

HIDDEN HILLS COMMUNITY ASSOCIATION  
Architectural Committee  
Minutes

April 6, 2020

The regular meeting of the Hidden Hills Architectural Committee for was held on Monday, April 6, 2020  
Via video conferencing at 6:30 p.m..

**CALL TO ORDER AND ROLL CALL**

Chairman Mike Kotal called the meeting to order at 6:30 p.m. Those members present were Tom Lewis, Stephen Phillips and Mike Kotal. Also present were Ron Heston, the Architectural Consultant, Alex Werner Board Liaison.

**MINUTES**

The Minutes from Monday, March 2 were approved.

**GRADING REVIEW**

**CONSENT ITEMS**

**Hull – 24877 Eldorado Meadow** - The owner is seeking approval to replace the roof on the residence and accessory structures.

Proposed Material: Boral Saxony Shake 600  
Charcoal Brown Blend  
2FBCJ1132

This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion.

**TREE REMOVAL**

**VARIANCE**

**Hever – 5857 Fitzpatrick** - The resident is seeking approval for a minor remodel to this home.

The existing home is an older two-story home on a steeply sloped property (downhill). Although the home does not meet current minimum front yard setbacks the existing structures are approved (existing non-conforming).

The owner is seeking approval for a minor remodel to the existing home. Most of the work is in the central portion of the home, with a portion of the work extending into the existing front yard. That work includes new stairs, a powder room, and an entry porch.

Discussion:

The Architectural Standards require the following:

1. 50' front yard setback
2. The Association discourages variances to the Architectural Standards, however, will from time to time, approve a variance when a "hardship" can be demonstrated.

This is a very challenging site due to the property's topography. The existing lot is at the top of a ridge, most of the property is steeply sloped and not usable.

The plan calls for construction into the front yard setback and considerable additional second story massing within the front yard set back to accommodate a new staircase between floors. The location of the staircase is driven by the owner's desire for an open concept floor plan. Additionally, the current house is already very close to the street and the adjacent homes are much further back. It is the opinion of the Committee that the loss of some portion of an open floor plan to a stairwell is not a hardship nor an unforeseeable consequence of the standards. The applicant has not provided sufficient justification to support a variance and therefore the request is denied. The owner should consider alternate solutions that do not further encroach into the front yard setback.

## **NEW BUSINESS**

**Heckler - 5302 Scott Robertson** - The owner is seeking approval for the following:

1. Remodel and add to the existing kitchen
2. Remodel the existing garage to create a gym and additional bedroom
3. Construct a detached garage behind the home. Steve Phillips The owner is seeking approval to construct a detached garage behind the home. This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion.

**Levi - 5625 Penland Road** The owner is proposing to construct a minor remodel to the home as well as construct two detached structures on the lower area of the home site. The proposed work is as follows:

1. A remodel and addition to the main residence.
2. A one-story guesthouse.
3. A one-story garage.

This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion.

**Monroe – 24441 Little Valley Road** - The applicant is seeking after the fact approval for a new barn to be constructed over a portion of the existing tennis court. The mandatory 300% penalty applies to this application. This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion.

**Wright – 23557 Long Valley Road Road** - The owner is seeking approval for an addition to the existing home. The scope of work is as follows:

1. Expand Bedroom #2 as shown on plans.
2. From the existing den, create a reduced den, mudroom and one car garage.
3. Remove existing flat roof patio and replace with an open trellis.

There is no change to the existing hardscape. This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Tom Lewis seconded the motion.

**Miles – 24655 Wingfield Road** - The resident is seeking approval for a remodel to this existing home as well as after the fact approval for the removal of two dead pine trees to be replaced with two white birch trees.

The scope of work is as follows:

1. Replace all exterior windows
2. Remodel the existing kitchen
3. Complete the remodel of the master bath
4. Add a new laundry room
5. Add a new bathroom at the study

There is no change to the existing hardscape

This matter was reviewed and approved by email and is on the agenda for ratification. Mike Kotal moved for approval. Mike Kotal moved for approval. Tom Lewis seconded the motion.

**Freedman – 5666 Jed Smith Road** The owner is seeking approval to replace the the driveway with pavers using Heartland Grey Moss Charcoal with the colored trim shown in the photo in an Ashlar

pattern. This matter was reviewed and approved by email and is on the agenda for ratification Mike Kotal moved for approval. Tom Lewis seconded the motion

### **OLD BUSINESS**

**Bertha Blue – 5739 Penland** - The owner is seeking approval for revisions to a previously approved guest house

#### **DESCRIPTION:**

The guest house has been modified. A bedroom has been added toward the rear of the structure and minor revisions to the window locations have proposed. Please see the attached plans.

### **DISCUSSION ITEM**

### **ADJOURNMENT**

There being no further business the meeting was adjourned.