

## ***Architectural Review Board***

### **MINUTES OF THE ARCHITECTURAL REVIEW BOARD**

**March 21, 2019**

<b>Item 5</b>	<b>425 E. Romana Street</b>	<b>PHD</b>
<b>Contributing Structure</b>	<b>427 E. Romana Street</b>	<b>HC-1 / Brick Structures</b>

**Action Taken: Denied without prejudice on relocation-conceptual approval for building in rear.**

Matt Caldwell, Caldwell Home Builders, is requesting *CONCEPTUAL* approval for the relocation of a Contributing Structure and the construction of a new single family residence.

Mr. Caldwell presented to the Board and stated they wanted to relocate the existing structure to the rear and build in front, and the design of the new home was completely open. It was determined the existing structure was around 675 sq. ft. Chairman Quina asked for Mr. Pristera's comments, and he preferred leaving the house where it was. Mr. Mead indicated if the structure was moved back on the lot, he felt strongly about maintaining its proximity to the lot line to keep some visual element to the street. If they could preserve some visibility of that structure by keeping it close to the lot line, they would gain more interior room, and if it required a variance, he was amenable to that. Chairman Quina asked if two single family houses were allowed on one lot. Ms. Deese explained because of the size of the original structure, they were able to consider that as an accessory structure, and it met the percentages. Mr. Caldwell stated his client was open to any suggestions. Mr. Crawford explained that flipping the location might also help with the parking. Ms. Campbell suggested leaving the structure at its current location and managing a curb cut.

**Mr. Mead made a motion to deny without prejudice for consideration of the removal, with an understanding that conceptual approval will be given to building something along the lines of what is proposed on the rear section of the lot. Ms. Campbell seconded the motion.** Chairman Quina explained the Board was amenable with placing the main structure in the rear yard. With no speakers, **the motion carried unanimously.**