

## **Development Standards Committee**

**August 20, 2014 at 5:30 PM**

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

Members Present: Chris Florack, Kim Hess, Danie van Loggerenberg, Robert Heineman, and Mark Bacon

Member absent: Deborah Sargeant, Ken Anderson,

Staff Present: Hennie van Rensburg, Neslihan Tesno and Sharlene Novak

- I.** Welcome/Call Meeting to Order  
The meeting was called to order by Vice Chair Robert Heineman at 5:34 p.m.
- II.** Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on July 16, 2014.  
It was moved by Chris Florack and seconded by Kim Hess to approve the minutes. The motion carried unanimously.
- III.** Consideration and Action of the Applications and legal items in Section V recommended for Summary Action. This item was heard by the full committee. Vice Chair Robert Heineman presented the Summary List as presented by Staff. The list consisted of Items 1-28. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the Summary List as presented. The motion carried unanimously.
- IV.** Consideration of a possible violation of the Covenants and Standards in regards to home maintenance. This item was heard by the full committee. Staff presented a PowerPoint of pictures submitted by Katherine Wade of 80 West Sandalbranch Circle. Ms. Wade wanted to address the committee about possible violations on an adjacent lot. She contends a pile of pots and fire pit that are being stored between the neighbor's garage and fence (her shared fence) is a violation and a possible health issue. She also pointed out some above ground pipes that were in disrepair and had concerns of smell and drainage. Staff had determined it was not a violation. This area is not visible from ground level to adjacent lots. The committee determined that the status of the area between the fence and garage on the property next door was not a violation and then DSC directed staff to contact the homeowner of 82 West Sandalbranch Circle in regard to the aboveground pipes to determine use and to request repair.
- V.** Review and Disposition of applications and violations.
  1. Request for time extension of permits for home /garage, patio cover, summer kitchen and fireplace.  
Nicole and Allan Coulton  
18 Mohawk Path Place  
Lot 92, Block 1, Section 6 Village of Creekside Park  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to allow time extension to start the 120 day time period by November 1, 2014. The motion carried unanimously.
  2. Variance request for a proposed room addition that will exceed the maximum living area allowed of per the Neighborhood Criteria for Section 17, in the Village of Indian Springs (TWA).  
Brent and Elizabeth Chappell  
91 Horizon Ridge  
Lot 17, Block 2, Section 17

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve upon the developer approving the ILUD increase and the homeowner obtaining the required signatures and the document is recorded with the County. Additionally the project must meet code and Standards. The motion carried unanimously.

3. Variance request for a proposed play structure that exceeds the maximum height for a play structure and will require removal of one tree.

John & Ramona Van Leeuwen

18 Peony Springs Court

Lot 22, Block 3, Section 21 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve the play structure, plant and maintain one native 30 gallon tree as replacement and plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen to left. Additionally Staff is to review upon completion to determine if sufficient screening. The motion carried unanimously.

4. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

Virginia Bremauntz

54 South Almondell Circle

Lot 2, Block 4, Section 92 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve – plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen to the left, meet code and standards. The motion carried unanimously.

5. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

Dan Victor

10 Millsap Circle

Lot 28, Block 1, Section 67 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve – plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen to the left, meet code and standards. The motion carried unanimously.

6. Variance request for proposed storage building that will exceed the maximum height allowed of seven feet for a storage building built with materials that do not match those used on the dwelling.

Ashley T Griggs

42 Magnolia Shadows Place

Lot 4, Block 1, Section 1 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.

7. Variance request for water feature to exceed the maximum height allowed and approval for a swimming pool.

Carlos Alberto Garcia Roux

14 North Fremont Ridge Loop

Lot 21, Block 1, Section 23 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve, allow water feature height as submitted, standard conditions, must meet code and pass all inspections. Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Vegetation must be at least 4 feet tall at time of planting. Any fencing constructed to screen pool equipment requires an

application and will be limited to a 4 foot high solid capped picket fence screened completely from view with native evergreen vegetation. Pool and decking may not encroach into any easement. VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously.

8. Variance request for existing play structure that does not respect the five foot side and ten foot rear yard easements.

Jerrod McQuain

95 West Laurelhurst Circle

Lot 40, Block 1, Section 45 Village Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the 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 play 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

9. Appeal of the conditions of approval regarding an existing shed that does not respect the ten foot rear and five foot side yard easements.

Christopher Michelletti

70 French Oaks Circle

Lot 17, Block 1, Section 49 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed 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 shed 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

10. Variance request for an existing play structure that does not respect the ten foot rear yard easement.

Scott and Amy Young

6 North Player Crest Circle

Lot 25, Block 1, Section 83 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the 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 play 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. The improvement may be subject to removal if determined necessary by easement holders. Additionally plant and maintain additional evergreen trees or shrubs at least 7' tall at time of planting behind fort and in the corner to aid screening. The motion carried unanimously.

11. Variance request for an existing walkway encroaches into the five foot side yard easement.

Gary W and Deborah Freeman

22 Caprice Bend Place

Lot 6, Block 1, Section 12 Village of Creekside Park West

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve. Plant and maintain evergreen vegetation at front edge of walkway. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

12. Variance request for an existing driveway widening exceeds the maximum width allowed and does not respect the side five foot easement.

Robert E Carter

112 Snowdance Court

Lot 23, Block 1, Section 5 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

13. Variance request for existing driveway addition that exceeds the maximum width allowed.

LaShawn Lottie

42 Orchid Grove Place

Lot 11 Block 2 Section 7 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve as submitted. Any future replacement of driveway must comply with Standards. The motion carried unanimously.

14. Variance request for existing driveway addition that exceeds the maximum width allowed.

Bryan Small

54 Orchid Grove Place

Lot 14 Block 2 Section 7 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve, plant and maintain a planting bed with evergreen plants or shrub to right of drive. Any future replacement of driveway must comply with Standards.

15. Variance request for existing driveway addition that exceeds the maximum width allowed.

Raul Merino

19 Delta Mill Court

Lot 5, Block 1 Section 1 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

16. Variance request for an existing patio that does not respect the five foot side and ten foot rear yard easements.

Van J Brackin

134 West Greywing Circle

Lot 4, Block 4, Section 6 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

17. Variance request for an existing driveway extension with walkway that does not respect the side five foot easement and exceeds the maximum width allowed.

Kirsten York

22 Brywood Place

Lot 11, Block 1, Section 24 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

18. Variance request for existing driveway addition that exceeds the maximum width allowed.

William Hardham

15 Ramey Heights Court

Lot 41, Block 1 Section 12 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.

19. Variance request for existing addition to the front walk and driveway that exceeds the maximum width allowed and a rear flagstone patio that does not respect the side five foot easement.

Estefanie Jamie

211 North Wimberly Way

Lot 13, Block 2 Section 3 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. 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.

Butch Lee & Christine Mary Marker

31 Poplar Pines Court

Lot 48, Block 3, Section 11 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and removing debris 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.

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

John & Vira Jefferson Jr.

79 North Indigo Circle

Lot 11, Block 4, Section 9 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 the dead tree) 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. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Robert T. Latour

2 South Crescendo Path Place

Lot 27, Block 1, Section 5 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 storing trash/recycle carts 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.

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

Xiao Wang & Stacey Y Cheung

105 North Hollylaurel Circle

Lot 16, Block 2, Section 16 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 and storing the trash and recycle carts out of public view and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) 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.

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

Susan A Williford

42 Trellis Gate Street

Lot 3, Block 1, Section 35 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 and storing the trash and recycle carts 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.

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

Joshua Lee Bradley

97 West Night Heron Place

Lot 13, Block 1, Section 2 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 and storing any debris and trash and recycle carts 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.

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

Alejandro Canton Jaramillo & Leopoldo Monsreal

3 Silver Arrow Court

Lot 13, Block 3, Section 14 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 or applying for the play structure) 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.

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

Domingo Armando Luis Gutierrez Serna

83 North Victoriana Circle

Lot 21, Block 1, Section 7 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 and storing the trash and recycle carts 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.

28. Variance request for two garage spaces instead of the three required by the Development Criteria for Section 6 Creekside Park and consideration and action in regard to a violation on the home.  
Carmen Angles Prats – El Caobo Inc.  
177 Bauer Point Circle  
Lot 6, Block 3, Section 6 Village of Creekside Park  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Danie van Loggerenberg to take no action of the violation and allow the two car garage space instead of three. The motion carried unanimously.
29. Request for appeal of the Residential Design Review Committee’s decision to not allow proposed tree removals.  
Kurt Carpenter  
31 Amulet Oaks Place  
Lot 44, Block 1, Section 8 Village of Sterling Ridge  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated that she did not want the house to be covered by the existing trees and to be able to view the home since the other trees blocked the view. She also stated that they would be redoing all the landscaping in the front yard. After discussion about the trees the committee decided that they needed to see the tree in person. It was moved by Chris Florack and seconded by Kim Hess to table for site visit after the owner had marked the trees she wanted to save. The motion carried unanimously.
30. Variance request for proposed fencing that exceeds the maximum height allowed.  
David & Catherine Cobb  
15 Coverdell Park  
Lot 25, Block 1, Section 26 Village of Sterling Ridge  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner demonstrated the difference in elevation of the surrounding properties and why he needs the extra height for the fences. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve the 8’ fence, plant and maintain evergreen vegetation to screen fence at the rear right-side corner. The motion carried unanimously.
31. Variance request for a proposed patio cover that does not respect the 25 foot rear building setback.  
Grant L and Christine L Gilbert  
54 Paloma Bend Place  
Lot 17, Block 1, Section 25 Village of Creekside Park  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to disapprove the request, submit revised plans for DSC review that address: elevation issue, drop down patio cover foundation to level with pool decking, pool decking on left side to drop down as well, rotate patio cover 90 degrees with summer kitchen along the right side facing the side street, solid wall at rear of patio cover facing rear neighbor, submit landscape plan (showing heavy evergreen vegetation to rear as screening)and grade & elevation plans. The motion carried unanimously.
32. Variance request for CONCEPT Approval for a proposed room addition, gazebo, koi pond, walkway, and pool decking, driveway, paving and pool and koi pond equipment project into the Development Setback, additionally the proposed tile roof for the dwelling may not be compatible with neighborhood character and the proposed fence is not an approved fence design.  
Myles Woloshyn  
3 Players Trail  
Lot 30, Block 1, Section 32 Village of Sterling Ridge  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim



Hess to conditionally approve the **concept** – submit final sealed plans and survey, and all fees and documentation required. **Return to DSC for final approval.** Submit sample board including roof, capstone window casing and any exterior changes including paint. Show landscape plan with evergreen shrubs in front of knee wall and tall evergreen vegetation to screen to cover to rear and sides from golf course. Koi pond must meet code – driveway gate must meet pool barrier code. The motion carried unanimously.

33. Variance request for CONCEPT Approval for a proposed room addition that will exceed the maximum living area allowed for section 29 of Sterling Ridge and a proposed patio cover that may not be compatible with neighborhood character.

Timothy Masters  
10 Olde Rose Court

Lot 9, Block 2, Section 29 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The homeowner asked for concept approval of a proposed room addition and patio cover. The committee was concerned about the roof design and how it attached to dwelling. The owner indicated he would have designer or architect do the final design. It was moved by Danie van Loggerenberg and seconded by Chris Florack to conditionally approve CONCEPT – integrate roof of patio cover with roof of room addition, columns of patio cover should match and be compatible with dwelling (i.e. brick) submit revised sealed plans and survey with required documentation and fees for DSC review or review by DSC representative Danie van Loggerenberg. The motion carried unanimously.

34. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 25 foot setback and a variance request for an attached patio cover without sealed plans.

Winifred King  
15 Veilwood Circle

Lot 1, Block 2, Section 65 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and contractor were present to address the committee. The homeowner said they needed more covered space in rear yard. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve the attached Patio cover/Pergola #1 as submitted with cedar wrapped beam, must submit sealed plans, meet code and standards and additionally to conditionally approve the Detached Patio cover/Pergola #2 with summer kitchen – as submitted with cedar wrapped exterior, meet code and standards. The motion carried unanimously.

35. Variance request for a proposed patio cover that does not respect the rear 15 foot setback

Jeffers  
26 Murmuring Creek Place

Lot 30 Block 2 Section 6 Village of College Park

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. It was moved by Danie van Loggerenberg and seconded by Chris Florack to conditionally approve as submitted, plant and maintain one 30 gallon native tree for replacement and additionally plant and maintain trees or shrubs at least 7' tall at time of planting along right and rear to screen. Staff is to determine if sufficient screening upon completion. Meet code and standards. The motion carried unanimously.

36. Request of approval for a renewal of a Home Business.

Matthew P Carbery  
75 South Bethany Bend Circle

Lot 18, Block 2, Section 36 Village of Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The homeowner asked for a renewal of his home business for firearms. Claude Hunter of the Alden Bridge Residential Design Review Committee was also

present to request the DSC consider the impact of the business to the neighborhood. The committee determined that any the business was still in compliance with the approved agreement from the 2012 permit. IT was moved by Mark Bacon and seconded by Chris Florack to conditionally approve as submitted with the same condition agreement as 2012 permit and 2 year term. The motion carried unanimously.

37. Variance request for existing portable skateboard ramps that are not being stored in public view when not in use.

Terence D Lederman  
3 Grand Bayou Place

Lot 34, Block 2, Section 33 Village of Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Danie van Loggerenberg and seconded by Mark Bacon to disapprove, store out of public view within 30 days. The motion carried unanimously.

38. Variance request to the Development Criteria for Section 63 of Alden Bridge that requires the zero lot line walls must be brick with no wall penetrations.

Justin Baca  
14 Timberlea Place

Lot 31, Block 2, Section 63 Village Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. An affected neighbor attended and was opposed to the request. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve as follows – the window must be replaced with one hour fire rated opaque glass block. Must submit sample to staff prior to installation, meet code and standards. The change must be completed within 60 days. The motion carried unanimously.

39. Variance request for an existing greenhouse structure that will not be temporary and does not comply with the Standards.

Fadi Ghanem  
38 West Bracebridge Circle

Lot 12, Block 3, Section 21 Village of Indian Springs (TWA)

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to disapprove, remove structure within 30 days. The motion carried unanimously.

40. Variance request for an existing fence that is painted an unapprovable color.

Tony Verdi  
6 East Gaslight Place

Lot 9, Block 1, Section 26 Village of Alden Bridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Mark Bacon to approve as submitted. The motion carried unanimously.

41. Variance request for an existing wood deck that does not respect the side five foot or rear ten foot easement.

Raul Merino  
19 Delta Mill Court

Lot 5, Block 1 Section 1 Village of College Park

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated there were no issues with the neighbors and that the deck is built in sections and easily removed. It was moved by Chris Florack and seconded by Robert Heineman 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

**VI. Public Comments**

Katherine Wade, 80 West Sandalbranch Circle, inquired as to the next step for the item that was discussed under #IV and for the committee to restate the decision. Staff informed Ms. Wade that the committee determined that the status of the area between the fence and garage on the property next door was not a violation and that the DSC had directed staff to contact the homeowner of 82 West Sandalbranch in regard to the aboveground pipes.

**VII. Member Comments**

Robert Heineman stated he would not be in attendance at the September 17, 2014 DSC meeting.

**VIII. Staff Reports**

There were no staff reports.

**IX. Adjourn**

There being no further business to discuss it was moved by Chris Florack and seconded by Mark Bacon to adjourn at 8:26 p.m. The motion carried unanimously.