



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

**ARCHITECTURAL REVIEW BOARD  
MINUTES  
September 5, 2023, 5:30pm**

- Members Present:** Gary Neola, Chairman, Ryan Parsons
- Member Absent:** Denis Marino
- Other Officials:** Mayor William Koons; Ruth Griswold, Board Secretary
- Visitors:** Philip Koepf, 321 High Street, Chagrin Falls; Douglas and Mollie Richard, 76 Maple Hill Dr; Missi Wise, 7070 Pine Street, Jim and Tami Noyes, 78 Paw Paw Lake Drive

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

Board Secretary Ruth Griswold conducted roll call.

**Mr. Neola motioned to approve the minutes of July 18, 2023. Mr. Parsons seconded. With unanimous vote, motion carried.**

**Agenda Item 1: Case # ARB 23-12: 78 Paw Paw Lake Drive-** Addition of Living Space and Remodeling of Bedroom and Bath at South End of Existing Residence. Presented by Philip M. Koepf, Architect, Applicant for Property Owners Jim and Tammi Noyes.

Mr. Neola asked Philip Koepf to begin his presentation. Mr. Koepf referred to the drawings shown on the media screen and said his proposal includes remodeling an existing bathroom to make it more accessible, reducing the size of the bedroom a little and then adding an addition to the rear of the house

that will serve as a combined living space. There will be a separate entrance to the addition at the side of the house. The siding and general fenestration will match the existing house. The gable roof allows for a slight cathedral ceiling in the space.

Mr. Parsons asked if the existing windows are casement. Mr. Koepf said yes, although it is difficult to see that in the photos that were presented. He said the house is fairly isolated from other neighbors, and the addition will not be visible from the street.

Mr. Neola referred to the east elevation, and asked if there is access to the space below. Mr. Koepf said there are stairs leading into a very small basement, and next to it there is a former greenhouse that will be demolished. Mr. Neola asked if there would be repair work that needed to be done after the greenhouse is removed. Mr. Koepf said there might be siding that has to be patched, and they would match the siding.

Mr. Neola said the submission is pretty straightforward, and Mr. Parsons had no further comments.

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

**Agenda Item 2: Case # ARB 23-13: 76 Maple Hill Drive**-Construct a 24'x 24'x19' Shed with Attached 4' x 24' Porch. Variances Granted for Size and Height at the BZA Meeting on 8-16-2023. Presented by Applicants and Property Owners Doug and Mollie Richard.

Mr. Neola asked the applicants to begin their presentation. Mr. Richard began by clarifying the 24x24 size of the shed includes the porch. Mr. Neola thanked him for the clarification. Mr. Richard said the roof of the shed will match the new roof shingles on the house, and will not be metal as depicted in the sample presented, and there will be a single door off the porch. They plan on having the color of the shed be Jamestown red with black shutters, and white trim.

Mr. Parsons confirmed that the shutters and trim colors would also match the house, which is brick. Mr. Richard said that is correct. Mr. Neola asked what color the roof would be. Mr. Richard said the architectural grade shingle roof color will be black onyx.

**Mr. Neola said he has no concerns. Mr. Parsons made a motion to approve the application as submitted. Mr. Neola seconded. With unanimous vote, the motion carried.**

The applicants thanked the board.

**Old Business: None**

**New Business: None**

There being no further business, Mr. Neola adjourned the meeting at 5:51pm.

  
Gary Neola, Chairman

10-3-2023  
Date

  
Ruth Griswold, Board Secretary

10-3-23  
Date