing trash can from public view and keeping it out of view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

John Brenek
2 Russet Grove Street
Lot 66, Block 1, Section 75, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing trash can and keeping it out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Rafael Castro Olvera

6 Tillamook Court

Lot 11, Block 1, Section 5, Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing trees) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Brian K. Campbell

54 Pipers Meadow Street

Lot 04, Block 02, Section 5, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing violation and background history. It was moved by Deborah Sargeant and seconded by Ken Parker to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for fence and submitting passing inspection report from qualified inspector) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

22. Variance request for a proposed garage addition/storage space, which would cause the lot to exceed the maximum amount of hard surface area allowed.

Virgil and Kathryn Yoakum

1 Noontide Circle

Lot 1, Block 1, Section 19 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve on the condition the improvement meets code and passes final inspection. Additionally, The Owner must ensure that the placement of the improvement and landscaping does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

23. Variance request for a proposed walkway which will exceed the maximum width allowed; mass, scale and proportion; neighbor impact.

Rafael and Denia Delaflor

31 North Heritage Hill Circle

Lot 13, Block 1, Section 14, Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. The proposal was to install a wide paved area from side fence to the rear yard connecting to existing paving and pool decking. This area was to be used as a driveway and parking for extra cars and entertainment area. After a lengthy discussion concerning impact it was moved by Chris Florack and seconded by Mike Bass to disapprove. The motion carried unanimously.

24. Variance request for a proposed driveway and walkway which will exceed the maximum width allowed and paving is located beyond the front building line.

Rafael and Denia Delaflor

31 N Heritage Hill Circle

Lot 13, Block 1, Section 14, Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved Chris Florack and seconded by Mike Bass to approve the pavers at entrance of driveway, to conditionally approve the walkway not to exceed 6 feet, to conditionally approve paving in front yard, no plastic furniture, umbrellas or BBQ grills to be stored and to disapprove the driveway widening. The motion carried unanimously.

25. Variance request for a proposed sports court which will not respect 20' rear setback

Nancy Stricker

40 Pawprint Place

Lot 27, Block 1, Section 43 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Ken Anderson to conditionally approve the sports court with the conditions that the lights and height to comply with standards and that the applicant plant and maintain evergreen vegetation to screen the sports court from view of adjacent properties to sides. Additionally, staff is to review plantings upon completion to determine if sufficient screening has been planted. Mike Bass asked to amend the motion to remove the lights. The request was denied. Mike Bass voted in opposition. The original motion carried.

26. Variance request for a proposed cabana will encroach into the 25 ft rear Building Setback, which is not in keeping with the Standards.

Jason and Rene Crawford

23 Mirror Ridge Drive

Lot 11, Block 3, Section 18, Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and contractor were present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to disapprove the request. The applicant must submit new plans that comply with standards. Mike Bass voted in opposition. The motion carried.

27. Variance request for a proposed fireplace will encroach into the 25 ft rear Building Setback, which is not in keeping with the Standards.

Jason and Rene Crawford

23 Mirror Ridge Drive

Lot 11, Block 3, Section 18, Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and contractor were present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the fireplace on the conditions that the fireplace be vent less and no taller than plate height of cabana, applicant to resubmit plans showing these conditions. The motion carried unanimously.

28. Request for review of violation for failure to remove trailer from public view.

Aaron & Amy Hogan

10 Archbriar Place

Lot 29, Block 1, Section 3 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the violation under consideration. The homeowner was present to address the committee. The homeowner, Mr. Aaron Hogan indicated that the trailer is only there during racing season for his son. It is not there 48 consecutive hours but it is at the home to load car then it returns after racing or practice to unload. Mr. Hogan explained that the schedule is especially heavy in August and September – every weekend. It was moved by Chris Florack and seconded by Mike Bass that the trailer and the current usage is not a violation of the Standards but that staff will monitor situation. Deborah Sergeant voted in opposition. The motion carried.

29. Variance request for existing pavers that do not respect the 25' front platted building line.

Glen & Nacole Nath

170 Goldenvine Court

Lot 1, Block 1, Section 65 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowners were present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, remove red pavers or plant and maintain heavy evergreen vegetation (low growth) to screen view of pavers from street. The motion carried unanimously.

30. Variance request for existing wood deck and spa which are located in the side 5 foot easement.

James Zeleskey

159 Fairwind Trail Drive

Lot 7, Block 2, Section 11, Village of College Park (Grogan's Forest)

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was not present. It was moved by Mike Bass and seconded by Ken Parker to disapprove the deck and spa, it must be removed out of easement. The motion carried unanimously.

31. Variance request for existing walkway encroaches into the Street Right-of Way.

Edward Welty

18 Sagamore Ridge Place

Lot 14, Block 1, Section 14, Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve – not to encroach into street right of way, do not exceed 18" in width and to replace with pavers. Submit sample to staff for approval. The motion carried unanimously.

32. Request for approval for a home business – pool design and pool service business.
Tom and Holli Hawkins
46 North Abram Circle
Lot 8, Block 2, Section 24 Village of Sterling Ridge
Withdrawn
33. Variance request for Green House/Seasonal Plant Protection Structure which exceeds the height allowed by the Residential Design Review Committee decision to reduce to 6 feet..
Mohammad Alam
11 Rowan Tree Place
Lot 39, Block 1, Section 86 Village of Alden Bridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was present to address the committee. The homeowner, Mr. Alam presented a PowerPoint presentation to show that he had reduced height of structure and the door to 6.75 feet. He was not able to reduce further due to door restriction. It was moved by Mike Bass and seconded by Chris Florack to conditionally approve height to 6.75' in height and meet all the requirements for Seasonal Plant Protection. Deborah Sargeant voted in opposition. The motion carried.
34. Variance request for an existing batting cage does not respect the 20' rear setback and a portion encroaches upon the 10' rear yard easement.
Butch & Shonnah Noll
154 Goldenvine Court
Lot 5, Block 1, Section 65 Village of Alden of Bridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was present to address the committee. He indicated that the batting cage had only been up 3 weeks. He had talked to all his adjacent neighbors and they had no objections. It was moved by Mike Bass and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove batting cage from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the batting cage is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and the improvement may be subject to removal. Additionally, if there are neighbor complaints then DSC must rehear. The motion carried unanimously.
35. Variance request for existing for two window A/C units located more than 6 feet above natural grade and one is located on front of dwelling
Yurif Fofanova
19 Nila Grove Court
Lot 73, Block 2, Section 3 Village of College Park (Harpers Landing)
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was not present to address the committee. An affected neighbor, Lelio DePaiva SaFretias at 18 Davis Cottage was present and addressed the committee about his concerns. It was moved by Mike Bass and seconded by Kim Hess to disapprove, remove a/c units within 90 days. The motion carried unanimously.

36. Variance request for existing awning that is not of a solid design.

Obie & Judith Hayes

39 West Knightsbridge Drive

Lot 15, Block 2, Section 2, Village of College Park (Harpers Landing)

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was not present. It was moved by Deborah Sargeant and seconded by Ken Parker to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove awning from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the awning is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Mike Bass voted in opposition. The motion carried.

VI. Public Comments

There were no public comments.

VII. Member Comments

There were no member comments.

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Kim Hess to adjourn the meeting at 7:48 p.m. The motion carried unanimously.