

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
January 7, 2021**

I. Call to Order

The meeting was held online via Zoom and called to order by Chair Charnetsky at 7:01 p.m.

Present: Chair Charnetsky; Vice Chair Ledyard; and Boardmembers Clair, Dudley and O'Connor.

Absent: None.

Staff Present: Jason Sanks, Planning Consultant; Pam Maslowski, Director of Planning Services; and Stephanie Irwin, Accounting Specialist.

II. Business

A. Design Plans for an Addition/Exterior Remodel Proposed for 950 E. Liebre Circle

Mr. Sanks stated that this applicant is seeking approval of the design plans for the addition of a new attached RV garage and three-season sunroom. He noted the property currently has a custom driveway, a single-car garage and a two-car garage. The RV garage would be located on the right side of the home and set back. The new garage will look like a typical garage from the front except that it will be much taller and have a taller garage door. It is not very deep. He would like the applicant to confirm that the addition will match the existing residence in color and materials as it is not specified on the application. The RV garage will be about 30' deep, 20' wide, and 17' high. It will be set on the side of the lot that is away from the street and will be tucked back about 17' from the front of the house. One of the concerns the Board usually has with RV garages is that they should not exceed the overall height of the primary residence so they do not seem out of scale and do not dwarf the house. In this case, the proposed height of the RV garage is higher than the ridge of the home. He would like the applicant to address if there is any way to lower the height of the garage so that it matches the height of the existing home. He understands it might be difficult because the existing house is not very tall. The four season sun room will have more of a shed roof. Staff can be supportive of the application if it is confirmed that the colors, materials and finishes of the addition will match the existing home and if the height of the RV garage can be lowered to match the ridge line of the existing home.

It was noted that the applicant was having difficulty with his audio connection to the meeting. Ms. Maslowski noted that he did send a message via the Zoom Chat feature that the stucco and roof material will match the existing.

Chair Charnetsky noted that she is also concerned about the large addition being added to one side of the house. It makes it seem a bit lopsided, although it is tucked away.

Trevor Penrose, of Travek Incorporated and representing the applicant, was now able to participate in the meeting with audio and explained that it would not be possible to lower the ridge height of the RV garage because the homeowners want to have a higher ceiling than the existing house. Chair Charnetsky asked if this is this was the minimum height that will work or if there was any way to lower the height. Mr. Penrose replied that he does not see that it can be lowered more than one foot because they want 14' ceilings. Boardmember O'Connor inquired if the intent is to actually put an RV in the garage, because it appears that it will be difficult to do that with the current driveway. Mr. Penrose replied that he is not sure, because he had to take over the project from another employee. It

might be for a boat or large camper. The garage is a bit short to fit most standard RVs and the driveway layout could make it difficult to pull in.

Colin Barleycorn, the homeowner, stated that the RV is a minimum 10' high, with the air conditioner on top adding another foot. It is a 24' long RV, so making the turn will be easy once it is on the driveway and makes the turn around the other garage. The height they are requesting is necessary to have a 14' height on the inside which they need to put in roll up doors on both sides of the garage. It will be a 12' door with a 2' fascia on top to put the roll up door inside the garage. Chair Charnetsky noted that a side mount motor can allow the height to be reduced. Mr. Barleycorn stated that they will be using a side mount motor, but the door will roll up at the top of the doorway itself. That is why the 2' is necessary. It is not a flat door that will roll inside like a standard garage. It will go straight up and straight back down. The reason they need this type of door is to keep the door away from the RV. The RV will have jacks on it so he can lift it up and work on it.

Chair Charnetsky inquired if the neighbor was aware of these plans. Mr. Barleycorn replied that he did speak to the neighbor and showed him the plans. The neighbor did not have any concerns.

Vice Chair Ledyard noted that this is an issue of what the owner wants versus what someone else might think is more optimal. There are a lot of RV garages around Litchfield Park. The look on this is not optimal, but the roof shapes are similar. He is not sure it is so off the mark that he would vote against it.

Boardmember Dudley inquired about setting a precedence, noting the Board has asked others to lower the height. Mr. Sanks responded that the Board has been fairly diligent at keeping new RV garage heights at or below the height of the home. However, each situation is different. In this case, the home is not very tall, so they do not have much height to work with. If the application is approved, it could be noted in the record that the height is being allowed due to the lower height of the home along with the location of the garage on the opposite side of the street side which minimizes its visual impact on the neighborhood. Chair Charnetsky noted that there are some RV garages in the City that are not attractive. RV garages are difficult to incorporate into existing homes; however, they are not forbidden by the City's Code.

Boardmember O'Connor **moved** to approve the application with the condition that all colors, materials, and finishes are to match the existing home; acknowledging that the RV garage is significantly setback from the street and the front of the home; and suggesting that, if there is any way to reduce the height of the RV garage, that it be done. Boardmember Dudley **seconded**. The motion was **approved unanimously**.

B. Design Plans for a New Home Proposed for 14535 W. Hidden Terrace Loop

Mr. Sanks stated that this application is for a new home in a gated section within the Village at Litchfield Park subdivision. This section was originally developed by Zacher Homes, who built on most of the lots. However, the developer went out of business, leaving some vacant lots. There have been previous requests to build single homes on some of those lots. The applicant has provided their HOA (Homeowner's Association) approval letter in their submittal. The HOA approved the plans with a stipulation for certain roof tile. The application notes that there will be a side-entry garage. The area is allowed 0' and 10' side yard setbacks. The setbacks are staggered throughout the subdivision. The applicant leveraged the 0' setback for the garage, but the rest of the home is set back 5', so they could have windows. He would like the applicant to explain why they are proposing a single color exterior palette with the exception of the doors and roof tiles. Typically, a second or third color is utilized to ornament the fascia or window popouts. It is an attractive home with a lot of variation. The home is long to accommodate the long and narrow lot. The application includes illustrations of

the details that will be included on the home and a landscape plan. There are a lot of nice custom touches. The house plans meet the zoning development standards for the subdivision.

Patrick Myers, the applicant, stated that he works for Pebble Creek, and they require three different colors. He prefers to add details to a house and not make paint color be the accent. He would rather use wrought iron gates and roofs. The roof cover over the secondary door is one of the details on the house and the wrought iron custom made gates are gorgeous. Details like that make a house look more custom than using paint. His current home is a custom home that he built. It is one color and very beautiful. He could paint the fascia the brown color to match the door if that is what the Board wants. He does not think it will detract from the house. However, he does not believe the other homes in the neighborhood paint the fascia a different color. Mr. Sanks stated that the homeowner seems to have a strong opinion regarding the colors. If the design intent is to be monochromatic, then so be it. He understands the use of alternate materials and design accents to beautify a home in a more custom way. He really does not have an opinion either way; it is just that the Board has not seen a monochromatic home in quite a while. Chair Charnetsky stated that she agrees that it is a preferential thing. She has no objections to it. In her line of work, she likes to accentuate the roof because she likes to call attention to the form change. However, she has no objections to a monochromatic scheme.

Boardmember O'Connor inquired if the applicant is building this as a spec home or if they will be living in it. He also asked if the two doorways to the front space are to be utilized for some kind of lock off. Mr. Myers responded that they will be living in the home. The space is for mother-in-law quarters or for one of their grown children that might be moving in with them. The space will not have a kitchen. It has a wet bar.

Vice Chair Ledyard **moved** to approve the application as submitted; Boardmember O'Connor **seconded; unanimous approval.**

C. Minutes

Boardmember Dudley **moved** to approve the minutes of the November 5 and December 3, 2020 meetings; Vice Chair Ledyard **seconded; unanimous approval.**

III. Staff Report on Current Events

Mr. Sanks reported that Staff met with a developer regarding a lot within the Dysart and Camelback Center and on the progress of a proposed recreational marijuana ordinance.

IV. Boardmembers' Report on Current Events

There were no reports.

V. Adjournment

Boardmember O'Connor **moved** to adjourn the meeting; Boardmember Clair **seconded; unanimous approval.** The meeting was adjourned at 7:43 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chair