



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
March 19, 2024 5:30pm**

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

Other Officials: Leslie Galicki, Acting Board Secretary

Visitors: Rob Reboul, 105 Southwyck Dr; Becky Pantuso, 30 S Franklin Street; Cory Brown, 208 Bell Street; George Clemens, 208 Bell Street

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

Acting Board Secretary Leslie Galicki conducted roll call.

Mr. Parsons motioned to approve the minutes of March 5, 2024. Mr. Marino seconded. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 24-08: 3 Deerfield Drive-Additions and Renovations to Existing Residence. New Mother-in-Law Suite, Front Porch Addition, Rear Screen Porch, Kitchen Extension and Garage Extension. Presented by Applicant Rebecca Pantuso of Pantuso Architecture, on Behalf of Property Owners Kristin & Robert Reboul. Approved for 5' encroachment into side yard setback at Board of Zoning Appeals Meeting on 1-17-2024.

Ms. Pantuso began her presentation by saying the new in-law suite was originally going to be constructed at the rear of the home, but they have since decided to build the suite on the second floor. She referred to the plans on the media screen and indicated a 6-7' extension to expand the kitchen and dining room. They will use the existing garage to provide a new side entry with an elevator, and expand the garage forward for the front entry.

Ms. Pantuso referred to the existing front elevation and then the proposed, indicating the addition of a two-story element which would include a front porch. The side elevation showed dormers, which will allow for the expanded kitchen. The addition of skylights on the rear addition will provide much needed natural light in that area. She said there may be a need to come back with a slight change since the screen porch is not demonstrated very well in the current iteration. They hope to move quickly on the project and complete it this year.

Mr. Neola complimented Ms. Pantuso on how nice the front was handled with the garage expansion. He said they have done a lot for the street presence. He asked board members for any comments or questions. There were none.

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

Ms. Pantuso thanked the board.

Agenda Item 2: ARB Case # 24-09: 105 Anglers Drive-Demo Existing Shed Roof over TV Room. New Second Floor Addition Above TV Room to Enlarge Primary Suite, Bathroom and New Walk-in Closet. Presented by George Clemens of George Clemens Architecture, on Behalf of Property Owners Mark & Cindi Munday.

Mr. Clemens began his presentation by saying the rear addition will be an extension of the one-story area of their family room. By adding 180 square feet of additional space, the master bedroom will be upgraded to have a great closet and a nice bathroom. He went on to describe the project, saying it is pretty straightforward, and welcomed questions from board members.

Mr. Parsons asked if the roof, siding, and trim would all match the existing. Mr. Clemens said yes, it would. There were no further comments or questions. **Mr. Parsons made a motion to approve the plans as submitted. Mr. Neola seconded. With unanimous vote, the motion carried.**

Mr. Clemens thanked the board.

Old Business: None

New Business: None

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



Gary Neola, Chairman

4-14-2024

Date



Ruth Griswold, Board Secretary

4-16-2024

Date