



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
December 3, 2024 at 5:30pm**

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

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

Visitors: Colleen Woodbury, 124 Fairview Rd; Ann Dunning, 129 Burlington Oval;
Terry Valencic, 9605 Musket Dr; Rob Myers, 9 Deerfield Dr

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola asked if there were any comments on the meeting minutes from November 5, 2024. There were none. Mr. Marino motioned to approve the minutes. Mr. Parsons seconded. With unanimous vote, the motion carried.

Agenda Item 1: ARB Case # 24-27: 124 Fairview Road- Attached Garage and Mudroom Addition, Presented by Applicant and Owner Colleen Woodbury, and Ann Dunning, A.I.A. Inc.

Mr. Neola asked the applicants to begin their presentation. Ms. Dunning said this house originally had a detached garage that had to be demolished. The homeowner wanted an attached garage with a mudroom. The grade changes on the property presented a challenge during the design process and she explained how they were addressed. She said all trim and gutter boards will match the existing house, and the proposed roof pitch of 6:12 will match the existing roof line.

Mr. Neola said appreciates the presentation and he thinks Ms. Dunning has done a very good job integrating the garage and breezeway into the existing house. He asked board members for comments or questions.

Mr. Marino said it is obvious there is a grade challenge and suggested moving the stairs. Ms. Dunning said part of the problem is that they have 31' between the property line and the house and given the 16' door and 2' return, they can barely get into the garage, even with the 5' side yard variance they were granted. She said landscaping around the new stairs may soften it a little bit. Ms. Woodbury said it will be nice because the steps will be concrete to match the front, which provides a lot of continuity. Mr. Neola said to Mr. Marino's point, it may be better to turn the stairs to avoid encroaching the overhead door opening.

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

Agenda Item 2: ARB Case # 24-28: 1228 Bell Road-Detached Garage at Police Department for Drone Vehicle. Presented by Police Chief Mike Rizzo, Applicant on Behalf of the Village of South Russell.

Mr. Neola welcomed the applicant and asked him to tell the board about the project. Chief Rizzo said he is representing the Village of South Russell and is seeking approval to build a 20x30 garage to house the department's drone vehicle. He said they obtained a 3' variance on the height of the structure, which was needed in order to accommodate the oversize vehicle.

Mr. Neola said it looks like all materials will match what is existing on the police station. Chief Rizzo said that is correct. Mr. Neola said he sees no issues with the submission, and asked board members if they had any comments or questions. They both agreed and had no questions or comments.

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

Chief Rizzo thanked the board.

Agenda Item 3: ARB Case # 24-29: 120 Ashleigh Drive-Screened Porch and Covered Porch Additions to Rear of House, and an Open Timber Frame Gazebo Structure. Presented by Robert H. Myers of RHM Homes Corp., Applicant on Behalf of Property Owners Scott and Kelly Noble.

Rob Myers began by referring to a photo of the area on the media screen and said the fireplace and the low wall would be removed. The existing screen porch will have a roof added to it for shelter from the sun. The screen porch to the right will be extended to the end of the porch,

with matching roof pitches. Mr. Myers said the new roof will be a standing seam roof, except for the area over the bay window, which would not allow a pitch to accommodate a standing seam. This area will be flat. All materials will match existing. Mr. Myers said they are also planning to construct a 10x12 timber-frame open ceiling gazebo to the left of the pool, as indicated on the site plan. He said he will be back before the board for their review of the pool house, since he needs a height variance first.

Mr. Neola asked if the roof would be copper. Mr. Myers said no, it will be a bronze color. Mr. Neola said the drawings indicate copper. Mr. Myers said they had talked about copper but decided otherwise. Mr. Neola asked if the low-sloping roof be a membrane roof. Mr. Myers said that is correct and would be a dark gray to match the existing shingles.

Mr. Neola asked board members if they had any comment or questions. Members did not, and agreed it was a nice and straightforward submission.

Mr. Neola made a motion to approve the submission as noted, that the pool house is not part of this review and approval. 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 5:52 p.m.



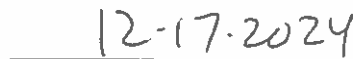
Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date