

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE

IrishBeachADC.com

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28 January 2023

**MEETING MINUTES**

**Open meeting beginning at 10:00 am at Rex Dunning Firehouse**

**CALL TO ORDER:** The meeting was called to order at 10:00 am by member Tom Reidenbach. Other committee members present: RJ Dial, Ken Weston, and Don McCormick. Others in attendance: John and Georgia Jory, Dean and Patty Wolfe, Jess Raphael, and the Jory's architect, Kelly Grimes.

**APPROVAL OF MEETING MINUTES:** Minutes from the 9 July 2022 meeting were approved by the members present at that meeting. Minutes from the 12 November meeting were approved, 4-0.

**NEW BUSINESS:**

**Jory 3/37 (43620 Sea Cypress Drive): Phase I New Home Construction (NHC)**

**Application.** The ADC received one comment from a nearby property owner in response to the mailing that was sent out for this review: "No objection." Kelly Grimes led the presentation of the Phase I application. He showed the lot location and the steeply sloping topography of the property, with about a 50-foot rise from the street to the rear line. He pointed out the constraints - primarily drainage and occasionally marshy conditions - that limited the location of the primary and secondary septic leach fields. The required minimum setbacks from the property lines along with the septic design defined the buildable envelope for this lot. The buildable area is tucked well back on the lot where the hill starts to rise quickly, and Kelly anticipates this will require some grading/cutting and retaining walls. A modest height variance may be requested in Phase II, but there should be no view impacts given the location of the house. A primary consideration moving forward will be the control of runoff and drainage given the topography of this and nearby lots along with the existing ditches and culverts that follow the natural contour of the surrounding land.

The committee approved this Phase I application, 4-0.

**COMMUNICATIONS:**

**Enferadi 1/58 (14721 Navarro Way):** Application to construct a garage adjacent to the existing driveway northeast of the house. Owners were unable to provide a drawing showing setbacks from the east property line. Committee members visited the site, determined the location of the property line, and found that the proposed location of the garage was so close to the lot to the east that the project could not be

approved given the requirements of setbacks from side property lines. The ADC offered two possible alternatives for the owners to consider. No response.

**Steiner 2/33 (15225 Arena Court):** Minor Exterior Improvement (MEI) to replace and modestly extend existing damaged fencing. Reviewed and approved.

**Allred 1/50 (14720 S. Highway 1):** Fence constructed without notification and approval of the ADC. Property owner was notified and did not respond to request to go through the documented process for a Major Exterior Project (MEP).

**ADJOURNMENT/NEXT MEETING:** The meeting was adjourned at 10:33 am. The next meeting will be scheduled when there is New Business to be considered.