



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
January 7, 2025, at 5:30 pm**

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

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

Visitors: Steve Ciciretto, 270 Park Place;
Brian and Allison Kass, 105 Waverly Lane

Gary Neola called the meeting to order at 5:33 p.m.

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola asked if there were any comments on the meeting minutes from December 17, 2024. There were none. Mr. Marino motioned to approve the minutes. Mr. Parsons seconded. With unanimous vote, the motion carried and the meeting minutes were approved.

Agenda Item 1: ARB Case # 25-01: 804 Bell Road- New Single-Family Dwelling. Presented by Applicants and Property Owners Brian and Allison Kaas. Approved at the Board of Zoning Appeals Meeting on 12-18-2024 for Side Yard Setbacks.

Mr. Neola welcomed the applicants. He referred to the site plan on the media screen. Mr. Neola asked Ms. Griswold to confirm that the property meets zoning. Ms. Griswold said yes, they were granted the required variances for both side yard setbacks. Mr. Neola mentioned that there was no trim around the windows other than the front elevation. He thinks there should be, in order to be consistent with the rest of the house.

Mr. Parsons said it looks as if the house will have a tan color siding, with all the trim being white. Mr. Kaas said that is correct. Mr. Neola confirmed that this would be a tear down and rebuild. Ms. Kaas said that is correct. Mr. Neola asked board members if they had any thoughts on the side entrance to the multi-generation great room located on the front of the house. He said it would be nice if it could come off the porch, but that would go right into the bedroom. Mr. Neola asked if the area between the great room and multi-generation suite was a kitchenette. Ms. Kaas said yes, that is correct. Mr. Neola asked where the laundry would get done for the multi-generation suite. Ms. Kaas said it would be in the main house, that the suite would not have a laundry room. Mr. Neola stated that there would be no connection to the main house, and they would have to go outside for the laundry room. Ms. Kaas said that is correct. Mr. Neola said he thinks it takes away from the front of the house, having that stair come off the side there. Mr. Kaas said it's located there as opposed to the back, for his special needs brother. It would allow them to keep the existing driveway and a sidewalk to the suite. Mr. Neola said he can appreciate why it's located where it is, providing easy access from the driveway. He said if they could flip the bedroom with the multi-generation room, it would allow for an entrance off the porch instead. Ms. Kaas said the great room was situated in the front to allow a front facing window. Mr. Neola said he can appreciate why it's there; he is just looking at possible options.

Mr. Marino said if the grade was brought up, they may be able to eliminate the railing. Mr. Neola agreed that could be an option. Mr. Marino said he doesn't know if the railing would be a necessity for accessibility. Discussion followed regarding the number of steps. Mr. Neola said there should also be a trim board going underneath and around the door. Mr. Neola said if they could raise the grade, that would eliminate the need for the railing. Trim should be added to the windows on the other elevations, and around the front door. He said it would be nice if the front door had side lights, as it would draw more importance to the front entrance. Ms. Kaas said there will be two exterior front door fixtures. Mr. Neola said they are not shown on the electrical plan. Mr. Marino said another option to consider would be to install lights in the soffit area. He said it is a personal preference, but they would provide a nice glow instead of a glare.

Discussion followed regarding options to eliminate steps, and therefore the need for railings, by raising the grade. Mr. Parsons said he wonders if the intent wasn't to raise the grade anyway, since he just noticed on the plans, the steps are noted as temporary at the front door. He said it will be a nice house and had no further comments.

Mr. Neola said the plans would be noted as follows: raise the grade at the entry area to eliminate the railings, install 12" sidelights at the front door, add trim around the front door, especially along the sill area, and add trim around all windows on the entire house.

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

Board members wished the applicants luck; the applicants thanked them.

Agenda Item 2: ARB Case # 25-02: 539 East Washington Street. Additions at East and West Ends of Building. Presented by Steve Ciciretto, AIA, Applicant on behalf of Property Owners RTB Partners LTD. Approved at the Board of Zoning Appeals on 11-20-2024 for Side and Rear Setbacks and Approved at Planning Commission on 11-21-2024 for Developmental Review.

Mr. Neola thanked the applicant for his patience and asked him to begin his presentation. Mr. Ciciretto explained that the additions will be added to this building that was once two houses. In the late 70's, they added the center portion and joined the two houses together. The new materials will all match existing.

Mr. Neola said he has done a nice job in terminating the ends of the buildings and creating interest in the different elevations with the dormers and so on.

Mr. Neola asked board members if they had any comments. There were none.

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

Mr. Ciciretto thanked the board.

Old Business: None

New Business: None

There being no further business, Mr. Neola adjourned the meeting at 6:02 p.m.


Gary Neola, Chairman

1-21-2025
Date


Ruth Griswold, Board Secretary

1-21-2025
Date