

MONTGOMERY VILLAGE FOUNDATION

ARCHITECTURAL REVIEW BOARD

Montgomery Village Foundation

March 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

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Homeowner is attending at 5:15 P.M.

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

I. Meeting Called to Order

II. Review of Minutes

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

- Applications submitted – **65 residences, 99 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, March 6, 2018 starting at 11:00AM. Please meet at the MVF offices to depart from there.

The ARB Meeting will be held on Wednesday, March 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: MVF Home Show – Lake Marion Community Center
Saturday March 9th, 2018 9 a.m. to 3p.m.**

Next Meeting Date – April 4, 2018

MARCH 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 Village Avenue in the Center Stage sub-division of South Village. Violations were noted on the house. The existing single half-lite door and slider style window 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 slider style window were in violation and they would be reviewed in house with the Design Consultant. The existing single half-lite door and slider style window 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 slider style window requesting to retain the rear half-lite door and slider style window.

The AS staff and the Design Consultant reviewed the single half-lite door and window 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 window and replace them with a "Dark Bronze" full view, glass sliding patio door without grids. The violation appeal was submitted to the ARB to review at the February 7, 2018 ARB meeting. The ARB reviewed the existing single half-lite door with grids and the slider style window. The homeowner mentioned to the ARB that he had seen other rear patio doors modified to single doors on the rear elevations of houses in the community at 18902 and 19062 Montgomery Village Avenue. The ARB has asked the Architectural Standards staff to review the other homes in the Center Stage community for any approved modifications to the builder installed slider style patio door without grids and share with the ARB the results of that review. The ARB decided to table the review of the single door modification until the next March 7, 2018, at which point they will have the findings of the staff's reviews of the neighboring homes.

The ARB discussed the options for the homeowner at 18944 Montgomery Village Avenue to remove the colonial grids from the existing rear single half-lite door to bring it into compliance and in keeping with the contemporary style of the townhomes or to require the homeowner to replace it with a contemporary style door now or at resale.

The AS staff reviewed the properties noted at 18902 and 19062 Montgomery Village Avenue. The property at 18902 Montgomery Village Ave. installed replacement French doors with colonial grids at the rear without approval. This property is in violation. The property owners at 19062 Montgomery Village Avenue applied for approval of French doors without colonial grids. The French doors were approved as installed.

Recommendation: The Design Consultant recommends denial of the existing rear half-lite door and slider style window 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