



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
May 2, 2023, 5:30pm**

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

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

**Visitors:** Robert Luczywo, 100 Solon Rd, Chagrin Falls OH 44022

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola motioned to approve the minutes of March 7, 2023. Mr. Parsons seconded. With unanimous vote, motion carried.**

**AGENDA ITEM 1: ARB CASE #23-07: 270 Manor Brook Drive-Three Season Sunroom Addition.**  
Presented by Robert Luczywo of Chagrin Construction Company, Applicant for Property Owners Ann Byrnes and Owen Orzavk.

Mr. Neola referred to the floor plan on the large screen and asked the applicant if there had been any consideration given to offsetting the outside corner and bringing it in by about 8", which would improve the elevation and also break it up aesthetically. Robert Luczywo of Chagrin Construction agreed that it could be done and would be beneficial.

Mr. Neola said since the existing windows in the house all have muntins, the new windows should match and have muntins added as well.

Mr. Parsons referred to the drawing of the new stamped concrete patio, and said that as the grade drops, there is a note about optional grade brick around the addition. He asked about the vertical surface by the stamped concrete patio. Mr. Luczywo said although it is not shown on the drawing, there is currently an 8x8 planting bed that will be removed, and graded accordingly, leaving only about 8" of brick showing.

Discussion followed regarding practicalities involved in achieving the offset.

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

**Mr. Neola made a motion to approve the plans as noted, having muntins added to the windows and doors, and to offset the room from the corner of the house by potentially up to 8", or as allowed. Mr. Marino seconded. With unanimous vote, motion carried.**


**Old Business: None**

**New Business: None**

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

  
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Gary Neola, Chairman

5-16-2023  
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Date

  
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Ruth Griswold, Board Secretary

5-16-2023  
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Date