



Village of South Russell  
5205 Chillicothe Road  
South Russell, Ohio 44022  
440-338-6700

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**November 3, 2020 5:30 P.M.**

**Members Present:** Gary Neola, Chairman; Denis Marino, Ryan Parsons  
**Other Officials:** Mayor Bill Koons, Dave Hocevar, CBO, Ruth Griswold, Board Secretary

**Visitors:** Mary Milko, Selah Rose Milko, Noelle Milko: 164 North Street, CF;  
Robin Peavy: 22 Forest Dr; Tommy Lenardi of LDA Custom Homes;  
Steve Peplin: 500 Laurelbrook Dr; Sam Randall: 107 Dorset Dr; Peter Cary: 6075  
Chagrin River Rd; Bob Vallarelli: 12787 Big Creek Pkwy 44024

Chairman Gary Neola called the meeting to order at 5:33 P.M.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of September 15, 2020 and October 6, 2020, seconded by Mr. Parsons. With unanimous vote, motion carried.**

**CASE # 20-ARB-30: 1417 BELL ROAD – PROPOSED NEW RESIDENTIAL HOME. SUBMITTAL PRESENTED BY MARY MILKO, APPLICANT, AND TOMMY LENARDI, CONTRACTOR**

After review and discussion, Mr. Neola motioned to approve the submittal as noted, installing horizontal lap siding with a 5” lap minimum on the office bump-out. The 5” minimum lap siding is to be used at all other areas that lap siding is shown on the submitted drawings.

Mr. Parsons seconded. With unanimous vote, motion carried.

**CASE # 20-ARB-31: 22 FOREST DRIVE – PROPOSED NEW FRONT PORCH. ROBIN PEAVY, OWNER/APPLICANT – STEVE PEPLIN**

Dave Hocevar advised that the applicant must also appear before the BZA for the front porch. After review and discussion, Mr. Neola stated that the ABR does not usually review projects prior to BZA, therefore any approvals would be conditional, pending the BZA decision.

Mr. Neola motioned to approve the proposal as noted by raising the front entry porch so that the gutter line matches the adjacent garage gutter line.

Mr. Marino seconded. With unanimous vote, motion carried.

Mr. Neola motioned to provide conditional approval on the side porch pending the BZA approval, seconded by Mr. Marino. With unanimous vote, motioned carried.

**CASE #20-ARB-32: 107 DORSET DRIVE-PROPOSED POOL HOUSE CABANA. SAM RANDALL FROM THE PATTIE GROUP-OWNERS, APPLICANTS-MARK AND ENGELINA KOBERNA**

After review and discussion, indicating that all new finishes will match the existing porch, Mr. Parsons motioned to approve the submittal as presented, Mr. Marino seconded. With unanimous vote, motion carried.

**CASE #20-ARB-33: 24 WOODSIDE DRIVE-PROPOSED NEW FRONT PORCH, REAR PORCH AND GARAGE. SCOTT BUTLER, OWNER, APPLICANT APPEARED VIA ZOOM**

Mr. Neola stated that the board understands what Mr. Butler is trying to accomplish, although there are a few things they would change relating to proportions if the house was being totally re-done. Overall, the drawings reflect a fairly nice job of blending the two together. It was confirmed that all new material will match the existing.

Mr. Neola motioned to approve the drawings as presented, Mr. Marino seconded. With unanimous vote, motion carried.

**CASE #20-ARB-34: 477 INDUSTRIAL PARKWAY-PROPOSED CANOPIES. REPRESENTATIVE FOR OWNER, APPLICANT- PETER CARY- BOB VALLARELLI OF TITAN CONSTRUCTION**

Mr. Neola questioned the removal of the existing canopy; Mr. Cary stated that the existing canopy and siding will be removed and replaced. Canopies will be black 8" channeled aluminum, coming out 4' 6". It was noted that the submitted plans do not have any details about drainage.

Mr. Neola motioned to table the submittal; applicant must revise the plans, showing drainage details for front, side and rear canopies, and resubmit. Mr. Parsons seconded. With unanimous vote, motion carried.

**Mr. Neola adjourned the meeting at 6:52 P.M.**

  
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Gary Neola, Chairman

11.17.2020  
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Date

  
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Ruth Griswold, Board Secretary

11-17-2020  
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Date