

**DSINGLETREE DESIGN REVIEW COMMITTEE**  
**MEETING MINUTES**  
**November 2, 2023**  
**Via GoTo Meeting**

The regular meeting of the Singletree Design Review Committee (DRC) was held on Thursday, November 2, 2023, at 8:30 am, via GoTo Meeting.

DRC members present were David Viele, Larry Deckard, Larry Rogers, Mike Suman, and Patrick Scanlan.

**MEETING MINUTES** – The DRC reviewed the October 5, 2023, meeting minutes. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the October 5, 2023, meeting minutes as amended.

**0240 Singletree Road**  
**Maggie Fitzgerald, Architect**

**Filing 3 Block 3 Lot 6**  
**0240 Singletree Road**

**Conceptual Review**  
**New Duplex Construction**

Maggie Fitzgerald, architect, and Claire & Ben Knuckles and Peter VanDyke, owners, were online to present plans for a new duplex where each half is planned to be owner occupied. The lot is very challenging with some portions of the lot having a 50% slope. Looking at the adjacent homes, they come onto their lots from the south and come across the lot as far as they are able to come across. The plan has been to get the driveway down the lot as quickly as possible and have some separation between the garages. Each unit is proposed to have a two-car garage with at least one having a 12' door height and maximizing the allowed Habitable Area at 2,269 sq ft per unit. The grade change on the lot is making the 35' height limit a challenge. The color palette is anticipated to be warm greys with black clad windows and a black standing seam metal roof. The Committee expressed concern that the footprint of the proposed duplex was not being responsive to the steep site, and they noted that how the spaces stacked was everything as far as efficiency goes. Creating large crawl spaces was not efficient and they could not be converted to Habitable Area, which is clearly defined in the Design Guidelines.

There was discussion that two curb cuts may be more efficient and livable on this very steep lot. Two curb cuts may reduce the amount of site disturbance and creates more functional driveways and car storage areas.

Following the discussion, by motion duly made and seconded it was unanimously

- a. Consider a design that incorporates two curb cuts to reduce site disturbance and evaluate the feasibility of bridging the driveways.
- b. Ensure the stacking plan is efficient on this steep lot and that Habitable Area limits are respected.

- c. Provide a plan that shows the south elevation on one sheet so the Committee can understand the retaining walls.
- d. A complete revised Conceptual Submittal is required for review.

**RESOLVED** to table the Conceptual Plans subject to the conditions above.

**ADJOURNMENT** – There being no further business to come before the DRC, by motion duly made and seconded, it was unanimously

**RESOLVED** to adjourn the regular meeting of the Singletree Design Review Committee this the 2<sup>nd</sup> day of November 2023, at 9:25 AM.