



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

ARCHITECTURAL REVIEW BOARD
Record of Proceedings
August 17, 2021 5:30 P.M.

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

Visitors: Joe Cacciocarne, Don Cacciocarne, 57 Eagle Valley Court 44147;
Jeremy & Kristen Rine, 105 Dorset Drive 44022; Rich Piuanno Sr, 507 Snavely Rd
44143; Rick Piuanno Jr, 6570 Auburn Rd 44077; Jaclynn Bosley, 100 Fox Trail
44022

Chairman Gary Neola called the meeting to order at 5:35 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola made a motion to approve the minutes of August 3, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.

CASE #ARB 21-19: 105 DORSET DRIVE -FAMILY ROOM ADDITION-PRESENTED BY DON CACCIACARNE OF SEASONS CONTRACTORS INC

Mr. Don Cacciocarne of Seasons Contractors presented plans for a new 26x22 family room at the rear of the residence located at 105 Dorset Drive. He said this addition will have a full basement, and there will be masonry stairs on the side, which will lead to a concrete patio in the rear yard.

Mr. Neola asked if all materials would match the existing. Mr. Cacciocarne said yes, the brick would match, the roof is black and the existing siding is aluminum, which is hard to find, although they have

some options. Mr. Neola asked if they were going to use aluminum or vinyl siding, and what the exposure was. Mr. Cacci Carne said the exposure would be 4" lap, and if they find a perfect color match, they will go with vinyl siding. He said if they can't find a perfect color match, they will install white aluminum siding, and paint to match.

Mr. Parsons concurred that their intent is to match the 4" lap siding. Mr. Cacci Carne said they definitely want to make sure the lines match up, and there may be slight variation in the grain but not noticeable.

Mr. Neola said the proposed window proportions are significantly different than what is existing. Mr. Cacci Carne said they are attempting to get as much light value into the room as possible. Mr. Neola asked if there was a reason for the higher placement and not installing a double hung window. Mr. Cacci Carne said they designed it that way for furniture placement.

Discussion followed among board members regarding window size and placement.

Mr. Marino asked if the floor height would match existing. Mr. Cacci Carne replied yes.

Mr. Neola confirmed with Mr. Cacci Carne that the drawings indicate awning windows on the right side elevation. Mr. Neola said it would work better with 2'6" X 2'6" to make a square. Mr. Marino said shrubbery below would be helpful as well.

Mr. Neola said he would note on the drawings to have the two windows on the rear elevation be twin 2x6 double hung, and the one on the left side to be a pair of 2x6 double hung, all with mullions, and the awning windows on the right-side elevation to be 2'6" x 2'6" to make them square. Mr. Parsons motioned to approve the plans as noted. Mr. Neola seconded. With unanimous vote, the motion carried.

Mr. Cacci Carne asked the board if the homeowners wanted more light, would the installation of four equally spaced awning windows be okay. Mr. Neola said the suggestions of the board would provide more light, but if they chose to install four that would be fine.

CASE #ARB 21-20: 100 FOX TRAIL -FIRST FLOOR ADDITION AND NEW FRONT PORCH-PRESENTED BY RICHARD PIUNNO OF THE FORCE GROUP

Mr. Piunno presented plans for the proposed first floor addition and a new front porch at 100 Fox Trail.

Mr. Neola referred to the front elevation and noted the proposed porch roof pitch at 3:12 is dramatically different than the rest of the roof lines. Mr. Piunno said that is due to the limitations presented having the window above the porch, and they still want to keep the flare of the existing house, so they avoided proposing a shed or flat roof.

Mr. Neola asked if they had considered adding any windows to the bedroom on the side elevation. Mr. Piunno said, in talking with the owner and considering the large egress window in the front, furniture

placement would be better without any windows on the right elevation. He said that side of the addition is not visible from Bell Road due to the wooded area of that portion of the lot.

Discussion followed between the board members as they further reviewed the plans.

Mr. Neola asked if the porch ceiling was vaulted. Mr. Piunno said no, it is not a vaulted ceiling, although it could be. He went on to say there was some consideration over vaulting the portion that leads up to the front door.

Mr. Marino asked how big the support posts on the porch would be. Mr. Piunno said they should be at least 8x8. It was determined after that the posts were drawn incorrectly on the plans.

Discussion followed between board members regarding the support posts and roof pitch for the front porch.

Mr. Neola said the 3:12 pitch on the front porch looks very out of place with the rest of the house, and while he understands the constraints involved, it should somehow be reworked. Mr. Parsons agreed. Mr. Piunno said they may have to eliminate the transom on the front door and pull the porch height down to accommodate a steeper pitch on the roof. Mr. Parsons said they had discussed the same solution, and he thought it was a great idea.

Mr. Parsons referred to the right-side elevation and said they understand them not wanting to add windows, but adding detail similar to what exists on the garage would break up the façade. Mr. Neola said a second piece of trim on the gable should be added as well.

Mr. Neola motioned to have the applicant revise the plans to reflect the solution for the front entrance to achieve a pitch greater than 3:12, showing 8X8 posts, and to add detail to the bedroom addition that matches what exists on the garage, and resubmit at the next meeting. Mr. Parsons seconded. With unanimous vote, the motion carried.

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:26p.m.



Gary Neola, Chairman

9.2.2021

Date



Ruth Griswold, Board Secretary

9-7-2021

Date