

MONTGOMERY VILLAGE FOUNDATION
ARCHITECTURAL REVIEW BOARD
Montgomery Village Foundation
February 6, 2018
Driving Tour Agenda

18944 Montgomery Village Avenue (Center Stage, South Village)
Existing rear patio door replacement
Review of Violation Appeal – See Notes Attached **pg. 1**
Homeowner is attending at 5:15 P.M.

**MONTGOMERY VILLAGE FOUNDATION
ARCHITECTURAL REVIEW BOARD
North Creek Community Board Room
February 7, 2018
Agenda**

I. Meeting Called to Order

II. Review of Minutes

III. Routine Review (Staff, Design Consultant, Director):

- Applications submitted – **58 residences 91 items)**
(A full list will be available at the meeting)

IV. Old Business

B. Architectural Review Board Review and Onsite Visits

The onsite visits will take place on Tuesday, February 6, 2018 starting at 11:00AM.

Please meet at the MVF offices to depart from there.

The ARB Meeting will be held on Wednesday, February 7, 2018 starting at 5:00PM. at the North Creek Community Board Room.

The Community Criteria and Village-wide Guidelines are available for reference during the ARB meeting.

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VI. Other Matters:

Next Meeting Date –March 7, 2018

FEBRUARY 7, 2017 ARB MEETING

18944 Montgomery Village Avenue (Center Stage, South Village)

Existing rear patio door replacement

Dr. John Pepper

Violation Appeal Review

The homeowner is attending at 5:15 P.M.

Staff Notes: In October of 2017, a scheduled inspection was performed on the property at 18944 Montgomery Village Avenue in the Center Stage sub-division of South Village. Violations were noted on the house. The existing single half-lite door and sidelight were installed in place of the original rear slider style patio door without prior approval of the ARB. The homeowner was notified on November 14, 2017 that the existing single half-lite door and sidelight were in violation and they would be reviewed in house with the Design Consultant. The existing single half-lite door and sidelight were reviewed in-house with the Design Consultant and AS Director on November 16, 2017 and the existing single half-lite door was denied.

On December 8, 2017 the homeowner submitted a letter of appeal for the existing rear half-lite door and sidelight requesting to retain the rear half-lite door and sidelight.

The AS staff and the Design Consultant reviewed the side door and storm door appeal in a routine in-house review meeting on December 29, 2017 and it was denied. The homeowner was asked to remove the existing rear half-lite door and sidelight and replace them with a "Dark Bronze" full view, glass sliding patio door without grids. The violation appeal is being forwarded to the ARB to review at the February 7, 2018 ARB meeting.

Recommendation: The Design Consultant recommends denial of the existing rear half-lite door and sidelight and recommends that they be replaced with a "Dark Bronze" full view glass sliding patio door without grids to match the original builder installed rear slider style patio door.



18944 Montgomery Village Avenue



18944 Montgomery Village Avenue

CASE TO THE MVF ARCHITECTURAL REVIEW BOARD

Homeowners: John Pepper

Property: 18944 Montgomery Village Avenue (South Village - Centerstage)

Hearing: **February 7, 2018 @ 5:15PM**

Violation: Architectural – Patio Door (Rear): The existing rear, basement level patio door replacement including the left side sidelite

Background:

- October 31, 2017 A scheduled inspection was performed on the property. It was noted that the homeowner installed a single half-lite door and sidelite in place of the original slider patio door.
- November 14, 2017 Mr. Pepper was informed that the patio door modification would be reviewed and a decision will be made.
- November 21, 2017 A decision was made for the existing patio door. The patio door modification must be removed and replaced with a full-view, glass-sliding “Dark Bronze” patio door without grids.
- December 8, 2017 The homeowner submitted a letter of appeal by email for the patio door.

Photos of the item

Patio Door Modification



Owner's Letter

Dee Wirth

From: JOHN PEPPER <johnwpepper@comcast.net>
Sent: Friday, December 08, 2017 2:40 PM
To: Dee Wirth
Subject: Request for hearing re architectural issues

Dear Ms Wirth,

Today I received your letter with the results of a review of modifications to my property.

I am writing to confirm that as I told you previously, I am requesting a hearing with MVF on this matter.

Please confirm to me that my request was received within the 30 day window, and that a hearing will be scheduled for me.

Also, please let me know the details of that hearing when they are set.

Thanks,

Dr. John W Pepper

18944 Montgomery Village Ave

520-250-4238