

MEMO

To: Board of Directors as Architectural Control Committee
From: Cliff M. Blondes, Board Chairman
Subject: 2469 McCormick Road - Request to Enlarge Existing Kitchen Window
Date: April 30, 2003

Recommendation: I recommend that we grant the request on the basis of the considerations and strict limitations discussed below.

Overview: There are a total of three (3) townhouses that have a boxed-out kitchen window, i.e., the subject property, 2469, as well as 2453 and 2403 McCormick Road. My guess is that the builder utilized this format on these three townhouses that are narrow from the front door to the rear of the house in order to offer something similar to the bay windows on the remainder of the townhouses that are deeper from the front door to rear. The existing window boxes extend approximately sixteen (16) inches beyond the remainder of that particular side of each townhouse.

Request: According to the submissions of the Shellhaus', they wish to replace the existing flush-mounted window in the window box with a custom made garden window manufactured by Garden Vue and installed by professional home improvement contractors that will extend the outer edge of the window by an additional nineteen (19) inches for a total of thirty-five (35) inches for both the box and window. This results in the outer edge still remaining six (6) inches behind the outer edge of the only adjoining property on this side of the subject property.

Other Considerations: The only adjoining property owners have consented. The window is being custom made to take the same slope as the existing roof line on the existing window box. The side of the townhouse on which the extension is being accomplish does not directly face another townhouse but faces the wooded area not belonging to the association.

Limitation on Future Requests: Some committee members expressed concern about whether approval of this request would result in a flood of requests to extend the outer dimensions of units in the townhouse area. Our approval, if granted, should be limited to this particular situation where:

1. The replacement of the window is in an existing window box.
2. The overall further extension of does not exceed approximately nineteen (inches).
3. The final structure does not extend beyond the exiting outer limits of the contiguous property.
4. The area of construction does not face other homes and faces the woods.
5. Consent was given by the single contiguous homeowner who can see the window from their patio.