

**ARCHITECTURAL REVIEW BOARD MEETING  
MINUTES  
October 7, 2014 at 5:30PM**

**Roll Call** Paul Deutsch, Denis Marino, Gary Neola

**Guests** None

**Discussion**

- Michael Deluca residence at 34 West Bell Meadow – 39’x32’ attached garage  
**APPROVED**
- Leo Klein for the Kristen Holderman residence at 517 Bell Road – 13’x13’  
addition/sunroom connecting the garage to the house **APPROVED**
- Joyce Building Company for the Holle at 615 Bell Road – new construction  
**APPROVED**

**4. Old Business - None**

**5. New Business - None**

**6. Adjourn 6:00 PM**

---

Paul Deutsch, Chairman

---

Jennell Dahlhausen, Secretary

**ARCHITECTURAL REVIEW BOARD MEETING  
MINUTES  
November 4, 2014 at 5:30PM**

**Roll Call** Paul Deutsch, Denis Marino, Gary Neola

**Guests** Mary Papesch

**Discussion**

- Washington Diversified business at 547 East Washington Street – 6' x 4' sign  
**APPROVED AS NOTED**
  - 1. Provide lighting concealed in the valance, lighting to be linear florescent or LED.**
  - 2. Slope/pitched top for positive drainage.**

**4. Old Business** - None

**5. New Business** - None

**6. Adjourn** 5:40 PM

---

Paul Deutsch, Chairman

---

Jennell Dahlhausen, Secretary

**ARCHITECTURAL REVIEW BOARD MEETING  
MINUTES  
February 3, 2015 at 6PM**

**Roll Call** Paul Deutsch, Denis Marino, Gary Neola

**Guests** Nestor Papageorge, Alexandra Fine Homes

**Minutes**

Deutsch moved to approve the Architectural Review Board minutes of December 16, 2014, seconded by Marino. All members were in favor. Motion carried.

**Discussion**

- Steven Flannery at 105 Ashleigh Drive – Plans for a new home

**REVISE & RESUBMIT**

1. Revisit front porch column and window configuration; even spacing
2. Revisit stair tower window size
3. Add trim below louvers on all elevations

**Old Business**

None

**New Business**

None

The meeting adjourned at 6:40 PM

---

Paul Deutsch, Chairman

---

Jennell Dahlhausen, Secretary

**ARCHITECTURAL REVIEW BOARD MEETING  
MINUTES  
March 17, 2015 at 5:30PM**

**Roll Call** Paul Deutsch, Denis Marino and Gary Neola

**Guests** Mike Sizler, Business Owner (Wilber); Warren Richardson, Architect (Wilber); George Clemens, Architect (Houston);

**Minutes**

Deutsch moved to approve the Architectural Review Board minutes of March 3, 2015, seconded by Marino. All members were in favor. Motion carried.

**Discussion**

- Chris Wilber at 552 East Washington Street – Resubmitted plans to open a pizza shop for take-out

**APPROVED**

- Richard & Christine Houston at 318 Whitetail Drive – Plans for interior alterations to the kitchen and mudroom

**APPROVED**

**Old Business**

None

**New Business**

None

The meeting adjourned at 5:50 PM

---

Paul Deutsch, Chairman

---

Jennell Dahlhausen, Secretary

**ARCHITECTURAL REVIEW BOARD MEETING  
MINUTES  
March 3, 2015 at 5:30PM**

**Roll Call** Paul Deutsch, Gary Neola

**Absent** Denis Marino

**Guests** Nestor Papageorge, Alexandra Fine Homes (Flannery); Mike Sizler, Business Owner (Wilber); Warren Richardson, Architect (Wilber);

**Minutes**

Deutsch moved to approve the Architectural Review Board minutes of February 3, 2015, seconded by Marino. All members were in favor. Motion carried.

**Discussion**

- Steven Flannery at 105 Ashleigh Drive – Plans for a new home  
**APPROVED**
- Chris Wilber at 552 East Washington Street – Plans to open a pizza shop for take-out  
**REVISE & RESUBMIT**
  1. Reside existing house: street elevation with same siding as addition.
  2. Trim on addition to match shutter color on existing house.
  3. Use clear glass in lieu of tinted.
  4. Raise windows to align heads with existing and sill to at/or above counter height.
  5. Paint dormers and west elevation to match new siding.
  6. Connect parking lot to existing drive to enable service trucks to exit.

**Old Business**

None

**New Business**

None

The meeting adjourned at 6:25 PM

---

Paul Deutsch, Chairman

---

Jennell Dahlhausen, Secretary

# ARCHITECTURAL REVIEW BOARD MINUTES

**April 7, 2015 at 5:30PM**

**Roll Call:** Chairman Paul Deutsch, Gary Neola and Denise Marino

**Guests:** Jennifer Pishko, [Dave Hocevar](#), [Building Inspector Heilman](#)

**Discussion:**

Signage approval was requested by Chagrin Fall's Cross-Fit at 524 East Washington Street, Unit H

**APPROVED**

**Old Business:**

None

**New Business:**

Did Dave and Laura attended to discuss a project with the Board? Since this wasn't addressed at previous meetings it would be considered "new" discussion and would fall under the New Business section.

**Adjourned:** 5:40 pm

---

Paul Deutsch, Chairman

---

Lucy Jasinski, Secretary

**Architectural Board of Review  
Record of Proceedings  
April 16, 2019**

**Roll call:** Gary Neola, Denis Marino, Ryan Parsons, Mayor Koons

**Visitors:**

Chairman Neola called the meeting to order at 5:30 p.m.

**48 Daisy Lane – Henry Kassigkeit**

Modifications to Exterior of Daisy Lane: The resident reported that some modifications had to be made to the exterior because of budgetary requirements. The budgets came in astronomically high on both the standing seam roof. Hardie Board came in too high and the resident could not afford to put that kind of money on the outside of a house. He went to a metal roof that visual locking device instead of a standing seam. He said the house looks phenomenal. The Board asked if the resident had a photograph, and he said he did not. He had pictures of the windows but not the roof. The Board Secretary said she has driven down Daisy Lane and thought the roof looks good. The resident noted that Dave Hocevar has also seen it quite a few times. He said he imports the fake stone from China, which is solid polycarbonates, and he knew the price of this. On the retail side, this would be expensive. He noted that the stone comes in with prefabricated cornering sections and window sections. They come in kits.

Neola asked if the resident was changing the siding. The resident said he is using a Japanese burning technique for cedar. The wood is burnt and then either linseed oil or tung oil is applied. Neola asked what color the roof was, and the resident replied that it is black. He continued that the siding would be modulated and have different colors. Neola asked if the sample the resident brought in was representative of the siding, he noted it was black, when the resident indicated it would be brownish. The resident said that it had four coats of tung oil. Neola stated that the siding will require maintenance, but this was up to the resident. He was concerned about the black roof and black siding. Originally, what was presented was a dark roof with a lighter shade of siding so it would not be monochromatic. The resident said without painting the T111, that was the only way he could get monochromatic, but would create a maintenance issue. With the burning process, it is a 20-year run on the material. Neola asked what the horizontal joint was going to be. The resident said it would be a metal acceptance strip. Neola said it was basically a trim piece, and the resident agreed. The resident said this would only be on the dormer area because nothing was over eight feet. Neola noted that there was a section that was over 8 feet on the side. He thought it would be better if the resident was going to do the trim piece to keep the water out, it might make sense to put a piece of horizontal trim there so he would not be dealing with the bite joint. He understood what the resident was describing but was pointing out that the piece the resident planned to use did not add aesthetic quality. If there was going to be a joint,

there should be a piece of wood trim that made it look more intentional. The resident asked if the Board would prefer a piece of cedar. The Board member said he thought the resident should do the trim piece to keep the water out, but over the top of this, it would make sense to put a piece of cedar that runs horizontally in the range of six inches. The resident said the same height as the soffits are. Neola agreed.

Marino stated he always likes to see the metal camouflage but given the nature of the appearance it would not be essential. Regarding trim around the gutter board had been discussed and wanted to know whether this was all still there and it was only the siding being changed. The resident said that the fascia board and soffits are all new. Neola member clarified that there was a trim piece up the rake of the roof slope. The resident said it is black metal, and Neola asked if it was to match the roof and asked how wide it was. The resident said it was four inches going up the side of the roof trim. Neola asked how much this projected out, and the resident said it was flat. Neola said he was referring to on the rake end, and asked it was going to go up underneath. The resident said the T111 would go underneath and explained there is a one and half inch gap because it is a two by six that frames the top roofline. He intended to use a piece of cedar to match the ridge line, to cover up the cuts of the T111 going up the side. Neola said this was all the more reason it would make sense to run a piece across. The resident agreed.

Parsons said it was really difficult to understand everything that is going on because what the Board originally approved was all changing. Even with the discussion about the Hardie Board and the fascia trim is not shown on the plans. He said in looking at the drawings, there will be a horizontal consistently all the way around the house. In stating that it would come up to the soffit line, he noted that there is no soffit on the house, just a trim board. He questioned that there is the thickness of the T111 and the two by six, and then adding another trim piece on top of this? He asked what the trim piece was,  $\frac{3}{4}$  and would this flush it out with the trim board. When Parsons started to think of the details of the project, he was questioning how it was actually going to look. He is not sure how this is all coming together. Neola said it was lacking a lot of detail. Parsons would not want to see all of the fascia board and then have another trim board that is flush going horizontally around the house. Neola said he was actually thinking it would project out. Parsons said it would project out, but would it be projecting out beyond the fascia board? The resident said the fascia board is an inch and a half, so it would be a  $\frac{3}{4}$  inch piece of trim that is made specifically add as an ending piece of the T111, which covers the cut. Parsons stated what he thinks the resident was struggling with is what does the detail look like if you cut a section through the rake. What does it look like at the gutter fascia? The resident said this can't be seen. The resident said there are soffits around the whole house except at the dormers. Neola stated that the drawings did not show this. The resident said this was how it was drawn originally, and the Board rejected it. He reminded the board that he wanted to wrap the whole thing in metal, and since they could not do that, they had to lay the soffits on. Parsons said that what was approved the last time did not have soffits. What they did was separate the roof from the walls with the trim board. The resident said it did not matter whether it was T111 or Hardie Board, they finish the same way.



Neola said he was just trying to understand without revised drawings, because he understood this was the third time the Board had addressed this with the resident. His understanding was that there is another line that runs across, which is the fascia and a soffit that does not show up on the drawing, which is what the resident is asking about. Neola explained that the Board does not see the detail that is cut through here, and at the soffit. The resident said he could not afford any more detail at \$17,000 as his architectural fee and another \$6,000 for rendering, he can't afford it. He can't afford to ask for another set of \$17,000 drawings for a \$200,000 house. Neola said he was not asking for new drawings, just to understand what was not the same as the drawing.

Parsons asked what the overhang of the soffits was, and the resident said 12 inches. The soffit is 12 inches. The only place there is no soffit is at the dormers. Marino said that essentially the soffit will mount to the T111 and asked if he was going to run a freeze board under the soffit. The resident said the fascia board is  $\frac{3}{4}$  inch by 6 all the way around. Marino asked if on the rake, the resident said there is a two by six rake board that metal trim runs over. The resident agreed. Marino asked if the T111 would run and butt up to the 2 by 6? The resident said in the front it would be the faux stone. On the one side Neola was referring to will be the T111 coming up underneath this, and Marino added that there will be a piece of trim that will tuck into or on top of the T111 butting into the 2 by 6 to cover the seam. The resident added that Neola recommended using a piece of horizontal cedar to match the cedar on top. Marino asked if this would tie in to get corner boards as well. Neola said there would be corner boards, fascia, a piece trim going up there, with that understanding, he thought he does add a piece that runs across horizontally. Marino thought this would be appropriate. The resident said this would be matched to the height of the soffits. Neola said he would say approximately one by six.

Regarding the faux stone, Neola said it looks like a panelized piece that fits together as described by the resident. He did not think he would approve this and did not think it was the right piece for the house. He would rather keep the same theme and not use the faux stone. Neola thought it was really dark. Although he understood the resident's efforts to match the dark roof and siding, he did not feel it represents natural stone well. The Board would want to see a real or cultured stone product. He thought the faux stone looked artificial and was not in favor of approving it. Marino asked if the resident had any pictures of the product installed. The Board Secretary said they were sent to the Board the previous month. She provided pictures from the resident's former residence in Tanglewood. Parsons questioned how well the faux stone and siding would wear over time. He said he was still struggling with what had been submitted twice and what is currently being discussed is entirely different. He does not understand how elements are tied in. Is there an overhang on these roofs? How does the overhang on these roofs and the soffits tie into those? To him, it was an entirely different thing submitted to the Board twice before now. He was not comfortable approving any of it. Parsons said he understood the hardships the resident has gone through with the budgets, but it was really difficult for him to understand that there are now 12 inch over hangs and has gone back to this mixture of what was a traditional ranch to something somewhere in between. He was struggling to understand what it would look like as a whole. He added that he agreed with Neola about the faux stone and said he knew of many manmade stone on the market but did not know of any that was a foam like this. He questioned how it would look over time. The resident said it was made out of lexand that has a

30-year warranty for coloration and will last longer than real stone, which would fade in the sun faster than this product. Parsons said it would not outlast really strong. The Lantern proposed utilizing a similar product that the ABR declined.

Neola said he, too, was struggling with approving the project. Parsons said he recalled that previously, everything was in differing shades of grey, and the roof was a darker grey and the siding was going to be a lighter grey. He was concerned about how dark it all was. The original concern was contextually for the neighborhood having all different materials. When he heard stone, he thought might fit in, but the current proposal is turning it into the dark box the Board started with. Parsons said the standing seem is black, the siding is black, and if the stone were to be approved, it is also really dark. He thought it had gone back to a monotone scheme that he is not sure is right for the neighborhood.

Marino said originally it was all metal. The resident said originally, they were going to tear the soffits off and wrap in metal, and that is why the drawings don't reflect soffits because they are the drawings of the all metal house. Neola said the first thing the Board had was an addition on a garage that was basically extending out the gable on the garage. The Board felt it needed something to break up the long-extruded piece. The resident described the initial plan as mundane and Neola stated that he had gone from that to very contemporary. There was concern about it being all the same color and there was discussion of changing from the dark grey roof to the Hardie siding. The resident said changing the roof was never discussed, but changing the siding to a grey siding was, but the budgetary constraints now preclude him from using Hardie Board. Neola agreed that the roof was always going to be black, but the siding was to be lighter.

Parsons asked what the base of the house was, and the resident replied two to four inches of red brick foundation. Neola acknowledged that the project was moving along with the dormers framed and the roof on it. He had not seen it. He asked what other options there for finishing the siding, and the resident said painting it or burning it. He had some vertical siding that is done in vinyl that would look fine. Marino asked how the cedar trim would be finished. The resident said with Tung or linseed oil.

Neola said he did not think he could give the resident approval but could share the Board's concerns. He thought there needed to be more thought on what could be done with the exterior finish. He feared it would look like a big black box. Neola added he was not in favor of using the faux stone. Marino said there was not enough variation and thought some pictures of what the Board is working with would be helpful to include the existing roof and soffit. The resident said the Board was welcome to see the house. Neola added that it was not the Board's responsibility to go down to look at it and review it, that it should be at the meeting with the information required.

Neola suggested tabling the matter and requesting the resident return with photographs of what he has going on with the project to help with a more informed decision for the direction to take. He said he understood that it is different than anything else in the neighborhood, which the Board knew when they looked at it the last time. Parsons said this was not an issue because every house is different in that neighborhood. In no way was Parsons asking for the resident to

spend more money having drawings redone, but to do as Neola began to do with marking the drawings to help understanding of where the overhangs and soffits are, where the trim boards will go. The resident asked Parsons how he could do this without engaging an architect. He said he is not an architect and can't draw straight line. He added that he is 72 years old and had a stroke a year ago and can't do the drawing. Parsons asked if he could mark photos. The resident said he would not know how to do this. Parsons explained that he cannot approve what is in front of him because the information is not there, which is the Board's responsibility. Parsons said if the Board approves something and it is entirely something different than what was approved, which it already is from what the resident has told the Board, that is an issue. The resident said there was a change in what the roof material is. Neola said when a change, like the roof, is made, it is the responsibility of the resident to let the Board know at the meeting that a change is being made to the material. He understands that he is changing from Hardie to T111, and this is the right way to do this. He had no idea the roof changed. The resident said it is still a black metal roof. Neola said he understood but there are different kinds of looks that you can get from black metal or asphalt shingles. You can't just say it is a metal roof because there are many avenues it could be.

Neola thought he could come back with photos with what is going on at the soffit and what is happening with the corner board. The resident asked how he should do this without doing it. Neola explained he should mock it up and take a picture. Neola asked him who was doing the work for the resident, and the resident said he was building it himself. Neola said he was not trying to be combative but had a responsibility to understand what the project was going to be. The resident asked whether the Board had a responsibility to listen to what the homeowner wants? He said he has to live in the house just like Neola might have to drive by it. He said if you don't like the look of a house, you just look the other way and drive. Neola said the Board is listening to him as a homeowner, but also taking their responsibilities into consideration. The resident said he had been in the business for 44 years and understands ABR's and detail but does not understand that he was asked in front of his architect to take his drawings and flip them. He had already spent \$12,000 putting them on the first time. Flipping them the second time cost him another \$7,000. Parsons said the resident was not asked to flip the plans and the resident disagreed. Parsons explained that with the first review, all the Board did was to add a window and make a comment that they did not want to see the standing seam go across the roof. The resident said this was not the first review. Neola said that with the first review, the resident had an extruded gable angle. Parsons said it was very simple. Neola stated what the resident was asked to do, and said that it had been turned into a very contemporary look, and the Board asked him to break up the elevations and give it more interest by adding a dormer, adding a window, but that was all. He was not asked to flip the whole project. The resident said that the Board told him they did not want to see the thing wrapped in metal. Neola and Parsons said this was the second meeting. Parsons said the first one was simple and what the resident came back with the second time shocked the Board. Neola said it was radically different than what he came in with the first time. Parsons qualified that he was not shocked in a bad way, it was just drastically different than what was reviewed the first time. Neola said they looked at it, expressed their concern, and now they are all here because of budgetary issues. The resident said he cannot afford any more changes and did not where to go from here.

Neola reiterated that he did not need to spend more money with an architect, but only to mockup some of the locations and take pictures of the overhang, corner board, etc. If he is building the house, Neola is not asking him to do something he cannot do. He thought this was a reasonable solution. The resident said he would have to bring in the faux stone as well because he thinks it is important. Neola said he was not in favor of approving the stone. The resident wanted to know why this was. Neola said he did not think the stone looked natural and looks like a bunch of panels on the wall. He added that it looked like artificial stone and that it was irrelevant how long it would last. Neola asked again for the resident to mockup some parts of the house and photograph it; what he is doing around a window and what he is doing on the corners. This is what the Board would need to understand it and without the resident having to spend money. He clarified that he is not saying to do the whole house, but just one window, for example, showing a cill, a jam, and a head detail. It would not even be necessary to do the whole window, just some trim. He wanted to see photographs and mockups of the corners as well, and this way the resident would not have to spend a nickel with an architect. Neola emphasized that the board is trying to work with the resident, and he needs to help them understand it better.

The resident said it is the timing of the whole project, that everything is being pushed back. Neola said ABR had a meeting two weeks ago where the board could have reviewed it but did not because there was nothing presented. The resident apologized for being in the Cleveland Clinic two weeks ago. Neola emphasized that the board is not trying to push him back, and the resident said he is listening to the board, but not agreeing with it.

Parsons made a motion to revise and resubmit for review. The resident said he or someone else would be back in touch with the Board Secretary and he would see the Board in court.

### **119 Laurel Road - Ann Dunning, Architect**

Plans were presented, and the architect said it is a concrete block house. She said she is putting a new foyer, a new garage, master suite, bumping the front of the dining room for more room. She is reroofing, still a low pitch, but with hip. Reviewing the plans, she indicated that currently there is a flat roof, and she changed the pitch. She said there are hip roofs all over the place, but then she has a gable end at the end. She also explained that the grading is bad, and the water runs in the front door. She is putting a patio and building a dam wall out in front of it. Then she is making a new front entrance with a good garage and a big master suite. She was not sure if she had the correct setbacks. She indicated she would have shake shingles, stone, masonry (painted concrete block), and siding. She said she would need to insulate. Neola asked if there was a possibility of taking the stone and returning it on the side, and the resident agreed. She stated that currently does not have an estimate, and she did not have the drawings finished, but thought she should show the Board what she is doing before she keeps going.

Parsons asked if the idea would be that it was all painted the same color. Dunning said the residents like the front of their house as it is with the monotone color and want to keep it that way. The Board members agreed. Dunning explained that a portion of the roof has a bad slope, so the plan is to go in with trusses and use some raised soffit inside to raise it up. She discussed not overdoing the windows for privacy reasons on two of the walls next to the neighbors.

Neola said his only concern would be retuning the stone on the one elevation. Parsons asked what she thought about doing columns. She replied that they should be wrapped. Neola asked if the residents plan to come back with final drawings, and Dunning agreed. She said it would not be until June 1. Neola added that he thought she would be wrapping the columns and the proportion were fine.

Parsons asked if the Board needed to officially act on the plans, and Dunning said they did not, and that she thought it was far better to present it to the Board.

#### **480 Laurelbrook Dr. – Stephen Latkovic**

The resident advised that he is doing an expansion and pointed out that the blue on the plans is the existing and added that the front of the house is not really changing other than a little bit of roof and a couple of expansions on the dormers. A three-car garage would be added as well. He is adding off the back. He indicated that the current garage is rear facing, which will become living space. A breezeway will be built with a three-car garage off the back. Neola asked if a set of stairs was being added, and the resident said he was. He added that it would be necessary to replace the roof a little extra dormer. There is a big dormer off the back because the house is a Cape Cod. He indicated that they would have to raise the roof a little and add a dormer for the stairs, and then new living space would be created. He pointed out on the plans that this was the existing two bedrooms and bath. He pointed out a door and indicated area that exists but is empty and unfinished. (inaudible question by board member) The resident responded that the garage is, but the other parts are not. He said in looking at the front of the house, the dormer expansion is visible. They are being widened to fit in bedrooms. The roof over the garage will have to be replaced, but there are 2x12's, so nothing would need to be done structurally.

The house finish exterior would match the existing, lap/cedar siding. Neola asked about the roofing material. The resident said it would be the same as the rest of the house. They would match existing. Neola asked what the material would be in the area with a 212 pitch. He explained that the asphalt shingles have to be a 312 pitch. The resident said he not entirely sure. Neola suggested that a standing seam roof would take care of it. He asked if the asphalt shingles currently on the house are three tab, dimensional, etc. The resident said he had not looked at them that closely, but thought they were 310. Looking at the photographs, Neola said it looked like a dimensional shingle. Neola expressed concern for the resident having enough pitch on it for a shingle roof. The resident would address this concern. Marino suggested a roll roof, and Neola added that it was an option but not very attractive. Parsons asked what the current foundation is, and the resident stated it is twelve-quart block. Part of the basement is finished, and part unfinished. Neola clarified that on the outside, it is concrete block. The resident said on the front, nothing is visible. In the back, there is a walkout basement that has brick. Under the back deck, he thought it was block. He spoke to the building, who told him there would not be anything exposed. Neola said he liked how the resident did the elevations. The resident said that the plans were done by Amanda Kristoff, who was George Clemens' intern for three years. He thought she did a great job.

Parsons advised that it looked like from the neighborhood, it will be two stories like some of the others. **Marino recommended approval, seconded by Neola.**

Neola addressed the Mayor and stated there was a contentious portion of the meeting. Neola stated that the Board attempted to explain the concerns to the resident, and realized the resident was frustrated. Neola explained that the project started as a really boring design, which then went very different. The Board made some comments, and the resident made changes. Neola felt that all of the issues were self-inflicted. The Board did not come up with the first design and did not make it over budget. Because he cannot afford to spend money on having the project presented with drawings the Board can understand, it puts the Board in a position of trying to figure out how to approve something they can't see. He realized the resident was angry walking out of the meeting. Neola wanted to summarize the situation so the Mayor would understand.

The Mayor stated he thought the Board left the resident with a simple solution of hanging a couple of pieces, take a picture, and come back, which he thought would be two hours of labor. Neola agreed and said if the mockup is done correctly, it can stay in place, and would not be wasted time. The wasted time, according to Neola, is the way the resident kept coming back and presenting things. The Board Secretary clarified with Neola that the Board did not approve either materials or wanted to know what the resident is supposed to mockup with. The stone was not approved, and the Board did not like the dark siding, and she wanted to know what this would leave him with. Neola said he was not crazy about the dark siding but would not fight the resident on this. Neola said he was going from an expensive solution to an inexpensive solution, like going from a Cadillac to a Yugo. He would have to deal with it. Parsons said he did not recall approving anything all black. Neola said the only time it was all dark was when it was standing seam siding. Marino said the siding was dark, but it was not black. Neola said he has a black roof to begin with but did not think the Board would ask him to tear it off. Parsons said the way they left it with the resident was not to do the faux stone. If he was going to do siding, do the siding. They did not say no to the T111. Parsons stated it was the Board's concern what the resident was going at the ends of it because there were areas of the house where the resident would not be able to buy single lengths of the material, and how would it be trimmed out? Neola said the faux stone did not look natural to him. He said the resident wants to use it because he can get it cheaply and thinks it will be better looking. Neola disagreed. Parsons added that the resident admitted the T111 is junk. From an aesthetic, even if it was metal siding, most people would not see the difference. Parsons said as much as he dislikes the T111 on the exterior on anything in the environment, he did not know that it was basis enough not to approve it. Neola agreed, and said he had used vertical vinyl siding that looked better on completion. He is not a big fan, however. Parsons surmised that it was the cheapest thing the resident could get at this point and thought he would be finishing it himself. This was where the Board was at with the resident and the project. This raises bigger concerns for Parsons because of what the Board looked at today and understanding where they started. Whatever they might approve today, he would bet that the project would be nothing like what was discussed at the meeting. Parsons said he felt this was the Board's responsibility. Marino said it was self-inflicted pain. Parsons agreed and referred to the resident's complaint that he has to keep going back to the architect, but then said he was the one building it. Parsons asked how, then, did he not know his budget before

coming before the Board. Neola said his budget is not the Board's issue. He took exception with the resident telling the Board to go look at the project. This is not the Board's job. Marino reviewed that instead of the gables, the Board suggested they do other things. Parsons said he would send Neola and Marino an email because he will make a comparison of what was submitted, and he believed it would be night and day. Marino said the resident started out with what he has now but without dormers, and then returned with "c stems" instead of just simple (unintelligible) Parsons stated he had to interrupt when the resident claimed the Board made him to something, and nowhere did the Board ask him to do what he was indicating. Parsons was concerned of how these will look if there are soffits that are out there now. The Board Secretary said there were not soffits on the dormer window according to the resident. Neola, Parson, and Marino questioned this statement. The Board Secretary provided the plans the resident presented at his second meeting with ABR and clarified that the resident had come back four times.

The Board Secretary asked if a homeowner was required to come to the Board to change the color of her house. The Board said no. In the case of the Daisy Lane residence, she stated that the Board was dictating what color the house could not be, specifically the dark color. Neola explained that the Board is suggesting the resident not use the dark color. He previously proposed that he was going to do a dark roof and a lighter color. The Board Secretary stated that originally the resident wanted the dark with the dark, and this was not approved. Neola explained that with the Paw Paw Lake water treatment, the contractors came in with materials to show the Board, which they were supposed to do, but did not know how to pick the colors, so the Board picked the colors. The Board was not dictating the colors, but the contractors were asking for help. Parsons said that if a resident is painting a house, it would not be necessary to obtain approval from the Board. But with a project like the Daisy Lane home, the Board can absolutely respond to the colors and what they will be. If in a year the resident decides to paint it all black, that is his business and the Board has no authority. Marino addressed the use of the faux stone after the fact and added that the Board might not have control.

The Board Secretary advised that the resident also owns the home directly across from the Tanglewood Club, and said it is a very nice-looking house. It is modern looking but not outrageous. She thought it was the coolest looking house in Tanglewood. Neola said the pictures of the stone on the Tanglewood house looked reasonable compared to the faux stone the resident presented to the Board. Parsons said when there is something in front of the Board it has authority, but after the fact, he did not know what the recourse would be. The Board Secretary asked what the recourse would be if the resident puts up the faux stone regardless. Parsons said he did not know this either. Neola stated that on a project on 306 when a resident did not do what he was approved to do, the Board did not give him a certificate of occupancy until he fixed it. Neola did not know if the resident needed a certificate of occupancy for his own home. Neola did not know if was living in the house but did not know if there was any recourse. He added that the resident sounds like the kind of person who would just go ahead and do it. The Board Secretary said he could be hardheaded but calms down. Parsons said that he did hear the resident mention to the Board Secretary that he would see them in court. He surmised that he would pay an attorney but not an architect.

The Mayor said that if the resident goes to court, it would cost him thousands. Parsons understood that the resident was just mad. Marino said a few photographs with a note on them would go a long way. The Board Secretary asked if this meant that he should photograph the house as is and just draw arrows where things would be. Neola stated that the resident needed to mockup and photograph the details like corner boards, rake board, trim boards, windows, etc. for the Board.

The Mayor said that between Dave Hocevar, the Board Secretary, and the Mayor, they would go see him and convince him to get it down. He stated they did not want him to fine him and take him to court. He thought it could be worked out. He thought Hocevar would be the best at it because he had dealt with hard heads before. The Mayor stated he drops by the resident's house once a week to see what he is doing. He further advised that a friend of his used to own the house, and it was neat to see. The Board Secretary said the roof looks really nice. The Mayor stated the Village could not have defiance either, and the resident has to abide by what the Village says. Parsons advised that he is aware that all the meetings are public record and it would only take one domino to fall.

The Mayor said the Village needs to win on this one and win on them all. Neola agreed and said the Board has a good track record. He understood why the resident was upset but stated that the resident did not want to accept the responsibility as to how he got into this position, which bothers Neola. He surmised that the resident would have a difficult time proving in court that he was caused undo hardship based on how he presented things. The Mayor stated he thought the resident would be back in two weeks with pictures.

Neola adjourned the meeting at 7:10 p.m., seconded by Marino.

---

Gary Neola, Chairman

---

Nancy Grattino, Board Secretary

Prepared by: Leslie Galicki



**Architectural Board of Review  
Record of Proceedings  
May 21, 2019**

**Roll call:** Gary Neola, Denis Marino, Ryan Parsons, Mayor Koons

**Visitors:** Mike Bonner (?), Laura Flaiz, Jack and Ronni Bialoski

Chairman Neola called the meeting to order at 5:12 p.m.

**Front Porch Renovation for the Wyman Residence**

The contractor explained there is an existing porch that the residents want to put a shelter over. He said some of the shelter the residents have in the back has an arch over the front and is very simple. They are taking away the two sconce lights and putting one pennant light. Neola observed that the railing would be matched. Parsons asked if the existing stoop would be replaced. The contractor said it would be the same footprint, and Parsons asked if it would be the same materials. The contractor said it is currently concrete and the residents will be putting in brick. Neola asked if the landing would also be brick, and the contractor concurred and said that is what the residents have in the back as well. Neola commented that it is very nice. Marino said he had no comments or issues, nor did Neola. Parsons made a motion to approve, seconded by Neola.

**ABR Approved the plans as noted.**

**Flaiz Addition**

Neola recused and removed himself. Parsons said it looked like a simple addition on the back of the house, removing the existing deck. He asked if this was approved. The Board Secretary said the deck is going to be where the deck is currently but was unsure whether the resident would be putting a new deck on the back or a stone patio. Parsons stated that he had no concerns and that the proportions are correct, and materials will match. Parsons noted that the basement would be expanded as well and noted that the foundation would not be visible on the back of the house. Parson's made a motion to approve, seconded by Marino.

**ABR Approved the plans as noted.**

**609 Bell Road**

The resident advised it is a one-and-a-half-acre site, which was the former McSherry home with a barn that was demolished two years ago. The home is approximately 5,400 square feet, 3400 is living space and the remainder will be garage and a wood shop connected by breezeway. The resident explained that the lot is flag shaped and they will be utilizing the lot section on Bell Rd. because it is due North and would allow more sun into the back-living area. He stated there would be a drive entry with a small oval turn around and access to the garage and a turn around and parking in the back as well. He stated the home has a 13-feet high living space and clear

story window over the top of this with an office and smaller library area/master bedroom on the first floor. It will have a walk-out kitchen, three car garage, laundry, and pantry area, and breakfast room. There is a breezeway that goes across garden, tools, workshop, mechanical space (of which there are two), and a stair that leads to a couple of other bedrooms. He said it is low except for the living room, which has light coming in. Neola clarified this was two-story. The resident then pointed out the second floor. He indicated the list of materials, which include Epay Siding shiplap, which will be grey and left natural. Where there are windows, capping and coping will be the same. Inside it will be exposed concrete floors with radiant heated bamboo. Neola asked if this would run throughout the entire home, and the resident said yes. The resident explained that the interior palate includes white walls. Regarding the outside palate, Neola asked if clear glass would be used and anodized windows. The resident explained that the metal that is exposed will be painted because his experience with anodized metal is that it eventually goes milky.

On the east elevation are the garages and back door. The lower section has 8-foot ceilings inside for the most part except for one section with 10-foot ceilings on the second floor looking from the North. He described the living room, sliding doors that come out onto a terrace, kitchen window, and the master bedroom on the end. It would be a concrete foundation. Neola asked if the whole frame is glass. The resident said there probably is a column in the corner. Neola asked about the plan for the garage doors which indicate shiplap. The resident said they will because they are not rolling doors. Neola noted it was a custom two-panel door. Neola said that this would be very nice if it did not work, the resident would come up with a reasonable solution. The resident stated that the point was there was no glass in “these” doors right now. The resident said he has tried to organize whatever penetrations will come out for exhaust fan for behind the mechanical room which will be in that same strip, so now the louvers run across for the high efficiency furnace. Marino asked if the resident was looking at a boiler system. The resident said he was. Marino said he had built a house with radiant close to the size of the project and commented that he was amazed at how small the boiler was. The resident said it is remarkable and may do some section of the outside, and that would be glycol. Marino agreed and said this was what he did. The resident asked if it worked well, and Marino said it did, but noted when it gets below 10 degrees, the outside shuts off. The resident said there will be furnaces as well. Neola asked if this was something the resident was considering for part of the driveway. The resident said it would just be for under the walk, under the breezeway, and probably right at the apron. Neola said he was just curious.

The resident said he is hoping there will be continuous exterior insulation, and that they would foam the joints as well. Marino said with a flat roof, between the combination of cellulose and foam, he had success. Neola offered that he had used Zip Wall Sheathing, and offered it worked well. He advised that it was better than a house wrap for energy efficiency. The resident offered he had never lived in a house that tight and wondered what that would mean in terms of humidity control. Neola said the Zip Wall sheathing gives the ability to put continuous insulation in to meet the code.

The resident offered that the plans give the sense that the home is intending to be low, especially from the street, where the part that rises is toward the back of the site. He added that there is good privacy because it is wooded on three sides. He noted that he would be back with a landscape plan when it is decided.

Neola referred to the plans and referred to an elevation and asked what the height was in a specific area. The resident said it was not very tall, but was the landing height, which was probably 4 feet underneath and 5 feet on top. Neola noted that it was not like it was living space where there would be a headroom issue.

Neola offered that the project is very atypical to what the Village has, but that did not mean that it is unacceptable. Neola said that it was a breath of fresh air to see something that is different and well designed and contemporary. He thought it is a nice project. The resident said the area is eclectic and it is hard to say that there is a context for it to fit. The notion of the way the site is wooded sets it off. He thought that the fact that it is low is helpful relative to the ranch homes that are across the street. Neola said that the resident has taken a lot into consideration. He added that not far from the project there is a house in a neighborhood that is all older ranches, and that the individual wanted to do something unique. The Board did not want to tell him that he had to stay in the same context if he could raise the standard. Neola said he did not know that he did this necessarily, but his point was that there is nothing wrong with stretching people into thinking a little differently with something like the quality of this project. The resident was glad Neola felt this way. He added that it will be very high-quality home. He thought if it were two blocks west, it would not work because of the character of that neighborhood. The resident loved the feel of the community and wanted to be a part of it. The looked at a lot of lots but did not feel the project could fit in to that sort of historic character. This lot was perfect for them. Neola welcomed the resident to South Russell. Neola made a motion to approve the project, seconded by Marino.

The resident stated he would reach out to neighbors and let them know what he is doing with the project. The Board Secretary said she loved it and thought it is great.

**ABR Approved the plans as noted.**

Neola adjourned the meeting at 5:42 p.m.

---

Gary Neola, Chairman

---

Nancy Grattino, Board Secretary

Prepared by: Leslie Galicki

**Architectural Board of Review  
Record of Proceedings  
June 18, 2019**

**Roll call:** Gary Neola, Denis Marino, Ryan Parsons, Ann Dunning

**Officials Present:** Mayor Koons

**Visitors:** Eric Hart  
Cammie and Patrick Fransco, 74 Paw Paw Lake Dr.

Chairman Neola called the meeting to order at 5:30 p.m.

**Sign Review for Muvel, 524 East Washington St.**

Neola asked the applicant if there was anything the Board should know about the sign. It looked like it was identical in terms of construction. The applicant said it was identical in the font, size, and same builder. Parsons asked if the bottom piece where it said, “Healthy Food Society” would be lit. The applicant said it would be on its own piece of tin separated from the rest of the sign to give it a cleaner look. He added that with the bottom part, it made it the same square footage as Cultivate because the word “Muvel” was a little smaller. Neola asked if the applicant would be changing the door name, and the applicant agreed.

Parsons made a motion to approve, seconded by Marino.

**ABR approved the plans as noted.**

**Garage Addition 74 Paw Paw Lake Dr.**

The Board Secretary noted that Neola and Marino recused themselves because of being involved in the project. Resident explained that he wanted to add a third car garage. Dunning asked if there were photographs of the existing house. The Board Secretary said she would need to bring them over and added that they went before Zoning. The resident indicated the location of the house in relation to neighbors’ houses. As they pursued this, their goal was to make the home look like it was built this way. They spoke to Neola about creating a plan to make it look proportional and aesthetically upgraded. During the process, they discovered the house had 8” cedar siding underneath a 4” vinyl siding. As part of the project, they are removing the vinyl, restoring the cedar and installing a standing seam metal roof. They wanted the home to fit into the community. Parsons asked what the color of the house was currently. The resident said the vinyl was white and the cedar underneath was bluish grey. Regarding the color palate, the roof will be a dark grey, blue for the main house, another color for the trim, corner boards, and roofline. He indicated there was brick and tile in the house and they were considering another color for the entryway and door. Parsons noted it looked really nice. Dunning asked if the resident was putting on a whole new roof, and the resident indicated they were and it would be a

metal standing seam, like one of the new houses on Ridgewood Dr. Dunning asked how high the seam was on the metal standing seam roof. She explained that this is something she sees that make metal roofs not fit in. She said the shorter the seam, the more it looks original and as it ought to be. Once the seam gets up “like that”, it looks like a new metal roof that belongs on a barn. She said when the resident choses this, it is important. The resident said they have just chosen the color but have not seen a sample. He agreed with Dunning that they would want it to look “period correct.” He explained that they had not gotten this far yet and were focusing on restoring the cedar siding at this point which would be 8” overlap cedar.

The resident stated that the only potential changes to the plans would be with the windows. Depending on the proportions of the windows, they would potentially go with two windows instead of the four windows on the garage to better match the overall home. Parsons said this was a good point.

Dunning said an issue that bothered her greatly was the roof “break edge”, and that it did not appear on any of the drawings that it overhangs “this” at all. She said it was important that it gets “packed out” 6-8 inches and that the water does not go back down behind it. She said that none of the drawings show this. She added that it makes the house look like a 1950’s development house if they don’t get a little more overhang. The resident indicated what Neola’s plan was, and Parsons asked if this detail applied to all the rates, and indicated it was definitely on “this end”. The resident stated that Neola told him that they would have this detail and that it did not make it to “this” façade. Dunning indicated it did not show on “this drawing” either. The resident felt that Neola made a point of saying that this was a design detail they wanted to integrate. Parsons thought this was the intent. Dunning said that since Neola was their contractor, they were safe. If they gave it to someone else, however, Dunning questioned what might happen. She added that she is more concerned with the construction detail rather than where the windows go and that kind of thing.

The resident said the main reason for the dormers on the garage end was more to let in natural light and to break up a sea of roof. Dunning stated the resident needed to put a different material, a flat panel with trim around it and not the boards. Parsons added that flat AZEK boards are made. Dunning indicated it would be flat rather than the siding “up there.” She felt it would look like a trim detail. The resident thought this was a good point and added that there may be things that come up once the project progresses where they realize there may be a better option. She added that this could be done around the bay and around the gable to tie it in. The resident agreed and said otherwise it would be new cedar and would be just as easy to use something different than the siding.

Parsons asked if there was block used, and the resident explained it was brick. He then explained again that their entrance choices were based on the brick and terra cotta tile in the interior of the home. Dunning said she was a big fan of staining brick and said it lasts forever.

Dunning discussed trim color choice and the resident indicated the colors he had chosen. Parsons said he loved the color palate.

The resident advised they had shared the plans for their project with neighbors who responded positively. He emphasized that he wanted the home to blend with the neighborhood.

Dunning asked about interior renovations, and the resident explained that the previous owner had done updating, and that they had make only small changes.

Dunning asked about the paving in front of the house, and the resident said it was an asphalt driveway and the patio leading to the front door was a stamped concrete patio. She asked if it was all going to stay. The resident said that it was a driveway that opened up, but the driveway did not come out as wide as shown. He said the idea in the drawing was that the covered area would come to the edge of the window so that potentially they could have a little bit of a covered patio to put a couple of chairs. The details were still being determined with where the posts would go. The idea would be to have a covered area that not only covered the front door but gives enough room for a couple of chairs.

He added that they were not going to have shutters but would go with a wider trim around the windows. Dunning asked if they would be keeping the same window, and the resident said that all the windows had been replaced.

Dunning addressed an area on the dormer, and the resident said there would be no siding. Parsons asked Dunning if she would go with the flat board on the “side” too, and Dunning said she would go everywhere with it and would write a note that said, “keep the standing seam low.”

Parsons made a motion to approve, seconded by Dunning.

**ABR approved the plans as noted.**

(recorders were turned off before formal adjournment)

---

Gary Neola, Chairman

---

Nancy Grattino, Board Secretary

Prepared by: Leslie Galicki

**Architectural Board of Review  
Record of Proceedings  
August 20, 2019**

**Roll call:** Gary Neola, Denis Marino, Ryan Parsons

**Visitors:** Paul Gallagher, Peter Gary  
Contractor for 509 Fawn Ct.

Chairman Neola called the meeting to order at 5:36 p.m.

**Signage for 477 Industrial Parkway**

The first item discussed was the sign. Neola asked Marino if he had a chance to review the plans. Marino stated it was basically double on the size of the existing sign. Neola said it required ZBA approval, but whatever the comments are, it would be approved contingent on that. Parsons asked if the text on the signs actually what would be going on it or depending on what happens be similar to this. Paul Gallagher, Bass Signs, and Peter Gary (?), the property owner explained that these were more for demonstration than anything else to show the Board similarity and consistency as far as the style. They wanted to make sure it complimented the existing sign. From a size and look, they wanted to make sure it blended very well. about the text on the sign. Neola stated his primary question would be that the background color and all the trim would match. Gallagher stated yes, they would match. Gallagher advised they have to go before ZBA on August 21, and that it will take two zoning variances. They wanted to show everyone ahead of time what the signs looked like and the reasoning for making sure that it fits what is already there. Parsons indicated on the proof of submittal, it said "Option 1", and asked if there was something other than Option 1, and Gallagher said there was not. Parsons asked what the variances were for. Gallagher said they were for distance from the road and size since they would be adding to it. Marino stated that instead of having a separate sign, they would basically have one bigger sign, and Gallagher agreed. Neola asked if they considered putting it on the other side of the road so it would be further away from the road. Gallagher stated it was actually flipped, so this is facing the road. Parsons commented that there was no space on the other side of the road, which is indicated on the plan. Neola said the Board had no issues with it and said it would be approved as noted contingent on ZBA approval, seconded by Marino.

**ABR Approved the plans as noted contingent on ZBA approval.**

**509 Fawn Court Rear Addition**

The contractor reported that the Homeowner's Association had already given approval as far as matching the shingles, siding, brick, etc., which are in the plans. The Board Secretary asked if there was a stamped copy from the HOA. The building did not have that. Neola stated he noticed that there is a fireplace, but he did not see a flow for that. The builder responded that if it was not shown on the roof plan, it would probably be a direct vent. He referred to a circle vent on page 6. Neola said the room elevation is a little asymmetrical and he realized because of the fireplace, nothing could be done in that area. Marino stated that there was a little outdoor kitchen on that side as well. The builder said they are making sure they miss the existing window. Neola said he understood this was the connector. Neola understood that it would be basically symmetrical if the roof was the same line all the way through, and he understood why it is not. The building said the roof would just carry through over the front deck. Neola added that it would cover the porch. Marino said the outside façade is the two columns and the roof, and the windows would be recessed. Parsons asked if the solid walls in the porch area would have siding. He clarified where the guardrail is. He asked what the guard rail material going to be. He asked if it was a cable rail. The building offered to call to find out, but offered that it is drawn accurately, and would assume this is the case, but did not want to be incorrect. The builder said he was told everything was going to match the existing house. There was a question about whether the existing house has vinyl siding. It appeared to be stone and vinyl with white trim. Board members continued to review drawings relative to the guardrail. Neola thought it was an aluminum rail that had vertical pickets. Marino agreed or offered it was welded or cable rail. Parsons said it was not clear, but it looked like they were going to modify and there was a note on the drawing indicating a modification. Neola offered that he would make an adjustment to make the rail longer. He did not know that it mattered if it was aluminum or wood. Parsons asked what the decking was going to be. The contractor said if it is a wood deck it is five and ¼ boards by six treated lumber. Parsons located the guard rail in the drawing and indicated is said "with horizontal wires," The reason he asked about the decking was because it looks like the builder is trimming it and covering where the deck overhangs. He noted it said vertical decking. The contractor said with vertical, they just do one by six treated and turn it vertically, push it tightly together, and run a belt over top. It would be one by six down on the ground coming up to the framing, and then they would take a two by ten belt because the edge of the planking is exposed and the top of the two by ten belt is even with the planking so it covers the edge and then goes down over by the one by six skirt board. So, the whole deck would be belted in then. Neola said the railing should be vertical instead of horizontal. Neola wondered if a triangular transom should be placed above the center window. He said it was not critical but would bring in more light in the room since it is recessed and on the north side. Parsons said that looking at the elevation, there is a rafter dash in there. Marino said it was cantilevered out to catch the outside edge, so it is bearing inside there. It would be tricky to have to do something, make a trust or something on the outside edge, which makes it more open than the way it is. He explained that this was there bearing, the inside wall and the ridge beam is cantilevered out holding the rooftop, the rafters. It is cantilevered off of the header. Marino mentioned a beam and said that out to hold it up pretty well. There was further discussion about the rafters.



Parsons said the only recommendation he had was the railing. He questioned the horizontal rail. There was a question whether the Board members would not take the vertical but would stay with horizontal. Parsons referred to the section on p. 7 and pointed out the detail in the top right-hand corner which shows a system with horizontal lines. Neola addressed Parsons, and said on paper, a horizontal railing bothers him, but being that it is cable, it would disappear. He would want to see the railing that was being rebuilt to match it. The plans state “rebuilt deck and railing”, but it does not show it (on page 2). The building said it would be universal throughout. Marino stated he was fine with this. Parsons noted that whatever happens on the addition needs to happen on the deck alteration. Neola suggested putting a note that says railing connection with the new addition. Board members agreed.

To clarify, there is a low deck on the back of the house that is being altered. The existing railing at the rear will be changed to match to this horizontal. The motion was made by Parsons and seconded by Neola.

**ABR Approved the plans as noted.**

OLD BUSINESS: The Board Secretary spoke about 48 Daisy Lane. She did not have pictures yet, but the owner did not return with mock-up samples. He said that if he was going to do it, he wanted it to be done properly so the Board could see what he wanted it to look like. She advised that the only thing not approved, minus the trim details that the Board has yet to see on pictures is the one piece of stone on the wall. The remainder of the house was finished in the style that was approved. Marino suggested that short of tearing it off, he at least provides a landscape plan for the front of the house. The Board Secretary said he was planning to landscape and has pulled the right-of-way permit for the driveway and once the driveway is in, he will landscape the front of the house, to include artwork. Marino commented it was very asymmetric where the front of the house is the window and then all that stone. If there is a nice sized tree or something. The Board Secretary asked if she could take some pictures and submit them to the Board so that they can see in detail what he has done. The resident would then come back for a final approval. Neola said regardless of who takes the picture, the resident has to come back and present them. His gut feeling after driving by the home the previous night, he does not think the stone is appropriate. He did not know that ABR normally received landscape plans to approve. The Board Secretary said that the Board does not, but the resident was planning to put in landscape after first completing the driveway. The resident is considering hydrangea type trees to put in front of the garage along the wall. Neola did not know how the Board would go about telling the resident to tear off the stone. The Board Secretary said that the neighbors like the stone more than anything else on the house. Parsons noted that the dormers were not finished the way they were approved either. Marino stated that the metal roofing material goes up the sides of the dormers. The first Parsons asked if he cut the dormer in half, with part being wood and part being metal. Marino drove by, and said that the darker the siding is, the less obvious that is. It was noted earlier, the siding was uneven in color, but seemed to look better, perhaps because of

the angel he was viewing it. Neola, who drove by the home the previous evening, said it was not the design solution he would have wanted to see and noted that many houses on that street that don't fit that same design. He thought photos should be taken and brought to the Board for review. A decision can be made, although he acknowledged the resident would fight the changes. However, Neola noted that the resident has done everything he can to do whatever he wanted. For lack of a better word, he spit in the face of the ABR and said he was just going to do what he wanted. The Board Secretary asked if he was referring to the stone wall. Neola clarified it was the whole thing. He thought the Board was very reasonable, and the resident stomped out of the building and threatened the Board with legal action. He was not very cooperative, and he was not asked to do much by the Board. Neola felt that if the Board believed there was something wrong, it was necessary to tell him.

Neola noted that there was no one present at the meeting regarding the lighting issue, and the Board Secretary stated this was because they had been told to go to Council. Marino asked if this concerned the light fixtures on the walls. The Board Secretary said they were on dimmer switches or would be going on them. Marino noted that they were in sconces and there are four of them on the garage side and one on the back side. Parsons added that these were never submitted. The Board Secretary stated that the Board does not review residential lighting. Parsons stated that was part of aesthetics. Neola advised that if a resident were to put a contemporary or arts and crafts light fixture on a colonial home, the Board would tell the resident it was not appropriate. Regarding how much light is put out, the gas station on Bell Rd. and Chillicothe Rd, for example, was required to not spill light onto the adjacent properties. If Council wanted to have zoning for residential lighting, then they can do this. He did not want to get into this. He noted that at this point it is too late, because zoning cannot be enforced retroactively.

Neola adjourned the meeting at 6:05.

---

Gary Neola, Chairman

---

Nancy Grattino, Board Secretary



**Architectural Board of Review  
Record of Proceedings  
September 15, 2020**

**Members Present:** Gary Neola, Denis Marino, Ryan Parsons  
**Other Officials:** Nancy Grattino, Board Secretary; Mayor Koons  
**Visitors:** Ken Ashba, Bell Market Express, 5196 Chillicothe Rd.;  
Jeff Bouvy, Manufacturer; David Brown, Sales Representative;  
Ed Wood, 114 Paw Paw Lake Dr.; Dan Miller, Contractor;  
Ann Dunning, Architect

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

Neola made a motion to approve the minutes of June 2, 2020; June 16, 2020; July 7, 2020; July 21, 2020; August 4, 2020; August 18, 2020, and September 1, 2020, seconded by Parsons. Voice vote – ayes, all. Motion carried.

**CASE # 20-ABR-27 A & B: 5196 CHILLICOTHE ROAD – SIGN A – CABINET SIGN  
(BUSINESS NAME) – SIGN B – LED MESSAGE SIGN – BELL MARKET EXPRESS –  
JEFF BOUVY, APPLICANT – PROPOSED WALL/BLDG SIGNS – continuation**

Ashba presented the Board with pictures of a similar structure and signage as to what is being proposed. He stated the reader board is three feet by 6 feet. The Market Express sign is 26.5 square feet. Marino asked if the sign had gone to the Board of Zoning Appeals, and Ashba stated no. He explained that he submitted his application and was asked to appear before ABR. Grattino stated that they met with Dave Hocevar and did the zoning application and met with current zoning. Parsons observed that the Market Express sign did not appear to be 8 feet wide. Ashba explained that it has a custom configuration, so instead of being 32 square feet, it is more like 27 square feet. Brown stated it is called a cloud sign with a unique shape. The highest point it is four feet and widest point it is 8 feet. Neola asked how the sign is illuminated, and Brown explained that the cloud sign has LED lights inside the panel. The LED sign is exterior illuminated, and the brightness can be controlled as well as the length of time a message appears on it. The goal is to attract customers at the gas pumps to make purchases inside the convenient store. Neola stated he did not see specific details of how the sign is made. Bouvy explained that the cloud sign is a regular panel with a decal on it. Neola clarified it had channel letter, and Bouvy stated yes. Neola observed it had a channel letter perimeter with white acrylic with the decal on the contour. Parsons clarified it was six inches in depth. Neola verified it was internally luminated with LED, and Bouvy stated the LED's run horizontally inside. Neola indicated the sign with the name of the business was fine. However, with the message board, Neola asked if the internal sign that said "Lottery" would disappear. He specified that he was referring to the sign that is currently displayed in the window and asked if they planned to get rid

of it. Ashba stated he had not considered it but would if the ABR wished. Neola stated that it seemed redundant. Ashba stated he had no issue with removing it.

Neola asked the Board Secretary if Zoning allowed message boards and asked if Hovevar had an issue with this. Grattino stated that the amount of signage for the size of the building is allowed there. She clarified that ABR decides on the message board because the Village's code does not really specify reader boards with the sign code. Neola clarified that the business was still within the maximum signage of area based on zoning. The signage criterion does not address types of signs. Neola commented that he would want to see the top of the sign line up with the top of the window opening so it would read like another window. Parsons verified these were on the front of the building on Chillicothe Rd.

Neola stated that the Board wants the top of the sign to align with the top of the window frame and indicated such for Ashba on the drawings.

Neola made a motion to approve as noted, seconded by Parsons. With unanimous vote, motion carried.

**ABR Approved the plans as noted.**

**CASE # 20-ABR-29: 114 PAW PAW LAKE DRIVE – ED & SUNNY WOOD,  
OWNER'S/APPLICANT- PROPOSED NEW RESIDENTIAL HOME**

Ed Wood and Dan Miller identified themselves for the record. Neola asked if there were samples, and Wood stated the colors are just black and white. He added that the stone would be tan. Neola asked if he had a sample, and Wood said he did not but said it was a veneer stone around the bottom of the house. He said it was like an Aroma Stone dry stack. Neola asked if there would be black metal roofing, and Wood stated yes. Miller added that the trim would be black too. Neola stated the windows are black with black trim, and Wood stated yes. Wood relayed that his color scheme is similar to another house in the community, and Neola acknowledged there was nothing outrageous Wood was doing.

Neola commented on the windows that appear on page 201, acknowledging that the reason the windows are up high is because it is a closet and the resident would want to use the wall. He suggested it would be beneficial to add trimmed out panels to mimic the windows below this. Neola thought the elevation looked a little blank proportion-wise. Neola suggested a different configuration and added that he liked to break things up into odd numbers.

Parsons was not sure that he agreed with putting the panels there because there was no other place the applicant had panels like that on the house. Neola stated he was just trying to mimic a window.

Parsons asked if the applicant intended that all the windows would have the muttons. Wood stated he envisioned having them on the front and the east side and then leaving the windows on the rear and the west side open for the views. Neola asked if the muttons would be applied to the glass or contained in the glass, and Miller said probably between the glass. Parsons said he would rather see one or the other, and Neola agreed that it should be consistent.

Parsons asked if the higher roof is standing seam metal to the front and asked if the only standing seam piece to the high roof is the front side of the gable. Miller stated this was correct and added that back above the garage would have it too. Neola clarified that it is asphalt shingle on the back and asked if this was intentional. Wood said it was for aesthetics to include the steel roofing. Neola asked what this looked like from the side with having standing seam changing to asphalt. Neola thought it would be better to have the roof be asphalt shingle. Neola observed that both sides of the garage are standing seam. Neola stated that his inclination would be to have the lower roofs, like over the front entrance and rear porch be the standing seam and the rest asphalt shingle. Parsons agreed.

Parson asked Wood about the proposal to have stone around the base of the house and asked if this would be all the way around the concrete stem wall or would only be where the basement access is. Wood advised that anything shown above ground would have the stone. Neola noted the foundation log detail did not show stone. Neola asked what type of stone it would be, and Wood stated it was a veneer. Neola asked how it would be applied, and Wood stated with an adhesive. Parsons asked how thick the stone would be, and Wood estimated an inch and a half. Miller added that it is cultured stone.

Neola stated that he would make a note on the pertinent section that ABR wants it to state, "stone veneer."

Neola annotated the sections pertaining to the roof and window muttons.

Neola asked what the posts in front of the house were made of and Wood said they are 4 by 4's wrapped in AZEK board or something similar. Wood asked if it would make a difference if he chose to wrap them in cedar. Marino asked Wood what the siding material was, and Wood stated vinyl. Neola asked if it were available in the spacing that the lines indicate, and Miller stated no and said most of the time it is 8-inch. Parsons noted the drawings stated vertical board siding. Wood verified it would be vinyl. The drawings were reviewed, and Board members did not see where vinyl was indicated. Neola suggested having the plans revised and resubmitted with siding drawings and have actual sample material. Wood stated he was unable to obtain samples without buying the product.

Neola asked what the spacing was on the standing metal seams. Miller said most were 16-inch. Neola did not think it was drawn as 16-inch, but as 12-inch. He wanted to see the drawings reflect the proper materials to represent the project. He also wanted to see the windows be consistent with muttons or without. Parsons added that the roof should also be revised.

Parsons made a motion to revise and resubmit, seconded by Neola. Marino suggested on the garage side to flip flop the doors. Wood clarified that Marino was suggesting putting the 10-foot door on the left and the 18-foot on the right. Marino concurred. Neola clarified that the Board would not insist on this, but that it was a valid point visually. With unanimous vote, motion carried.

Wood clarified that he had to decide about whether to include muttons and change the roof to all asphalt shingle. Neola stated not the porch, and Marino stated just the one side of the upper front.

Parsons and Neola suggested doing the garage in asphalt as well. He thought the standing seam is something that would be expected on the porch roofs or the bump out shed roofs. Neola added that Wood should update the materials on the drawings to show the stone, the vinyl siding, the standing seam spacing, and Parsons added where the horizontal board is.

Wood asked what the process would be, and Grattino advised the drawings should be revised and returned to her for a meeting in two weeks. Wood verified that it did not matter that the HOA had approved the project. Neola stated this was a requirement for the plans to be submitted to ABR but did not count as Village approval. Parsons encouraged Wood to submit the changes to the HOA as well. Neola did not feel the HOA would have an issue with the changes.

**ABR voted to revise and resubmit.**

**CASE #20-ABR-30: 119 MAPLERIDGE ROAD – MILLER & SONS ENT. LLC-  
OWNERS – ANN DUNNING, ARCHITECT/APPLICANT – PROPOSED ADDITIONS  
TO INCLUDE 2<sup>ND</sup> STORY**

Ann Dunning identified herself for the record.

Board members discussed with Dunning that the home was being “flipped.” Parsons referred to the south elevation and asked if there was an errant window or two windows. Dunning stated there are existing windows and that windows would be done. Neola questioned the location of two windows, and Dunning clarified it was a mistake on the drawing. Parsons asked what the intent was with the exterior finishing. Dunning verified that everything would be new, and the intent was to make it look like a new home. Neola asked if the existing windows would be staying. Dunning said they would be new as well. Neola asked if they would be in existing openings, and Dunning said that some would, and some would be changed to different sizes. The front wall would be all new. Marino asked if it would have vinyl siding, and Dunning thought it was the six-inch lath or a little wider. Parsons asked about the color, and Dunning thought it would a darker color with white trim but was not sure. Parsons asked if there would be grade change, and Dunning said there would not. She added that there was a back patio of which at least of portion would have to be removed.

Neola suggested that where the wall comes up to the underside of the overhang, Dunning might consider adding a piece of trim along the rake. Dunning said that would be a good idea. He noted this on the drawings.

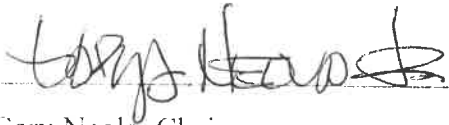
Parsons stated he had no other questions or concerns.

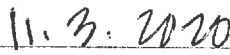
On the front entrance where there is a dormer, Neola asked about the recessed portion of the dormer. Dunning explained that it was not possible to go out more than the depth of the overhang and another foot out. Neola asked what the material was, and Dunning said it could be siding or flat panel. She did not trim it out yet. Neola said it would be nice if done in a flat panel. Dunning said she was drawing it this way.

Parsons asked if the chimney would remain, and Dunning said if it is in good enough shape it would. She further explained that nothing would really change on the roof other than maintenance.

**Neola made a motion to approve, seconded by Marino. With unanimous vote, motion carried.**

Neola adjourned the meeting at 6:48.

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date









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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**October 6, 2020 5:30 P.M.**

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

**Other Officials:** Mayor Bill Koons

**Guests:** Michael Cipriani, Brian Becker, Catherine Middleton, Ed Wood

Mayor Bill Koons called the meeting to order at 5:30 P.M.

Mayor Bill Koons conducted roll call.

Minutes of September 15, 2020 were TABLED for all members to be present to approve.

**OLD BUSINESS:**

**CASE # 20-BZA-06: 5210 CHILLICOTHE ROAD – CIPRIANI PLAZA – BRIAN BECKER, BECKER SIGNS - APPLICANT – PROPOSED MONUMENT SIGN – 10’ SETBACK VARIANCE FOR SIGN LOCATION & 5 SQ. FT. VARIANCE FOR SIGN AREA**

Becker is proposing that there need to be alterations made to the building which are the color, and the beams. Neola approved and took a vote and all members approve of the alterations.

**CASE #20-BZA-ARB-26: 5210 Chillicothe Road-Cipriani CO., NONCOMPLIANCE WORK PERFORMED**

There are three items that were built in non-compliance with the “Approved as Noted” plans.

1. Masonry columns were to have a concrete CMU (Chas Svec-Way White) plinth/base with face brick above. The masonry was built as brick without the concrete base.
2. The EIFS colors presented to the ARB with white and to match CertainTeed Maple. There are two tan colors on the EFIS
3. The ARB added a “raised section” off EIFS at the top of each masonry pier at each gable roof end.

**CASE #20-ARB-11: 495 LAURELBROOK DRIVE-ARCHITECT CATHERINE MIDDLETON-DECK IMPROVEMENTS**

The applicant Catherine Middleton is proposing to do a deck improvement, to make it wider and is willing to make alterations if need be. She presented drawing and all the members that where present looked over the drawings made some suggestions, and the proposal was approved.

**CASE # 20-ARB-29: 114 PAW PAW LAKE DRIVE – ED & SUNNY WOOD, OWNER’S/APPLICANT –  
PROPOSED NEW RESIDENTIAL HOME**


The applicant ED Wood is proposing a new residential home to be placed at 114 Paw Paw Lake Dr., Marino confirmed with Mr. Wood about the size of the sidings, and Mr. Wood expressed the size will be 12 ft and 24” in width, Marino expressed that he would change the layout of the roof to include a trim. Mr. Wood had no issue with the suggestions. They go over the layout and size of the structures of the drawing, as they are going over the layout Mr. Wood lets everyone know that he is open to suggestions however he also lets them know that he does have a budget set and he wants to stay within that budget. All the members that where present understood, and they continued to go over the plan that will be feasible for everyone. Once suggestion where made all the members present approved of the proposal.

**Mr. Gary Neola made a Motion to APPROVE Ed & Sunny wood, new residential home as submitted.  
Seconded by Mr. Ryan Parsons. With UNANIMOUS vote, Motion Carried.**

**Mr. Gary Neola ADJOURNED the meeting at 6:43 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

11.3.2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Board Secretary

11-3-2020  
\_\_\_\_\_  
Date

Prepared by Carolyn Blake



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**November 17, 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 5:31 P.M.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons made a motion to approve the minutes of November 3, 2020, seconded by Mr. Marino. With unanimous vote, motion carried.**

**CASE # 20-ARB-34: 477 INDUSTRIAL PARKWAY – MR. PETER CARY-OWNER/APPLICANT-RESUBMITTAL OF PLANS FROM 11-3-2020-CANOPY CHANGES/DRAINAGE DETAILS**

Mr. Cary presented plans showing drainage details for the proposed canopies, as requested at the meeting on November 3, 2020. Mr. Neola questioned the use of splash blocks discharging onto the pavement and asked if there was anywhere else to direct the water. Mr. Cary said he would have to open a concrete area to tie into a 6" storm, and that his architect, Stephen Ciciretto, said the option of using splash blocks would be sufficient. Mr. Neola said that was up to him, indicating it could result in added liability with winter temperatures.

Mr. Parsons asked if the interior was flat aluminum solid pieces that drain into a 1 ½ "square opening. Mr. Cary referred to the mechanical drawings from the previous meeting showing 8" steel channels. Mr. Parsons confirmed the dimensions remain the same as previously submitted.

Mr. Neola made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, motion carried.

**Old Business**

Mr. Neola said he had been asked by Dave Hocesvar to look at the trim board on the façade at 5210 Chillicothe Road, Unit A. He looked at the site and deemed the installation unsatisfactory. There are missing pieces at four locations, and he will tell Dave that deposit fees should not be released until these changes are made and approved.

**Mr. Neola adjourned the meeting at 5:40 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

12-15-2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

12-15-2020  
\_\_\_\_\_  
Date



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.**

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

11.17.2020  
\_\_\_\_\_  
Date

11-17-2020  
\_\_\_\_\_  
Date



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



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**February 4, 2020 5:30 P.M.**

(Editor's Note: These minutes are not actual verbatim transcript of the meeting but merely intended to be detailed synopsis of the discussion that took place during the meeting. It is the belief of the author of this document that all pertinent information has been included to represent an overview of the discussions and decisions reached.)

**Members Present:** Gary Neola, Chairman; Ryan Parsons & Denis Marino  
**Members Absent:**  
**Other Officials:** Bridey Matheney, Solicitor; Mayor Bill Koons; Nancy Grattino, Board Secretary  
**Visitors:** N/A

Chairman Gary Neola called meeting to order at 5:39 P.M.

Board Secretary Nancy Grattino conducted roll call.

Mr. Gary Neola made Motion to APPROVE the Minutes of November 5, 2019 with CORRECTIONS. Mr. Neola stated there were two places where when they were discussing 48 Daisy Lane that the recourse the homeowner had was to appeal to the BZA and he had incorrectly stated that it was part of the Ohio Revised Code in two locations in the minutes when it was really a Village Ordinance. **Mr. Neola again made a Motion to APPROVE the Minutes with CORRECTIONS. Seconded by Mr. Ryan Parsons. With Unanimous Vote, Motion Carried.**

**OLD BUSINESS:**

Mr. Neola stated the next item is that the BZA requested clarification on what was specifically denied on November 5, 2019 by the ABR for exterior modifications at 48 Daisy Lane. Mr. Neola stated they have a response to them and read the following (also in file):

**“Board of Zoning Appeals Remand to the Architectural Board of Review:**

**BZA Case # 20-BZA-01- 48 Daisy Lane Appeal**

In response to the BZA' request, the Architectural Review Board is submitting the following information to the BZA:

Below is a chronology of the ABR's review of 48 Daisy Lane's plans submitted to ABR and the findings of fact (highlighted) below that Gary has drafted. Please let me know if you have anything you would like to add (either to the chronology or the findings of fact).

- The ABR reviewed the 48 Daisy Lane initial submission at the 1-7-19 ABR meeting. The drawings presented plans indicate an addition to the existing structure at 48 Daisy Lane. The ABR requested that the drawings be revised to add dormers on the addition portion to enhance the elevations as the addition only extended the existing roof line 38 feet.
- At the 2-5-19 ABR meeting, the homeowner presented rendered views of 48 Daisy Lane which indicated adding four reverse shed dormers and standing seam metal roofing being used on both the roof and the exterior walls. The ABR did not approve using standing seam metal roofing on the walls and recommended a Hardie board and batten siding instead.
- Drawings were revised (dated 2-11-19) with the ABR's recommended change to use the Hardie board and batten siding. These drawings were submitted for ABR review at the 2-19-19 meeting and were approved.
- The ABR was presented an alternate set of sketches at the 4-16-19 ABR meeting which were marked up by the 48 Daisy Lane homeowner to indicate his intent to use a faux stone (per the homeowner, it is recycled plastic from China) on the west gable end of the home with small areas returned around the corner on adjacent facades, and T-111 (4'x8' cedar-faced plywood sheets with grooves at 8" on center in the 8' direction) on all other facades designated on the previously approved drawings (2-19-19) with Hardie board and batten siding. The homeowner stated that he was planning to burn the surface and apply an oil (linseed or tung) to seal it. A sample piece of T-111 was presented at this meeting. As the homeowner insisted he could not afford to pay an architect again to revise his drawings, the ABR, wanting to work with the homeowner, required the homeowner to prepare mockups and submit photos of how the window trim and corner boards would be detailed. Also, since T-111 is made in 4'x8' sheets, a mocked-up detail of a horizontal joint with a trim board to cover the plywood butt joint was requested. The homeowner was told that the faux stone would not be approved. A motion was voted in favor of 'revise and resubmit'. The homeowner left upset and stated he would see us in court.
- The homeowner came to the 11-5-19 ABR meeting with photos (taken by the former Board Secretary) for review. The photos indicated the home was completed with the T-111 siding and faux stone. A vote was taken to approve the completed project. It was unanimously voted 'nay' for the following reasons:
  - The homeowner ignored the ABR's 4-16-19 to revise and resubmit with mocked up details and without the faux stone.
  - The ABR had concerns about the use of the faux stone as it is not known how durable it would be exposed to the environmental conditions since there has not been any product or testing data (such as an ASTM test) and that it could diminish adjacent property values due to what its aesthetic appearance would be (Section 264.11(a)(1) of the Codified Ordinances).
  - The homeowner's submission on 4-16-19 did not comply with the 264.11(c) drawing requirements."



Mr. Neola stated this is what they want to present back to the Board of Zoning Appeals. Mr. Neola asked Ms. Matheney if they need to vote on this. Ms. Matheney stated that they can vote on the fact that these are their findings. But they are not changing, obviously the decision which was done in November. Just that you are all in agreement. Mr. Neola stated okay.

**Mr. Gary Neola made a Motion to APPROVE these as the facts that they found to back up their decision to NOT approve. Seconded by Mr. Parsons. With Unanimous Vote, Motion Carried.**

**Mr. Gary Neola ADJOURNED the meeting at 5:46 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

2-18-2020  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Nancy Grattino, Board Secretary

2-18-2020  
\_\_\_\_\_  
Date

Prepared by: Nancy Grattino

**Board of Zoning Appeals Remand to the Architectural Board of Review:  
BZA Case # 20-BZA-01- 48 Daisy Lane Appeal**

In response to the BZA' request, the Architectural Review Board is submitting the following information to the BZA:

Below is a chronology of the ABR's review of 48 Daisy Lane's plans submitted to ABR and the findings of fact (highlighted) below that Gary has drafted. Please let me know if you have anything you would like to add (either to the chronology or the findings of fact).

- The ABR reviewed the 48 Daisy Lane initial submission at the 1-7-19 ABR meeting. The drawings presented plans indicate an addition to the existing structure at 48 Daisy Lane. The ABR requested that the drawings be revised to add dormers on the addition portion to enhance the elevations as the addition only extended the existing roof line 38 feet.
- At the 2-5-19 ABR meeting, the homeowner presented rendered views of 48 Daisy Lane which indicated adding four reverse shed dormers and standing seam metal roofing being used on both the roof and the exterior walls. The ABR did not approve using standing seam metal roofing on the walls and recommended a Hardie board and batten siding instead.
- Drawings were revised (dated 2-11-19) with the ABR's recommended change to use the Hardie board and batten siding. These drawings were submitted for ABR review at the 2-19-19 meeting and were approved.
- The ABR was presented an alternate set of sketches at the 4-16-19 ABR meeting which were marked up by the 48 Daisy Lane homeowner to indicate his intent to use a faux stone (per the homeowner, it is recycled plastic from China) on the west gable end of the home with small areas returned around the corner on adjacent facades, and T-111 (4'x8' cedar-faced plywood sheets with grooves at 8" on center in the 8' direction) on all other facades designated on the previously approved drawings (2-19-19) with Hardie board and batten siding. The homeowner stated that he was planning to burn the surface and apply an oil (linseed or tung) to seal it. A sample piece of T-111 was presented at this meeting. As the homeowner insisted he could not afford to pay an architect again to revise his drawings, the ABR, wanting to work with the homeowner, required the homeowner to prepare mockups and submit photos of how the window trim and corner boards would be detailed. Also, since T-111 is made in 4'x8' sheets, a mocked-up detail of a horizontal joint with a trim board to cover the plywood butt joint was requested. The homeowner was told that the faux stone would not be approved. A motion was voted in favor of 'revise and resubmit'. The homeowner left upset and stated he would see us in court.
- The homeowner came to the 11-5-19 ABR meeting with photos (taken by the former Board Secretary) for review. The photos indicated the home was completed with the T-111 siding and faux stone. A vote was taken to approve the completed project. It was unanimously voted 'nay' for the following reasons:
  - The homeowner ignored the ABR's 4-16-19 to revise and resubmit with mocked up details and without the faux stone.
  - The ABR had concerns about the use of the faux stone as it is not known how durable it would be exposed to the environmental conditions since there has not been any product or testing data (such as an ASTM test) and that it could diminish adjacent property values due to what its aesthetic appearance would be (Section 264.11(a)(1) of the Codified Ordinances).
  - The homeowner's submission on 4-16-19 did not comply with the 264.11(c) drawing requirements.



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

## **ARCHITECTURAL REVIEW BOARD**

### **Record of Proceedings**

**October 5, 2021 5:30pm**

**Members Present:** Gary Neola, Ryan Parsons  
**Member Absent:** Denis Marino  
**Other Officials:** Mayor Bill Koons, Ruth Griswold, Board Secretary  
**Visitors:** Michelle and Clark Miller, 10986 Washington Street, Chagrin Falls 44023

Chairman Gary Neola called the meeting to order at 5:30 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of September 21, 2021. Mr. Parsons seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-22: 119 MAPLERIDGE ROAD: ADD DORMERS ON FRONT OF HOUSE, ADD PEAKED ROOF OVER FRONT DOOR AND CONVERT SHED ROOF TO GABLED ROOF ON GARAGE - PRESENTED BY MICHELLE AND CLARK MILLER-OWNERS AND CONTRACTOR**

Michelle Miller said their original intent for renovation included a large addition, which was presented to the board by Ann Dunning in September of 2020. She said due to Covid and the high cost of lumber, they decided to forego the addition and move forward with dormers. She said Dave Hocevar brought the issue of the dormers not being on the plans to their attention. Since they have been unable to contact Ann Dunning, they had Stephen Ciciretto provide plans for the dormers.

Board members reviewed and discussed the plans.

Mr. Clark Miller said his intention, when purchasing the windows, was to have a small basket underneath and to add shutters, which is why the windows are sized as they are.

Mr. Parsons noted that on the drawings, the dormers are aligned with the lower windows, but it is not built that way. Mr. Neola asked if this project was fully completed, the applicants confirmed that to be the case.

Ms. Miller said the windows are unable to be centered due to the location of the interior staircase. Mr. Miller noted that the dormers are centered on the roof and said he doesn't recall why, but they were unable to shift the window to be centered with the dormer above. He recalled that the front door was not centered on the house, and they wanted the dormers to be evenly spaced.

Mr. Parsons said the proportions of the dormers and the alignment of the one on the left is troubling. Mr. Neola agreed and said the windows on the dormers are also too small. Ms. Miller said they could get larger windows installed. Mr. Miller said the other windows were a little wider but much taller, and they would pretty much fill the entire dormer. Mr. Neola said that look is very traditional for Cape Cod architecture.

Mr. Neola asked if they were considering adding shutters to the dormer windows. Mr. Miller said yes, and flower boxes as well. He said another house he saw in the neighborhood gave him the idea.

Mr. Neola asked if the interior was finished on the second floor. Mr. Miller said yes, the whole house is completely done, and moving the dormer would be a very huge job, but that installing larger windows in the dormers would not be difficult.

Mr. Neola referred to the photo of the house on the screen and indicated how adding another window to the left of the front door would balance things out better. Ms. Miller said she feels with only one window to the right of the door it may look out of proportion. Mr. Parsons said that would not be an issue, since it is already out of balance, and it would help with proportions.

Discussion followed about options to achieve a more balanced look.

Mr. Parsons said he is torn between installing larger windows in the dormers or if adding shutters would be better. He said his concern is that larger windows will not achieve the Cape Cod effect. Mr. Neola agreed and said the windows would just end up looking too big for the dormers.

Mr. Parsons said his recommendation would be to add shutters to fill the gaps.

Mr. Miller asked if he could add the same size window next to the one on the bottom or take the existing window out and add a larger window instead. Mr. Neola said he feels it should be two windows, not one larger window. Mr. Miller said he would talk to his window contractor and order the same size

window that is existing. He said he would be able to cut it in without changing any siding, even if there is some electrical to consider.

Ms. Miller asked if they could either add a second window or shift the existing window over. Mr. Parsons said that if the lower window could be relocated to be centered on the dormer above as shown on the drawings, then that could be approved today, but if the applicants need to look at how either approach would work with their plan, the board would need to table the submission today. He said the board would want to see a new drawing depicting two windows, if that was the option chosen.

Mr. Miller said he would confer with his window and siding contractor.

Mr. Neola said they have two options; add a window to the left of the front door or shift the existing window to be centered on the dormer above. Ms. Miller said she prefers to keep one window, as depicted on the drawing.

After discussion, Mr. Miller verified that they would add shutters and window boxes to the dormers and shift the window on the bottom left to be centered on the dormer above. Mr. Miller asked if they would then have to come back before the board and present photographs. Mr. Neola said they would not have to come back if that is what they do.

**Mr. Parsons made a motion to approve the plans as noted. Mr. Neola seconded. With unanimous vote, the motion carried.**

**Old Business: None**

**New Business: None**

**There being no further business, Mr. Neola adjourned the meeting at 5:55pm.**

  
\_\_\_\_\_  
Gary Neola, Chairman

12-21-2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

12-21-2021  
\_\_\_\_\_  
Date





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

## **ARCHITECTURAL REVIEW BOARD**

### **Record of Proceedings**

**November 16, 2021 5:30pm**

**Members Present:** Ryan Parsons, Denis Marino  
**Member Absent:** Gary Neola  
**Other Officials:** Ruth Griswold, Board Secretary  
  
**Visitors:** Matt Ross, 15897 Snyder Road, Russell OH 44022

Acting Chairman Ryan Parsons called the meeting to order at 5:41 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons tabled the approval of the minutes from October 5, 2021, since Mr. Marino was not present at that meeting.**

**CASE #ARB 21-16-A: 104 ASHLEIGH DRIVE-ROOF CHANGE FROM APPROVED SUBMITTAL ON JULY 20, 2021. PROPOSED METAL ROOF OVER COVERED PATIO IN REAR YARD-PRESENTED BY MATT ROSS OF MRA**

Mr. Parsons asked Mr. Ross to begin his presentation. Mr. Ross referred to the project he submitted in July for a covered porch, which was approved by the board. He said the contractor recently notified him that the client wanted a standing seam metal roof installed, instead of what was approved in July. He explained to the homeowners that they would need to have Architectural Board approval before installing the roof.

Mr. Ross presented color renderings to the board. He said it is very difficult to obtain samples at this time, so he did not have one available for the meeting. He said the roof profile and pitches have not changed and the only thing that has changed is the color and material of the roof. He said it will be a 12" flat panel for a very clean look, and the finish will be slightly darker. He said this will be more in line with the existing roof, and the gutters and downspouts will match, and he believes this roof, while fashionable, will also stand the test of time.


**Mr. Parsons motioned to approve the submittal as presented. Mr. Marino seconded.  
With unanimous vote, the motion carried.**

**Old Business: None**

**New Business: None**

**There being no further business, Mr. Parsons adjourned the meeting at 5:45pm.**

  
\_\_\_\_\_  
Ryan Parsons, Acting Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**January 19, 2021 5:30 P.M.**

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

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

**Visitors:** Amalia Rini: 59 Standridge, Chagrin Falls  
Taylor Repchick and Brayton Bendlak: 145 Crystal Lake, Aurora

Chairman Gary Neola called the meeting to order at 5:31p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons made a motion to approve the minutes of December 15, 2020, seconded by Mr. Marino. With unanimous vote, the motion carried.**

**CASE #ARB 21-01: 103 HAZELWOOD DRIVE-WILLIAM JOYCE OF JOYCE BUILDING COMPANY, OWNER AND APPLICANT-NEW RESIDENTIAL HOUSE**

Mali Rini, buyer of the new house, was also present.

Mr. Neola asked Mr. Joyce what material would be on the front entrance gable. Mr. Joyce responded that it is a vertical AZEK. Mr. Parsons asked for clarification on the siding colors. Mr. Joyce indicated that the siding colors would not be two different shades as originally planned. Ms. Rini said she decided to go with one color and samples were shown. Mr. Neola asked for a sample of the Natural Linen color trim, as well as the brick. Mr. Neola requested the samples be held up together, and then asked for the other siding color to be held up as well. He said he feels the house has a lot of dark colors on it; the siding, black clad windows, the brick, stone and the roof, and thought it would make sense to lighten it up. Mr. Parsons asked if the front door and garage door would be black as well. Ms. Rini said the front door will probably be black, but that she hasn't decided between black or white for the garage door. Mr. Neola said that if the siding is dark, the garage door will really pop if it's a light color, which draws a lot of attention to the garage doors as opposed to the front entrance. Mr. Marino asked if the garage door will

have a paneled carriage look, Mr. Joyce said yes. Mr. Parsons agreed that a white garage door would stand out way too much. Mr. Joyce showed photos of the neighboring houses and the board agreed that the style would fit right in. Ms. Rini shared a photo of a different house that inspired her. Ms. Rini said she would like the garage door to black, and she may explore a finish that would not make it look a very solid black. Mr. Marino said that due to the prominence of the garage door, that would be a lot of black, and that she has the advantage of having the trim soften it up. He said because of the scale, he would lean towards using the siding color for the bulk of the garage door, with black hinges and details.

The board members agreed that the garage door should be the siding color, which is Deep Moss, with black window trim and hardware, and the natural linen color framing the door.

Mr. Parsons asked about what material the chimney would be, Mr. Joyce responded that it would be cultured stone.

**Mr. Parsons made a motion to approve the submittal as noted on the plans. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE # ARB 21-02: 1281 BELL ROAD-WENDY REPCHICK, OWNER/APPLICANT-NEW TWO CAR GARAGE AND EXTERIOR RENOVATIONS OF EXISTING HOUSE**

Mr. Neola asked Ms. Repchick for samples of the materials they plan on using for the improvements; Ms. Repchick did not have any samples but was able to show the board photos of materials. Mr. Neola asked if all or only some of the house windows were being replaced. Ms. Repchick said they are pretty much doing a whole house window replacement, due to the deteriorated nature of the existing windows. Mr. Neola verified that the garage roof would match the new house roof with charcoal asphalt shingles.

Mr. Marino asked about the siding and Ms. Repchick said they would be doing a vertical vinyl siding with the same board and batten look. Mr. Parsons asked if the siding, windows and trim would all be white. Ms. Repchick said they would be doing a 4" black wood trim around the windows, but the window frames themselves would be white.

Mr. Marino asked if they would consider adding a sill-look to the windows; Ms. Repchick said that since there is not currently a sill look, they are trying it keep it as it exists now. Mr. Neola confirmed the garage door color to be white; Ms. Repchick said yes, and they will be re-using the existing doors. Mr. Neola asked if they are planning to keep the concrete area that exists where the original garage was. Ms. Repchick said no, they would remove the concrete slab that has a drain in it and install drainage pipes to tie into the downspouts.

After discussion about window placement, all board members agreed that the window on the east elevation should be shifted to the south by approximately 6" in order to be centered.


**Mr. Parsons made a motion to approve the submittal as noted on the plans. Mr. Neola seconded. With unanimous vote, the motion carried.**


Old Business: None

Mr. Neola adjourned the meeting at 6:20 P.M.

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**February 2, 2021 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 5:40 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino made a motion to approve the minutes of January 19, 2021. Mr. Neola seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-03: 498 LAURELBROOK DRIVE-STEPHEN CICIRETTO, ARCHITECT AND OWNER'S REPRESENTATIVE- SCREENED PORCH ADDITION TO REPLACE EXISTING DECK**

After review and discussion between the board and Mr. Ciciretto, Mr. Neola asked members for any questions or comments.

Mr. Parsons asked if the connector at the east elevation would be panels or brick. Mr. Ciciretto confirmed that the connector is an existing part of the kitchen, and the material is PVC.

**Mr. Neola made a motion to approve the plans as submitted. Mr. Parsons seconded. With unanimous vote, the motion carried.**

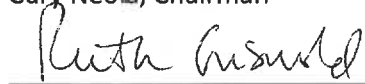
**Old Business:** Mayor Koons addressed the board requesting clarification regarding the submittal of the Bell Road signs that were presented at the ARB meeting on September 15, 2020. The board members recalled approving the signs as indicated in the minutes, but noted that the placement of the sign is in a

different location than what was approved. All board members agreed that they did approve all the signs for the Bell Road station.

**Mr. Neola adjourned the meeting at 5:54 P.M.**



Gary Neola, Chairman



Ruth Griswold, Board Secretary



Date



Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**March 16, 2021 5:30 P.M.**

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

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

**Visitors:** Donald R. Yert, Owner of 5197 Chillicothe Road

Chairman Gary Neola called the meeting to order at 5:34 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of March 2, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-05(a): 5197 CHILLICOTHE ROAD-DAVID HERSHBERGER OF HERSHBERGER ROOFING & SIDING- APPLICANT AND OWNER'S REPRESENTATIVE- METAL ROOF ON BARN**

Mr. Yert, owner of the property and the barn, showed the board members photographs of a different barn he owns that had been completed.

Mr. Hershberger presented samples of the proposed roofing material, as well as actual samples of the existing red color on the barn. Mr. Neola and the board members thanked him for bringing the samples, as they are necessary and helpful for their review.

Mr. Marino asked if the gutters would be replaced. Mr. Hershberger said yes, the gutters would be white.




Mr. Parsons asked if the barn was going to be re-sided. Mr. Hershberger said no, they are only doing the roof. Mr. Yert said that he would eventually be replacing the siding as well as the windows. He plans to return with architectural drawings for those improvements.

Mr. Neola confirmed that the roof material would be charcoal color and consist of a 15" striated panel, 26 gauge.

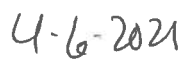
**Mr. Neola made a motion to approve the submittal as noted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**Mr. Neola adjourned the meeting at 5:43 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

## **ARCHITECTURAL REVIEW BOARD**

### **Record of Proceedings**

**March 2, 2021 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 5:33 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of February 2, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

#### **CASE #ARB 21-04: 305 HAZELWOOD DRIVE-JOEY MANNARINO OF TMG LLC, APPLICANT AND OWNER'S REPRESENTATIVE- ROOM ADDITION AND RENOVATION**

Mr. Neola complimented the applicant on the complete submission. Mr. Mannarino thanked him and said the color of the addition would be the same as the house. Mr. Neola noted the existing siding was wood lap and asked if cement board would be used on the back, since it mimics it very closely; Mr. Mannarino responded yes, that is correct.

Mr. Neola asked about the window types on the house, some being double hung and others casement. Mr. Marino noted the back bedroom has an egress issue. Mr. Mannarino said the windows being used are sliders, not casement. Mr. Neola asked if the windows in the rear are sized for egress, although since there is a door, they do not need to be. Mr. Marino agreed, egress windows would not be needed. Mr. Marino said if he could eliminate the only double hung windows on the house and install casement or sliders instead that would tighten everything up. Mr. Neola said a single casement would make more sense, as he is not a big fan of sliders. Mr. Mannarino agreed, they tend to not seal well. Mr. Neola added that the tracks get very dirty.

After further review and discussion, it was agreed amongst the board that the one change to the plans would be to install a single casement on the north rear elevation instead of the double hung windows.

**Mr. Neola made a motion to approve the plans as noted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-05: 5197 CHILICOTHE ROAD-WALLY BRICKER AND MARVIN MILLER OF HERSHBERGER ROOFING & SIDING- APPLICANTS AND OWNER'S REPRESENTATIVES- METAL ROOF ON BARN**

This roofing project was started without first obtaining approval or permits. A photo of the color sample had been provided. Mr. Bricker and Mr. Miller presented photos of other sites where metal roof installations were done by Hershberger Roofing & Siding. Mr. Parsons asked for photos of the building and any other information regarding the proposal that was before the board tonight. Mr. Bricker did not have photos of the site, but said it was for the barn across the street.

Mr. Neola said that, due to the lack of sufficient information submitted, their submission is tabled. He said they must appear at the next Architectural Review Board meeting on March 16, 2021 and submit photographs of the barn to the building department prior to the meeting. They must also bring a sample of the barn color, as well as the roofing material and color.

**Mr. Neola adjourned the meeting at 5:50 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

3.16.2021  
Date

3-16-2021  
Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**April 6, 2021 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 5:32 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons made a motion to approve the minutes of March 16, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-06: 5210 CHILICOTHE ROAD-UNIT F- "PREVIOUSLY ADORNED" SIGNAGE- PRESENTED BY APPLICANT AND OWNER'S REPRESENTATIVE, BRIAN BECKER OF BECKER SIGNS INC.**

Mr. Becker presented proposed signage for a new tenant, "Previously Adorned". The photos showed signage on the façade as well as the monument sign.

**After review and discussion, Mr. Neola motioned to approve the sign package as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-07: 1281 BELL ROAD-PROPOSAL TO RETAIN EXISTING STONE ON LEFT FRONT ELEVATION OF HOUSE-PRESENTED BY HOMEOWNER WENDY REPCHIK**

Ms. Repchik had appeared before the ARB on January 19, 2021 and was approved for exterior changes to the house, which included removing all the existing stone and replacing with siding. Her current request is to retain some of the existing stone on the left front elevation of the house and whitewash

the stone to subdue some of the red and orange tones. She provided photos of the stone showing that it is in very good condition as opposed to the areas of crumbling stone which they are removing.

Mr. Marino asked if the whitewash was comparable to paint or stain. Ms. Repchik said it is more like a paint, and it actually adheres to the stone better. She referred to side-by-side photographic examples she submitted of before and after applications of whitewash over stone.

Mr. Parsons asked what type of roofing and siding would be installed. Ms. Repchik said the roof will be charcoal, the vinyl siding will be white, the windows will be trimmed out in 1x4s and painted black.

Mr. Marino said he thinks by retaining some of the stone, it provides a nice break to the siding. Mr. Neola said both keeping some stone or removing it completely would work, but he understands the reason why they want to leave some of it. He said he likes the idea of some of the natural stone bleeding through the whitewash.

Mr. Neola asked board members for any further questions or comments. There were none.

**Mr. Parsons made a motion to approve the submittal as presented. Mr. Marino seconded. With unanimous vote, the motion carried.**

#### **New Business:**

Mayor Koons addressed the board regarding regulating solar panels in the Village of South Russell. He said they should expect to see the issue addressed in the code later this year and wanted their opinions on solar regulations that they have seen.

Mr. Neola said it is important that solar panels are not obstructed from receiving full sun, otherwise the maximum amount of energy cannot be produced. He said there are many things to consider in addition to the site review. Discussion went on in relation to possible zoning restrictions, solar systems that feed into the electrical systems, batteries, etc. Mr. Parsons said if they were to start seeing proposals for one whole side of a residential house to be solar panels, that may be an issue. Mr. Marino said that solar panels on the front of a house may not sit well with the neighbors.

Mr. Neola thanked Mayor Koons for bringing the issue to their attention, and said he agrees that they would likely be seeing more interest in solar panels and has no problem with solar power if the installation makes sense.

Mr. Marino said lot coverage and aesthetics would be important factors to consider. Mr. Parsons said regarding roof installations of solar panels, they would have to be judged on a case-by-case basis, and that as Mr. Neola stated, zoning is important when the placement of solar panels is proposed in a yard area. Mr. Neola said it is important to remember that the first one that comes through will set a precedent for all those coming afterwards. Mr. Marino commented that the zoning presently allows only one outbuilding or additional structure, and that the number of solar panels may need to be regulated as well.

Mr. Neola said that the County Planning Commission is working on updating their zoning code, and that at their next meeting, he could bring up the possibility of them providing a template as to how to deal

with solar panels. Mayor Koons thanked the board members for their input, and said that as policies are created, there will be many more discussions on the topic, but he just wanted to get the conversation started.

Mayor Koons also advised the board that per their review of the treehouse at 11 Kensington Drive on December 15, 2020, Dave Hovevar will be contacting the homeowner to go over the requirements of their conditional approval.


Mayor Koons then asked the board members if they could provide him with any suggestions for candidates who would be a good fit to serve on the Building Code Board of Appeals for the Village of South Russell. He said the ordinance requiring fences around pools has recently been brought up and may be a case that the Board of Appeals would need to review.

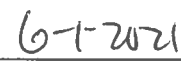
Discussion followed regarding fencing around pools as it relates to homeowner's insurance and state and local codes as well.

**There being no further business, Mr. Neola adjourned the meeting at 6:03 P.M.**

  
\_\_\_\_\_  
Denis Marino, Acting Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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



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

**ARCHITECTURAL REVIEW BOARD  
Record of Proceedings  
June 1, 2021 5:30 P.M.**

**Members Present:** Gary Neola, Denis Marino, Ryan Parsons  
**Other Officials:** Mayor Bill Koons, Ruth Griswold, Board Secretary  
  
**Visitors:** Candace and Nate Remington, 312 Fox Way  
Charles Stusek, Adam Tomkins

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons made a motion to approve the minutes of May 4, 2021. Mr. Marino seconded. Mr. Neola abstained. The motion carried.**

**CASE #ARB 21-10: 477 INDUSTRIAL PARKWAY-DAN GLAVIN OF GLAVIN INDUSTRIES INC., APPLICANT  
AND OWNER'S REPRESENTATIVE-SIGN FOR CHAGRIN FALLS CROSSFIT**

Mr. Dan Glavin of Glavin Industries began his presentation by showing the board a sample of the material being used. Mr. Neola thanked him for bringing the sample. Mr. Glavin said it would be fully routed so the red building color would show through the lettering. Mr. Neola asked how the sign would be mounted. Mr. Glavin said on the corrugated steel building, they would use tech screws, probably three or four screws on both the top and the bottom. Mr. Neola said typically the board needs to see details on the style of the lettering. Mr. Glavin said the stencil font is represented on the drawing. Mr. Neola said the presentation to the board should include a shop drawing, showing distances to the border, along with other elements. Mr. Glavin said they provide what the customer asks for, and they

did not ask for the letter height to be broken down in detail. Mr. Neola said he understands what Mr. Glavin is saying, and that it is not an overly complicated sign, but it should still show the height of the letters. Discussion followed regarding the importance of accuracy when presenting drawings to scale per the Village of South Russell requirements.

Mr. Neola told Mr. Glavin that he is not opposed to approving this sign, since it is not overly complicated, but that the next time he comes before the Architectural Review Board, he would need to provide a better representation of his proposal. Mr. Glavin said he understood.

Mr. Parsons asked if there were any other signs on the building that would impact approving this due to area restrictions. Mr. Glavin said they should be well under the allowed signage since the building frontage is 50'. Ms. Griswold said Dave Hocevar reviewed it and indicated it appears to meet present zoning.

**Mr. Neola made a motion to approve the sign. Mr. Parsons seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-11: 1225 BELL ROAD-MR. DON YERT, OWNER AND APPLICANT-PROPOSED EXTERIOR IMPROVEMENTS TO EXISTING BARN**

Mr. Neola confirmed that the exterior renovations are being performed with the intent of having the building used for office space. Mr. Yert said yes, that is correct, he went to the Planning Commission in 2017 and got approval to convert the interior of the barn into office space.

Mr. Parsons asked Mr. Yert if he was seeking design approval and were there any construction drawings as part of his submittal. Mr. Yert said all he had was what they were looking at.

Mr. Neola asked if the siding would be new. Mr. Yert said yes, the barn would have all new siding. Mr. Neola addressed Mr. Parsons's concern, and said that although there are window sizes listed, these are design drawings, they are not construction drawings indicating the detail between the window and the siding, as far as what the material is. Mr. Yert said the windows would be vinyl. Mr. Neola said there should be a drawing that identifies window types, with trim details and elevations.

Mr. Parsons asked if the existing stone would be removed. Mr. Yert showed a sample of stone that would be installed over the existing.

Discussion followed regarding the absence of construction documents and centered around the possibility of design approval.

Mr. Parsons said having read the 2017 Planning Commission minutes, he appreciates Mr. Yert's approach in attempting to maintain the barn look. He referenced the front elevation of the barn and asked if the barn doors would be new or repainted. Mr. Yert said the doors would be new and they would be stationary. Mr. Parsons said by opening up the entire frontage, together with the proportion and the layout of the windows, it no longer looks like a barn. He also asked how this would be achieved

structurally and indicated the very long span between the transom windows and the others and questioned if this would even be possible. Mr. Yert said they are in between the beams on the inside of the barn. Mr. Parsons said the front elevation has entirely too much glass, and the elevation is not true to what is there, because the ramp has to be flared out and you need handrails as well. Mr. Yert asked why he would need handrails and Mr. Parsons said that is a building code requirement. Mr. Parsons said although the commercial building code is not their purview at the ARB, he will have to comply with all the codes.

Mr. Neola agreed and said handrails would be needed on each side of the ramp. Mr. Parsons said there is a lack of detail on the plans, and that really affects how the front elevation looks. He said if he had the guardrails there, then he wouldn't necessarily have to have the sloped earth on the sides as it exists now, although he would like to see the earth built up to the side remain. He went on to say in his opinion there is too much glass on the front elevation, which detracts from the barn look. Mr. Yert objected and asked if the code said he couldn't have all the glass on the front.

Mr. Neola said the importance of the ARB is to maintain architectural integrity in the Village of South Russell. Mr. Parsons referred to the minutes of the Planning Commission from 2017, where Mr. Yert indicated he would maintain the barn look.

Mr. Neola then pointed out the other elevations that have much fewer windows and are still maintaining the barn look, whereas all the glass on the front of the barn makes it look like a modern office building.

Mr. Yert said he wants to keep the iconic barn while still making it presentable to prospective tenants, and he felt that the added pizzazz was important. He went on to say that in his experience, he feels unique elements do attract tenants, and that a barn is unique, but that he doesn't want it to look like a cow barn. He said he feels the board is not looking at the proposal from a business sense.

Discussion followed regarding the elevations that work well aesthetically, vs the front elevation with the large expanse of glass.

Mr. Neola and Mr. Parsons used the large screen and pointed out the ease of eliminating certain windows to break up the expanse of glass. Mr. Parsons said this would also give him the opportunity to install two more downspouts on each elevation, and they wouldn't have to be run between windows. Mr. Neola also questioned the need for two sets of doors and suggested having just one set of doors. Mr. Yert said he wanted the flexibility for his tenants.

After further review and discussion, Mr. Yert confirmed what the architects were requiring regarding window placement as well as the ramp, and he agreed to revise the plans and present the resubmission at the next ARB meeting.

**Mr. Parsons made a motion for the plans to be revised and resubmitted. Mr. Neola seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-12: 312 FOX WAY-MR. MIKE STUSEK OF THE ARTISAN DESIGN GROUP-APPLICANT AND OWNER'S REPRESENTATIVE-POOL HOUSE AND DECK. BOARD OF ZONING APPEALS GRANTED CONDITIONAL APPROVAL FOR AN 800 SF ACCESSORY STRUCTURE**

Mr. Mike Stusek of the Artisan Design Group presented plans for the accessory structure, showing the architects samples of materials.

Ms. Remington showed the board a photo of her house from her phone, and Mr. Neola asked for clarification on the color of the shingles. Ms. Remington said they are black.

Mr. Neola asked what type of doors they would be installing. Mr. Stusek said they would be six-panel doors. Mr. Neola asked for clarification on the fireplace. Mr. Stusek said they are installing a ventless fireplace.

Mr. Parsons asked for clarification on the installation of a drip edge or gutters and downspouts. Mr. Stusek pointed out the gutters and downspouts on the section view and said they would be tied into the existing sewer system. He said per the request of the HOA and the BZA, they are working on a more extensive plan, which should be completed soon, that addresses the drainage issues.

**After further review of the plans, photos of 312 Fox Way, as well as the neighboring homes, Mr. Neola motioned to approve the submittal as presented, contingent on HOA approval. Mr. Parsons seconded. With unanimous vote, the motion carried.**

**Old Business: None**

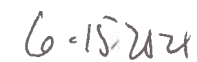
**New Business: None**

**There being no further business, Mr. Neola adjourned the meeting at 6:17 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**June 15, 2021 5:30 P.M.**

**Members Present:** Gary Neola, Denis Marino, Ryan Parsons  
**Other Officials:** Mayor Bill Koons, Ruth Griswold, Board Secretary  
**Visitors:** None

Chairman Gary Neola called the meeting to order at 5:37 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of June 1, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-11(a): 1225 BELL ROAD-MR. DON YERT, OWNER AND APPLICANT-RESUBMITTAL FROM JUNE 1, 2021-PROPOSED EXTERIOR IMPROVEMENTS TO EXISTING BARN**

Mr. Yert presented plans reflecting the changes required by the ARB at the meeting on June 1, 2021. Mr. Neola indicated the changes were regarding the doors at the top of the ramp, and Mr. Parsons said the railings for the ramp was also a required element which was added.

Mr. Neola said a more cohesive appearance could be achieved by having narrow sidelights separated by siding on either side of the two entrances and have the transom above that. The transom could also be merged with the door and sidelight, to provide room for a beam.

Review and discussion followed regarding door sizes and how to best obtain a separation between the entrance doors. There was some discrepancy as to the size of the doors shown on the plans.

Mr. Parsons thanked Mr. Yert for addressing the concerns of the board in a different way from what was suggested, but still achieving the desired effect of proportionality. He said he doesn't feel the need for a separation between the entrance doors, but that he would like to see a rendering of the alternate proposal, although his concern is that the doors may look too narrow. He said it may turn out to work well either way.

Mr. Neola said he understands Mr. Parson's perspective, but by reducing the width of the doors to 3' it would minimize the expanse from 16' down to 12', which would allow for more space between the barn doors and the entry doors. Mr. Neola referred to the front elevation on the screen and pointed out the effects of his proposed refinements.

Discussion followed about the transoms being separated from the windows or doors. Mr. Neola said if the transoms can't be separated from the windows or the doors for structural reasons, then they should all be together as one unit. He said he doesn't have a problem with them being separated because it carries the theme across that elevation.

Mr. Neola said his recommendation on this revised proposal would be for the entry doors to be 3' wide.

Mr. Marino pointed out the lower door on the left front elevation and how the door and the canopy are not aligned with the windows above. Mr. Neola agreed that it should be shifted to be centered between the two windows on the right.

Mr. Neola asked the board members for any other comments, saying that the width of the front door could be a recommendation, not a requirement.

Mr. Marino said Mr. Yert should talk to his architect and clarify the size of the entrance doors at the top of the ramp. He said it may save Mr. Yert some money if he installs narrower doors.

Mr. Yert said every time he has to make changes it costs him more money and said maybe he should just tear down the barn instead of improving it. He said the board should have told him about the doors at the last meeting. Mr. Neola said their comments are to suggest improvements to make the design better, and they are just now seeing the doors in the context of the revised proposal.

Mr. Parsons said there is a process that applicants go through, and this is part of it. He said although the board is discussing various changes, it does not mean Mr. Yert would have to come back for further review. Mr. Neola agreed, and said their review of the resubmittal doesn't mean Mr. Yert will not walk out of the meeting with an approved design, with comments.

Mr. Parsons reminded Mr. Yert that because the barn is a commercial building, he will need to submit stamped architectural drawings to the building department for approval. He went on to say typically

those plans are part of the submittal to the Architectural Review Board. He said the 4:12 slope on the ramp is very high and in terms of accessibility and adherence to the code, he may have the plans rejected because of it. He said he is mentioning this because of Mr. Yert's concern with timing. Mr. Neola confirmed that he must comply with the Ohio Building Code. He went on to say that the goal of the ARB is to help applicants with their project, not only by addressing the architectural aspects, but also provide suggestions that make sense.

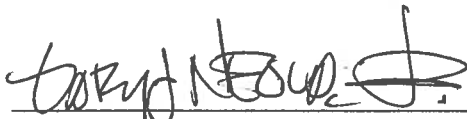
Mr. Neola said he wanted to be certain to note that the door on the front elevation must be centered with the two windows. He said while he made the suggestion to change the four entry doors, he does not have a strong opinion that they must be changed and asked the board for their thoughts. Mr. Parsons said he agrees that the stair door needs to be centered beneath the two windows, as Denis suggested. He said he is fine either way as far as the front entry doors go.

Mr. Neola made a motion to approve the submittal with the door being centered between the two windows as noted. 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 6:07 P.M.**

  
\_\_\_\_\_  
Gary Neola, Chairman

7.6.2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

7.6.2021  
\_\_\_\_\_  
Date





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

## **ARCHITECTURAL REVIEW BOARD**

### **Record of Proceedings**

**July 20, 2021 5:30 P.M.**

**Members Present:** Gary Neola, Denis Marino, Ryan Parsons

**Other Officials:** Ruth Griswold, Board Secretary

**Visitors:** Mark Porter, 29 Annandale Dr., Julie Simon, 604 Bell Rd.,  
Jill Haueter, 58 Morningside Dr.

Chairman Gary Neola 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 July 6, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

#### **CASE #ARB 21-14: 32 ANNANDALE DRIVE-SECOND FLOOR ADDITION-PRESENTED BY STEPHEN CICIRETTO, ARCHITECT AND APPLICANT**

Mr. Ciciretto presented plans and described his proposal for second-floor alterations and an addition of bedrooms over the garage. Mr. Neola asked if the new standing seam metal roof at the front half of the gable would run parallel to the ridge. Mr. Ciciretto said it would run perpendicular and that the plans were incorrect in that area.

Mr. Ciciretto showed samples of the charcoal gray metal roof, indicating that it would blend in with the existing roof, and added that the house itself was white, and the addition would match what exists. Mr. Neola asked if the cedar brackets would be painted. Mr. Ciciretto said they would be left natural.

Mr. Neola confirmed that the addition would be built over the existing garage. Mr. Ciciretto said yes, that is correct, and there would be a connector. They would use some board and batten for a texture change.

Mr. Neola asked Ms. Griswold if the proposal meets current zoning. Ms. Griswold replied yes, Dave Hocevar has reviewed and approved for zoning. Mr. Neola asked Mr. Ciciretto if they had obtained HOA approval. Mr. Ciciretto said after the requested changes were made, which were to remove the barn door element and replace it with a PVC shutter to make it look more Western Reserve, the HOA approved the plans.

Mr. Neola asked board members for any additional comments. There were none.

**Mr. Neola made a motion to approve the plans as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-15: 604 BELL ROAD-GARAGE AND BEDROOM ADDITION- PRESENTED BY STEPHEN CICIRETTO, ARCHITECT AND APPLICANT**

Ms. Julie Simon, property owner, was also in attendance.

Mr. Ciciretto described the scope of the project, saying it is a fairly extensive addition to a Cape Cod style home. He said the garage would be brought up to the first floor from its existing location in the basement area, they would be adding a first-floor master suite, and over the garage would be an additional two bedrooms. He said there will also be a kitchen expansion and modifications to the existing porch.

Mr. Neola asked for clarification on the location of the current garage and its proposed new location. Mr. Ciciretto said the current garage is in the basement area under the house and the new garage would be around the left side of the house at ground level. He said the existing garage would be transformed into a family room/recreation room, and that they would also be adding a deck off the dining room and master bedroom.

Mr. Neola asked what color the Hardie siding would be. Mr. Ciciretto said the siding would be off-white and showed charcoal color samples of the new roof. Mr. Neola questioned the dormers not showing on the roof plan, and Mr. Ciciretto agreed that they did not show up well. Mr. Neola said they do appear on the elevations.

Mr. Neola asked board members for any additional comments. There were none.

**Mr. Neola made a motion to approve the plans as submitted. Mr. Parsons seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-16: 104 ASHLEIGH DRIVE-OPEN PORCH ADDITION-PRESENTED BY MATT ROSS OF MRA, ARCHITECT AND APPLICANT**

Mr. Ross presented plans for the proposed open porch addition on the existing house, at the southwest corner of the walk-out basement. He said it is fairly straightforward. They would be matching the existing stone base and shingles, and would use Azek for the columns, and install a fireplace. He said the challenge is the getting the roof lines to work with it. He showed additional photos of the neighboring homes and presented material boards showing samples of the stone for the foundation, roof shingles and smooth stone for the fireplace.

Mr. Neola confirmed that they would have both a fireplace and a fire pit. Mr. Ross said yes, so the owners can enjoy the option of being under cover or out in the open.

Mr. Neola asked for a cut sheet of the lights that would be on the posts. Mr. Ross said he could get one to him. Mr. Neola said that it would be nice if they added lights that had more of an architectural feel, rather than just installing floodlights. Mr. Ross agreed, and said sconces may work better.

Mr. Neola asked board members for any additional comments. There were none.

**Mr. Neola made a motion to approve the plans as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-13(A): 1576 BELL ROAD-NEW RESIDENTIAL DWELLING-BRAD CAMPOSO-OWNER, APPLICANT AND CONTRACTOR-RESUBMITTAL FROM ARB MEETING ON 7-6-2021**

Mr. Camposo presented his resubmittal showing all the changes requested by the board. The new plans show the direct vent fireplace, the corrected porch detail, the removal of the chimney and the plans now show the board and batten on the back gable. He said the porch trim would be all white, and the side elevation has been revised per their request.

Mr. Neola referred to the rear elevation and asked if there would be steps from the rear doors to grade, as nothing was shown on the plans. Mr. Camposo said he would work that into his landscaping plans, and that he was planning on installing a paver patio.

Mr. Neola thanked Mr. Camposo for addressing all the items from the last meeting, and said he appreciated him returning to present the resubmittal tonight.

Mr. Neola asked board members for any additional comments. There were none.

**Mr. Parsons made a motion to approve the plans as submitted. Mr. Neola seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-17: 58 MORNINGSDRIVE-NEW FRONT PORCH, REMOVAL OF OLD SUNROOM ON REAR, INSTALL GABLE ON REAR, NEW ROOF AND SIDING-PRESENTED BY DENIS MARINO OF PEERLESS HOMES, APPLICANT AND CONTRACTOR**

The homeowner, Jill Haueter, was also in attendance.

Mr. Marino provided the board with an overview of his project. Mr. Neola asked about the siding.

Mr. Marino said they will install 7" lap product from Alside. Mr. Neola asked if they would be installing rake trim. Mr. Marino said yes, they would be installing rake boards and corner boards. Mr. Neola asked if the triangular gable vent would be replaced. Mr. Marino said it would most likely be eliminated, and that they would install ridge vents instead, to accentuate the gable.

Mr. Parsons asked if they would be replacing any windows or doors. Mr. Marino said since this is the second phase of the project, the door is new, but the windows will not be replaced. Mr. Neola confirmed that the front porch gable would extend to create the front porch entry. Mr. Neola and Mr. Marino discussed placement of rake boards, and Mr. Neola noted the plans.

Mr. Marino then explained the changes to the roof details. Mr. Neola asked if the doors leading to the deck would create a cover. Mr. Marino said no, the deck would not be covered, and it would lead out to a patio.

Mr. Parsons asked what colors would be used. Mr. Marino said they would be using beige siding with white trim. Mr. Neola asked about the covered entrance at the side of the garage, and confirmed that it would be removed, and noted the plans accordingly.

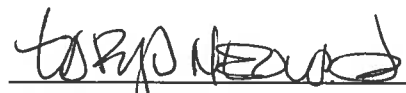
Mr. Marino recused himself and left the room to allow further review and discussion between the board members. Ms. Haueter remained to answer any further questions.

**After further discussion, Mr. Neola made a motion to approve the plans as noted. 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 6:24p.m.**

  
\_\_\_\_\_  
Gary Neola, Chairman

8-3-2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

8-3-2021  
\_\_\_\_\_  
Date



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

## **ARCHITECTURAL REVIEW BOARD**

### **Record of Proceedings**

**July 6, 2021 5:30 P.M.**

**Members Present:** Gary Neola, Denis Marino, Ryan Parsons

**Other Officials:** Ruth Griswold, Board Secretary

**Visitors:** Mike McDonald, Premier Custom Builders

Chairman Gary Neola called the meeting to order at 5:37 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of June 15, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

### **CASE #ARB 21-13: 1576 BELL ROAD-MR. BRAD CAMPOSO, OWNER, APPLICANT AND CONTRACTOR-NEW RESIDENTIAL DWELLING**

Mr. Mike McDonald began the presentation on behalf of Mr. Camposo, who was running late. Mr. McDonald presented samples of the proposed materials including the stone, roofing, and siding. Mr. Neola confirmed that the siding and the trim would be the same color, since they looked a little different on the rendering. Mr. McDonald confirmed that they would be the same color.

Mr. Neola referred to the plans and noted that the side elevation does not match the front elevation. He went on to say that the rake board that is shown above the second-floor line should be extended all the way down to the gutter line. Mr. Neola referred to the image of the front elevation on the big screen and indicated where the gutter lines were shown, and then referred to the left side elevation and noted where the changes would be needed.

Mr. Neola then asked Mr. McDonald for clarification on the chimney, which is shown on the left elevation as a boxed-out sided piece, but the rear elevation shows stone veneer. Mr. Camposo arrives at 5:50pm and takes over the presentation for Mr. McDonald.

Mr. Camposo said since the submission of the plans, he has decided to eliminate the chimney and go with a direct vent fireplace. He then referred to the front elevation where there is board and batten to the left of the front door and said the other change he was going to make would be to mirror that on the rear elevation. He said he is prepared to submit revised plans.

Mr. Camposo said wanted to be sure they knew that the house will be situated with the rear of the home facing the front of the property. Mr. Neola said that wouldn't be a problem, as the house won't be seen from the street. Mr. Camposo said he also wants the opinion of the board members regarding the screened porch, and whether the horizontal trim should be painted black or white to match the home.

Mr. Neola said in his opinion the trim should remain white. Mr. Marino agreed and suggested if they wanted to bring the black element out, they could install some stops around the screens. Mr. Neola said he doesn't have an issue with the trim being white or black. The board agreed but overall thought white would be the better choice. Mr. Neola asked Mr. Camposo to update his drawings and return to the next ARB meeting. He said the updated plans should show the elimination of the chimney and how it would be integrated into the elevation, and the change to the rear elevation to match the front as previously discussed. Mr. Marino referred back to the drawing error on the side elevation that also needs correcting.

Mr. Camposo said he would update his plans and attend the ARB meeting on July 20, 2021.

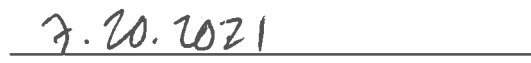
Mr. Neola tabled the submission until the next meeting.

**Old Business: None**

**New Business: None**

**There being no further business, Mr. Neola adjourned the meeting at 6:00p.m.**

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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 Cacciabarne, Don Cacciabarne, 57 Eagle Valley Court 44147;  
Jeremy & Kristen Rine, 105 Dorset Drive 44022; Rich Piuonno Sr, 507 Snavelly Rd  
44143; Rick Piuonno 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 Cacciabarne 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. Cacciabarne 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. Cacciabarne 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. Cacciabarne 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. Cacciabarne 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. Cacciabarne 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. Cacciabarne replied yes.

Mr. Neola confirmed with Mr. Cacciabarne 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. Cacciabarne 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



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**August 3, 2021 5:30 P.M.**

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

**Visitors:** Amanda Romeo, Architect, Carolee K. Lesyk, 32 Sugar Bush Lane, Alex Lesyk, 32 Sugar Bush Lane, Anthony Rhea of Black Horse Construction, 7540 Chagrin Road, Chagrin Falls

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino made a motion to approve the minutes of July 20, 2021. Mr. Parsons seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-18: 32 SUGAR BUSH LANE -SUN ROOM ADDITION, NEW ROOF AND NEW SIDING-  
PRESENTED BY AMANDA ROMEO, AIA**

Mr. Neola asked Ms. Romeo to begin her presentation. Ms. Romeo began by saying they would like to achieve a modern farmhouse look to update the existing home. She said they are proposing replacing the current asphalt roof on the home with a new metal roof, and they would also paint the existing brick on the house white and replace the siding with white board and batten. Their proposal includes replacing the existing garage doors with new doors that have frosted glass. She went on to say they would be adding cedar accents to the front porch entryway, and of the three existing skylights, two would be removed and the remaining one would be replaced. They would also be installing new garage

doors in larger openings. A dormer above the garage allows room for a master closet. She presented photos of the new windows as well as material samples of the roof and siding.

Mr. Neola said overall he thinks it is a great concept, but that the spacing between the battens, at 12" apart, seems more proportional and appropriate on the drawings than the proposed 6" presented, since that would make twice as many vertical lines. He said in his opinion the 12" would be preferred. He asked the board for their thoughts.

Discussion followed among board members and applicants regarding the size of the board and batten siding.

Mr. Neola asked for the details on the corner boards around the windows. Mr. Rhea said they would have 4x4 corners, with aluminum coil wrapped Azek. Mr. Neola said he would have no problem with just Azek without the aluminum coil wrap.

Mr. Parsons asked if the existing sunroom on the back had an open vaulted ceiling. Ms. Romeo said yes, that is correct. He said he could go either way on the siding; he agrees that it may get very heavy looking, especially on the rear elevation.

Mr. Rhea said he would check if the siding came in 12", but he believes the widest he could get might be 8". Mr. Neola said if the siding is 8" and not 6", he believes that would work well.

Mr. Neola asked if the applicant has received HOA approval yet. Mr. Lesyk said he had emailed the HOA board last week and has not had any objections.

**Mr. Neola made a motion to approve the plans as submitted. 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 5:50p.m.**



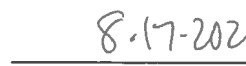
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**September 21, 2021 5:30pm**

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

**Visitors:** Al Harlow, 139 Teaberry Circle, Dennis Collins of New View Roof LLC, 12021  
Ravenna Road, Chardon 44024

Chairman Gary Neola called the meeting to order at 5:30 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons made a motion to approve the minutes of September 7, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-21-A: 139 TEABERRY CIRCLE -RESUBMITTAL FROM MEETING ON 9-7-2021-NEW DORMERS OVER GARAGE- PRESENTED BY DENNIS COLLINS OF NEW VIEW ROOF LLC**

Mr. Collins presented revised plans with all elevations as requested at the previous meeting on September 7, 2021. Mr. Harlow provided documentation of HOA approval for his improvements.

Board members reviewed the plans and had no questions or comments regarding the proposal. Mr. Neola thanked the applicant for providing the required elevations.

Mr. Neola made a motion to approve the submittal as presented. Mr. Parsons seconded. With unanimous vote, the motion carried.

**Old Business: None**

**New Business:** The board discussed the option of having future ARB meetings streamed live on YouTube. The live streaming would be for interested parties to watch the meetings, but there would be no interaction with the viewers. Mr. Neola said for the ARB meetings, the technology should be capable of displaying, perhaps via split screen, the submitted plans being presented to the board. Mr. Parsons and Mr. Marino agreed and had no objections to future meetings being on YouTube.

**There being no further business, Mr. Neola adjourned the meeting at 5:37p.m.**

  
\_\_\_\_\_  
Gary Neola, Chairman

10.5.2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

10-5-2021  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
Record of Proceedings  
September 7, 2021 5:30pm**

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

**Visitors:** Rich Piunno Sr, 507 Snavelly Rd 44143; Rick Piunno Jr, 6570 Auburn Rd 44077;  
Jaclynn Bosley, 100 Fox Trail 44022; Aga Kaczor and Michael Saunders for New  
View Roof, 14854 Stone Rd, Newbury 44065

Chairman Gary Neola called the meeting to order at 5:32 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola made a motion to approve the minutes of August 17, 2021. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 21-20-A: 100 FOX TRAIL -FIRST FLOOR ADDITION AND NEW FRONT PORCH-RESUBMITTAL  
FROM MEETING ON 8-17-2021-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, showing all the changes required by the board from the meeting on August 17, 2021. Mr. Piunno said on the right-side elevation, the plans will reflect the return added to the small shed roof, and the extended return and trim to match existing. He said they also added the trim above the egress window and

changed the posts on the front porch from 6x6 to 8x8. He said they eliminated the transom above the front door, which enabled them to go from a 12:3 roof pitch to a 12:6.

Mr. Neola pointed out a couple discrepancies on the plans: the 3:12 roof noted on the side elevation, and a roof line on the front elevation. He said those are the only two comments. Mr. Piunno said he would have those errors corrected.

Mr. Neola said the board appreciates the revisions that were made and made a motion to approve the submittal as noted. Mr. Parsons seconded. With unanimous vote, the motion carried.

**CASE #ARB 21-21: 139 TEABERRY CIRCLE -NEW DORMERS OVER GARAGE- PRESENTED BY AGA KACZOR AND MICHAEL SAUNDERS OF NEW VIEW ROOF LLC**

Mr. Saunders explained that Mr. Dennis Collins of New View Roof LLC was unable to attend, and that he came in his place.

Mr. Neola asked if they were installing two reverse gable dormers that would connect to a shed dormer. Ms. Kaczor said yes, and that the shed isn't recessed because the homeowner would like to have a workspace in that area, which is why the dormers would be connected to the ridge beam of the roof itself. Ms. Kaczor passed out prints to board members that showed a 3-D rendering.

Mr. Saunders showed samples of the new siding and charcoal roof shingles and said they would be residing and reroofing the entire house. Mr. Parsons asked if the windows would all be double hung. Ms. Kaczor said the homeowner has not chosen windows yet, but that he wanted to match the existing.

Mr. Neola said he does not feel there will be a problem with the concept of the proposed project, and they are heading in the right direction. He said he will table the submittal only because the applicant must provide a more complete and detailed set of drawings, with front and side elevations of the garage.

**Old Business: None**

**New Business: None**

**There being no further business, Mr. Neola adjourned the meeting at 5:47p.m.**

  
\_\_\_\_\_  
Gary Neola, Chairman

9.21.2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

9.21.2021  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**February 1, 2022, 5:30pm**

**Members Present:** Ryan Parsons, Denis Marino

**Member Absent:** Gary Neola

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitor:** Holly Chinnici, 1100 Bell Road, 44022

Acting Chairman Ryan Parsons called the meeting to order at 5:32 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of December 21, 2021. Mr. Marino seconded. With unanimous vote, motion carried.**

**CASE #ARB 22-01: 1057 SHEERBROOK DRIVE-PROPOSED REAR BUMP OUT ON FIRST FLOOR.**  
**PRESENTED BY HOLLY CHINNICI, ASID, REPRESENTATIVE FOR OWNERS JOHN AND AMY RELYEA**

Mr. Parsons asked Ms. Chinnici to begin her presentation. Ms. Chinnici said the remodeling project at 1057 Sheerbrook Drive consists of a 2' cantilever at the rear of the home to allow more room for interior renovations. She said the area is currently very narrow and the cantilever would add more room.



Mr. Parsons asked if all the exterior finishes would match existing. Ms. Chinnici said yes, they will match what is there. Mr. Parsons noted the proposal indicates the removal of a door and adding a small window. Ms. Chinnici said yes, and the new window and sliding door will match existing.

Mr. Parsons asked if the new window on the rear elevation could be aligned with the existing window above it. Mr. Marino agreed that it would look better. Ms. Chinnici said they would have no problem making that change.

Mr. Parsons suggested making the steps and landing at the new single slider door wider to match the full width of the door and sidelight, although it is not much of an aesthetic concern. Ms. Chinnici said she knows they are planning a future deck, and they are a little tight in that area, but that she would mention it to the owners.

Mr. Parsons asked Mr. Marino if he had any other comments or questions. He did not.

**Mr. Parsons made a motion to approve the submittal as noted. Mr. Marino seconded. With unanimous vote the motion carried.**

**Old Business: None**

**New Business: None**

**There being no further business, Mr. Parsons adjourned the meeting at 5:39pm.**

  
\_\_\_\_\_  
Ryan Parsons, Acting Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD**  
**Record of Proceedings**  
**February 15, 2022, 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Robert Battisti, 14739 River Glen Dr, Novelty 44072; Peter Cary, 6075 Chagrin River Rd, Bentleyville OH 44022

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of February 1, 2021. Mr. Marino seconded. Mr. Neola abstained. Motion carried.**

**CASE #ARB 22-02: 113 FAIRVIEW ROAD-PROPOSED FRONT WINDOW RELOCATION, ADDITION TO FRONT OVERHANG, MUDROOM ADDITION AND DECK. PRESENTED BY ROBERT BATTISTI, PROPERTY OWNER AND CONTRACTOR**

Mr. Neola asked the applicant to begin his presentation. Mr. Battisti said he would like to center the windows on the left front of the house where the kitchen used to be. He said the area will now be a bedroom, and the kitchen has been relocated to the rear of the house. Mr. Neola clarified that the existing window, shutters, and window boxes would remain on the front elevation, and the current front

canopy would be extended. Mr. Battisti said the 2' overhang would be extended to provide a covered roof over the entrance, and the concrete stoop would be slightly larger as well.

Mr. Neola asked for clarification regarding the deck. Mr. Battisti said they would remove the dilapidated deck and replace it with one that is made from composite material.

Mr. Parsons asked about the small addition at the rear of the house. Mr. Battisti said since the garage is way in the back of the lot, the new mudroom entry would be convenient. Mr. Parsons asked if the block foundation would be painted to match the existing house. Mr. Battisti said yes, and that a patio door would exit from the kitchen onto the deck next to the mudroom. Mr. Parsons referred to the left side elevation and noted that the door and steps to the mudroom are not shown on the drawing. Mr. Battisti said the stoop would match the front steps.

Mr. Neola asked Mr. Battisti to confirm that the foundation, front stoop, and stairs to the mudroom would all be painted to match. Mr. Battisti confirmed.

Mr. Marino asked for details on the new doors. Mr. Battisti said the front door will be a full glass door, and the back one will be fiberglass and glass. He said they will be replacing the siding with vinyl siding. Mr. Parsons confirmed that the roofing on the additions would match existing. Mr. Battisti said yes, they will match the new roof that is there.

Mr. Marino asked if the photo shows the canopy already extended. Mr. Battisti said yes. Mr. Neola asked if the masonry was new. Mr. Battisti said no, the masonry work has not been done yet. Mr. Neola noted that the drawing shows something other than a full glass door. Mr. Battisti said he may prefer to use a  $\frac{3}{4}$  glass door.

Mr. Neola asked if board members had any other comments. There were none.

**Mr. Neola made a motion to approve the submittal. Mr. Marino seconded. With unanimous vote, the motion carried.**

**CASE #ARB 22-03: 477 INDUSTRIAL PARKWAY-PROPOSED ADDITION OF OVERHEAD DOOR FOR SUITE C AND ADDITION OF GLASS PANELS IN EXISTING DOOR FOR SUITE D. PRESENTED BY PETER CARY, REPRESENTATIVE FOR PROPERTY OWNED BY TECTONICS DEVELOPERS LLC.**

Mr. Cary presented plans for a new overhead glass door for Suite C, which would complement the existing overhead door to its left. He would also like to add glass panels to the existing overhead door for Suite D, providing uniformity to the area.

**Mr. Parsons made a motion to approve the plan as presented. Mr. Marino seconded. With unanimous vote, the motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 5:54pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

3.1.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

3.1.2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
Record of Proceedings  
March 1, 2022, 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Dwight Milko, 1417 Bell Road

Chairman Gary Neola called the meeting to order at 5:37 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of February 15, 2022. Mr. Marino seconded. With unanimous vote, motion carried.**

**CASE #ARB 22-04: 1417 BELL ROAD-PROPOSED NEW BARN. PRESENTED BY DWIGHT MILKO, PROPERTY OWNER.**

Mr. Neola asked the applicant to begin his presentation. Mr. Milko referred to the photos reflecting the view that the neighbors would have of the barn, which would mostly be non-existent, especially in the spring and summer months. Mr. Milko said he did obtain a variance to have the barn situated in the front setback and to construct the barn to a height of 30'.

Mr. Neola asked if the building would be constructed from a kit. Mr. Milko said the package will be shipped on a trailer with the barn doors, windows, and dormers. He said he may purchase very good quality cedar from Washington state. Mr. Marino asked if he would be using T-111 siding with cedar trim. Mr. Milko said yes, that is correct. Mr. Marino asked the applicant to explain the orientation of the barn as it relates to the house. Mr. Milko said the right elevation will be the view from their house, the front elevation will be facing the driveway, and the left elevation will be facing Bell Road.

Mr. Marino said it looks like he is adding an extra set of doors. Mr. Milko said, yes, they are adding doors on either side. He said the 11' custom built hinged doors will be used for tractor access. He said from the road it will look like siding and referred to the rendering on the large screen to explain. Mr. Parsons asked if they would be installing sliding door or swing doors. Mr. Milko said they are doing both, and the sliding doors will be on the left and right elevations, and the equipment doors that blend right into the siding will only be opened for access with large equipment.

Mr. Neola said T-111 comes in 8' sheets, which would mean having a vertical joint every foot. He said the plans indicate a no-groove sheathing, so there will be a horizontal joint, but there's vertical batten that will be applied over the top, and there has to be some kind of edge treatment where those two come together, just to keep water out. Mr. Marino said usually a metal Z flash is installed, but the questions is how conspicuous it's going to be when it's battened over. The applicant confirmed that they plan to use a Sherwin Williams Semi Transparent Stain on the wood siding. Mr. Neola suggested that the stain be applied to the metal Z flashing so that the line it creates should mostly disappear.

Mr. Neola asked how the barn looks relative to the house in terms of color and finishes. Mr. Milko said their house is Hardie board, and they decided to go old-school after driving around and looking at Amish houses. He said although the trend today is black metal roofs and black windows, he believes 15 years from now it will be evident when those types of homes were built, so they wanted to go with a more classic look, which is all white with light gray metal roofing, and they went with a Sherwin Williams Semi Transparent stain color called Spice Chest for the barn instead of red. Mr. Neola asked what color roofing the barn would have, Mr. Milko said they will either choose a brown shingle or wood, and they will also look into using a corrugated metal. Mr. Parsons said if they choose corrugated metal, it should be brown. Mr. Milko agreed.

Mr. Neola asked board members for any other comments or questions. There were none.

**Mr. Neola made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 5:53pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

3.15.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

3-15-2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
March 15, 2022, 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Patrick Holtz, 31 Garden Park Drive; Ken Badalamenti, 34055 Country View, Solon OH 44139; Joe Myers, 38030 Second St, Willoughby OH 44094; Peter Cary, 6075 Chagrin River Rd, Bentleyville OH 44022

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of March 1, 2022. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-05: 477 INDUSTRIAL PARKWAY-MULTI-TENANT GROUND SIGN.  
PRESENTED BY PETER CARY, OWNER'S REPRESENTATIVE**

Mr. Neola and board members reviewed the submission. Mr. Neola asked for comments or questions. There were none.

**Mr. Neola made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**



**AGENDA ITEM: ARB CASE #22-06: 807 BELL ROAD-PROPOSED ADDITION AND EXTERIOR MODIFICATIONS. PRESENTED BY KEN BADALAMENTI OF ALAIR HOMES SOLON AND JOSEPH MYERS, ARCHITECT, REPRESENTATIVES FOR OWNERS MARK AND WENDY PACE**

Mr. Myers said the existing home is a small brick house with siding on the gable ends, and they will be adding a substantial addition. He said there was a detached garage next to the house which will be demolished. Their project will start with the original base of the brick house, and the addition will have brick wainscot and siding to match the gable ends of the existing house. There will be a new garage attached to the side of the house, and the addition includes a master bedroom, great room, and rear sunroom. He said since it is a large addition to a small house, they tried to break it up into smaller sections with gables and pieces that protrude so the scale is more in line with the original house. He said they will install all new windows, new roof, and new siding. Mr. Myers said the owners want to do what is called a German schmear on the brick areas.

Mr. Badalamenti provided photos of a German schmear finish, and Mr. Neola asked him to explain the process. Mr. Badalamenti said it is a masonry-based product which will be applied by their painter. He referred to the photos of the house and pointed out the variations in the existing brick color, and said they chose this method to achieve uniformity. Mr. Neola asked if it would prevent the brick from breathing. Mr. Myers said that was also his first concern, but said it will not be detrimental to the brick.

Mr. Badalamenti presented samples of finishes to board members. The siding will be 4" lap board white Norandex vinyl, with black raised panel vinyl shutters, and the roof shingles will be pewter gray.

Mr. Neola asked for confirmation that they would follow the drawing showing raised panel shutters that mimic the authentic shutters and are half the width of the window. Mr. Myers said yes, that is correct. Mr. Neola asked what material the crossheads over the windows would be. Mr. Badalamenti said they will use a molded architectural vinyl, and the porch columns will be wrapped in Azek. Mr. Neola asked if the circular louver above the garage door would be made of the same material. Mr. Badalamenti said yes.

Mr. Parsons referred to the rear elevation and noted the two circular accents with false vents, then a rectangular one above the great room. Mr. Myers said they didn't want to repeat the same circle element too many times across the back.

Mr. Parsons referred to the left side elevation and asked why they chose vertical siding for the screen porch. Mr. Myers said the slab is visible, and two of the sides are open screens, but it is fairly close to the neighbor's house and the siding provides some privacy. He said the windows are up high for the same reason, still allowing light to enter the area from that side.

Mr. Parsons asked if the fireplace was ventless. Mr. Myers said it would be a direct vent, so there would be a vent coming out of the wall.

Mr. Parsons referred to the window on the furthest left of the front elevation and noted it was the only window without any treatments and asked if they had considered any for that window. Mr. Myers said

he felt due to the width of the window itself, any shutters would seem out of proportion, and they are replacing the window in the same opening to avoid piecing in the brick. Mr. Parsons said he agrees with that.

Mr. Neola asked board members for any further comments. There were none.

**Mr. Neola made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 5:56pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

4-6-2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

4-6-2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
April 5, 2022 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Kristen Brickman, 13060 Vista Point Dr, Chardon OH 44024;  
Alex Monroe, 49 Cascades Dr; Enoch Raber, 204 Water St, Chardon OH 44024;  
Justin Nelson, 112 Silver Springs Trail; Jeremy Martin, 5260 Wooster Rd W,  
Norton OH 44203

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino motioned to approve the minutes of March 15, 2022. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-07: 1560 BELL ROAD-EXTEND EXISTING FRONT PORCH. PRESENTED BY KRISTEN BRICKMAN, OWNER AND CONTRACTOR**

Mr. Neola asked Ms. Brickman to proceed with her presentation. Ms. Brickman said she wanted to start by saying that the work has already been done. She said when they purchased the house, it was completely dilapidated and was falling apart from the inside out. The original front porch extended about 8' out and was in severe disrepair, so they tore it off completely. They decided to construct the

new front porch to extend only 6' out towards Bell Road and then have it wrap around the side. There is still 4' between the porch and the driveway. She said between the two front windows on the right, there was a bump-out that had the front door, then 8' of porch extending from there; they removed the bump-out, rearranged the windows and built the new porch. She said the siding and the metal roof are also new. She referred to the photographs which indicated new stairs at the side of the house that wrap around and go down towards the garage, and new steps at the front of the house.

Mr. Neola asked if the front stairs were 6' wide. Ms. Brickman said according to the drawings they are, but that she would have to measure them to be certain. Mr. Neola asked about the installation of the railings. Ms. Brickman said she was not intending to install railings. Mr. Neola pointed out the railings that were indicated on the drawings. Ms. Brickman said they had talked about railings, and she will install them if required. Mr. Neola said the drawing also indicates the stairs being centered between two posts, but the photograph does not reflect that. Ms. Brickman said they could extend them out if the board recommends it.

Mr. Neola referred to the front elevation on the large screen and noted that the well pump seems to be right in front of the stairs. Ms. Brickman said they intend on covering that with a rock, and that it is actually several feet away from the stairs. Mr. Neola said it would make better sense to center the stairs and draw attention to the entrance. Ms. Brickman agreed. She said they are still fine tuning the porch project, and that she would also like to do some sort of lattice around the bottom of the porch. Mr. Neola said that would definitely dress it up.

Mr. Neola asked what type of finish was planned for the wood posts. Ms. Brickman said the posts are cedar wrapped and they are leaving it cedar. She said it matches the cedar on the porch ceiling. Mr. Neola said eventually it will weather and gray out, and he thought some kind of semi-transparent stain could be applied. Ms. Brickman said that will be left to the buyer, as they will be putting the house on the market after the renovations. She said they may end up sealing the cedar. Mr. Neola said it is beautiful at this point, but it does change with time.

Mr. Parsons asked if the garage doors will be updated. Ms. Brickman said the garage doors are brand new, but they were installed after the pictures were taken. She said they are black garage doors with no windows, and the man door is white. She said the driveway will also be redone after all the construction is finished.

Mr. Parsons said he assumes that along with adding the skirting, they will remove the existing steps and regrade along the sides. Ms. Brickman said yes, they will do that, and they will do latticework along the side as well, for a more finished look. Discussion followed regarding the size of lattice available, and the necessary measures needed to install larger sections. Mr. Neola asked what material the lattice would be made of to play off the cedar finishes. Ms. Brickman said she would probably do white, black, or something to match the cedar but would like to see the options before deciding.

Mr. Neola asked board members for any comments. Mr. Marino said it would be ideal to have the steps centered on the front door and to create some kind of logic in relation to the posts. Ms. Brickman agreed that it would look a lot better.

Discussion followed regarding the width of the stairs, rails, and guardrails. Ms. Brickman said she prefers no rails as long as it would comply with code.

Mr. Parsons said the applicant should be cognizant of code requirements and whether additional guard rail locations may be required, depending on final grading. He said in looking at the photos, there are some areas that would probably require guardrails. Ms. Brickman said the railings would take away from the open porch look they were trying to achieve, but she will remeasure and act accordingly. Mr. Parsons said he agrees with adding the skirting and relocating the stairs.

Mr. Neola told the applicant to come back before the board with updated drawings that show the relocation of the stairs and the skirting. Mr. Marino said the drawings should also show the railing details.

**Mr. Neola made a motion to have the applicant revise and resubmit plans that show the relocation of the stairs, railings added as necessary, and skirting. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 2: ARB CASE #22-08: 49 CASCADES DRIVE-REMOVE EXISTING PATIO ENCLOSURE AND REBUILD IN WOOD. PRESENTED BY ALEX MONROE, OWNER AND CONTRACTOR**

Mr. Monroe began his presentation by saying they would like to tear down the existing patio enclosure and rebuild it as a wood structure. He said they are residing the house and want to address this project first. He said the new structure is pretty straight forward, there will be less sliders and they will install windows to match existing. He said the floor height will be the same as the house and they will match the existing roofline. He referred to the photos of the existing house and described where the steps, sliders and double hung windows would be. He said there will not be any skylights, and they plan to install a deck with a step down onto the patio.

Mr. Neola said this project will be a big improvement, but the drawings submitted do not accurately reflect the proposed work. He said the drawings must include floor plans, elevations of the project as it relates to the house, and sections drawn to scale. Mr. Neola said what they are proposing will be very nice, it's just not represented in the drawings submitted for review. He said the floor plan should show how it's connected to the existing house, and the three proposed elevations should reflect how the new structure is tied into the existing house. He said the submittal will be tabled until the applicant returns with better drawings and accurate information. Mr. Neola said the floor plan should be drawn to a minimum ¼" scale, elevations to the same scale, showing existing house with the new added, how it's tied in, how everything fits together, and materials to be used. Mr. Neola told the applicant to refer to the Village website for the requirements for submission of plans to the ARB. Mr. Monroe said he was hoping visual pictures would suffice, but he is happy to have something drawn up. Mr. Parsons said the elevations should also indicate if the wood would be stained or painted. Mr. Monroe said it will be sided to match the house. Mr. Neola said the elevations must identify the materials to be used, what the trim looks like, where the siding goes, how the windows and doors would be trimmed out, and so on. Mr. Monroe said he understood and thanked the board for their time. **This item was tabled until sufficient required information is submitted.**

**AGENDA ITEM 3: ARB CASE #22-09: 103 FERNWOOD ROAD-REMOVE EXISTING FRONT DECK AND REPLACE WITH COVERED PORCH. PRESENTED BY ENOCH RABER OF E.R. CONSTRUCTION, APPLICANT FOR PROPERTY OWNERS DANUTA GOGOL AND JERE AUSTIN**

Mr. Raber began his presentation by saying he would be removing the existing front deck and replacing it with a covered porch that would start between the bay window and the small oval window, come out 10' and go 25' north, all the way to the end of the house. He said the small gable would match existing, as far as trim, Hardee board siding and paint color. Mr. Neola referred to the drawing and asked what material is proposed for the bottom. Mr. Raber said it would be Versetta Stone, which screws right into a wood wall. Mr. Raber said most everything will be white except for the Versetta Stone and the small gable to match existing, and they will use the existing light fixtures. He said the railing will have white posts and top rails, with stainless steel cable infill.

Mr. Neola asked if new light fixtures have been chosen. Mr. Raber said the existing light fixtures will remain in place. Discussion followed regarding the different roof pitches on the drawings, and finish materials for the decking, stone, and trim.

Mr. Parsons asked the applicant about drainage. Mr. Raber said there are downspouts on each corner, and the gutters would tie into existing. Mr. Raber referred to the side elevation and said there will be a small roof along the front of the gable with shingles to match existing.

Mr. Neola asked the board if they had any other comments. Mr. Marino asked the applicant if he thought the 2:12 pitch on the proposed front porch roof would work. Mr. Raber said he is going to frame it up and get it up there and see how far up it goes on the existing, but that it would be a minimum of 2:12. Mr. Marino asked if he would then install ice/water guard and shingles. Mr. Raber said they would be using black seal. Mr. Neola asked if it would make sense to install a standing seam roof on that 2:12. Mr. Raber said they haven't decided, but if they don't get it steep enough for shingles, it would be a standing seam. Mr. Neola said that would dress up the front elevation. He said the improvements are somewhat modern, so raising the pitch to 3:12 and installing a standing seam roof would work well with the cable railings and decking. He asked board members for their thoughts. Mr. Marino said it would be a personal choice, standing seam vs dimensional shingles. Mr. Parsons said his inclination is to leave it low and match the shingles on the house. Mr. Neola said after further review of the roof plan, installing a standing seam does not make sense.

**Mr. Parsons made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.**

**AGENDA ITEM 4: ARB CASE #22-10: 112 SILVER SPRINGS TRAIL-CONSTRUCT DECK AND PAVILION.  
PRESENTED BY JEREMY MARTIN OF WOODLAND DECK COMPANY, APPLICANT FOR PROPERTY OWNED  
BY LISA AND JUSTIN NELSON**

The board members reviewed the presented drawings and photos on the large screen. Mr. Neola said it looks like a very nice project, but the submission is mostly pictures and not a lot of technical information. He said the engineered drawings for the footings are appreciated, but there are no elevations drawn to scale for the project. He said they need a scaled roof plan and scaled elevations to provide a complete review of the project, and that the drawings submitted often don't correlate with other items in the submittal.

Mr. Neola referred to the side elevation showing the back of the chimney, and said he feels that looks way too massive going up above the roofline as shown in the rendering. Mr. Martin said that depiction may be software related, and he does have a side and front elevation as to how the chimney will be constructed.

Mr. Neola said what was presented certainly tells a story, but they are not technical drawings to scale that would enable the board to see proportions, with materials called out on them. Cross sections views should be provided, showing how everything is tied in. He said the list of requirements for an ARB submittal are on the Village website.

Mr. Martin asked how many elevations they would need to submit. Mr. Neola said they would need to submit all three elevations. Mr. Parsons asked if the stone on the chimney was real. Mr. Nelson said it is a veneer. Mr. Parsons said it bothers him that it does not go to the ground, and even if it is veneer, that is a lot of floating stone. He told the applicant to consider that when resubmitting the elevations. Mr. Neola agreed, and said it looks like it's a floating chimney, and realistically it should go to grade.

Mr. Martin said to clarify, the board would prefer the chimney to go to the ground. Mr. Neola said it would be a requirement, not a preference. Mr. Martin asked if that was due to code requirements. Mr. Neola said it is an architectural aesthetic requirement. He said as it is depicted, it doesn't look real, and although it can't be taken all the way to grade, it could get close and then be landscaped out.

**This item was tabled until sufficient required information is submitted.**

After clarifying what the resubmittal should entail, Mr. Martin thanked the board.

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 6:35pm.

A handwritten signature in blue ink, appearing to read "Gary Neola", written over a horizontal line.

Gary Neola, Chairman

A handwritten date "4-19-2022" in blue ink, written over a horizontal line.

Date

A handwritten signature in black ink, appearing to read "Ruth Griswold", written over a horizontal line.

Ruth Griswold, Board Secretary

A handwritten date "4-19-2022" in black ink, written over a horizontal line.

Date





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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
April 19, 2022 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Kristen Brickman, 13060 Vista Point Dr, Chardon OH 44024;  
Justin Nelson, 112 Silver Springs Trail; Jeremy Martin, 5260 Wooster Rd W,  
Norton OH 44203; Patrick Holtz, 31 Garden Park Drive

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino motioned to approve the minutes of April 5, 2022. Mr. Parsons seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-10-A: 112 SILVER SPRINGS TRAIL-RESUBMITTAL FROM 4-5-2022.  
CONSTRUCT DECK AND PAVILION. PRESENTED BY JEREMY MARTIN OF WOODLAND DECK COMPANY,  
APPLICANT FOR PROPERTY OWNED BY LISA AND JUSTIN NELSON**

Mr. Neola told the applicant that the board has reviewed the revisions that were presented. He referred to the photo of the existing house and pointed out the awkward proximity of the new chimney in relation to the existing chimney, and said the board wanted the new chimney to be reduced in width and have the stone brought down to grade, which is not shown on the drawings. Mr. Martin said they

were planning to have skirting around the bottom to critter-proof the underside of the deck. Mr. Neola said prior to board approval, the stone must be brought down to grade. Mr. Martin asked if they could then skirt over the stone. Mr. Neola said the stone coming down would make skirting over it unnecessary. Mr. Martin said they would edit the drawings to show the skirting butting up to the stone after having been brought down to grade.

Mr. Neola then referred to the floor plan, noting that the chimney and fireplace are in line with the wall, and said one of his thoughts was to pull the chimney out so that it reads more like a design element, and by doing so it would make it similar in one respect to the existing chimney that is outside of the house. Mr. Martin said they wanted the hearth to provide seating and bring the element of warmth to the covered area, allowing for a mantle and tv. He said if it were to be exposed, those elements would be outside of the seating area. Mr. Neola said he understands what he is saying, and maybe it could just project out part way and not completely. Mr. Marino suggested that it could come out just enough to catch the eave, and it would give them a little more room on the interior as well. Mr. Neola agreed and said he would be fine with that.

Discussion followed among board members and Mr. Martin, and the plans were noted in red accordingly, showing the ARB requirements for the chimney, which include stone to grade, a slimmer profile and wood infill panels on each side. Mr. Martin agreed to the changes and said they would provide amended drawings.

**Mr. Parsons made a motion to approve as noted. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 2: ARB CASE #22-07-A: 1560 BELL ROAD-RESUBMITTAL FROM 5-2-2022. EXTEND EXISTING FRONT PORCH. PRESENTED BY KRISTEN BRICKMAN**

Ms. Brickman presented new drawings that showed the addition of the skirting and the relocation of the front steps. She said although the drawings show railings, she will not be installing them around the perimeter of the porch as shown, only in areas required by code, since she wants to keep the farmhouse look.

She described the skirting for the entire porch as being 1x6, 18" planks with 2X4 framing going all the way around. She showed board members a photo of the finished product.

Mr. Neola asked for confirmation that the railing would be on the side but not the front. Ms. Brickman said yes, that is correct, and that railing has already been installed. Ms. Brickman referred to the large screen and indicated where the railings are. Mr. Parsons said basically, the railings are installed everywhere around the porch except the front of the house. Ms. Brickman said yes, that is correct.

Ms. Brickman said the stairs would be moved to the center as required and as indicated on the drawings, and since there is a 7' space between the two pillars, they will be installing steps that will be 7', creating a nice wide-open entry.

Ms. Brickman said she does not want to install rails going down the front steps, since they won't be required by code, and she believes they wouldn't be needed because of the width of the stairs. Mr. Marino said she could also choose to install a less conspicuous one-piece, T shaped handle as something to grab. She said she would prefer to not install anything to keep the open look.

Mr. Neola said the plans will be noted that the railings on the front of the porch will not be part of the project.

**Mr. Parsons made a motion to approve the submittal as noted. Mr. Neola seconded. With unanimous vote, motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 6:08pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

5.3.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

5.3-2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
May 3, 2022 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Stephen Ciciretto, 270 Park Place, Chagrin Falls 44022; Karen Eagle, 104 Fox Trail

Chairman Gary Neola called the meeting to order at 5:39 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of April 19, 2022. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-11: 104 FOX TRAIL- REMOVE REAR DECK AND REPLACE WITH A SCREENED PORCH. PRESENTED BY STEVE CICIRETTO, ARCHITECT, AND KAREN EAGLE, HOMEOWNER**

Mr. Ciciretto said this project is fairly straightforward. They are removing a large deck in the rear yard and are interested in creating a more intimate space. The screened porch addition will work with the existing house lines, and they carried the flat roof at the front of the house around to reduce the scale at the gable end.

Mr. Neola asked about the railings above the porch at the low sloping roof. Mr. Ciciretto said it is a fiberglass system and they are purely decorative, as there is no access to that area. Mr. Neola asked if

there was flashing that goes around the posts. Mr. Ciciretto said there will be flashing, as the posts are actually structural and go down through the roof and attach to the rafters. He said a flashing piece slides over the top of the railings as well.

Mr. Neola asked about the decking material. Mr. Ciciretto said they would be using Azek porch flooring.

Mr. Parsons referred to sheet # A-3 on the large screen and asked how the proposed chimney on the side elevation compares to the width of the existing house chimney. Mr. Ciciretto said the house chimney is straight, not as wide, and taller than the proposed, and they intend to match the brick. He said he would have liked to taper the new chimney more, but there were framing concerns. Mr. Parsons said if the new chimney truly looks masonry, it would be nice if it breaks the bottom board, which would make it seem more substantial. Mr. Ciciretto agreed.

Mr. Ciciretto said although his plans depict a cupola, the HOA did not agree to it, so that will not be part of the project.

Mr. Neola said Mr. Parson's comment regarding breaking the Azek board at the bottom of the chimney was important. He asked Mr. Marino if he had any further comments; he did not.

**Mr. Neola made a motion to approve as noted, with the chimney brick running to within 4" of grade, and the cupola not being installed per the HOA's requirement. Mr. Marino seconded. With unanimous vote, motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 5:55pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

5.17.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

5.17.2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
May 17, 2022 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** David Jansen, 110 S Franklin St, CF 44022; Ed Gordos, 491 Bell Rd

Chairman Gary Neola called the meeting to order at 5:34 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino motioned to approve the minutes of May 3, 2022. Mr. Parsons seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-12: 491 BELL ROAD- REPLACE EXISTING ENCLOSED PORCH ON WEST SIDE OF HOUSE AND CONSTRUCT A NEW OPEN PORCH ON THE REAR OF THE HOUSE. PRESENTED BY DAVID JANSEN, ARCHITECT AND APPLICANT FOR PROPERTY OWNERS ED AND ANN GORDOS.**

Mr. Neola asked the applicant to begin his presentation. Mr. Jansen said the homeowners are planning to do a lot of maintenance work on the house including reroofing, scraping and painting, and replacing siding as needed. He said as part of that maintenance, they will address the existing back porch and the deteriorated side porch. He referred to the drawing of the elevations on the large screen and said they plan to rebuild the small side porch, tear down the large porch on the back, and construct a nicer porch that will borrow details from the front of the house. He said it is kind of a restoration project.

Mr. Neola complimented the applicants on their efforts to restore this home.

Mr. Parsons asked if the house would remain white. Mr. Jansen said yes. Mr. Gordos asked if there would be an objection if the paint color was changed. Mr. Neola said no, but it is always nice to know what the paint colors are, and he felt that white was probably historically correct. He said white or a softer white color would be nice, but South Russell does not dictate color choices.

Mr. Gordos said their goal is to restore the house to its original grandeur. He said he feels Mr. Jansen has done a very nice job in matching the porches to the original style of the house.

Mr. Parsons told Mr. Jansen that he has presented a very nice set of drawings, and he is in no way being critical, but the brackets do not show on the front elevation. Mr. Jansen thanked him.


**Mr. Parsons made a motion to approve as submitted. Mr. Neola seconded. With unanimous vote, motion carried.**

**Old Business: None**

**New Business:** Mr. Neola would like to discuss updating the current standards regarding submittal to the Architectural Review Board at the next meeting. He said the board should be getting drawings like those that they reviewed tonight.

There being no further business, Mr. Neola adjourned the meeting at 5:44pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
June 7, 2022, 5:30pm**

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

**Other Officials:** Mayor William Koons, Ruth Griswold, Board Secretary

**Visitors:** Ann Dunning, 129 Burlington Oval, Chardon 44024; Jane Easley, 41 Cascades Drive, Melissa O'Dwyer, Lake Louise

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola motioned to approve the minutes of May 17, 2022. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-13: 41 Cascades Drive- Construct 22' x 26' Sunroom Addition with Basement and Porch. Presented by Ann Dunning, Architect and Applicant for Property Owned by Jane Easley**

Ms. Dunning began her presentation by saying this house has a nice backyard with an existing basement. The grade drops down in the rear so they felt it would be a good place to create a sunroom, as well as an area for exercise. She said the siding and window materials will match the existing house, along with the roof slope. They will also add a walk-out door at the lower level, and the addition will be 26' into the rear yard.



Mr. Neola asked if they had considered adding windows to the basement. Ms. Dunning said the grade and the trees would make it difficult, but they could put some glass block if required. Mr. Neola said nothing would be required, he just thought windows in an exercise room would be nice, but he understands what she is saying.

Ms. Dunning said the porch on the addition will have a nice door, similar to the one on the existing house, a full box bay window, and two skylights will be on both sides of the house. She said the walkway from the existing house will be extended.

**With no further comments or questions from the board, Mr. Neola made a motion to approve as submitted. Mr. Parsons seconded. With unanimous vote, motion carried.**

#### **Old Business: None**

**New Business:** Mr. Neola and the board began to discuss updating the current standards regarding submissions to the Architectural Review Board. He referred to the document that he obtained from the website, and said he is okay with not charging for a resubmittal, but it would be important to determine that plans are sufficient prior to placing them on the agenda. He said if applicants submit decent plans for review, it should be just one appearance before the board, and he is happy to screen any submissions that are questionable.

Discussion followed and various submissions were recalled as examples.

Mr. Parsons said the requirements, as they are now, are basically asking for construction documents, but that the ARB doesn't need to see construction documents, just the design intent. He felt that should be spelled out on the submittal requirements and be made clear that an applicant can appear before the board, and later submit the construction documents for review. Mr. Neola recalled the new house at 609 Bell Road, and that the ARB never saw construction documents, only the design drawings, and that applicant had understood the process.

Discussion followed regarding the best way to communicate the required information to the public. Mr. Neola said it makes sense to keep the requirements that would help to mitigate submission of drawings that are not complete sets.

Mr. Neola said the requirement to submit photographs with the minimum size of 3x5 is reasonable, and photos of the neighbors must be provided for context.

Mr. Parsons referred to #5 on the list of requirements, which reads, "Residential single-family drawings **may** require an architect's stamp" and asked what would define what does and what doesn't require a stamp. He said the Village can require whatever they want, but when you put "may" it kind of leaves it open-ended. Mr. Neola agreed that the statement is very ambiguous. He said if it would help to get better drawings submitted, they could change it to say it would be up to the discretion of the building department. Mr. Parsons said unless the Village has it somewhere in writing that they can require

certain submittals to have an architect's stamp, the applicant could file a lawsuit, since the Ohio Residential Code does not require that for residential plans. Mr. Neola said it may be as simple as changing it to say that residential drawings must comply with the Ohio Residential Building Code, which are readily available online.

During the discussion, it was discovered that there are discrepancies in the numbered list under "Procedure."

Mr. Parsons referred to the list with his preliminary mark-ups, noting the inconsistent number of days required for cutoff. Discussion followed regarding the number of days required prior to the meeting date, and it was determined that 8 days would be reasonable, with judgement calls allowing for flexibility in certain instances. The website was referred to and more discrepancies were discovered. Mr. Parsons also had the suggestion of changing the words such as "structural & site plans/drawings" to **documents**, which covers everything. He also suggested requiring that everything be submitted in PDF format.

Mr. Parsons explained how he moved the list of requirements around to make more sense. Mr. Neola referred to #7 which refers to **multi-family** and it was determined that there would be no such instances of that in South Russell. Members discussed the possibility of providing sample generic drawings to applicants on the website.

Mr. Neola said he appreciates the review efforts and suggestions thus far and would like to revisit the discussion and move forward with the changes at the next meeting that all board members are able to attend.

There being no further business, Mr. Neola adjourned the meeting a 6:30pm.

  
\_\_\_\_\_  
Ryan Parsons, Acting Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
July 5, 2022, 5:30pm**

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

**Other Officials:** Ruth Griswold, Board Secretary

**Visitors:** Jim Zaffiro, 30 West Belmeadow Lane; Jonathan Stoll of Fluent Solar; Martin Hilbers, 27 Garden Park Drive

Gary Neola called the meeting to order at 5:34 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of June 21, 2022. Mr. Marino seconded. Mr. Neola abstained. Ryan Parsons-Aye, Denis Marino-Aye. Motion carried.**

**AGENDA ITEM 1: ARB CASE #22-16: 30 West Belmeadow Lane: New Shed. Presented by James Zaffiro, Homeowner.**

Mr. Neola went over the information that had been submitted for the shed. He confirmed with the applicant that the shed would match the color of the house, which is Inviting Ivory, and the shed would have the red metal roof that matches the existing covered patio. Mr. Neola asked if the shed was purchased as a kit. Mr. Zaffiro said that is correct, it is prefabricated and will be delivered and put on to the foundation.

Mr. Neola said as far as the design and so forth, it is what it is, he understands it is a kit and that is what it looks like. Mr. Marino asked if the trim would be white, Mr. Zaffiro said yes, that is correct.

**Mr. Neola made a motion to approve. Mr. Parsons seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-17: 506 Laurelbrook Drive-Roof Mounted Solar Panels.** Presented by Jonathan Stoll of Fluent Solar LLC.

Mr. Neola said the applicant was contacted earlier and advised that they need to submit elevations and a roof plan in order to have the board review the submittal. He said what was presented were the drawings from Fluent Solar, and there is a lot of information that is relevant to the Building Department, but it is not sufficient for the Architectural Review Board. **He said the board would table the submittal** until they submit an elevation of the house showing where the roof panels are, and a roof plan drawn to scale. He said the roof plan that was submitted indicates the panels are not centered on the roof. In addition to that, he asked if the homeowner had advised their neighbor across the street that they will be seeing the solar panels on the house, and if not, that issue should be addressed as well.

Mr. Stoll said he understood the need to submit more detailed roof plans and elevations. Mr. Neola said he should also review the requirements of submission to the ARB that is on the Village website.

Mr. Marino said it would also be helpful if they submitted photographs of similar installations they have done. Mr. Parsons agreed and said they would like to know what the panels looks like on a house.

**Old Business:** Discuss needed changes to the requirements for submittal to the Architectural Review Board

Mr. Neola said he has reviewed the documents, one of which has the edits made thus far incorporated into it and would like to comment. He said under G(c) it indicates photos of samples should be submitted, and he agrees with that, but believes that it should be listed as its own line item, separate from the requirement of other photographs.

Ms. Griswold suggested incorporating the requirements into the application for the ARB and creating a checklist type of format. Mr. Neola said in other communities, the requirements are incorporated into the application, and he agrees that it should be one document. Mr. Parsons said it could be required to have the applicant check off the items and then sign it. Mr. Marino said the list of requirements should be first, followed by the application. Board members agreed.

Mr. Neola said if it is found that the changes do not work in any way they can always be revisited.

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting a 5:49pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

8.2.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

8.2.2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
August 2, 2022, 5:30pm**

**Members Present:** Gary Neola, Chairman, Denis Marino

**Member Absent:** Ryan Parsons

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

**Visitors:** Wendy and Mark Pace, 807 Bell Road

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Marino motioned to approve the minutes of July 5, 2022. Mr. Neola seconded. Motion carried.**

**AGENDA ITEM 1: ARB CASE #22-18: 807 Bell Road: New Residential Dwelling. Presented by Mark and Wendy Pace, Property Owners.**

Mr. Neola said the applicants have been made aware that their submittal would not be approved due to items still needed in order for the Architectural Review Board to fully review.

Mr. Neola said, unlike other communities, there are no requirements in South Russell as to what colors are used on homes. He said their responsibility is to ensure it is well designed and fits into the context of the neighborhood.

He referred to the front elevation on the large screen and said the front door, although a bit recessed, does not provide any emphasis on where the front entry to the house is. He said it would be appropriate to have something in the roof, such as a gable, to break things up and identify the front porch and entry.

Ms. Pace referred to a rendering of the proposed house and said it shows the depth of the recess a bit better than the elevation. Mr. Pace said there is a porch that is more evident on the rendering. Mr. Neola said the recessed entrance does not adequately define itself as such. Mr. Pace said he thinks it's quite deep and with the walkway leading up to it, it is fairly well defined, as opposed to the current house, as well as the other houses in the neighborhood.

Mr. Neola said they have a "blank slate", and an opportunity to do something different than what is being proposed. He said a gable and a covered walkway to the house would accentuate the front door. Ms. Pace asked if a gable over the front porch, not projecting out, but just having a peak, would work. Mr. Neola said yes, and it would probably end up projecting out slightly by a foot or so. Mr. Neola said the roof needs to be broken up a little bit.

Mr. Neola said his other comment is that there is very little trim around the doors and windows, and they should be trimmed out in a way that is appropriate and proportional. He referred to the front elevation on the large screen and said there should also be a frieze board that goes above the garage doors.

Mr. Neola said what would also really help the design would be to install either taller windows or a transom window above the proposed windows. This would help the design and allow more light into the space. He went on to say that he thinks the front column is too slim and should be at least 10-12". He also noted that the siding is "dying" into the soffit. A trim board needs to be added for the siding to "die" into.

Mr. Marino said in the specs, the builder is saying the corner boards will be the same color as the siding. Ms. Pace said it is her understanding that all trim, soffits, and corner boards will be white. Mr. Neola said adding more proportionate trim around the front door for emphasis, more trim around the windows and garage would accentuate the look. He said taller windows would also be better.

Ms. Pace said she believes the final plans will show more detail, and the plans being viewed are just to give the board an idea of what the house will look like. Mr. Neola said if this is what the house will look like, the plans need more work. Mr. Pace asked if his changes are just suggestions, or, if they are requirements, then why, since the house is being built in a neighborhood with similar looking homes. Mr. Neola said the board's responsibility is to ensure that houses have good architectural design, and what they are seeing are plans that are lacking in some of the details that would make this house have the punch that it should, and the details that gives it architectural quality.

Mr. Pace said he understands that the proposed house is somewhat of a "Plain Jane", but when looking at the other homes in that neighborhood, the revisions would make the home stand out. Mr. Marino said they can't do anything about houses that were built 40 years ago, but recent builds in the Village have fresher looks. Mr. Pace said he understands. Mr. Neola said their proposal is lacking in design, and

people who live in South Russell enjoy the Western Reserve feel of the houses in the area, and they want this house to come up to those standards.

Mr. Pace said he agrees with most of the comments thus far, but he hesitates with the comment about providing something over the front door. Mr. Marino said adding anything to accentuate the entry would work, maybe vertical siding or trim. Mr. Neola referred to the rendering provided for color, showing lap siding then shake siding above, and said that would work as well. He referred to the large screen and said the space above the garage is too massive and the garage elevation is disproportionate to the remainder of the house; but by bringing the roof line down a bit, adding a trim board, changing the siding above it and perhaps installing a round window instead of the half window, it would add details that would make the house stand out, and also be more proportional for the space.

Ms. Pace asked if the peak of the roof was too high. Discussion followed regarding the roof pitch. Mr. Pace asked if they would offer alternatives to the issues regarding the garage elevation. Mr. Neola said their builder may offer a different solution. The Architectural Review Board is not there to design the house for them, but to provide input.

Mr. Marino said ideally, the front entry to the house should be the focal point, not the garage, and the easiest way to downplay the garage elevation would be to shrink the roof down a bit. Mr. Neola said having an 8' garage door would also help, and they may also consider an 18' garage door for ease of opening garage doors when both cars are parked in there.

Mr. Neola said the side elevations have next to nothing on them and adding windows would provide details and cross-ventilation. Mr. Pace asked if transom windows would be ok. Mr. Neola said transom windows, other than in a bathroom, should not be installed in order for the windows to be consistent throughout the house. Discussion followed regarding window placement that would provide conformity, symmetry, and balance to the side elevations. Bedroom windows also need to meet egress requirements to comply with the Ohio Residential Code.

Mr. and Ms. Pace showed the board the samples of their colors and the board agreed that they chose well; the house would like very nice with those colors.

Mr. Neola thanked the applicants and said hopefully their builder can redesign and resubmit based on what transpired at the meeting tonight and come up with some changes and improvements.

**Old Business: None**

**New Business:**


Mr. Neola said at the Geauga County Planning Commission, they begin every meeting with the Pledge of Allegiance, and asked if any meetings held by the Village begin that way, and if not, he was wondering if they should. Mayor Koons said the Pledge is only recited prior to all regularly scheduled Council Meetings.




Mayor Koons asked the board if they saw anything about the exterior improvements at the Red Barn that was not compliant with the Architectural Review Board's requirements. Mr. Neola said nothing jumps out at him as being different than what was reviewed, and although he doesn't really care for the red, the board cannot regulate colors.

There being no further business, Mr. Neola adjourned the meeting a 6:10pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
September 6, 2022, 5:30pm**

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

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

**Visitors:** Tyler Doucet of Fluent Solar, John and Brenda Wahl, 506 Laurelbrook Drive;  
Nabil Sahlani, 1607 Bell Road; Wendy and Mark Pace, 807 Bell Road

Gary Neola called the meeting to order at 5:34 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola motioned to approve the minutes of August 2, 2022. Mr. Marino seconded. Mr. Parsons abstained. Motion carried.**

**AGENDA ITEM 1: ARB CASE #22-17-A: 506 Laurelbrook Drive:** Roof mounted solar panels. Presented by Tyler Doucet of Fluent Solar LLC. Resubmission from July 5, 2022.

Mr. Doucet said the changes required by the board have been made to the plans and asked if board members had any questions. Mr. Neola asked what determines how the solar panels are placed on the house. Mr. Doucet said they use a software system to determine where the power would be most optimized and explained the process further. Mr. Neola asked if the trees are impactful as far as placement of the panels. Mr. Doucet said only on the upper right-hand corner of the roof. Mr. Neola noted the panels shown as being in two rows are on the front of the house. Mr. Doucet said that is correct.

Mr. Parsons asked if the panels generally need to be aligned with the trusses of the house. Mr. Doucet said yes, they slide right into the trusses, and can withstand winds of up to 180mph. Mr. Neola said since the panels are actually put into a frame and slid onto the trusses, why couldn't they be centered on the roof. Mr. Doucet said they would be able to make that minor adjustment in the field, and that he would be overseeing the installation.

**After further review and discussion, Mr. Neola motioned to approve the submittal as noted, with the panels on the front elevation being equidistance from either edge. Mr. Parsons seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-19: 1607 Bell Road:** New three car garage addition with living space above. Presented by property owner, Nabil Sahlani.

Mr. Sahlani thanked the board for their service to South Russell and for keeping the Village a nice place to live. He presented his plans for the addition of a three-car garage with living space above it and said it was designed to blend in very well with the original structure.

Mr. Parsons asked if the new siding would match the existing. Mr. Sahlani said the existing house will be re-sided as well, to ensure a perfect match. He said they also provided architectural depth to the elevation by pushing the new garage addition back about 3'. He said the entire roof will also be redone.

Mr. Parsons referred to the rear elevation and asked if they could add colonial muntins to the windows or are the windows too small to accommodate muntins. Mr. Sahlani said he is working on getting larger windows, which he feels would look better, and that the muntins would also look nice. Mr. Parsons said it is a minor detail. Mr. Sahlani said they also plan on replacing all the windows in the house and adding muntins.

Mr. Neola referred to the front elevation and indicated that two of the three dormers have trim, and the dormer above the garage should also have matching trim. Mr. Sahlani said that would be a minor change.

Mr. Neola asked board members for further comments or questions There were none.

**Mr. Parsons made a motion to approve as noted, adding muntins to the rear windows and adding trim to the dormer. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-18-A: 807 Bell Road:** New residential dwelling. Presented by Wendy and Mark Pace, property owners. Resubmission from August 2, 2022.

Mr. Pace began the presentation by saying that they took the board's suggestions and recommendations from the last meeting to their builder and requested they change the plans accordingly.

Mr. Neola referred to the front elevation and the floor plan and noted that the stone should be returned into the porch area by 2'. Board members agreed.

Discussion followed regarding the column at the front entry. It was decided that the column does not have relevance or add anything to the front entry and should be removed.

Referring to the windows in the rear, Mr. Neola noted that the windows do not have muntins. The applicants said that would be their preference. He said adding them to the window on the right side elevation would be appropriate.

Mr. Neola mentioned the screened porch panels meeting the floor could present maintenance issues, although it is not a problem architecturally.

**Mr. Parsons made a motion to approve as noted, to have the stone returned to the front entry by 2', eliminate the front column and add muntins to the window on the garage elevation. Mr. Neola seconded. With unanimous vote, motion carried.**

**Old Business: None**

**New Business:**

There being no further business, Mr. Neola adjourned the meeting a 6:18pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

9.20.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

9-20-2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
September 20, 2022, 5:30pm**

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

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

**Visitors:** Sean Lebin, 99 Countryside, Michael Langelier, 99 Countryside

Gary Neola called the meeting to order at 5:34 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of September 6, 2022. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-20: 99 Countryside Drive-** Build New Front Porch Over Existing Front Stoop. Presented by Michael Langelier, Architect and Sean Lebin, Property Owner and Applicant.

Mr. Neola asked the applicants to begin their presentation. Mr. Langelier said their project consists of constructing a new front porch over the existing stoop. He said all materials, including the asphalt shingles will match the existing. He said basically it's two columns and a roof to protect packages and prevent icicles from falling.

Mr. Neola said what they are doing is very appropriate and will look nice. He asked board members for questions or comments. There were none.

**Mr. Neola made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, motion carried.**

**Old Business: Review proposed changes to ARB requirements**

The board discussed the final changes to the ARB requirements. Mr. Neola suggested it would be helpful to provide applicants with a sample generic set of drawings that show things such as a site plan, elevations, and wall sections.

Discussion followed regarding numbers 6 & 7 on the list of requirements, and it was decided that both items could be removed completely, as they were concerns of the building department, and not necessary to appear before the Architectural Review Board.

On page two, Mr. Neola said the word "structural" should be removed from Items 1 and 2. Board members agreed.

**Mr. Neola made a motion to remove items 6 & 7 completely, and to remove the word "structural" from items 1 and 2 under "Procedures After the Meeting". Mr. Parsons seconded. With unanimous vote, motion carried.**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 5:53pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

10-18-2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

10-18-2022  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
October 18, 2022, 5:30pm**

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

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

**Visitors:** Gabriel Bartlett, 28 Elevator Ave, Painesville 44077

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of September 20, 2022. Mr. Marino seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-21: 528 East Washington Street- Sign for Schoolhouse Salvage.**

Presented by Gabriel Bartlett of Advanced Installation & Sign, agent for property owned by David Jezek and on behalf of tenant, Amy Cseh of Schoolhouse Salvage.

Mr. Neola asked the applicant to begin his presentation. Mr. Bartlett said the proposed sign is relatively small and fairly simple. He was going to bring samples as requested, but the client did not want to incur the additional cost. He clarified the colors to be a black background with white lettering, and the 2012 numbers will be bronze.

Mr. Bartlett said the sign has already been made and showed photos that more accurately represented the colors. Mr. Neola asked what color the tapcons would be; Mr. Bartlett said they will be painted black to blend in.

**Mr. Neola made a motion to approve as submitted. Mr. Parsons seconded. With unanimous vote, motion carried.**

**Old Business: Review proposed sample plans for ARB requirements**

The board discussed the proposed samples to be provided to applicants to assist them with submissions.

Mr. Neola said he thinks the examples provide enough direction for applicants to understand what is expected of them. After review and discussion, it was decided that the electrical and plumbing schematics were not relevant to ARB submissions, but that a sample roof plan should be added.

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 5:52pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

11.1.2022  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

11-1-2022  
\_\_\_\_\_  
Date





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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
November 1, 2022, 5:30pm**

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

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

**Visitors:** Donald R. Yert, 1225 Bell Road; Joe Brown, 14314 Delaware Ave, Lakewood 44107; Mara Holland, 108 Dorset Dr; Engelina Koberna, 107 Dorset Dr; Mary Ann Serafino, 9478 Ravenna Rd, Twinsburg 44087.

Gary Neola called the meeting to order at 5:30 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of October 18, 2022. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-22: 1225 Bell Road-** Sign for Red Barn Commons. Presented by Mr. Don Yert, property owner.

Mr. Neola asked the applicant to begin the presentation. Mr. Yert said he has been to the Planning Commission three times and his plan has been revised to have the sign turned off at 10:00pm every night, since the sign is on Bell Road and is near residential areas. Mr. Yert said he will have either two or four tenants and will begin advertising the spaces for lease once the project is completed, in about six months. Mr. Neola asked if the tenant names would be in black lettering. Mr. Yert said yes, they would probably be in black.

Mr. Neola asked board members for any questions or comments. Mr. Parsons confirmed the thickness of the sign box.

**Mr. Neola made a motion to approve the submittal as presented. Mr. Parsons seconded. With unanimous vote, motion carried.**

Mr. Yert thanked the board for their help and encouragement.

**Agenda Item 2: ARB CASE # 22-23: Kensington Green Front Entry:** Entry sign with fencing. Presented by Mary Ann Serafino of Easy Sign Holdings LLC, on behalf of Kensington Green HOA.

Mr. Neola asked the applicant to begin the presentation. Ms. Serafino said they are proposing replacement of the existing sign with an updated sign that would take up the same footprint, incorporating the stone with a new single-sided sign carved with the leaf logo. They would replace the existing fencing where existing, and all posts would be sleeved in vinyl. Mr. Neola noted the lighting on top of the piers and asked if the sign itself was illuminated. Ms. Koberna said there is an existing small spotlight that will remain and illuminate the new sign.

Mr. Neola asked for material samples. Ms. Serafino showed the board samples of the sign itself, the proposed cultured stone, and caps and bases of faux sandstone. Mr. Neola asked how the sign would be stabilized. Ms. Serafino said the fencing will be attached to the pillars on either side, and there will be framework and fencing that is not visible from the front.

Mr. Neola asked the board for any questions. There were none.

**Mr. Neola made a motion to approve the sign as submitted. Mr. Marino seconded. With unanimous vote, motion carried.**

**Agenda Item 3: ARB CASE # 22-24: 304 Hazelwood Drive:** Rear dormer and front portico. Presented by Joe Brown, applicant for owner Eric Brown.

Mr. Neola asked the applicant to begin the presentation. Mr. Brown said that in addition to the rear dormer and front portico, they will be replacing the siding on the house and installing a new driveway, along with interior remodeling. Mr. Parsons referred to the egress double hung windows on the south elevation, and said they seem large in proportion to the dormer and other windows on the house, and they would only be 6" off the floor. Mr. Neola said that they would have to have tempered glass if they are within 18" of the floor. Mr. Brown said that he would be fine with installing smaller windows as long as they comply with egress. Discussion followed regarding egress requirements. Mr. Marino said installing sliders would meet egress requirements. Mr. Brown said there is a slider on the rear elevation, and one on the front elevation. Mr. Neola said he won't say he can't do what he is proposing, but it may be beneficial to revisit the window type and size for the dormer. Mr. Brown said he likes the idea of having the windows further from the floor, especially with children.

Mr. Parsons referred to the front portico, and asked for clarification on the framing, and which elements would be visible. It was determined that the roof would be gabled, and the ends of the beams would not be visible.

Mr. Brown said the house has been vacant for a year, and his son, who was raised in the house, is making these renovations and improvements. He said the neighbors will be very pleased with the improvements.

Mr. Neola asked the board for any further comments. There were none.

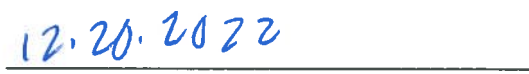
**Mr. Neola made a motion to approve as submitted. Mr. Parsons seconded. With unanimous vote, motion carried.**

**Old Business: None**


**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 6:02pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

  
\_\_\_\_\_  
Date



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
December 20, 2022, 5:30pm**

**Members Present:** Gary Neola, Chairman, Ryan Parsons

**Member Absent:** Denis Marino

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

**Visitors:** Kristen and Emma Scanlon, 5260 Chillicothe Road

Gary Neola called the meeting to order at 5:37 p.m.

Board Secretary Ruth Griswold conducted roll call.

**Mr. Parsons motioned to approve the minutes of November 1, 2022. Mr. Neola seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #22-25: 506 East Washington Street-Sign for Ponyboys Restaurant and Bar. Presented by Ms. Kristen Scanlon, applicant, and tenant of property owned by Mr. Thomas Violante.**

Mr. Neola welcomed the applicant and asked her to begin her presentation.

Ms. Scanlon said they have investigated every possible angle for signage, including a pole sign or a monument sign, and determined that this sign would be the best solution. She said the sign will be

painted on the west side of the building, using the same black paint as the other trim, and will say Ponyboys Restaurant and Bar.

Mr. Neola thanked the applicant for submitting accurate information for the board to review. He said he understands the challenges for the site.

There were no questions or comments from board members.

**Mr. Neola made a motion to approve the sign as submitted. Mr. Parsons seconded. With unanimous vote, motion carried.**

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 5:40pm.

  
\_\_\_\_\_  
Gary Neola, Chairman

1.17.2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ruth Griswold, Board Secretary

1.17.2023  
\_\_\_\_\_  
Date