



**Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700
ARCHITECTURAL REVIEW BOARD
MINUTES
June 3, 2025 at 5:30 pm**

Members Present: Gary Neola, Chairman, Denis Marino

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

Visitor: Kyle Dingfelder, 49 Cascades Drive

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

Board Secretary Ruth Griswold conducted roll call.

Mr. Neola asked if there were any comments on the meeting minutes from May 20, 2025. There were none. Mr. Marino motioned to approve the minutes. Mr. Neola seconded. With unanimous vote, the motion carried, and the meeting minutes were approved.

Agenda Item 1: ARB Case # 25-11: 32 x 24 Accessory Structure. Presented by Kyle Dingfelder, Applicant and Property Owner of **49 Cascades Drive**. Approved at Board of Zoning Appeals Meeting on 5-21-2025 for an Area Variance of 63 Square Feet.

Mr. Dingfelder referred to the photographs of the house and said the accessory building will go on the south side, to the right of the concrete pad, in between the pad and the tree line. He said it would extend 32', essentially parallel with the house, and be 24' deep. The close up of his house shows the vertical board and batten siding and will be matching around the whole perimeter of the building. He then referred to photos taken from the view of where the structure would be placed.

Mr. Neola asked if the batten spacing on the new structure would match the batten spacing on the house. Mr. Dingfelder said he doesn't have the exact spacing measurement, but it will be close. Discussion followed. It was determined that the spacing will not be too far off from what is on the house.

Mr. Neola noted the pitches on the house roof and on the accessory structure both to be 4:12, and said it seems pretty straightforward. He asked if the door and window trim on the new structure would be white, like the house. Mr. Dingfelder said there would be no white trim on the new building; it would be all black trim. Mr. Neola asked why he wouldn't want to match the trim on the house. Mr. Dingfelder said in the near future he has plans to re-side his entire house and change all the trim to black. Mr. Neola said he kind of likes the white trim. Mr. Dingfelder said he agrees that the white looks nice. Mr. Neola asked him why he wants to change it all to black. Mr. Dingfelder referred to the sample photos, and said he is using those for inspiration. He showed color samples of Cavern Steel siding, which was decided on between his wife and him.

Mr. Neola asked if the house roof shingles would also be changed to match the new roof on the accessory building. Mr. Dingfelder said yes, and the house roof will need to be replaced soon, at which time they will install a matching standing seam roof. Mr. Neola said he could also choose charcoal asphalt shingles, and it's really more of a preference, but standing seam tends to be a little noisy with rain and hail, although he has no issues with Mr. Dingfelder's choice. Mr. Dingfelder said he has also heard that metal roofs may cause cell phone signal problems, which he plans to mitigate. He said there will be a lot of insulation in the ceiling that should help with the noise as well.

Mr. Marino asked what he had in mind for the overhead door. Mr. Dingfelder said they plan to have an 8 x 8 glass door; it will look like a much smaller version of the one in the inspirational photos. All the windows will be Marvin Essential Windows, but the 8' x 3' man door will be a Marvin Elevate Series.

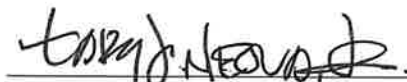
Mr. Neola made a motion to approve as submitted. Mr. Marino seconded. With unanimous vote, the motion carried.

Mr. Brad Fink arrived at 5:43 pm.

Old Business: None


New Business: None

There being no further business, Mr. Neola adjourned the meeting at 5:49 p.m.



Gary Neola, Chairman

Date: 8-5-2025



Ruth Griswold, Board Secretary

Date: 8-5-2025