



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

**ARCHITECTURAL REVIEW BOARD
MINUTES
February 4, 2025 at 5:30 pm**

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

Other Officials: Ruth Griswold, Board Secretary

Visitors: Christy Troyer, Administrative Assistant

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola asked if there were any comments on the meeting minutes from January 21, 2025. There were none. Mr. Parsons motioned to approve the minutes. Mr. Marino seconded. With unanimous vote, the motion carried, and the meeting minutes were approved.

Agenda Item 1: ARB Case # 25-04: 402 Reserve Trail-First Floor Addition on East Side of House. Approved at BZA on 1-15-2025 for a 17' Side Yard Setback. Presented by Heather Davies of Davies Architecture, Applicant on Behalf of Property Owners Bina Mehta and David Leone.

Mr. Neola asked the applicant to begin her presentation. Ms. Davies said she is here tonight representing the homeowners, who were unable to attend. They want to provide additional space on their first floor for their family and entertaining. The addition would eventually be converted to a first-floor primary suite. Ms. Davies said the proposed first floor addition is pushed back behind the garage, and in a way, it is hidden from the street. She said all new materials such as siding and trim will match the existing house, as will the roof pitch.

Ms. Davies went on to say that behind the garage is their laundry room and mudroom. Because they use that door often, they want to add a covered entryway. There will be a small patio in that area. At the front of the house, they plan to take down the existing railing that creates a fake porch and add a metal roof, which will match the metal roof on the side entry porch. The existing

columns at the front entry are pretty thin, so they will be removed and replaced with wider columns. She said all new windows will match existing, and the shutters on the front will match as well. Ms. Davies referred to the rear elevation, which showed a reverse gable. She referred to the west elevation and said the new doors will match the current family room doors.

Mr. Neola thanked her for the good explanation. He asked board members if they had any comments. Mr. Parsons said the scale and proportions are very well done, and he appreciates how it is kind of pushed towards the back. Mr. Neola agreed and said it was very well planned out. The one question he had was regarding the front entrance columns. They are tapered, which is kind of a Doric style. He asked board members their thoughts on keeping the straight columns as opposed to the tapered Doric style. Ms. Davies said she didn't think the homeowners would have a problem with that change. Mr. Parsons asked if the side column was round. Ms. Davies said yes, it's a round tapered column. Mr. Neola said the one on the side entrance is square. Mr. Marino said they could use the square perma-cast columns. Mr. Neola said he likes how it engages with the roof, but he just doesn't think that the tapered columns fit this style. Ms. Davies said that's fine, they will make those changes work.

Mr. Parsons said if the front ones aren't tapered, but they wanted to keep them round, then he would leave the side one smaller but make it round, or else make them all square. He thinks either choice would be good. He would recommend making all three of them the same and eliminating the taper on the front. He said he doesn't have a preference to them being round or square, just that they all match. Mr. Neola agreed that they should all match and not be tapered.

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

Ms. Davies thanked the board.

Old Business: None

New Business:

There being no further business, Mr. Neola adjourned the meeting at 5:40p.m.




Gary Neola, Chairman



Date



Ruth Griswold, Board Secretary



Date