



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
July 16, 2024, at 5:30pm**

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

Other Officials: Ruth Griswold, Board Secretary

Visitors: Ronald Lowe for 107 Countryside Drive

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 July 2, 2024. Mr. Marino seconded. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 24-21: 107 Countryside Drive

New Addition Over Existing Garage. Presented by Applicant Ronald Lowe of Lowe and Associates, on Behalf of Property Owner Jason DeSatnik.

Mr. Neola welcomed the applicant and asked him to give the board an overview of his proposal. Mr. Lowe said the DeSatniks have three young children, and they want to add another bedroom. The easiest place to add on to this house is over the existing garage. There will also be a small laundry closet and a Jack and Jill bathroom between the new bedroom and an existing bedroom. The family intends to stay in the house as the children grow up, and they wanted the kids to have their own bedroom.

Mr. Lowe said his plan shows how he pulled the addition back a bit from the existing garage space. There is a similar addition in the neighborhood that looks boxy, which is why they decided to pull it back and bring out a portion in the middle to provide some shadow lines. This helps to break up the front elevation, which is fairly rectangular. The existing siding and roof are both fairly new, so they plan to

match the new materials to existing. The garage door and the windows facing the street will remain the same.

Mr. Neola asked if the submission received both zoning and HOA approval. It was confirmed that they had both.

Mr. Neola said the photos show an existing breezeway and a garage that is attached, but this is not seen on the rear elevation. Mr. Lowe said he did not add it to the drawings. Mr. Neola said he asked because he wanted to see how it's connected, and how it ties into the back elevation. He said it is not an issue.

Mr. Neola asked board members for any further questions or comments.

Mr. Parsons 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 5:43 p.m.



Gary Neola, Chairman

8.20.2024

Date



Ruth Griswold, Board Secretary

8-20-2024

Date