



## ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 7/29/05 at Allen's house, 4:00 PM  
Mia & Allen present, also Sally Lowe, Greg Mansfield, Richard Hovis, Bob & Gerry Burr,  
Ryan Alexander, Paul Johnson

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Review of proposed home on Lot 37 for Joel & Debra Brooks. This is an 1810 square foot home, with a double car garage and a 790 sq. ft. recreational woodshop. The home meets the height restrictions, and follows natural grade on all 4 sides, except for the western half of the north side, where a patio exits the home at 892', and the shop exits at 894'. The porch was proposed at 892', with steps leading down from the shop. Mia suggested that the east half of the porch could be at 894', reducing the height of the retaining wall from 5' to 3'. Then the porch can step down at its approximate midpoint to 892' for the western half. The plans are to be changed to ensure that the foundation in the porch area is made high enough to allow this. It is left up to the owners to decide whether to keep the porch at 892' or raise part of it.

It was agreed that in this case, it would be best to locate roof vents on the side, to minimize obtrusiveness for the homes looking down on the rear of the house.

Weephole location shown in southwest corner of lot is not feasible. Weephole must move to the east to avoid retaining wall.

The only other major issue is that the lot coverage is 43.5%. Lowell's standard is 35%. This is not a matter for the ARC. Shade Tree will apply for a variance on behalf of the Brooks. If not granted, the home will have to be redesigned.

Home was approved with minor changes as noted.

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Final corrections to plans for Lot 3 were submitted, per the conditional approval given at the May 21<sup>st</sup> meeting. Plans are approved.

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Final corrections to plans for Lot 15 were submitted, per the conditional approval given at the July 7<sup>th</sup> meeting. Plans are approved.

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Richard Hovis, owner of Lot 32, has joined the ARC, effective 8/1/05. Mia Nelson has resigned, also effective 8/1/05.

*Minutes taken by Mia, will be approved by ARC at next meeting.*