



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

ARCHITECTURAL REVIEW BOARD
Record of Proceedings
May 4, 2021 5:30 P.M.

Members Present: Denis Marino, Ryan Parsons
Other Officials: Mayor Bill Koons, Ruth Griswold, Board Secretary

Chairman Gary Neola was absent.

Visitors: Andrew Reynolds of Pantuso Architecture

Acting Chairman Denis Marino called the meeting to order at 5:35 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons made a motion to approve the minutes of April 6, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.

CASE #ARB 21-08: 1580 BELL ROAD- APPLICANT AND OWNER'S REPRESENTATIVE, BRAD CAMPOSO OF PREMIER CUSTOM BUILDERS - NEW SINGLE-FAMILY DWELLING

Mr. Marino clarified the location of the lot before the board, and Mr. Camposo verified that two homes would be constructed on the two newly consolidated plots. Mr. Parsons asked for confirmation that the lots had been through the necessary boards in the Village of South Russell. Ms. Griswold said yes, the submittal had been approved by the Planning Commission, and the Board of Zoning Appeals had also approved the two lots to have 50' frontages.

Mr. Marino asked about the shared driveway. Mr. Camposo said they plan on having the two driveways at the street converge into one so that it looks residential from the road, and that when he submits the site plan for his house, it will be noted on there.

Mr. Parsons asked if they were using aluminum wrap for most of the trim except for the beam extensions. Mr. Camposo said around all the windows, corner trim and the post details they would be using a MiraTec or Hardie Board, and then paint. He said the siding would be Hardie Board products, and they would use aluminum on the frieze, fascia and soffit.

Mr. Parsons asked if it would be built as shown on the rendering. Mr. Camposo said yes, although the stone is actually darker than shown on the rendering. He said in the interest of accuracy, he brought a sample of the stone, which he then showed to the board, showing a sample of a darker charcoal. He said this would play off the cooler colors, and the overall look they are going for is a "Mountain Modern". Mr. Parsons thanked Mr. Marino for bringing the samples and said he prefers the darker color for the stone.

Mr. Camposo said there will be dark bronze or black windows to set off the stone and they would stain the door to play off the outriggers. He said it might also be painted black, but that is up in the air and he would be happy to return and appear again at the ARB once that has been decided.

Mr. Camposo said the stone would be to grade at the foundation.

Mr. Marino said the overhang on the dormers over the garage should be scaled down from 24" to 12". Mr. Parsons agreed. Mr. Camposo said he definitely agrees, and it will be changed.

After further discussion, Mr. Marino asked Mr. Parsons if he had any further comments. He did not.

Mr. Parsons made a motion to approve the plans as noted, reducing the overhang on the right-side elevation dormers. Mr. Marino seconded. With unanimous vote the motion carried.

CASE # ARB 21-09: 806 SUN RIDGE LANE-REBECCA PANTUSO, APPLICANT AND OWNER'S REPRESENTATIVE-NEW REAR ADDITION TO INCLUDE SCREEN PORCH AND PATIO

Ms. Pantuso of Pantuso Architecture and Mr. Andrew Reynolds, also of Pantuso Architecture presented plans and submitted photos for the new addition, screen porch and patio. The proposal included the installation of vertical motorized screens, with a vaulted interior ceiling and a wood burning fireplace with a gas starter. The outdoor patio will also have a space for grilling.

Mr. Reynolds pointed out that the style of the architecture will match the existing front porch, and they would add a stone half-wall around the perimeter, in addition to a sky light over the seating area.

Mr. Parsons asked if all finish material will match the existing structure. Mr. Andrews confirmed it would. He went on to say that they will be installing a white tongue and groove ceiling, which is consistent with the front porch.

Mr. Marino noted the cathedral ceiling and the flat ceiling over the table area. Mr. Andrews said their goal was to nestle the screen porch in and keep the roof slopes consistent with the existing sunroom.

After further review and discussion, Mr. Parsons motioned to approve the plans as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.

Old Business: None

New Business: None

There being no further business, Mr. Marino adjourned the meeting at 6:02 P.M.




Denis Marino, Acting Chairman



Date



Ruth Griswold, Board Secretary



Date