

# Design Review Committee Meeting Minutes

October 17, 2018

## I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:09 PM on October 17, 2018 at Hapeville City Hall Conference Room.

## II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Brian Gregory, John Stalvey and Lynn Patterson (non-voting). Karl Dufrenne (2) and Rick Ferrero (1) were absent.

## III. Approval of Meeting Minutes

Jonathan Love read the minutes from the September 19<sup>th</sup> meeting. John Stalvey made a motion to pass the minutes. Jonathan Love seconded, and it passed 3-0.

## IV. Applications

- a) 449 Walnut Street – Cliff Christiansen attending  
Brian Gregory made a motion to approve the application with the following details and design exceptions:

- i. Address all Planner's Report issues as noted in provided attachment;
- ii. Gabled roof on the front elevation should have sloped soffits;
- iii. All windows on the front elevation should be 3 over 1 grid;
- iv. Change the single window on the front elevation BR3 to a twin window (3 over 1 grid);
- v. On front elevation, square gable window should have one vertical mutton to split the window evenly;
- vi. Add two transom (4.0 by 1.0) windows on right side elevation on the terrace level (walk-in closet and dining room)
- vii. Add a 1 over 1 window on left-side elevation in loft next to the laundry closet.
- viii. Add to site plan, any adjacent out buildings within 10 feet of the garage;
- ix. Design exception for the front porch width not being greater than 80% of the front elevation;
- x. Design exception for the twin window middle mullion not being greater than 2-inches more than the side trim.

Jonathan Love seconded the motion and it passed 3-0.

- b) 451 Walnut Street – Cliff Christiansen attending  
John Stalvey made a motion to approve the application with the following details and design exceptions:

- i. Address all Planner's Report issues as noted in provided attachment;
- ii. Gabled roof on the front elevation should have sloped soffits;
- iii. All windows on the front elevation should be 6 over 6 grids;
- iv. Change the single window on the front elevation BR2 to a twin window (6 over 6 grid);
- v. Add two transom (4.0 by 1.0) windows on right side elevation on the terrace level (walk-in closet and dining room)

- vi. Add a 1 over 1 window on left-side elevation in loft next to the laundry closet.
- vii. Add to site plan, any adjacent out buildings within 10 feet of the garage;
- viii. Design exception for the front porch width not being greater than 80% of the front elevation;
- ix. Design exception for the twin window middle mullion not being greater than 2-inches more than the side trim.

Jonathan Love seconded the motion and it passed 3-0.

c) 3048 Dogwood Drive – Terrance Adams attending

Jonathan Love made a motion to approve the application with the following details and design exceptions:

- i. Address all Planner’s Report issues as noted in provided attachment;
- ii. On right-side elevation, change side door entry and garage roof from a gable to a shed style;
- iii. On right-side elevation, add brackets on garage roof and side entry as noted on drawings;
- iv. On right-side elevation, remove 4.0x1.0 transom window in family room;
- v. On right-side elevation, change window in WC to a 2.0x4.0 in master bath;
- vi. On right-side elevation, add 2.0x2.0 to master closet in line with first story family room window (see notes on plans);
- vii. On right-side elevation, change stairwell window to a 3 over one over one grid;
- viii. On left side elevation, add 4.0x1.0 transom window to dining room;
- ix. On front-elevation, remove grids in French doors on second story;
- x. On front-elevation, roof pitch is changed to 6/12
- xi. Design exception is granted to allow for a driveway wider than the 15-ft limit;
- xii. Design exception is granted to not require a first story window on enfronting facades on the rear elevation of the garage;
- xiii. Design exception is granted to allow distance between columns on the front porch to exceed the limit of 8-ft on center;
- xiv. Design exception to not require the house to be located at the intersection.

John Stalvey seconded the motion and it passed 3-0.

d) 437 North Avenue – Tony McSwain attending

John Stalvey made a motion to approve the application with the following details and design exceptions:

- i. Address all Planner’s Report issues as noted in provided attachment;
- ii. On front elevation, change the gabled roof so that it has a sloped soffit;
- iii. On front-elevation, change all the windows to a 2 over 1 grid
- iv. On sides of front porch, change the soffit to a sloped soffit style;
- v. Recommendation to grade the front such that there are one or two steps up to the porch;
- vi. Design exception for the first-floor grade to be between 2 and 4 feet above grade.

Brian Gregory seconded the motion and it passed 3-0.

- e) 3266 Dogwood Drive – Orleesa Jones attending  
Jonathan Love made a motion to approve the application with the following details and design exceptions:
  - i. Existing building and any non-conforming design conditions are granted design exceptions;
  - ii. Design exception that the awnings do not have to be loose, because the new doorway awnings will match the existing materials

John Stalvey seconded the motion and it passed 3-0.

**V. New Business**

John Stalvey made a motion to schedule the next DRC meeting on November 14<sup>th</sup>, as November 21<sup>st</sup> is the day before the Thanksgiving holidays. Brian Gregory seconded it and it passed 3-0.

**VI. Next Regularly Scheduled Meeting is November 14, 2018**

**VII. Adjournment**

Jonathan Love adjourned the meeting at 7:57 PM.

Minutes submitted by: \_\_\_\_\_  
Brian Gregory, Secretary

Minutes approved by: \_\_\_\_\_  
Jonathan Love, Chairman