Development Standards Committee Minutes
July 16, 2014 at 5:30 PM
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Chris Florack, Ken Anderson, Kim Hess, Robert Heineman, and Mark Bacon

Member absent: Danie van Loggerenberg

Staff Present: Kim McKenna, Neslihan Tesno and Sharlene Novak

I. Welcome/Call Meeting to Order
The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on June 18, 2014 and Special DSC Meeting on June 19, 2014.
It was moved by Ken Anderson and seconded by Mark Bacon to approve the minutes. The motion carried unanimously.

III. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1-28. Item 34 was tabled. It was moved by Kim Hess and seconded by Chris Florack to approve the Summary List as presented. The motion carried unanimously.

IV. Consideration and Action to amend the Neighborhood Criteria for the Indigo Sky Neighborhood in Indian Springs (TWA) Section 8a Block 1 Lots 1, 13-16, 31 and Block 2 Lots 1-7, 9-11, 31-32 and Lenox Hill Neighborhood in Indian Springs (TWA) Section 20 Block 1 Lots 1 – 56, Block 2 Lots1 - 7
This item was heard by the full committee. It was moved by Chris Florack and seconded by Mark Bacon to approve the amendments to the Neighborhood Criteria. The motion carried unanimously.

V. Review and Disposition of applications and violations.

1. Variance request for a proposed cabana with bath and summer kitchen that will exceed the maximum living area allowed of per the Development Criteria for Section 54 Village of Sterling Ridge and encroach the rear 20 foot setback.
   Edwin Ojeda
   22 Regan Court
   Lot 24, Block 1, Section 54 Village of Sterling Ridge
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve the outdoor bath as follows: meet code and standards. Plant and maintain evergreen vegetation at least 7' tall at time of planting to left property line. Additionally the patio cover and summer kitchen was conditionally approved, meet code and standards. The motion carried unanimously.

2. Variance request for a proposed patio cover that does not respect the rear 25 foot setback
   Jason Gwynne
   79 Old Sterling Circle
   Lot 15, Block 2, Section 3 Village of Sterling Ridge
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve, meet code and standards conditions and maintain existing vegetation as screening. The motion carried unanimously.

3. Variance request for a proposed front yard patio that will extend beyond the 25 foot front platted building line.
   Christopher Roth Weir
   26 Night Heron Place
   Lot 17, Block 2, Section 2 Village of Alden Bridge
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve- plant and maintain low shrubs to front and left side of patio to soften impact from neighboring property and street view. No plastic furniture, BBQ pit or umbrella to be placed there. The motion carried unanimously.

4. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
   Alex Svetlitski
   26 Player Vista Place
   Lot 7, Block 1, Section 84 Village of Sterling Ridge
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve – meet code and standards. Maintain existing vegetation as screening. The motion carried unanimously.

5. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
   Walter Nimocks
   39 Rosedown Place
   Lot 59, Block 1, Section 44 Village of Alden Bridge
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve – Meet code and standards conditions. Maintain existing vegetation along the right side property line to lessen impact to neighboring property. Contractor to submit revised plan showing overhang of pergola only encroaching by 2' into 5' easement per standard. The motion carried unanimously.

6. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
   David and Sandra Rainwater
   6 South Whistling Swan Place
   Lot 24, Block 1, Section 21 Village of Creekside Park
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to Conditionally Approve – Meet code and standards conditions. Maintain existing vegetation lessen impact to neighboring property. The motion carried unanimously.

7. Variance request for a proposed patio cover that does not respect the 40 foot rear yard building setback
   Steven and Patricia Werner
   2 Nesting Crane Court
   Lot 37, Block 1, Section 6 Village of Creekside Park
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve meet code and standards. The motion carried unanimously.

8. Variance request for a proposed patio cover that does not respect the 30 foot rear yard building setback.
   Rafael Barrenechea
   42 Shallowford Place
   Lot 17, Block 1, Section 11 Village of Creekside Park West
   This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve, standards, meet code and standards, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to right and rear. The motion carried unanimously.

9. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.

Toby Hays
179 Lindenberry Circle
Lot 1, Block 2, Section 27 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve, meet code and standards. Maintain existing vegetation to lessen impact to neighboring property and street. The motion carried unanimously.

10. Variance request for an existing patio that is located on the zero-lot-line side and is not a minimum of two feet from the property line.
    Teresita Soraire
    11 Timberstar Street
    Lot 17, Block 3, Section 42 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve as submitted. The motion carried unanimously.

11. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.
    Gary Galbraith
    170 North Almondell Way
    Lot 6, Block 2, Section 98 Village of Sterling Ridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve meet code and standards. Maintain existing vegetation. The motion carried unanimously.

12. Variance request for existing play structure/tree house that encroaches upon the five foot side yard easement and contains more than 36 square feet of a single elevated floor area.
    Kevin Schneider
    14 Wooded Brook Drive
    Lot 36, Block 1, Section 12 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

13. Variance request for an existing storage shed that is not screened by a solid fence and pavers that do not respect the five foot side easement.
    Newton R. Houston
    50 East Sandalbranch Circle
    Lot 30, Block 1, Section 18 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve the pavers and shed as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

14. Variance request for an existing trash and recycle cart screen that is more than three feet into the side easement and exceeds the maximum height allowed.
    F. G. Adair

166 East Elm Crescent
Lot 3, Block 1, Section 4 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve as submitted - Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

15. Variance request for existing pavers that do not respect the side five foot easement.
Bryan Clyde Scott
99 Sheerborne Court
Lot 61, Block 1, Section 26 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Albert Nurick
34 Twisted Birch Place Court
Lot 14, Block 1, Section 3 Village of Indian Springs WCA
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violation and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Vannak Marroquin
51 Orchid Grove Place
Lot 15, Block 2, Section 7 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violation and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by screening a pergola as required by DSC conditions) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Thomas and Melanie Nonmacher
215 South Walden Elms Circle
Lot 6, Block 2, Section 42 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send

letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds, by storing trash/recycle carts and debris out of public view yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

19. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Ricardo Bayon
    22 Thicket Grove Place
    Lot 39, Block 1, Section 16 Village of College Park
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by storing trash/recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Donald Warren
    3 Rolling Ridge Court
    Lot 26, Block 1, Section 11 Village of College Park
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for greenhouse & tree structure and removing building materials/debris from back yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Donnette Lockhart
    247 Hazelcrest Drive
    Lot 2, Block 2, Section 18 Village of Indian Springs (TWA)
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by providing consistent and routine including removal of algae/mold from home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and

Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Kelly Reeves Mahoney
    11 Largo Woods Place
    Lot 8, Block 3, Section 21 Village of Indian Springs (TWA)
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing trash/recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Claudia Leonardo
    127 East Bracebridge Circle
    Lot 10, Block 2, Section 21 Village of Indian Springs (TWA)
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(**by removal of holiday lights from the tree) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

24. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Anne Albanese
    19 Creekmist Place
    Lot 14, Block 1, Section 8 Village of College Park
    This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying and getting approval for the thatched roof structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
    Derek Whitener
    67 Drifting Shadows Circle

Lot 42, Block 2, Section 7 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violation and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by providing consistent and routine including removal of algae/mold from home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Fang Liu
47 Thicket Grove Place
Lot 54, Block 1, Section 16 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Mauricio Martin Franzoni
51 Aventura Place
Lot 31, Block 1, Section 28 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view**)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
David G Johnson
42 South Piney Plains Circle
Lot 11, Block 2, Section 7 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view, mowing,

weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds, by removing the ac unit from the 2nd story window or applying for and a receiving a variance for the ac unit.) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

29. Variance request for an existing play structure that does not respect the rear ten foot easement and causes impact to adjacent properties.
    Jed Chute
    14 Leaf Trace Court
    Lot 28, Block 1, Section 3 Village of Indian Springs WCA
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve, move the platform out of the rear ten foot easement. The motion carried unanimously.

30. Variance request for an existing home business that has employees that frequently travel to the home and has business vehicles that park on the street and property and may have a negative impact.
    Bryan Clyde Scott
    99 Sheerborne Court
    Lot 61, Block 1, Section 26 Village of Alden Bridge
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to table the item till the next DSC meeting on August 6, 2014 to give the homeowner the opportunity to address the committee, however this item will not be tabled again as this is the third time. The motion carried unanimously.

31. Rehearing for CONCEPT approval of a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.
    Jason Oefinger
    38 West Mirror Ridge Circle
    Lot 17, Block 1, Section 18 Village of Indian Springs (TWA)
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Kim Hess and seconded by Mark Bacon to uphold the original DSC decision: CONCEPT, reduce encroachment by having left rear corner of structure meet setback, right rear corner allowed to project as needed with the rear running parallel to the house. Return to DSC with revised plans. The motion carried unanimously.

32. Appeal request by an affected neighbor of an existing house color approved by the RDRC.
    John Vaglienty
    74 Trellis Gate Street
    Lot 21, Block 2, Section 35 Village of Alden Bridge
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner said they had asked their neighbors and no one had objections to the color. It was moved by Mark Bacon and seconded by Robert Heineman to conditionally approve, cannot be repainted this color (2062-20 Gentleman's Gray), it should not be such a bright shade of blue. The motion carried unanimously.

33. Variance request for a fence color that is not be a muted shade.
    Teresita Soraire

11 Timberstar Street
Lot 17, Block 3, Section 42 Village of Alden Bridge
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The home owner stated that she was attempting to improve upon the look of the weathered fence. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve as follows: repaint the front facing section an approvable color and the interior fence cannot be painted Barn Red again. The owner is to work with staff to select an approvable color. The motion carried unanimously.

34. Request for appeal of the Residential Design Review Committee's decision to not allow proposed tree removals.
Kurt Carpenter
31 Amulet Oaks Place
Lot 44, Block 1, Section 8 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Chris Florack to table as requested by the owner. The motion carried unanimously.

35. Request for appeal of the Residential Design Review Committee's decision to not allow proposed tree removals.
Perwaiz Kahn
11 Broadweather Place
Lot 90, Block 1, Section 50 Village of Alden Bridge
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to allow the removal of Tree G, D and F only. The motion carried unanimously.

36. Variance request for a proposed waterfall that does not respect the side five foot easement and a proposed walkway and wall that does not respect the rear ten foot easement.
Walter Keyser
34 Witherbee Place
Lot 7, Block 1, Section 5 Village of Creekside Park West
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and an affected neighbor were present to address the committee. The homeowner said he wanted to make the rear yard level by adding the paving. The neighbor stated that if anything was built within 5' of his foundation his builder warranty would be void and he was concerned about leaks and noise. It was moved by Robert Heineman and seconded by Mark Bacon to conditionally approve the paving and the waterfall however the waterfall must be moved out of the side easement, Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

37. Variance request for a proposed driveway widening that will exceed the maximum width allowed and a summer kitchen that is not at least ten feet from the adjacent property line.
Energy Storke, L.L.C.
131 West Arbor Camp Circle
Lot 68, Block 1, Section 4 Village of Creekside Park
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the summer kitchen – meet code and standards, maintain existing vegetation to screen. The motion carried unanimously. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to conditionally approve the driveway borders - allow max of 18" on both sides of driveway-

not to exceed a total of 19' wide, contrasting material, not to encroach past garage walls. It must curve along existing driveway to street. This motion carried unanimously also.

38. Variance request for a proposed sport court that does not respect the 25 foot rear yard setback
    Gregory and Tara Montgomery
    58 South Shasta Bend Circle
    Lot 3, Block 1, Section 22 Village of Creekside Park
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, move to the court to the 14' easement line – submit revised plans - staff to approve location, use sound reduction material on the surface, plant and maintain native 30 gallon tree for each tree removed, no lights and plant and maintain evergreen trees or shrubs at least 7' tall at time of planting along the right fence line to screen to neighbors. This motion carried unanimously.

39. Request for appeal of the Residential Design Review Committee's conditions of approval to require screening of the pool equipment and the approved location of the equipment.
    Jivko Kirov
    30 Player Green Place
    Lot 6, Block 1, Section 18 Village of Sterling Ridge
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson conditionally approve location of pool equipment, plant and maintain evergreen vegetation to right side with a recommendation to continue the evergreen vine planted on the neighbor's side. Meet code. This motion carried unanimously.

40. Variance request for a proposed patio cover with fireplace that does not respect the rear 20 foot setback and a summer kitchen that is not at least ten feet from the adjacent property line.
    Heriberto Rodriquez
    39 Spincaster Drive
    Lot 37, Block 1, Section 30 Village of Creekside Park
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's representative was present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, submit revised plans showing a maximum of a 5' encroachment meet code and standards, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting along the right and rear to screen to neighbors. This motion carried unanimously.

41. Variance request for existing trellises that do not respect the side five foot or rear ten foot easement.
    Natalie Lattin
    190 West Greywing Circle
    Lot 5, Block 2, Section 6 Village of Alden Bridge
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, move two feet from fence lines, plant and maintain evergreen vegetation to grow on trellis to screen. This motion carried unanimously.

42. Variance request for a trampoline that does not respect the side five foot or rear ten foot easement.
    Omar Kordy
    31 South Knightsgate Circle
    Lot 27, Block 1, Section 18 Village of Sterling Ridge
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and two affected neighbors were present to address the committee. The owner stated that the trampoline was portable and cold be moved. The neighbors both spoke of the impact to their property and

how it was screened from the owner's view. It was moved by Mark Bacon and seconded by Robert Heineman to conditionally approve by submitting a revised plan showing the trampoline out of easements (comply with Standards) or by removing the trampoline within 30 days. This motion carried unanimously.

43. Variance request for an existing driveway that exceeds the maximum width allowed.
    Daniel and Dedra Kashin
    159 West Hullwood Court
    Lot 10R, Block 1, Section 2 Village of Creekside Park
    This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, taper to driveway before the approach to street. This motion carried unanimously.

VI. Public Comments
There were no public comments.

VII. Member Comments
Chris Florack will not be in attendance at the August 6, 2014 meeting. Deborah Sargeant would like staff to schedule a Joint DSC/RDRC meeting about the rebuild process.

VIII. Staff Reports
There were no staff reports.

IX. Adjourn
There being no further business to discuss it was moved by Chris Florack and seconded by Robert Heineman to adjourn at 7:47 p.m. The motion carried unanimously.