

# Fairway Pines Estates Owners Association (FPEOA) REQUEST FOR VARIANCE

Ref: ARC Standards Section VI, Variances for These Standard

Ref: FPEOA Section 11, Policy and Procedures Regarding the Granting of Variances

◦ Architectural Review Committee (ARC)

◦ Other (specify)

Lot No. and Address:

Lot 158, Thomas Hoke and Shari Weeks

172 White Tail Ln, Ridgway CO 81432

Prepared/Submitted By & Date:

Thomas Hoke 09/08/23

SUBJECT: Metal siding

## DESCRIPTION OF VARIANCE:

Requesting variance for adjustment of siding material. Project was approved with reclaimed barnboard siding on house and half of garage, other half of garage was approved with rusted metal siding.

Updating the variance proposal as requested by the Fairway Pines BOD from the meeting held 08/31/23. Curbside [primary gable wall, tall garage bay and bridge] will have natural fire-treated barnwood. Rusted metal on the sides will be used to provide design accent to the barnwood. Downhill meadow sides are primarily glass and natural stone with barnwood on the bridge. Exposed structural steel, timbers and rusted metal on garage used to provide design accent. This combination of authentic materials will convey a strong, sturdy natural image.



This VARIANCE is to request a variance from (specify completely):

Exterior Walls. Exterior wall material should convey a strong, sturdy natural image through the use of wood, stone and stucco. **Pre-rusted or pre-weathered metal siding materials or structural members may be used as secondary materials to provide design accent.** Stucco finishes shall have rounded free-form corners, not sharp, straight corners to be consistent with the Southwest style of architecture. Special detailing such as wood lintels at door and window opening are encouraged. A combination of all three materials may be utilized to create variety and interest within the building design. Foundation walls shall not be exposed. They shall be covered by stone, stucco or other appropriate materials that blend with the upper walls of the dwelling.

**Notes:**

Attach additional pages to Request if necessary.

See "Notes for Requesting a Variance" for additional information.

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FPEOA USE: Received By/Date: \_ Jerry Simon, 9/8/23

Initial Variance Assessment:  Major  Minor  NIA By: \_\_\_\_\_ Jerry  
Simon

Comment: ARC reviewed and voted 3-2 that the BOD not approve the variance. The board reviewed and approved the variance on 9/20/2023

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**Fairway Pines Estates Owners  
Association (FPEOA) NOTES  
FOR REQUESTING A  
VARIANCE**

1. Section 11, "Policy and Procedures Regarding the Granting of Variances" is the principal governing document for a Request for Variance.
2. A Request for Variance shall be submitted to the FPEOA ARC Committee Chair or the FPEOA Board President and the Administrative Assistant for the ARC Committee or the Administrative Assistant for the Board. Submittals may be made via e-mail (preferred), US Postal Service, or hand-delivery. Current addresses and email contacts for respective FPEOA officials may be found on the FPEOA website at [www.fairwaypinespoa.com](http://www.fairwaypinespoa.com). Follow-up phone notifications are encouraged.
3. A Request for Variance shall be submitted in a timely manner to allow the appropriate FPEOA Committee to process it. Normally a Request for Variance shall be submitted a minimum of 15 working days prior to a meeting which may be required to consider the Request for Variance, e.g., scheduled monthly ARC meeting, Board meeting, etc. A different notification and submittal period, other than 15 working days, may be specified by the leader of the appropriate FPEOA committee depending on the complexity of the Request for Variance and if it is assessed as a Major, Minor, or N/A (*N/A*- a change, but very minor in nature or may not be a variance).
4. **1n DESCRIPTION** the Variance shall be completely described including what is being requested, why necessary, how the Variance would be accomplished, any documents to define and support the request, and arguments the Owner/Requestor wishes to be considered by the Association committee. Supporting documents, e.g. drawings, specifications, material samples, color board type information, etc., shall be included with the Variance submittal.

5. The Requestor shall indicate which ARC Standard or Association requirement is applicable to the Variance being requested; the Section, Paragraph, and/or Appendix. Specific text applying to the Variance shall be noted.
  
6. Request for Variance submittals which are judged to be incomplete, vague, confusing, or poorly prepared and presented may not be considered by the Association and its committees. These may be rejected without review or returned to the Requestor for rework and resubmittal.