

IRISH BEACH ARCHITECTURAL DESIGN COMMITTEE  
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December 10, 2011  
Draft Minutes

**Special open meeting beginning at 10:00am at the Irish Beach Firehouse: 15401 Forest View Drive, for R. J. Dial New Home Construction Phase II application.**

**CALL TO ORDER**

Chairperson Gordon Moores called the meeting to order at 10:07 am. Committee members Gordon Moores, Nik Epanchin and John McGehee were present. Leon Drolet was absent.

**Others present:** R.J. Dial, Al Thompson, Loretta Thompson, Pauline Zamboni and Sue Whitaker.

**DIAL (43751 Alta Mesa Rd): New Home Construction Phase II application:** Mr. Dial present the site plan and elevation drawings. There is minimum visual impact with no view blockage issues; the main view site is from the Zamboni property to the North. A three bedroom septic system is tentatively approved by the county on the west side of the property with an alternate site available on the North side. Two colonies of the Point Arena Beaver have been identified on the property which, due to the breeding season, restricts the building time to the months of July 1st thru December 1st and prohibits use of that area. Drainage follows a natural drainage route and the plan includes a collection system for landscaping. The mid- point of the house is 27' 6". The garage ridgeline from slab to top is 24' 5" and detached from the house. Exterior of the home is in natural colors to blend with the surroundings and will have "dark sky" lighting and a stone veneer skirt around the foundation. Easements for road access and the water tank are in place. There is a plan for a hedge row on the North and South sides of the property to reduce the visual impact of the buildings. There are existing trees that will be kept.

Nik made a motion that a variance request for the house of 7'6" and the garage of 5'6" be granted. The request is based upon (a) since there is less than a 5 ft drop in ground level across the house and that the buildable house foot print is rather small, a stepped foundation is impractical and not required; (b) a 20ft height above the mean natural grade would result in a longer house than proposed creating a financial hardship for the additional foundation costs, estimated at \$60,000; (c) there are no view corridor blockage or dwelling separation issues. Motion was seconded by John and motion passed unanimously. Nik made a motion that the building project be accepted as presented pending receipt of 2 sets of plans with David Paoli's engineering stamp and submission of a landscaping design plan. Motion seconded by John and passed unanimously. The ADC will advise all neighbors of this variance giving them 30 days to submit written comments.

**Meeting was adjourned at 11:55am.**