

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, AUGUST 19, 2014
MEETING MINUTES**

1. 01-08/19: **Call to Order.** Chairman Kozonis called the meeting to order at 7:00 PM.

Chairman: James Kozonis

Commissioners Present: David Friedman, Theresa Zagnoli

Commissioners Absent: Michael Raimondi, Rick Pedersen

Also Present: Village Manager Maria Lasday

Visitors: Betsy Williams (Orren Pickell Building Group)

2. 02-08/19: **Visitor's Business.**

None

3. 03-08/19: **Consider a Request for Approval of the July 22, 2014 Meeting Minutes.**

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the July 22, 2014 meeting minutes. Motion approved. Ayes: Three (Friedman, Kozonis, Zagnoli); Nays: None; Absent: (Raimondi, Pedersen).

4. 04-08/19: **Consider a Request for Approval of a Modification to the Exterior Elevation to Install a Dormer, at the Residence Located at 9 Broadley's Court (Bannockburn Brae Subdivision), Submitted by Mr. and Mrs. Michael and Lori Clune.**

Betsy Williams, Orren Pickell Building Group, stated that applicant's are presently renovating their attic to add 192 square feet of additional floor area. She noted they are seeking approval to extend the roof by 10 feet to add a dormer on the garage (southeast elevation of the existing residence). She noted that the additional space was needed to provide a room for Ms. Clune's dad.

Ms. Williams noted that the proposed impervious coverage at the property is zoning compliant since the proposed dormer does not add any impervious surface. Manager Lasday clarified that the maximum impervious coverage calculation was not an issue with the proposed application. Rather, the main zoning issue pertained to the floor area ratio, which is zoning compliant. In addition, Manager Lasday noted that since impervious surface calculation was not an issue the applicants' proposed plans did not trigger review by Village Engineer David Gewalt.

Ms. Williams noted that no new lights were to be installed and that the lighting issues at the property were resolved in 2012 as part of applicants' Architectural Review Commission approval to install additional lighting and enlarge an existing patio at their property.

Ms. Williams noted that the materials for the proposed dormer will match the existing materials of the home, which included the following: the proposed dormer roof extension will match the existing cedar roof; the veneer will be brick; the wood fascia will be painted 1x2 on 1x8, which will include 1x8 wood frieze with ¼ crown; and the dormer will have casement windows.

Upon an inquiry from Commissioner Zagnoli regarding the visual impact to the neighbors, Ms. Williams showed the adjacent neighbors' view of the proposed dormer by showing photos of the property. Chairman Kozonis noted the appearance of the home was improved with the dormer. Commissioner Friedman inquired about gutters at the residence. Ms. Williams noted that the existing gutters would not be affected and no new gutters were to be installed.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve a Modification to the Exterior Elevation to Install a Dormer, at the Residence Located at 9 Broadley's Court (Bannockburn Brae Subdivision), Submitted by Mr. and Mrs. Michael and Lori Clune. Motion approved. Ayes: Three (Friedman, Kozonis, Zagnoli); Nays: None; Absent: (Raimondi, Pedersen).

5. Adjournment.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to adjourn the meeting at 7:08 PM. Motion approved. Ayes: Three (Friedman, Kozonis, Zagnoli); Nays: None; Absent: (Raimondi, Pedersen).