

MINUTES
HILTON VILLAGE ARCHITECTURAL REVIEW BOARD
WEDNESDAY, MARCH 6, 2019
HILTON MAIN STREET LIBRARY
110 MAIN STREET
7:00 P.M.

PRESENT: Ray Spencer, Chairman; John Schmied; William C. Black; Constance Keator; Jeremy Sommer; John Scruggs

ABSENT: Michele Smith

STAFF: Johnnie E. Davis; Staff

(1) Mr. Spencer called the meeting to order and welcomed the audience. Mr. Spencer asked if there were any changes or corrections to the February 6, 2019 minutes. Mr. Scruggs stated he was not present at the meeting and he moved that the minutes be approved with the correction. The motion was seconded by Mr. Schmied and approved as amended.

(A) COAHV-2019-0001 - Richard L. Claytor, Jr. & Monica L. Wiltjer - 10401 Warwick Boulevard, install a post-mounted sign to read: "Clayton Memorial Clinic - Child & Adolescent Psychiatry - Richard L. Claytor, Jr., MD - Monica L. Wiltjer, PA-C and install a 4' fence to run along the eastern side property line in the rear yard".

Mr. Carleton Hudgins stated he was representing the applicants. He stated the applicants have agreed to install a fence that matches the style of his fence. He stated they could not be present at the meeting and asked him to represent them. He stated he agreed to represent them. Mr. Schmied stated he wanted to clarify what the applicants are requesting from the letter that they sent to the board. Mr. Schmied stated according to the letter the applicants are asking for approval of the sign pole, approval of a new sign face, and approval of a fence. Mr. Hudgins stated that is correct. He stated he would like to point out that he measured the height of the new fence where it will connect with his fence and it measured 6'- 4". Mr. Schmied stated the board considers the fence to be a 4' fence since the overall height of the fence is 4'. Mr. Mark Farrah, the adjacent neighbor, 10403 Warwick Boulevard, stated s realty office is located next door and he objects to the fence since it will block the entrance to his property. He stated he has owned the property since 1984 and has had ingress and egress to his property for 35 years. Mr. Farrah stated there use to be a 10' easement across the property that was used by the garbage trucks to pick up trash. He stated he has researched the property and he was

not able to find the easement recorded anywhere. Mr. Farrah stated he is in objection to the requests based on those circumstances. He further stated the utilities are in the back of the residential properties and this will block the utility trucks from being able to access them. Janie Mellon, 10403 Warwick Boulevard, stated she lives above the office building and if the fence is installed she would not be able to get out of the property on to Post Street. She stated that there is a safety concern that should be taken into consideration. Ms. Mellon stated if there was a need for any type of emergency vehicles to access the property, such as, fire trucks, police vehicles or ambulances they would not be able to access the property. She said safety is a big concern for her. She stated she would like the board to take this into consideration. Mr. Spencer stated he was not certain about the safety concern since the property is in the same situation as all of the other properties in that area and they will have access from the front of the property. Mr. Farrah stated he did not come to the meeting expecting the board to resolve the problem for him. He stated it may be that he has to resolve the problem through some other means. Mr. Farrah said he understands if the board has to approve the fence. Mr. Schmied stated that is correct. He said the board cannot resolve any type of legal issues concerning the property and it can only consider whether or not the fence meets the guidelines. Mr. Schmied stated the plat shows the property lines going to the rear of the property with no easement showing which is what the board has to take under consideration for its review. Mr. Farrah stated that is clear to him; however, if the fence is approved he would like to go on record that he is in opposition to the request and he would like to have it installed 6 inches off of the property line. He stated the offset from the property line will prevent any legal concerns for him with regards to ownership of the fence. Mr. Spencer asked if there were any questions from the board or audience. There were no questions. Mr. Spencer asked if there were any questions from the audience. There were no questions. Mr. Hamilton moved that the application be approved with the following stipulations: (1) that the sign face shall be changed from the previous approved sign face to that of the new submitted drawing, (2) that the new pole shall match the style and dimensions of the existing poles in the commercial district, (3) that the style of the fence shall be the style that was submitted to the board at the meeting which shall match the adjacent neighbors fence at the rear of the property, (4) that the fence shall be 4' and installed 6" off of the property line. The motion was seconded by Mr. Schmied and approved with a unanimous vote.

- (B) COAHV-2019-0002 - Sally Frank - 10233 Warwick Boulevard - install a wall mounted sign to read: "Amber + Slate".**

Mr. Davis stated the application has undergone preliminary design review and the applicant was present to answer any questions. Ms. Sally Frank stated she would like to install a wall sign in the same location and at the same size as the previous sign that was installed. Mr. Scruggs asked if the sign would have lighting. Ms. Frank stated no lighting and the sign will be constructed of wood. Mr. Spencer asked if there were any further questions from the board. There were no questions. Mr. Spencer asked if there were any questions from the audience. There were no questions. Mr. Hamilton moved that the application be approved as submitted. The motion was seconded by Mr. Schmied and approved with a unanimous vote.

(C) Preliminary Design Review – Theresa Cansler, 224 Piez Avenue – request to construct a 15’- 0” x 14’ – 0” addition at the rear of the house with a side porch.

Ms. Theresa Cansler stated she would like to construct a 15’ – 0” x 14’ – 0” addition at the rear of the house with a side porch. She stated she will demolish an enclosed porch which is rotting to construct the addition. Ms. Cansler stated the area of coverage is 39% of her total original footprint. She stated she would like to install board and batten siding or clapboard siding. Ms. Cansler stated she will not determine which siding that she will use until she get some estimates from her contractor. She stated she would like to use dark gray architectural shingles. Ms. Cansler stated everything will be painted White. Mr. Black asked what type of siding is on the house. Ms. Cansler stated the house has aluminum siding. Mr. Black stated the outbuildings in the village have board and batten siding; however, the board has never approved board and batten for an addition. Ms. Cansler stated very little of the wall will be seen. She stated you will not be able to see the addition from the street. Mr. Sommer suggested the use of Hardie Plank. Ms. Cansler stated she would see if it is available. Ms. Cansler stated she would like to have a round table discussion type of meeting for the residence to talk about how to make improvements to their homes. Ms. Cansler stated she plans to meet next Thursday and invited the board to attend. She stated she will be sending out notices of the meeting.

(2) There being no further business, the meeting was adjourned at 8:19 P.M.