

Non-Residential Design Review Committee Meeting Minutes

April 26, 2017

The Bethany Beach Non-Residential Design Review Committee (NRDRC) held a meeting on Wednesday, April 26, 2017 at 10:00 am in the Town Hall Meeting Room, 214 Garfield Parkway, Bethany Beach, DE.

Members present: Lew Killmer, who presided; John Hendrickson, Mike Boswell, Jim Weisgerber and Susan Frederick, Building Inspector.

Also present: John Burbage, Steve Benton, Jeff Schoellkopf, Architect, Mike Glick, Builder and Cynthia Dodd, Administrative Assistant.

Call to Order

Mr. Killmer called the meeting to order at 10:00 am.

Approval of the Agenda

Mr. Weisgerber made a motion to approve the agenda. Mr. Hendrickson seconded the motion and it was unanimously approved.

Agenda Amended – Approval of the Minutes from the Meeting held on April 21, 2017 will be approved at the next NRDR Meeting

New Business

An application submitted by John H. Burbage, Jr. who is requesting approval of a proposed design for a new two story commercial building for a new restaurant to be located at Block 105, Lot 7, 107 Garfield Parkway. The applicant is proposing to demolish the existing building (currently "Fish Tales") and construct a new two story building 39.5' wide x 97.0' long.

Mr. Killmer began by asking Ms. Frederick for an overview of the application.

Ms. Frederick stated that Mr. Burbage sent in the application, site plan, floor plan and exterior elevations, along with 6 sketched renderings of the proposed building showing it from all angles. They were proposing to demolish the existing building and construct a new 2-story building. The first floor would be constructed to the property line on Garfield Parkway with an open patio on the street, the second floor would also have an open deck in the front, approximately 19.75' x 39.5' in size.

Ms. Frederick continued that the deck would have an open trellis roof with retractable awnings. As a 2-story structure, the building should meet the height and set back requirements of the design guidelines with no problems. The roof design is primarily made of gables and would vary from a 6:12 slope to an 8:12 slope. There are 2 flat sections on the roof with a minimal pitch at the sides with a center gable. The flat sections should not be visible at the front.

The roof and gable are metal, the siding was a mix of composite board and batten and vinyl siding. The CMU walls will be parged. The trim was a composite material. Post railings and decorative elements were not defined. The submitted sketches showed all entry ways and windows.

Ms. Frederick noted that there were windows shown on the sides where there was a zero lot line and construction by adjoining properties may eventually block them. There was no landscaping proposed because of the zero lot line clearance. Signage was not being considered with this application.

Mr. Killmer asked if the lighting and signage would be considered in a future application. Mr. Schoellkopf answered yes.

Mr. Killmer commented that after reviewing the application and attachments, he did not have any issues and asked if there were any questions. The Committee answered no.

Mr. Schoellkopf stated that the vinyl siding would be cedar impressions and would have a cypress color and the sides done in board and batten and would be a matching color. The roof would be a standing seam with a royal blue color. The front porch retractable roof would be white with blue striped material made by East Coast Shutters. The proposed aluminum railing has a broader bolder top rail and pickets.

Mr. Schoellkopf continued that they would use the same vinyl fencing as the hotel used for the screening of the dumpsters. Light fixture "A" is located in the ceiling of the lower porch and would be the same recessed lights used in the parking garage for the hotel and would shine down. Four "B" lighting fixtures would be in the rear, mounted 10 feet high on the service area.

Ms. Frederick asked if the lights would be on all the time, on a motion detector or a timer.

Mr. Schoellkopf answered that the lights would be on a timer.

Mr. Schoellkopf indicated that the "C" fixtures with the nautical look would be the wall mounted lights on the front porch of the second floor. "D" fixtures are the shielded goose neck lights on the signs. Light "E" was for emergency lighting.

Mr. Weisgerber asked if the wall mounted lights would be enough to light the front porch.

Mr. Schoellkopf responded that there would be decorative rope lighting added to the trellis.

Mr. Burbage commented that they would use LED Ribbon lights that would be affixed to the rails.

Mr. Hendrickson asked what would be used for the trim. Mr. Schoellkopf answered trim would be either Boral or Azak.

Mr. Hendrickson asked what material would be used for the waterproof membrane on the second floor deck.

Mr. Schoellkopf answered they would use an epoxy coating on the concrete.

Mr. Hendrickson asked how they would flood proof the masonry wall where it abuts the adjacent building.

Mr. Schoellkopf replied that they would use a membrane and push the block against it.

Mr. Hendrickson asked about the windows on the side if the adjacent property would be developed.

Ms. Frederick commented that a few years ago the property next door had a second floor plan that would not only affect the windows but also the second floor porch.

Mr. Schoellkopf responded that the property owners understand the risk involved and that everyone had rights to build up to the property line.

Mr. Killmer asked when the demolition of the building was scheduled.

Mr. Burbage replied the end of September with construction beginning in October and the building finished by March, 2018.

Mr. Weisgerber made a motion to approve the request. Ms. Frederick seconded and it was unanimously approved.

An application from Steve Benton for the property owner John H. Burbage Jr., for a façade remodel, new sign and new lighting for a new retail space in an existing building (previously a restaurant) located at Block 107, Lot 18, 116 Garfield Parkway.

Mr. Killmer began by asking Ms. Frederick for an overview of the application.

Ms. Frederick stated that submitted was the application, demolition plan, floor plan and exterior elevation wall sections and a color rendering of the proposed front elevations. This was the old Frog House Restaurant and will now be the new location for “Fish Tales” and the application did not include the sign.

Ms. Frederick continued that they are proposing to demolish the existing front brick finish (sunroom base) and part of the entrance for a new entrance which they are pushing back in to make the stairs work better. They would also construct a new gable frame over the existing sunroom to be covered with metal roofing.

The gable end will be covered with vinyl siding, the new entrance will be inset farther to bring the entrance up to Code, and would consist of new wood frame landing and steps and a new curved canopy over the top. The brick finish would be replaced with composite flat panels and trim a new sign will be installed in the gable at a later time. New lighting is proposed over the eaves and new sconce over the entrance.

Mr. Killmer asked if there were an ADA (Americans with Disabilities Act) issues with this proposed building application.

Mr. Schoellkopf replied that the existing building was built right to the street and was about 17 inches from the sidewalk and would need a ramp 3-4 feet wide, 17 feet long and would be impossible, unless the Town would give up 4 foot width of sidewalk.

Mr. Killmer asked what the ADA suggested if their requirements were an impossibility.

Ms. Frederick responded that there was a provision for existing structures undergoing renovations. They are not doing such a substantial renovation on this building that would warrant them having to comply.

Mr. Benton stated that the new "A" frame structure was the only new construction, the existing glass structure would be set back. They will remove the existing doors and create a cased opening, they will case the cased opening with Azak. They will remove the existing brick and replace it with cedar impression siding; the new doors would be set back 30-36 inches to accommodate the new vinyl coated hand rail and new wood composite steps, also a new 2 inch metal tubed awning and a new metal ribbed roof.

Mr. Killmer asked if the Committee had any further questions. The Committee responded no.

Mr. Weisgerber made a motion to approve the request. Ms. Frederick seconded and it was unanimously approved.

Motion to Adjourn

Mr. Weisgerber made a motion to adjourn the meeting. Ms. Frederick seconded the motion and it was unanimously approved. The meeting was adjourned at 10:38 am.

Respectfully submitted:

Cynthia Dodd, Administrative Assistant