



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
January 17, 2023, 5:30pm**

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

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

Visitors: Ray Mason and Kellie Stewart of Fluent Solar LLC; Dave Mader, 132 Southwyck Drive

Gary Neola 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 20, 2022. Mr. Neola seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-01: 6 Circle Drive-Solar Panel Installation. Presented by Kellie Stewart of Fluent Solar LLC, Applicant for Property Owned by Jeanie Gaither.

Mr. Neola asked the applicant to begin her presentation. Ms. Stewart said they are proposing the installation of a 4.8 kilowatt system, it will be a single string of twelve solar panels on the front of the house.

Mr. Neola said this is a fairly straightforward project. He asked board members for comments. There were none.

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

Mr. Marino arrived at 5:35pm.

AGENDA ITEM 2: ARB CASE #23-02: 132 Southwyck Drive- Closet Addition. Presented by David Mader, Applicant and Property Owner.

Mr. Neola asked the applicant to begin his presentation. Mr. Mader said the closet addition will provide additional space to hang clothing. He was able to cut a portion of the original house and then use a cantilever system to enlarge the area and use most of the existing materials. He said by doing so it looks as though the small closet addition has always been there.

Mr. Neola asked if there had been a window on the original house. Mr. Mader said yes, but he intends to side over that area when the weather gets better, and also remove the door, which he only installed to bring drywall in.

Mr. Neola said he has no issues with this project, and asked board member for comments. There were none. Mr. Parsons made a motion to approve the project as presented. Mr. Marino seconded. With unanimous vote, motion carried.

Old Business: None

New Business: None

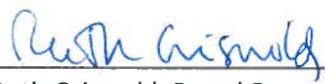
There being no further business, Mr. Neola adjourned the meeting at 5:43pm.



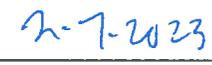
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



Village of South Russell
5205 Chillicothe Road
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**ARCHITECTURAL REVIEW BOARD
MINUTES
February 7, 2023, 5:30pm**

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

Other Officials: Ruth Griswold, Board Secretary

Visitors: Paul Papageorge, 1184 Bell Road

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola motioned to approve the minutes of January 17, 2023. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-03: 972 Bell Road-Proposed Additions and Modifications. Presented by Paul Papageorge of Alexandra Fine Homes Inc., Applicant for Property Owned by Brego, LLC.

Mr. Neola referred to the drawing and noted that there are a lot of doors on the front elevation. Mr. Marino asked if there was a photo of the front of the house. It was determined that there was no photo submitted that accurately showed the front of the existing house.

Mr. Papageorge referred to the rendering on the large screen and provided orientation and perspective for the board. He noted that the house currently has two doors on the front of the house, which makes no sense. He is proposing eliminating one of the front doors and adding a small, covered porch over the remaining door to better identify the entryway. There will be a new attached garage and an addition

with a modern feel. He said it's been designed in such a way so as to allow more light into the house, since the ceilings are very low and it's currently very dark inside.

Discussion followed among board members and the applicant regarding discrepancies and omissions on the plans. Mr. Neola said an actual roof plan would have been more clear instead of just having it superimposed over the floor plan. Mr. Papageorge again referred to the elevations on the large screen to better explain the proposal.

Mr. Parsons asked if the "gingerbread" trim will remain on any existing structures, but not added to the new. Mr. Papageorge said the owner decided they wanted it all removed.

Mr. Neola referred to the front elevation and said the door that enters into the dining room should be replaced with a window. He said the other door is recessed back, and the front entry will be better defined by adding the covered entryway. Mr. Papageorge agreed, and said the existing extra door looks odd on the front elevation.

Mr. Parsons referred to the rear elevation which shows decorative storage barn doors, and the front elevation opposite is showing a window. He asked why he wouldn't have windows on both elevations, although he has no issue with the decorative barn doors, especially since the gingerbread is all being removed. Mr. Papageorge said above the garage there is no living space, which is why they chose the decorative barn door instead of a window.

Mr. Marino referred to the front porch gable, and said they might consider changing the texture. Mr. Neola said he thinks the gable should be dropped down, and the front door be trimmed out to provide some importance.

Mr. Neola said he doesn't have an issue with anything other than the front entrance, and having the second door on the front elevation be replaced with a window. Photographs of the front entrance should be submitted, along with a better elevation drawing. It would be nice to see the gutter line dropped a bit. He said they are going to the trouble of putting a nice cover over the front entrance, but it still looks as if it's lacking. Mr. Papageorge said he agrees with that assessment.

Discussion followed regarding the need to obtain a variance from the Board of Zoning Appeals for the new front entry, due to the front setback not meeting code. Mr. Papageorge indicated that his client may decide not to move forward with the porch as submitted, since it requires obtaining a variance.

Mr. Marino said he thinks introducing a different texture to provide separation would benefit the overall look. The front porch gable, for one, would definitely be a good place for a contrasting texture. Mr. Neola said that is a good suggestion. Mr. Papageorge said he would prefer to not move in that direction, as board and batten seems to be a trend that is being overdone. He agreed that the front entry could use some attention, but would like to stay away from different textures, and would like to keep the street side as it is. He showed photos to board members of an addition that provided inspiration for this project. Discussion followed regarding different ways to break up the elevations, including adding frieze

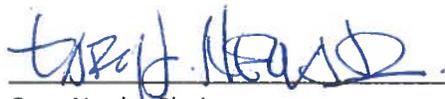
board and stone in certain areas. Mr. Papageorge said he really doesn't want to draw more attention to those areas.

Mr. Neola motioned to approve the overall design with the exception of the front entrance area, which must be revised and resubmitted to show a lowered gable roof, trim details around the front entrance door, and a matching window instead of the extra front door. 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 6:13pm.



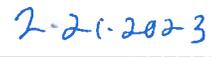
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
February 21, 2023, 5:30pm**

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

Other Officials: Gerald Canton, Council Member; Tim Alder, Service Department; Ruth Griswold, Board Secretary

Visitors: Rachael Sherry, 44 E Bel Meadow Lane; Justin Davies, Paskevich & Associates; Paul Papageorge, 1184 Bell Road

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 February 7, 2023. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-04: 1000 Bell Road-Proposed Restroom Facility at South Russell Village Park. Presented on Behalf of the Village by Council Member Gerald Canton and Tim Alder of the Service Department

Mr. Neola asked the applicants to begin their presentation. Mr. Canton thanked the board members for their service. He said ever since the park land was purchased, the Village has added value with the pavilion, playground and the butterfly garden. The proposed restroom will be simple to install, great to use and easy to maintain. The service department employees will dig the foundation. They will attempt to match the pavilion color and materials as closely as possible. The doors will face west, so that parents

can see their children coming and going to the restroom. He said the proposal received approval from the Planning Commission on 2-9-2023.

Mr. Alder said the Planning Commission also approved exterior lighting, interior motion lights, and timed locks. The stone on the facility will match the fireplace and chimney on the pavilion as closely as possible. The only remaining issue is the color of the proposed board and batten siding. The manufacturer was unable to send physical samples, but they told him to choose a color from the Sherwin Williams color chart, and they would match it.

Mr. Neola said a photo of the existing pavilion would have been helpful in determining which model of the restroom would be most compatible. Mr. Alder said the Double Rocky Mountain design was chosen because it offers a male and female side, in addition to having a storage area in the center, which is accessed from the back.

Mr. Neola said it would be difficult for the board to select the best color match, and since the intention is to try and match the pavilion as closely as possible, it should be left up to them to choose. Mr. Alder said their goal is to have the restroom blend in with the surroundings as much as possible.

Mr. Neola asked if the stone and paint color could be chosen from physical samples, rather than photos or copies. Mr. Alder said he will request expedited samples from the company so that the Park Committee can select from them.

Mr. Neola asked board members for any other comments. Mr. Parsons said he agrees with what Gary said, and he has no concern with color selections.

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

Agenda Item 2: Case # ARB 23-03-A: 972 Bell Road-Resubmission from Meeting on 2-7-2023 for Proposed Front Entry. Presented by Paul Papageorge of Alexandra Fine Homes Inc., Applicant for Property Owned by Brego, LLC.

Mr. Neola said he understands that the homeowner no longer needs a front setback variance. Mr. Papageorge said that is correct; the front porch was redesigned to be code compliant. He referred to the photo of the front elevation, indicating the decision to create a cover over the existing front porch with brackets on either side for support. He said the revised plans also show that the door to the right was replaced with a window as required by the board.

Mr. Neola said it looks like he has complied with the requirements from the previous meeting and asked board members if they had any questions or comments. There were none.

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

Agenda Item 3: Case # ARB 23-05: 576 Industrial Parkway-Proposed Smoke Shack
Accessory Structure with Fence Enclosure. Presented by Justin Davies of Paskevich & Associates, Applicant for the Property Owned by Mr. Mark Derry, and on Behalf of the Tenants Rachael and Duane Sherry of Hawaiian Guys BBQ.

Mr. Davies began the presentation by saying that Hawaiian Guys BBQ will be moving into a space that currently has three other tenants and has been approved to operate a catering kitchen. He referred to the large screen and indicated the location of the proposed smoke shack in relation to the existing building and adjacent properties. He said the smoke shack is a semi-enclosed structure made of split face block, and the location will maintain the required 15' distance from the building, per the Fire Marshal. Mr. Davies said the Planning Commission also required the installation of a fence for safety purposes, which is also on the plans.

Mr. Neola asked the applicant if he had a sample of the split-face block, and Mr. Davies showed the board a sample. Mr. Neola asked about the material being used for the roof and fence. Mr. Davies said the roof will be a corrugated metal roof and the fence will be black aluminum. He said the only other change on the exterior will be to the existing side door, which will be removed and replaced with a double door, to allow better access for equipment.

Mr. Neola asked if they would be installing any signage. Mr. Davies said as of now, there has not been a decision on a sign, but they will come back before the board if they decide to install any signage.

Mr. Neola said the project is a fairly clean and straight forward approach and he has no issues with the proposal. He asked board members for comments or questions. **Mr. Parsons agreed and made a motion to approve the submittal as presented. 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 6:00pm.



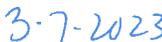
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



Village of South Russell
5205 Chillicothe Road
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**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.

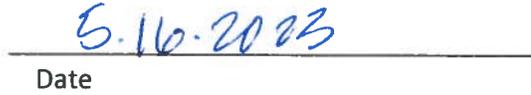
Old Business: None

New Business: None

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



Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



Village of South Russell
5205 Chillicothe Road
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**ARCHITECTURAL REVIEW BOARD
MINUTES
May 16, 2023 5:30pm**

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

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

Visitors: Marybeth and Patrick McEntee, 114 Silver Springs Trail

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons motioned to approve the minutes of May 2, 2023. Mr. Marino seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-08: 114 Silver Springs Trail-New Garage Bay Addition with Unfinished Attic Above; Removal of Existing Garage Roof for New Master Sitting Room. Presented by Patrick McEntee, Applicant and Property Owner.

Mr. Neola asked the applicant to begin the presentation. Mr. McEntee referred to the plans on the large screen and detailed the proposed expansion to their house. He said the new garage bay will accommodate his cargo van and lawn and garden equipment. The unfinished area above may be an office and they will be removing the trussed roof over the existing garage and building a leg between the existing master bedroom and the new loft.

Mr. Neola asked if any consideration had been given to having a rear loading garage. He said the addition results in having a front elevation with an equal amount of garage as there is house, which detracts from the definition of the front entry. Mr. McEntee said the septic tank prohibits that from being done, and several homes on their street have added another front-facing garage bay.

Mr. Marino said he understands the practicalities involved, but perhaps downplaying the existing garage by eliminating the addition of the metal roof, which would make it recede a little more, so that the new addition and the front door would pop, and the middle area would kind of go away. Mr. McEntee said he wanted to pull from the standing seam element on his front porch roof.

Discussion followed as the board viewed the floor plan on the large screen.

Mr. Parsons asked if all new materials would match the existing. Mr. McEntee said yes.

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

Mr. Neola made a motion to approve the plans 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 5:46pm.



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
June 20, 2023, 5:30pm**

Members Present: Ryan Parsons, Acting Chairman, Denis Marino

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

Visitors: Emily and Kevin Donovan, 1448 Bell Road

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Marino motioned to approve the minutes of May 16, 2023. Mr. Parsons seconded. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-09: 1448 Bell Road-Replace Existing Vestibule at Rear of Home, Add Covered Walk to Existing Garage/Barn, Add Covered Patio at East and South Sides of Garage/Barn. Presented by Property Owners Emily and Kevin Donovan.

Mr. Parsons asked the applicants to begin their presentation. Mr. Donovan referred to the drawings projected onto the large screens, showing the vestibule that will be torn off and replaced with a wider vestibule, to which will be added a covered walkway to the garage. Ms. Donovan said all materials will match existing and be compliment the current architecture. She said they are also planning to install a covered patio area on the east and south sides of the garage.

Mr. Parsons asked if the only work on the existing house itself would be the vestibule area. Mr. Donovan said yes, that is correct.

Mr. Marino referred to the side elevation and asked if the new roof would overlay onto the existing roof. Mr. Donovan said yes, it would.

After further review, Mr. Parsons said he had no further questions or concerns, and made a motion to approve the plans as submitted. Mr. Marino seconded. With unanimous vote, motion carried.

Old Business: None

New Business: None

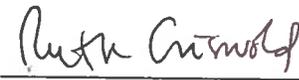
There being no further business, Mr. Parsons adjourned the meeting at 5:37pm.



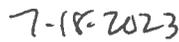
Ryan Parsons, Acting Chairman



Date



Ruth Griswold, Board Secretary



Date



Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
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**ARCHITECTURAL REVIEW BOARD
MINUTES
July 18, 2023, 5:30pm**

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

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

Visitors: Anne Wisniewski, 103 Spring Drive; George Clemens, 102 Spring Drive; Isabella Klug, 111 Champion Lane; Bill Oeflein, 28650 South Woodland

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons motioned to approve the minutes of June 20, 2023. Mr. Marino seconded. Mr. Neola abstained. With unanimous vote, motion carried.

AGENDA ITEM 1: ARB CASE #23-11: 103 Spring Drive- Add a Decorative, Covered Front Entry Stoop for Both Aesthetic and Functional Purposes. Presented by George Clemens of Clemens Architecture.

Mr. Clemens referred to the large screen and said the covered entry has aesthetic value and it is so much better to have a cover over the front door entry. Ms. Wisniewski, the property owner, said she has been wanting this for a long time.

Mr. Neola said this would be a nice added feature to the house, and asked board members if they had any comments. Mr. Parsons said he thinks everything looks great.

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

Agenda Item 2: Case # ARB 23-10: 1184 Sheerbrook Drive-Modest Garage Addition.

Presented by Paul J. Stark of Morland Partners, Applicant for Property Owners David and Cathy Helkey.

Bill Oeflein, the architect for the project, was present to discuss the submission. He said the owners need more storage, and they just want to bump out the garage by about 7.5'. The contractor, Paul Stark, felt the easiest way to accomplish that would be to step it in on the sides, without the need to mess with the quarter trim or the fascia board.

Mr. Neola asked if the only way to access the additional storage would be through the garage. Mr. Oeflein said yes, that is correct. The owner also wanted to add a window to match the existing windows. Mr. Neola said the shutters on the new window are too wide, as they should be half the width of the window. Mr. Oeflein said he can easily reduce the size of the shutters, and agreed to have 12" shutters installed.

Mr. Neola said the site plan that was submitted was not drawn to a 1" = 20' scale as required on the checklist, and the approval will be contingent upon providing that.

Mr. Neola made a motion to approve the submission as noted, conditional on having the Village receive the properly scaled site plan, and having the shutters be 12" wide. Mr. Parsons seconded. With unanimous vote, motion carried.

Old Business: None

New Business: Mr. Neola said the issue of having applicants provide HOA approval prior to appearing before the Architectural Review Board recently came up. The checklist given to applicants did not have that as a requirement but has since been corrected. Discussion followed. Mr. Neola said they will continue the practice of requiring proof of HOA approval prior to the board's review.

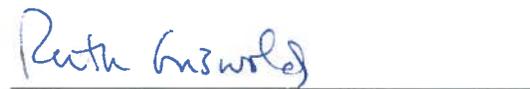
There being no further business, Mr. Neola adjourned the meeting at 5:53pm.



Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
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**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



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
October 3, 2023, 5:30pm**

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

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

Visitors: Bill Werman, 5081 Chillicothe Road; Henry J. Miller, 16793 Mumford Rd, Burton OH 44021

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola motioned to approve the minutes of September 5, 2023. Mr. Parsons seconded. Mr. Marino abstained. With unanimous vote, the motion carried.

Agenda Item 1: Case # ARB 23-14: 5081 Chillicothe Road -Construct a 50'x 30'x 15' Accessory Building with Overhang. Variance Granted for Size at the BZA Meeting on 9-20-2023. Presented by Applicant and Property Owner William Werman.

Mr. Neola asked the applicant to begin his presentation. Mr. Werman began by saying that the photo rendering presented is similar to what they will be constructing, but the plans submitted are accurate. He said the overhead door will be on the 50' side, and the personnel door and the overhang will be on the 30' side.

Mr. Marino asked if there would be any windows. Mr. Werman said no.

Mr. Neola referred to the photo of the existing house, and asked what siding would be used on the pole barn. Henry Miller, contractor, said they would be using 4 ½" Dutch lap vinyl siding to match the house

in color. They chose Dutch lap since it is a little stronger, but if they need to match the style on the house, they can do that.

Mr. Neola said the accessory structure will have quite a presence due to its size. He asked board members for their thoughts on the type of siding. Mr. Marino asked how far back the structure would be from the house. Mr. Werman said from the end of his deck to the new building it's roughly 75', and the longest part of the building would be facing the woods, with the door and awning facing the house. Mr. Neola said since it is set so far back from the street, the siding type will most likely not be discernible, and it's nice to have the horizontal siding and not vertical as depicted.

Mr. Neola said it is important to match the color of the accessory building to the house as closely as possible. He asked about roof colors. Mr. Werman said the color of the metal roof on the pole barn has not been decided yet, but he was thinking a darker color would blend in best. Mr. Neola said the board cannot tell him what color to use, but a charcoal gray would be a good choice. Mr. Werman agreed, and said the entry doors on his house are also a charcoal gray.

Mr. Neola asked board members for any additional comments. Mr. Marino said it would be nice to add a couple of windows under the overhang. Mr. Miller agreed, and said it would make the structure look a lot better. Mr. Neola said it would make sense to center the door between the two posts, and have windows on either side. Mr. Werman said he was trying to keep the door to one corner, so as to ensure access and not have clutter blocking it from the inside. Mr. Miller said they could still install the door fairly close to a corner. Discussion followed.

Mr. Neola said the centering of the door between the two posts, and adding windows, while not critical, would certainly add curb appeal and look nice from their house as well.

Mr. Neola made a motion to approve the submission with those modifications noted. Mr. Parsons seconded. With unanimous vote, the motion carried.

Mr. Werman and Mr. Miller thanked the board for their time.

Old Business: None
New Business: None

There being no further business, Mr. Neola adjourned the meeting at 5:48pm



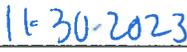
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
November 21, 2023, 5:30pm**

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

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

Visitors: Richard Brown of LB Architects LLC, 1674 Stine Road, Peninsula OH 44264

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Marino motioned to approve the minutes of October 3, 2023. Mr. Parsons seconded. With unanimous vote, the motion carried.

Agenda Item 1: Case # ARB 23-17: 1101 Bell Road -Addition to Existing House. Presented by Applicant Richard Brown of LB Architects LLC, on behalf of property owners James and Nancy Ebert

Mr. Neola asked the applicant to begin his presentation. Mr. Brown referred to the site plan on the media screen, which indicated the demolition of a portion of the home and an outline of the future addition on the back, which will be the major project. The portion of the home being demolished has severe structural issues, but a more recent addition that includes a three-car garage is fairly new and very well built. The first section of the addition was intended to be a master bedroom or family room of some sort. They will eventually convert that space into a guest room or in-law suite, but plan to live in that portion while the new addition is being built. They have been in an apartment for over two years while house hunting.

Mr. Brown said he will return to the ARB once the larger addition is ready to be presented, but for now they are just seeking approval for the small 5' addition to the front of the house, which will make the area more livable.

He showed board members photos of houses that represent the look the owners are going for. He said they would use some stone as well as board and batten, and that the main addition will be about 2500 square feet. The intent is to tie the front addition into the existing garage and future addition.

Mr. Brown said they would also be cutting in a new driveway and eliminating the current shared driveway.

Mr. Neola asked if there was currently a cupola on the house as shown on the drawings. Mr. Brown said there is not, but seeing it on the drawings makes it look nice, and they may consider it, depending on the cost.

Mr. Neola asked board members for further comments or questions. Mr. Parsons said the applicant's explanations were very helpful, and he had no comments or questions. Mr. Marino said he looks forward to seeing the larger addition and how everything ties together.

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

Mr. Brown thanked the board members for their time.

Old Business: None

New Business: None

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


Gary Neola, Chairman

12.5.2023
Date


Ruth Griswold, Board Secretary

12-5-2023
Date



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

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

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

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

Visitors: Trefus Lee, 25 Garden Park Dr; Gary & Taryn Pellegrino, 1572 Bell Road; Dan Holzheimer, 1572 Bell Road

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Parsons motioned to approve the minutes of November 21, 2023. Mr. Neola seconded. With unanimous vote, the motion carried.

Agenda Item 1: Case # ARB 23-15: 1572 Bell Road-Redesign and Rebuild of Front Porch, Adding One Window to Replace Old Front Door. Presented by Property Owner and Applicant, Gary Pellegrino of Figurati Construction Company.

Mr. Neola asked the applicant to begin his presentation. Gary Pellegrino Jr. said they purchased the property at 1572 Bell Road, and the original property was a farmhouse from the 1800s that had multiple additions put on over the years, but never really had a front entryway to speak of. They want to renovate it and update it while maintaining some of the original character. Mr. Neola noted that the porch rebuilding had already been started. Mr. Pellegrino said there had been some miscommunication between his father and the contractor who started the structure, which they are now hoping to finish.

Mr. Pellegrino referred to the renderings of the proposed final project, and submitted a new one as well. Mr. Neola asked him if they would be replacing the siding. Mr. Pellegrino said yes, the plan is to have a horizontal siding mixed in with the vertical board and batten style, and cultured stone below. Mr. Neola asked how they would be bringing the stone down to grade. Mr. Holzheimer introduced himself and said he would like to answer that question, and asked if he should go into detail. Mr. Neola said what is important is that for structural reasons, you wouldn't be taking the cultured stone to grade. Mr. Pellegrino said it would go down to at least 8" above grade.

Mr. Parsons asked if the finishes would be done on all sides of the house. Mr. Pellegrino said yes, but the front is the only elevation that will have the changes to the door and window placement. Mr. Neola asked for confirmation that the porch is a wood frame structure. Mr. Pellegrino said that is correct. Mr. Neola referred to the side view section cut, which looked as though there was wood on the deck, and stone on the face. Mr. Holzheimer referred to drawing #2, and explained further, stating that it would be tile and not wood on the deck. Mr. Neola thanked him for the clarification.

Mr. Pellegrino referred to the new color rendering and said the columns would be wrapped in cedar. Discussion followed regarding the trim above the windows and the stone porch with cedar columns. The rendering showed two color options, and he said they are leaning toward the bottom one with the white siding. Mr. Neola said either theme would work, and personally he feels the one with the white siding is brighter, and adds to the curb appeal. He said although the board does want to see finish colors and materials, they do not dictate color.

Mr. Holzheimer asked if he should provide any further details. Mr. Neola said the detailed plans speak for themselves. Mr. Parsons agreed and said he likes the detail work of the wood above the windows, as it really helps to break up that façade. He feels they have done a great job with something that had not been worked on in years, and he had no questions.

Mr. Holzheimer explained the technicalities involved in creating the design, and how many things had to be taken into consideration.

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

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

The applicants thanked the board.

Agenda Item 2: Case # ARB 23-16: 25 Garden Park Drive-Construct an 8x10 Porch Addition on Front of House. Presented by Property Owner Trefus Lee.

Mr. Neola asked the applicant to begin his presentation. Mr. Lee greeted the board, and said he and his wife purchased their home about two years ago. This house also has several different additions, most of which are at the rear of the house. He said the lake view is at the front of their house, and you walk out the front door and onto a 3' stoop. This is where they are able to view the lake from, and their intent

with the 8x10 gable porch addition is to add some definition and modernization to the house, as well as to provide a space for them to sit and enjoy the view. He said he is planning to build the structure himself, using 6x6 posts with a gable roof, and adding a cedar ceiling.

Mr. Neola asked if he would be matching the roof shingles to the house. Mr. Lee said yes, and showed samples of the 20-year-dimensional shingles. He referred to a newly submitted rendering and indicated that this is the look they hope to achieve. He decided against the timber look after consulting with an architect. Discussion followed regarding the posts, as Mr. Lee showed a sample of the proposed material. Mr. Neola said it would make sense for the columns to have a more traditional look to the trim to match the existing areas of the house. Mr. Marino said he may consider looking into pre-cast structural columns that come with the detail; they also have the dimensions nicely laid out and are reasonably priced. Mr. Lee thanked him for the suggestion.

Mr. Neola said the plans indicate the roof pitch to be 4:12, which he believes to be incorrectly noted, as the drawing seems to be more of a 10:12 or a 12:12 pitch. Mr. Parsons asked him if the plan was to have the roof pitch match the other gables. Mr. Lee said that wasn't his intent, as those are very steep, and he wants to make this roof balance with the front of the house. He pointed out the two front windows and said the distance between the windows presented a challenge, and it was suggested a 4:12 pitch would work, but he is open to guidance. Mr. Neola said the pitch has nothing to do with what he is trying to accomplish in terms of extending the house since the porch addition is so small, it won't get tall enough to dive back into the main roof. He said the roof pitch of the front entrance should match the existing house, which the drawing accurately depicts.

Mr. Marino asked if they would be able to line the gutters up. Mr. Lee said yes, the intent is to attach it to the front of the fascia, then attach side gutters. Mr. Neola said it looks a little low on the drawing. Mr. Parsons said the left elevation is a better drawing.

Mr. Parsons asked the applicant if he is planning to widen the front stone walk. Mr. Lee said no, since the walkway is made of pavers, he will be able to rearrange them after the porch has been completed.

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

Mr. Neola said the board would note and approve the plans with the following: that the new posts have traditional details, and that the fascia board on the porch be aligned with the existing house. Mr. Parsons made a motion to approve the plans as noted. 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 at 6:11pm.



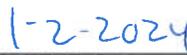
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date