

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
August 1, 2019**

I. Call to Order

The meeting was held in the Conference Room at the Litchfield Park City Hall. Vice Chairman Ledyard called the meeting to order at 7:36 p.m.

Present: Chairman Charnetsky (by phone); Vice Chairman Ledyard; and Boardmembers Dudley and O'Connor (by phone).

Absent: Boardmember Romack.

Staff Present: Jason Sanks, Planning Consultant, and Pam Maslowski, Director of Planning Services.

Due to Chairman Charnetsky participating by phone, Vice Chairman Ledyard chaired the meeting.

II. Pledge of Allegiance

Vice Chairman Ledyard led the pledge.

III. Call to the Community

There were no requests to speak.

IV. Business

A. Design Plans for an Addition/Remodel Proposed for 419 E. Palm

Mr. Sanks stated that this application is for an exterior remodel and addition of an existing home. The exterior remodel will consist of refinishing the exterior brick with a smooth finish stucco painted off-white or gray with the red brick wainscot remaining, adding wide slat shutters to the front elevation, placing exposed truss detailing over the existing porch and covered patio, new roof shingles – color to be determined, and new side yard return wall which may possibly be a low screen wall to obscure the view of the ground mounted air conditioning unit. The additions will include a new 460 square foot family room on the rear elevation with double sliding doors to provide access to a new 230 square foot covered patio with an exposed truss design to match the front elevation, and a second new additional covered patio on the rear elevation which will be located between the new family room and the existing bedroom. The proposed exterior remodel seeks to bring a fresh appearance to the ranch style home with rural themes of wide slat shutters, exposed truss details, and crossbuck fencing accents. The smooth finish stucco on the upper block portions of the home's exterior walls follows a trend seen over the last several years of owners seeking a new look to the perceived dated finish of the block. Staff finds preserving the red brick wainscot to be a nice touch in keeping the homes original appearance while updating the rest of the finishes. The proposed additions to the home follow the same proportions and roof pitches found on the existing residence. All of the new livable and patio areas will be on the rear of the home and not visible from Palm Street. Staff finds that the exterior remodel and additions to the existing residence will enhance the property and add value to the home and surrounding neighborhood. Approval is recommended.

German Angulo, the applicant, stated that he had already received a permit for the fencing and waited in order to do the whole project together. He then found that his air conditioning unit is within the 10' setback from the house front that is required for fences. He wanted to know if he could extend the six foot high fence wall forward to cover the unit. Mr. Sanks commented that Staff would prefer a 3' screen wall, and Mr. Angulo stated the unit is higher than 3'. Ms. Maslowski pointed out that the Zoning Code does not allow a 6' high side yard property wall to go further than 10' back from the front of the home. This Board cannot approve a variation from the Code. A 6' L-shaped screen wall might be doable, but not a return wall. Chairman Ledyard noted that the screen wall was not included as part of this application. It could be taken to Staff for administrative review.

Boardmember Dudley **moved** to approve the application, subject to the exhibits provided by the applicant; Boardmember O'Connor **seconded; unanimous approval.**

B. Design Plans for an Addition/Remodel Proposed for 540 E. Bird Lane

Mr. Sanks stated that the applicant is seeking design approval for an exterior remodel and additions to the home. The exterior remodel will consist of refinishing the exterior elevations with a new off-white body paint color, adding new steel overhangs above select windows and doors, using slump block accents on the parapet roofline, adding a limestone veneer accent, and using walnut stained wood finish and charcoal metal accents throughout. The applicant is proposing to add a new four-car tandem garage, convert the existing garage to livable space, and add new porch, patio, livable space and courtyard additions. The proposed exterior remodel seeks to bring a fresh modern appearance to the Southwest-Styled home. The freshly painted stucco finishes and many exterior accents and stone façade completely reshape the exterior appearance of the home. The larger garage is consistent with contemporary buyers' expectations for a home of this size. Staff finds that the four-car tandem garage is a nice proposal as only the two single upgraded garage doors will be street facing. The significant amounts of additional livable space and the new rear patio, albeit shallow, will provide shade relief for the expansive accordion-style sliding door that opens from the living area onto the rear yard. Staff finds that the additions and enhancements will add value to the home and surrounding neighborhood and approval is recommended.

In response to a question, Mr. Sanks replied that a good portion of the exterior will be newly painted stucco and part will be the limestone veneer.

Mike Fernandez, representing the applicant, stated he had nothing further to add.

Boardmember Dudley **moved** to approve the application subject to the exhibits provided; Vice Chairman Ledyard **seconded; unanimous approval.**

C. Design Plans for a Rear Patio Cover Proposed for 5191 N. Ginning

Mr. Sanks stated that this is a request for design approval of a new 400 square foot patio cover addition to the rear of an existing residence. The home backs to the retention open space area that is located east of the Fry's shopping center and north of the fueling facility. Generally, most patio cover additions can be processed administratively, as long as the proposal is clearly conforming to setback requirements and has colors and materials matching the existing residence, and compatible architecture. The proposal for this property is a relatively unique large patio structure with exposed trusses and a rural theme. The elevation exhibit notes that the roof pitch will match that of the home, but the photo provided identifies a metal roof and wood columns. He believes the

home is stucco with a concrete tile roof. The neighborhood HOA has approved the structure subject to it matching the existing home in color and material, that the roof shall match the pitch of the existing home's roof, and the roof material must match that of the existing home. It is not ultimately clear how the proposed structure will be modified to blend as a natural appearing extension of the existing residence. He would like the applicant to elaborate on what the finishing plans would be. Perhaps, the picture was just an example and they will tailor it to their needs, based on the actions of the HOA and this Board. Staff does not have a recommendation at this time. The applicant will need to provide additional details regarding how they plan to conform to both the City's and HOA's requirements for the addition.

In response to a question, Mr. Sanks responded that Staff could not approve this because of the truss structure and beams, the metal roofing material not matching the roofing on the existing home, and the columns being some kind of rough sewn timber or other material that is not found on any other part of the home.

Chad Frank, the applicant, thanked Staff for being patient with him as this is the first time he has had to submit plans for something like this. The photo he provided was just an example of a timber structure. He and his wife would love to have a metal roof, but the HOA came back and required them to match the existing home's roof. Currently, the HOA is run by the developer and has not yet transitioned to the homeowners, and he believes he might get different conditions from the homeowner's led HOA. He asked the engineer to build the plans as if they were going to have a tile roof in case the City and HOA would not allow the metal roof. He is okay with having a tile roof. The other questions being raised by the HOA are about the colors. He did not submit the colors to them. From the front of the house, there are some brick features which give it a more natural look, and some wood paneling. Also, there are a number of homes in the area that have the same frontage. Multiple homes have a faux wood look with shutters on the home. There are also two different common areas that have a timber look of exposed wood with rafters and beams. He and his wife love the look of natural wood. Most likely they will stain it a darker color. They have some natural exposed beams inside the home, so the exposed beam look will transition to the outside. They have very large sliding glass doors and they love to open up those doors. There is a fireplace shown on the plans; however, it might be a media wall or it might be fireplace. It will be the same width. He included it so that he could move forward either way. He can make the pitch of the roof the same as the house and he can also match the roofing materials. If the HOA wants him to paint the exposed wood the same color of the house, he can do that, but he is not sure they will make him do that. If he does get a letter from the HOA, it will be a quick fix. He believes the thing that is most vulnerable right now is the exposed wood. If the City wants him to paint it, he will paint it.

Boardmember Dudley commented that she is not certain the HOA is requiring the applicant to paint the wood. Boardmember O'Connor asked for confirmation that the applicant is going to match the existing roof and pitch, and Mr. Frank replied that was correct. Boardmember O'Connor noted that the HOA probably received so many renditions from the applicant that it was confusing. If he had the matching roof and matching pitch, the exposed wood would probably not be an issue. He does not see how the HOA would not allow the wood beams. If he has any materials that are similar to the house, those materials should match the house. If he wants to introduce wood, he should be able to do that. Chairman Charnetsky stated that, if he is introducing a different material like the wood, it should be a contrasting color. It would not look right if it was the same color as the house color.

Boardmember O'Connor **moved** to approve the application with the condition that the roof tile and any stucco are to match the existing home; Boardmember Dudley **seconded**.

Mr. Sanks suggested **amending** the motion to add that the Board supports the exposed timber, with whatever it is finished with, and the roofing material and stucco color (if stucco is introduced) are to match the existing home.

Boardmembers O'Connor and Dudley **accepted** the amendment. A vote was taken and there was **unanimous approval**.

D. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 14581 Hidden Terrace Loop

Mr. Sanks stated the applicant is requesting approval for the installation of solar electric panels on the pitched roof of an existing residence. This item was continued from the July 11, 2019 Design Review Board agenda due to the applicant not being in attendance. He read the Zoning Code requirements for solar panels located on a pitched roof. He stated that the Board has reviewed a number of solar projects in this neighborhood where the homes have multiple roof edges and roof planes. These panels are proposed to be located across the residence's second floor roofline and will likely not be visible from Hidden Terrace Loop. However, they will be partially visible from the golf course and possibly from the backs of residences on the other side of the course. The arrays generally follow the roof lines, but are not quite the "quadrangular shape" required by Condition B of the Code, due to the complex rooflines that are typical in this neighborhood and as seen on similar applications for the area. The Board does have the discretion to approve minor deviations from the Code. The only concerns Staff has are with the array that has some of the horizontally aligned panels on the northwest roofline. Some of the panels are vertically aligned and some are horizontal. Other than that, Staff recommends approval.

Bryan Martinez, of Elevation Solar and representing the applicant, stated that he understands the concerns of the Planning Consultant. His company tries to maximize the production for the customer, as well as comply with fire department regulations. The plans indicate what they will most likely end up with; however, when they install the project, they will try to locate the panels in the best way for the customer and the community. They will never cover any obstruction on the roof and will comply with all regulations. If they find they must move panels to comply with codes, they will move panels to comply. Ms. Maslowski stated that the configuration that is approved tonight is the way the panels should be located on the roof. If changes are necessary, they will have to be approved for design by this Board or the Planning Staff.

In response to a question from Chairman Charnetsky, Mr. Martinez, stated that the squares indicated on the plans are existing vents. Chairman Charnetsky cautioned the applicant to make sure that the conduit and wiring are not exposed on the roof. Mr. Martinez stated he understands.

Boardmember Dudley **moved** to approve the application subject to the standard conditions noted in the Staff Report; Vice Chairman Ledyard **seconded; unanimous approval**.

E. Minutes

Vice Chairman Ledyard **moved** to approve the minutes of the June 6, 2019 minutes; Boardmember Dudley **seconded; unanimous approval**.

V. Staff Report on Current Events

Mr. Sanks reported on the Citizen Review meeting held regarding the Sun Health/La Loma General Plan and rezoning applications. He also reported that a minor design change was approved by Staff

for the storage facility being built in the Dysart and Camelback Center and that there might be a new user looking to locate in that center.

VI. Boardmembers' Report on Current Events

There were no reports.

VII. Adjournment

Vice Chairman Ledyard **moved** to adjourn the meeting; Boardmember Dudley **seconded; unanimous approval**. The meeting was adjourned at 8:16 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chairman

/pjm