

ARC meet for Lot 42 on 7/22/24

Attendees: Rhonda Snyder (owner), Ryan Ramschert (contractor), Marlene Miranda (neighbor), Roy Nelson (ARC)
Steve Paulson was unable to attend but had reviewed plans and gave input.

Will need to build basalt rock retaining walls on north, west and east sides. Slopes greater than 2 to 1 are not allowed unless restrained by basalt retaining walls.

A height variance will be granted for roof height of 912.25 in the 911.0 height restriction area (about 6 feet X 11 feet).

All water from impervious surfaces must be collected and delivered to street. Note: there is an allowance of 300 square feet of impervious surface where water is not collected.

Discussion on elimination of 6" step from garage to house.
If you wish to eliminate step you have the ARC's approval.
Garage floor would change from 894 to 894.5 and maximum roof height for garage would change from 910.75 to 911.25

Fascia would be 2X8.

Roof will be composition shingles

No socks allowed on any foundation or cutoff drains due to high clay content of soil.

Possible gas fireplace or stove in great room. If it happens, Ryan and ARC will determine vent placement