



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

ARCHITECTURAL REVIEW BOARD
Record of Proceedings
December 15, 2020 5:30 P.M.

Members Present: Gary Neola, Chairman; Denis Marino, Ryan Parsons

Other Officials: Mayor Bill Koons, Ruth Griswold, Board Secretary

Visitors: None

Chairman Gary Neola called the meeting to order at 5:33p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola made a motion to approve the minutes of November 17, 2020, seconded by Mr. Marino. With unanimous vote, motion carried.

CASE # 20-ARB-35: 11 KENSINGTON DRIVE-KRISTINE HULL, OWNER AND APPLICANT-TREEHOUSE

Mr. Neola addressed Ms. Hull and confirmed that the structure being referred to as a treehouse has already been constructed and given a height variance of 11" by the Board of Zoning Appeals. He noted that the BZA requirements are to have landscaping around the structure, and that the bottom should not be enclosed, and that the structure be stained. Mr. Neola asked Ms. Hull if the structure is visible to the neighbors and from the street. Ms. Hull responded that it is, at present, clearly visible due mainly to the lack of foliage. She said that a couple of neighbors indicated that they would like a year-round landscape buffer. Ms. Hull said that in the spring, they would be hiring a landscape architect to help them with the design. She said they will also be painting it or staining it, using a natural color. Mr. Neola asked what the structure material is; Ms. Hull said it is weather treated T-111, and at the gable end they used plywood with shingles over it. Mr. Neola said one of the things that might help clean this up a little bit would be some kind of a trim board between the vertical and the horizontal, since presently it is missing detail in that regard. Mr. Neola questioned the material of the windows; Ms. Hull said that both windows are vinyl. Mr. Neola said those white vinyl windows would pop out after staining. Ms. Hull asked if she needed to get the landscape plans approved when the time came. Mr. Neola said it would be prudent to run it past the BZA since they are the ones requiring the landscaping, and so no one could come back and say that the stipulations were not followed.

Mr. Neola expressed concern regarding the steps leading up to the treehouse and said that from a safety perspective it would be a good idea to add a railing to the steps on one side. Ms. Hull said that although that may make the children want to exit the treehouse going forward, she agreed that a railing would be appropriate.

Mr. Marino and Mr. Neola discussed the possibilities of installing some trim, Mr. Neola asked Mr. Parsons, who was in attendance via Zoom, if he had any comments. Mr. Parsons had no comments.

Ms. Hull gained a better understanding of what the architects were going to require by viewing their mark-ups on the drawings. Mr. Parsons asked if there had been a building permit issued for the treehouse; Ms. Hull said she applied for one after being notified by the building department of the requirements. Mr. Parsons questioned the item being before the ARB. Mr. Neola said he is viewing it not as a treehouse, but as a raised shed. Mr. Parsons said it would not be able to meet building code as a raised shed. Mr. Marino said it is being viewed as an accessory structure, and that whatever it is being called, it is an outbuilding. Mr. Neola said he does not want to set a precedent by reviewing projects that have already been completed without first going through the necessary procedures in the Village, and then have residents coming before the ARB asking for forgiveness. Mr. Neola said the building department should ensure compliance with the Residential Code of Ohio, and if procedures had been followed, the code review, BZA appearance, HOA and ARB approval would have happened prior to any construction starting.

Mr. Marino asked for the overall dimensions of the structure. Ms. Hull said it is 10 x 12, with posts set in concrete. Mr. Neola said that as part of his review, Dave Hovevar might be looking for sufficient lateral bracing to withstand a windstorm, along with other code issues. Mr. Marino said that since it is under 200 square feet, it doesn't necessarily require a permit, and therefore is more of a zoning issue and it would be at Dave's discretion how much he wants to apply code to it. Ms. Hull said she did have a professional carpenter erect the structure and agreed with Mr. Marino that for everyone's peace of mind it would be a good idea to have Dave look at it.

Mr. Neola made a motion to approve the submittal as noted with the following conditions: Add trim between the horizontal and the vertical siding; cover rafter tails with appropriately sized trim; and obtain a building department plan review for code compliance. Mr. Marino seconded. With unanimous vote, motion carried.

CASE #20-ARB-36: 111 ASHLEIGH DRIVE-DEAN TOMKINS OF PAYNE & PAYNE CONSTRUCTION, APPLICANT-NEW REAR YARD VERANDA

Mr. Dean Tomkins presented plans for a new rear yard veranda. Mr. Neola said he did not have a problem with the design at all, but that the drawings had limited detail. Mr. Tomkins said they would be matching the existing stone, the existing pavers, and the Hardy shake shingles of the house. He said the vaulted ceiling will be stained to match the underside of the soffits.

Mr. Parsons asked if the existing trellis would remain; Mr. Tomkins said the trellis would be removed, and the existing bar/grill area would also be demolished. Mr. Tomkins pointed out a recent change by

their clients which the plans do not yet reflect: the half walls on either side of the fireplace are no longer part of the project, and the fireplace will be 6' wide instead of 5'.

Mr. Marino motioned to approve the submittal as noted, with a 6' wide fireplace and no half walls.

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

Old Business: None

Mr. Neola adjourned the meeting at 6:12 P.M.



Gary Neola, Chairman

1.18.2021

Date



Ruth Griswold, Board Secretary

1.19.2021

Date