

**Architectural Review Board
HHP POA ARB Board Room
Meeting Minutes
June 27, 2024**

Board Present: Jordan Berliner, Chairperson; Dale Strecker; Architect, Brad Hix; Landscape Architect, JT Landreth, James Slavetskas, Pat Smith, Bob Zinn.

Absent with notice: Jack Toti

Staff Present: Michele Chisolm

Guest: Margie Lechowicz; POA Vice President, Paula Swanton, HHP Resident, John Heisler, Designer

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for May 23, 2024, meeting. James Slavetkas seconded the motion. May 23, 2024, Meeting Minutes were unanimously approved.

Meeting Adjourned: Bob Zinn motioned to adjourn the June 27, 2024, meeting. Dale Strecker seconded the motion. The June 27, 2024, meeting was adjourned at 09:30 am.

1. Lot 42 Chickadee Road #6 Case: 5024
Swanson
Owner and Designer appealing board's decision to deny a 11'9 1/2 " front variance and 3'11 1/2 " side variance to add a two car garage addition. The Board denied the variance because it was too excessive. The Owner requested to appeal the Board's decision to deny the variance. ARB Staff requested that they also consider submitting other options such as a smaller variance and or relocating the service yard and electrical components to move the garage closer to the home. The Owner submitted three new concept options. The Board approved the one car garage attached to the home option.

Update: The Homeowner is appealing the Board decision. Although the concept was included with the other options, their intent was to show how that option would not work for them.

2. Lot 66 Bent Tree Lane #25 Case: 8903
Shipley
Final Review: Submit final drawings for new construction of a single family home. The final plans submitted were granted Final Approval.
3. Lot 4 Angel Wing Drive #15 Case: 8904
Varracchi
Preliminary Review: Submitted preliminary plans for new construction of a single family home. A corner variance for the garage 5'4" and 2'8" and the bump out on the side of the house 5'6" and 3'11" was approved in the May review meeting. The preliminary drawings were approved. The Owner can move forward with final submission.

Comments from the Board:

- Revisit the design of the roof area on the front elevation. It looks awkward aesthetically.

4. Lot 48 Bayley Point Lane #27 Case: 8905
 Dellinger
 Final Review: Submitted final drawings for new construction of a single family home. The plans submitted have been granted Administrative Approval with comments to be corrected before the start of construction. Exterior colors have been approved. The landscape plan and drainage plan has been approved.

Comments from the Board:

- Exterior elevation in the front and left side. The Board needs more details of the service yard area. It appears that the disconnects will be exposed in the service yard area. Exterior equipment cannot be seen. The service yard area is on your neighbor's viewing side. Continue the screen up to the first floor of the service yard and provide details of the service yard area to be reviewed by the Board.
- Revisit your tankless water heater. It appears to be below flood level.

Update: The Owner submitted the revised plan showing the service yard screen up to the first floor and details of the service yard.

5. Lot 70 High Bluff Road #122 Case: 7196
 Kristoff
 Final Review: Submitted plans requesting a 4' variance to add a screen porch in the rear. The plans were denied.

Comments from the Board:

- You need an 8" vertical rise for flashing. You will see the roof slope.
- The bricks material does not coordinate with the existing material.

6. Lot 29 Big Woods Drive #34 \$100 Case: 8508
 Wanat
 Concept Review: Submitted a concept drawing to add a swimming pool in the rear. The Owner requested a 10' variance into the 10' swimming pool setback due to the location of a live oak. The plans were denied.

Comments from the Board:

- Changing the direction and position of the pool would meet ARB swimming pool requirements without needing a variance.

7. Lot 34 Myrtle Bank Lane #22 PD Case: 6497
 Evans
 Final Review: Resubmitted plans to add a guest suite in front of the home next to the garage. The Owner revised the originally approved plans because the revised LMO of the Town of HH's classification of a single family dwelling emphasizes that the suite cannot be independent of the main dwelling, such as no kitchen of any type is permitted. The revised plans submitted were approved with comments.

Comments from the Board:

- The door is blocked by columns. Replace the two columns in the center with one column.

Discussion:

8. HHP POA Density and Master Plan -The Town is updating their LMO Density and Master Plan
9. ARB Guidelines update. 2024 review of guidelines.
10. Strategic Plan and SWOT Analysis. Margie Lechowicz discusses the plan review update.

Administrative Approvals:

11. Lot 62 High Bush Drive #13	driveway extension	\$75	Case: 5416
12. Lot 266 Ellenita Drive #35	deck	\$100	Case: 7695
13. Lot 33 Deerfield Road #30	walkway	\$75	Case: 5161
14. Lot 229 Flying King Court 4	window	\$75	Case: 7282
15. Lot 227 Wild Holly Court #9	driveway	\$100	Case: 6855
16. Lot 51 Sundew Court #7	driveway	\$100	Case: 6722
17. Lot 198 Oyster Reef Drive #59	driveway section	\$75	Case: 6881
18. Lot 35 Parkwood Drive #21	driveway	\$100	Case: 8175
19. Lot 198 Oyster Reef Drive #59	front entry	\$75	Case: 6881
20. Lot 172 Misty Morning Drive #3	pool barrier	\$100	Case: 6395
21. Lot 160 Misty Morning Drive #27	driveway	\$100	Case: 6689

Fees:

June Review Fees:	\$ 3,150
June Administrative Fees:	\$ 975
Total Fees:	\$ 4,125
Y.T.D Fees:	\$ 30,760
June Tree Mitigation Fees:	\$ 270
Y.T.D. Fees	\$ 4,207
June Fines:	\$ 0
Y.T.D. Fines:	\$ 1450

The next scheduled ARB Meeting is Thursday July 25, 2024.