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# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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## MINUTES

### DESIGN REVIEW COMMITTEE

March 23, 2017

Design Review Committee Attendees: Eric Shull, Thomas Hein, Ben White, Lori Holgate, Carol Dale  
Staff Attendees: Dom Eymere

Motion: Approve the Minutes for December DRC meeting.  
Vote: Approved Unanimously

**Business:** **Neben Storage Enclosure Addition to Single Family Residence**, 123 Haverly Street, Lot C42, Block 4, Filing #2

Discussion: The addition of the storage enclosure under the existing deck was discussed. The Design Review Committee would like to see the window plans match the existing building.

Motion: Eric made a motion to Approve the Addition, Carol seconded and the Motion passed unanimously with the following conditions:

1. Window to match the existing building.

**Business:** **Meier Request for Culvert and Secondary Access Road**, 54 Bryant Avenue, Lot 5, Block 16, Filing #3

Discussion: The Committee had concerns with the proposed secondary access. Without a formal site plan, the Committee was not able to review the proposal. A formal Application and Site Plan will be needed to review. Some of the concerns are: the 60% Open Space requirement, Secondary or the Addition of another Unit needs to be formalized, Parking, Driveway, Grade, Location, Snow Storage and the landscaping. It was noted that corner lots do have the potential for additional driveways. A final concern was the visibility of the entrance into Cascadilla and the potential for traffic issues on a blind corner and the general congestion it may cause.

Motion: The Committee was unable to review the proposal.

**Business:** **Bellon Single Family Residence**, 4698 Bryant Ave., Lot 42 and 43, Block 24, Filing #4

Discussion: Dan Murphy introduced the plans for the Single-Family Residence and introduced the design. He showed the Committee the Perspective drawings, totaling 6, and how they would look at different angles from the subdivision. Dan continued to indication all of the materials that are proposed, like the fascia, exterior, railings, etc. Dan noted that the

roof form is integral to the design of the house and has many broken elements on the shed roof.

The DRC then reviewed the project through the formal checklist. It was noted that The Context to the neighborhood was NOT Similar, NOT inappropriate, but Unique and Appropriate. Further review showed that the Roof Pitch did not meet the normal requirements that 50% of the roof be 7:12 or greater. Recent examples of a Barrel Roof design were cited as having been allowed in the past. The DRC discussed this roof pitch issue in length.

The DRC continued to review the Residential Design Guidelines and found that Section 5.0, Design Review Process, allowed the Committee some latitude in allowing the roof pitch on a “case by case” basis, that as long as the roof had an element of “interest” and that to change the roof pitch it would “detract from the intention of the architecture”. The Committee further added that the design or “quality design solution” worked and “variances from these individual precepts may be granted on occasion for a quality design solution which is consistent in the aggregate with our stated goals, even though it does not conform exactly to every stipulation”. “Applied Judiciously and with restraint” the DRC shall “remain the indisputable judge of the suitability of any design solution”.

Motion: Carol made a Motion to Approve, Eric seconded the Motion and the Motion passed unanimously with several Conditions of Approval:

1. Label parking areas on the Site Plan
2. Addition of a Culvert would need to be scoped further.
3. Snow storage areas would need to be better identified and a snow plowing plan be presented and added to the file. A calculation will need to be submitted. i.e. 33% of the plowed area
4. A calculation for metal siding will need to be provided.

Unscheduled: Rewk Patten and Kiley Flint presented preliminary plans for a duplex at 354 Escalante Street, Lot 10, Block 13, Filing # 2. The Committee agreed that it met the requirements for roof, elevations and over-all design. A typical CB South Duplex residence. It was noted that an additional parking space will need to be incorporated in the site plan. The DRC agreed that it looked appropriate. The Committee will be reviewing this project in its entirety in the next several months.

Adjourn: 8:00 pm