



Architectural Review Board
June 11, 2014
5:30 p.m.

Mayor Mark Cegelka, called the meeting to order at 5:30 p.m.

Present: Vice Mayor John Baca, Member Jerry Eisen, Planning Commission Representative Dr. Lasch, Building Official Rick Loconti, Engineer Mike Henry, Justin Whelan

Others Present: Homeowner Nadine Brown, Harlan Eberhardt of Tribe Architects representing Nadine Brown, Tinker's Creek HOA Representative Don Banas,

Motion by Dr. Lasch, seconded by Jerry Eisen to approve the minutes of the March 12, 2014 Architectural Board of Review Meeting.

**Yeas—Baca, Eisen, Lasch
Nays—None**

**3 yeas – 0 nays
Motion carried**

NEW BUSINESS:

APPROVAL OF AQUA THERAPY ROOM AT 27505 TINKERS VALLEY DRIVE:

Harlan Eberhardt of Tribe Architects was in attendance representing Nadine Brown, the owner of 27505 Tinkers Valley Drive. The project consists of adding an extra room on the east side of the existing home with an open area under the room for a basement and no second floor. The home addition will be 22'-8"x22' extending toward the side yard and providing approximately 22' from the property line of the adjacent property owner. The use of the room will be for therapy pool and spa tub with a spiral stair case to access the space under the tubs. The basement will not have access to the rest of the existing basement area under existing home.

Don Banas from the Tinker's Valley Home Owner's Association (HOA) noted the plans had not been approved by the association and he would give the plans to the other association members for comments. Mr. Banas noted landscaping was shown on the plan around the existing part of the home but noted no landscaping actually exists. Ms. Brown (the home owner) said it would be done as part of this work.

Tony Fini, the Village Architect, stated the proposed exterior matches the character of the existing home and had no other comments.

Rick Loconti had concerns about the electrical loading and plumbing isometrics and noted these should be included with the final proposed plans prior to approval.

Mike Henry stated he had no comments except for that the contractor should stake the existing property line to confirm set-backs.

The following are the conditions that must be completed upon approval: landscape plan to be submitted, electrical loading calculations/plumbing isometrics with final building plans and approval by the HOA and property line to be staked prior to construction

Motion by Jerry Eisen seconded by Dr. Lasch to approve the addition of an Aqua Therapy Room at 27505 Tinkers Valley Drive subject to the conditions above.

Yeas— Baca, Eisen, Lasch
Nays—None

3 yeas – 0 nays
Motion carried

There being no further business to come before the Architectural Review Board, motion by John Baca seconded by Dr. Lasch to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 5:57 pm.

Architectural Review Board

Lori A. Pepera
Clerk of Council