

ARCHITECTURAL REVIEW BOARD MINUTES **REGULAR MEETING – SEPTEMBER 1, 2010**

The regular meeting of the Bal Harbour Village Architectural Review Board was held on Wednesday, September 1, 2010, in the Bal Harbour Village Hall Council Chambers (655 – 96th Street, Bal Harbour, Florida).

1. CALL TO ORDER/ROLL CALL: The meeting was called to order at 11:05 a.m. by James Silvers, Chairman. The following were present:

James Silvers
Giorgio Balli
Paul Buzinec
Jaime Schapiro

Also present:

Daniel Nieda, Building Official
Ellisa L. Horvath, MMC, Village Clerk
Johanna M. Lundgren, Village Attorney

Absent:

Christopher Cawley

As a quorum was determined to be present, the meeting commenced.

2. PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Mr. Buzinec.

3. APPROVAL OF MINUTES: *A motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to approve the minutes from the August 4, 2010 Regular Meeting. The motion carried (4-0).*

4. HEARINGS:

Ms. Lundgren explained the procedures for the quasi-judicial process. No disclosures were made by the Board. Those planning to speak at the hearing were sworn in by Mrs. Horvath.

EUGENE J. HOWARD TRS – 126 BAL CROSS DRIVE: Mr. Nieda reviewed his staff recommendation, which is summarized as follows: grant a Final Certificate of Appropriateness, subject to submittal of color palate clarification and construction estimate, to verify substantiation improvement compliance.

Murray Brown, on behalf of the Trustee, reviewed the minor modifications and noted that a garage was being added, since there had never been one.

Mr. Buzinec questioned how the garage door would work. Mr. Brown reported that it would be a typical garage door, with an opening, and that it worked fine with the

setback. Mr. Buzinec questioned if the casement windows opened out. Mr. Brown clarified that they would open up, typical to an awning window.

Mr. Buzinec noted that the two large windows for the media room seemed too large in proportion to the house. Mr. Brown noted that they matched the other house windows. Mr. Buzinec suggested that the new window match the size of the existing opening and to duplicate the size where the corner window was. Mr. Brown explained that it wouldn't match the other windows. He clarified that the rear was creating a mirror image of the front.

Mr. Silvers questioned if the jalousie windows in the back would remain. Mr. Brown advised that they would. Mr. Silvers discussed the impact windows being installed in the other areas and his concern with the jalousie ones. Mr. Brown explained that they were in a separate area and he would provide shutters for them. He noted that the area was not living space and was below grade. Mr. Silvers suggested opening up the south wall of the storage room. Mr. Brown explained that he wanted to minimize the work to be done. Mr. Nieda explained that there was a 50% threshold to work with, because it was below flood level and they didn't want to expand the scope of work.

Mr. Balli questioned the addition of a hump in the roof. Mr. Brown explained that it mirrored the other side of the house, to add symmetry. Mr. Balli discussed the vestibule addition. Mr. Brown explained that everything was being done to comply with the Code and to make the house look better. He agreed to add the vestibule, but didn't see the need, since everyone else had garage doors without a vestibule. Mr. Nieda explained that was due to a Code change. Mr. Balli didn't think that the plans matched for the rear elevation. He discussed the roof.

Mr. Nieda noted that the roof plan was wrong. Mr. Balli agreed with Mr. Buzinec in improving the proportion of the windows in the front. Mr. Brown disagreed and explained that there was a concept of square windows that was carried throughout the house. Mr. Silvers pointed out a window on the house that was rectangle. Mr. Brown will correct the rectangular windows to squares ones. He noted that every window should be square, except for the center one in the front and back. Mr. Balli noted that the windows were narrower, because of the kitchen. Mr. Brown will review that, since they were supposed to be square.

Mr. Silvers discussed the wasted space in the storage area and suggested that it be changed in the future to be a useable space. Mr. Brown explained that the floor and roof would need to be raised. Mr. Brown explained that he would rather not have to give up a bedroom to provide a garage. Mr. Nieda explained that it wasn't cost effective to make the storage area useable space.

Mr. Brown reported that the house was maintaining the white scheme and the windows would match the existing frames. He believed that the windows were clear. He noted that a few small windows were not being changed (the jalousie windows and the small window in the storage area on A303). Mr. Silvers suggested that all the windows be replaced. Mr. Brown didn't disagree, but explained that he didn't want to change the windows now and then potentially change them again in the future. He explained that he

was trying to make the house look good without triggering the 50% rule. He reported that everything was addressed, except for the storage area.

Mr. Brown reported that he was trying to make the garage door look like a wall, so that it wasn't obvious.

Mr. Buzinec suggested changing the front windows from square to rectangular. Mr. Brown agreed to reduce the size of the square windows, but did not want to change the shape. Mr. Balli suggested a 3 x 3 instead of a 4 x 4.

Mr. Balli suggested a light fixture on the other side of the garage, to make it symmetrical. Mr. Brown explained that he could add another light, but that it would be six inches from the other light, which he thinks would throw off the symmetry.

A motion was offered by Mr. Buzinec and seconded by Mr. Balli to approve a Certificate of Appropriateness, subject to changing the front windows to be rectangular, taller, and narrower, as well as eliminating the vestibule.

Mr. Nieda questioned if a garage was required, since there was not an existing garage and the Applicant was not going over the 50% rule. Ms. Lundgren will review that issue. Mr. Brown explained that if the vestibule was deleted, then he would rather have a garage, so he could spend the money on the storage area if it remained under the 50% rule. Mr. Balli discussed the costs involved with improving the storage area. Mr. Brown explained that he wanted to make as many improvements as possible, without triggering the 50% rule.

Mr. Buzinec withdrew his motion.

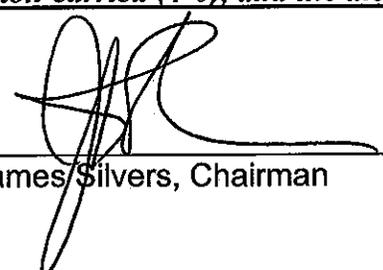
A motion was offered by Mr. Balli and seconded by Mr. Buzinec to grant a Continuance. The motion carried (4-0).

Mr. Nieda requested that Mr. Brown provide an estimate on the improvements. Mr. Brown clarified that he would make the windows smaller, but not rectangular.

5. ADJOURN: There being no further business, *a motion was offered by Mr. Buzinec and seconded by Mr. Schapiro to adjourn. The motion carried (4-0), and the meeting adjourned at 11:55 a.m.*

Attest:


Ellisa L. Horvath, MMC, Village Clerk


James Silvers, Chairman