

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
February 25, 2016

The Architectural Board of Review met for a scheduled meeting on Thursday, February 25, 2016 in the Council Chambers at City Hall. Chairman Derek Stetter called the meeting to order at 6:28 p.m.

ROLL CALL: Present: Nathan Barrett, Vice Chairman
Lauren Broderick, Arrived 6:40p.m.
Melissa Coleman
Crystal Lavy
Derek Stetter, Chairman
Also Present: Meredith Davis, Asst. Director Planning, Zoning, Building Division
Marie Lawrie, Clerk
Jack Burge, Director Economic & Entrepreneurial Development

AMENDMENTS TO AGENDA:

MOTION: To remove e) Larry Lahnan 76 E Pioneer Trail, Addition from the agenda and to add Classic Homes to the end of New Business

Mr. Stetter moved for approval; Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Stetter, Mr. Barrett, Ms. Coleman, Ms. Lavy

Nays: None

MOTION: To shift n) Sean Devins 501 Woodview Trail ahead to item i)

Ms. Lavy moved for approval; Mr. Barrett seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Barrett, Ms. Broderick, Ms. Coleman, Mr. Stetter

Nays: None

DECLARATION OF OATH:

Mr. Stetter administered the oath to all those in attendance who wished to speak during the meeting.

APPROVAL OF MINUTES:

MOTION: To approve the minutes of the January 28, 2016 meeting

Mr. Barrett moved for approval; Ms. Coleman seconded, and the motion carried, 4-0-1, on a roll call vote.

Yeas: Mr. Barrett, Ms. Coleman, Mr. Stetter

Nays: None

Abstention: Ms. Lavy

NEW BUSINESS:

DR CABI

485 N AURORA RD

WALL SIGN

MaryAnn Serafino, of ES Sign Company was present to answer questions. She was seeking approval to erect a 24.2 square foot wall sign featuring the Cabi logo. The sign will be non-illuminated and colors will match the building.

MOTION: To approve the plans as submitted

Ms. Lavy motioned, Mr. Barrett seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Barrett, Ms. Coleman, Mr. Stetter

Nays: None

DENTAL CARE OF AURORA

160 W GARFIELD RD

MONUMENT PANEL SIGN

Adelle Wincek, head of Purchasing at BNext Awnings & Graphics, was in attendance seeking approval to construct a panel in the existing monument sign at 160 W Garfield Road. Adding this panel to the sign will result in an extension of the top of the current sign. The sign color will match the other panels existing in the monument sign currently. Colors were stated to be Green and Ivory.

MOTION: To approve the plans as submitted

Ms. Lavy motioned, Mr. Stetter seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Stetter, Mr. Barrett, Ms. Coleman

Nays: None

DENTAL CARE OF AURORA

160 W GARFIELD RD

CHANGEABLE COPY SIGN

Adelle Wincek, of BNext Awnings & Graphics continued to represent Dental Care of Aurora. Dr. Brad Hylan was also present. They were seeking approval to erect a changeable copy sign within the existing monument sign. The Board reminded the applicants that the sign is not to scroll or flash and that the message should remain 15 seconds at minimum before changing. The Board further stated that the sign

should dim at night. The digital messaging board will be shared between all tenants of the property. The letters were reported to be the color red.

MOTION: To approve the plans as submitted

Mr. Barrett, Ms. Lavy seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Lavy, Ms. Coleman, Mr. Stetter

Nays: None

DENTAL CARE OF AURORA

160 W GARFIELD RD

WALL SIGN

Adelle Wincek of BNext Awnings & Graphics, as well as Dr Brad Hylan were on hand to represent the request for 34.98 square foot wall sign. This project received a pending approval at January 28, 2016 meeting. The sign appeared to be too large for the space and was reduced in size by 10 percent. The sign will have LED channel letters. The sign will be made of aluminum and acrylic. In the daylight the letters would appear black and white. A timer would change the sign for nighttime illumination, which would appear off white. The phone number portion of the sign will be attached to the freeze board.

MOTION: To approve the plans as revised

Ms. Coleman, Ms. Lavy seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Coleman, Ms. Lavy, Mr. Barrett, Ms. Broderick, Mr. Stetter

Nays: None

SCOTT AND JACKIE ANGELO

787 NAUTILUS TR

ADDITION

Scott and Jackie Angelo were in attendance. They were seeking approval for 1,007 square foot addition to the house they recently purchased in Aurora Shores. This is the last house on the street to be improved. A variance was approved by the Board of Zoning Appeals to allow the Northeast corner of the addition to extend 7 feet into the front yard setback on February 10, 2016. The plans passed the similarity comparison. The original home has a stamped concrete foundation, which is painted red. Cultured brick will be installed over that foundation and around the addition. The project will not have shutters, but will feature 4 inch wrap windows. The original garage will be converted into a walk-out lower level. A fireplace will have a cultured stone chimney vented through the roof. Colors and sample materials were presented.

MOTION: To approve the plans with the chimney clad in brick or stone and must be on the back of the roof

Mr. Barrett moved, Ms. Broderick seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Broderick, Ms. Coleman, Ms. Lavy, Mr. Stetter

Nays: None

MIKE GERVACE

241 N BISSELL RD

SINGLE FAMILY RESIDENCE

Mike Gervace, property owner was present to answer questions. He originally came before the Board with plans to erect a home on April 23, 2015. That residence was not built. New plans were presented detailing a 3,909 square foot ranch with a finished basement. The parcel is 10 acres and sits 1,205 feet from the right of way. This home passed the similarity comparison. The plans show vinyl chimneys. The Board stated that the chimneys must be brick/stone clad per the Residential Guidelines. There will be no muntins on the structure. The plans show shutters on the front elevation. Due to the placement of the home on the property, and the amount of windows on the side elevations which serve to break up large expanses of siding material, shutters will not be required on the side elevations. There was a discussion about the stone wraps on the house. The stone will wrap full height to the porch on both sides. The stone will wrap to the first upstairs window on the right elevation. The stone will wrap a minimum of 24 inches on the left elevation on the bump out and rear corner. All notations appear on the building plans. Finishes and sample materials were presented.

MOTION: To approve the plans with full stone wraps as noted on plans, with removal of muntins, and stone clad chimneys

Ms. Lavy moved; Mr. Barrett seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Lavy, Mr. Barrett, Ms. Broderick, Ms. Coleman, Mr. Stetter

Nays: None

SEAN DEVINS

501 WOODVIEW TR

DECK WITH ROOF

Sean Devin, homeowner was present at the meeting. He was seeking approval to reconstruct his existing deck. The home is 16 years old and the deck is in need of repairs. He plans to remove the gazebo section of the existing deck and build a 700 square foot replacement deck with a pitched roof. He also will remove windows on the rear elevation and replace them with doors. All material colors to match existing. Derek reported no close neighbors behind his property.

MOTION: To approve the plans as submitted

Ms. Lavy moved; Ms. Broderick seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Lavy, Ms. Broderick, Mr. Barrett, Ms. Coleman, Mr. Stetter

Nays: None

DREES HOMES

600 DOVER DR S/L 20

CONDO

Alicia Verner, of Drees Homes represented this application. She reported that this is the last condo to be erected in the Meadows of Aurora. She was seeking approval to erect a 1,499 square foot, single story, Alistair model condominium. This unit features a two-car garage, and a garden view basement. There is no fireplace with this unit. This unit passed the similarity comparison. The lack of a window on

the garage side elevation was discussed. Due to the position of the condo and the fact that the bedroom faces another condo, a window was not required. It was determined that the garage orientation helps to break up the expanse of siding material.

MOTION: To approve the plans as submitted

Mr. Barrett moved; Ms. Broderick seconded, and the motion carried, 4-1, on a roll call vote.

Yeas: Mr. Barrett, Ms. Broderick, Ms. Coleman, Mr. Stetter

Nays: Ms. Lavy

RYAN HOMES 784 HILLIARY LN S/L 80 CONDO

Phil Wendzicki and Jeremy Feehan, of Ryan Homes were in attendance to answer questions. They were seeking approval to erect a 4,937 square foot, two-story Rome model condo within the Villas of Bertram subdivision. It was stated that this unit does not have a walk-out basement or a metal roof. The window on the right side elevation will be moved over to accommodate shutters. This unit passed the similarity comparison. Finishes were presented and noted on the plans.

MOTION: To approve the plans as submitted

Mr. Stetter moved; Ms. Broderick seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Stetter, Ms. Broderick, Mr. Barrett, Ms. Coleman, Ms. Lavy

Nays: None

RYAN HOMES 85 SAMANTHA DR S/L 90 CONDO

Phil Wendzicki and Jeremy Feehan continued to represent Ryan Homes. They were seeking approval to erect a 4,414 square foot, two-story Milan model condo within the Villas of Bertram subdivision. There was discussion about the windows on the right side elevation. Originally, Jeremy drew on the plans to show that the windows would be moved over to accommodate shutters. He reported that was not a good solution as the windows would then be off center in that room. The builder requested that in lieu of moving the windows or changing the wrap, that the shutters be eliminated from the side elevations and install 4 inch wrap around the windows. This unit passed similarity comparison. Finishes and colors were presented.

MOTION: To approve the plans subtracting shutters on the side elevations and adding 4 inch wrap on the windows

Mr. Barrett moved; Ms. Lavy seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Lavy, Ms. Broderick, Ms. Coleman, Mr. Stetter

Nays: None

RYAN HOMES

65 SAMANTHA DR S/L 88

CONDO

Phil Wendzicki and Jeremy Feehan attended the meeting. They were seeking approval to construct a 3,924 square foot, two-story Venice model condo within the Villas of Bertram subdivision. This unit passed the similarity comparison. This home has a partial stone front elevation without shutters. It features stone headers on the stone portion of the front elevation, as well as an oval louver. There is no metal roof on this project. Colors and materials were presented and noted on the plans.

MOTION: To approve the plans with a notation that the front roof is shingled and not metal

Mr. Barrett moved; Ms. Coleman seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Barrett, Ms. Coleman, Ms. Broderick, Ms. Lavy, Mr. Stetter

Nays: None

RYAN HOMES

55 SAMANTHA DR S/L 87

CONDO

Phil Wendzicki and Jeremy Feehan continued to represent Ryan Homes. They were seeking approval to construct a 3,937 square foot, two-story Chantilly Place model condo within the Villas of Bertram subdivision. This unit passed the similarity comparison. This unit features a transom window above the front door and a corner unit fireplace which will vent out the rear elevation. Brick wraps were discussed. Finishes were noted.

MOTION: To approve the plans adding brick wrap to the left side elevation, second story and the fireplace to vent out the rear elevation

Ms. Lavy moved; Ms. Broderick seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Lavy, Ms. Broderick, Mr. Barrett, Ms. Coleman, Mr. Stetter

Nays: None

RYAN HOMES

45 SAMANTHA DR S/L 86

CONDO

Phil Wendzicki and Jeremy Feehan attended the meeting to answer questions. They were seeking approval to construct a 4,414 square foot, two-story Milan model condo within the Villas of Bertram subdivision. This unit passed the similarity comparison. This unit features an arched louver on the front elevation and a fireplace which vents out the rear elevation. Color schedule and material samples were presented and noted.

MOTION: To approve the plans as submitted

Ms. Broderick moved; Mr. Barrett seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Broderick, Mr. Barrett, Ms. Coleman, Ms. Lavy, Mr. Stetter

Nays: None

CLASSIC HOMES

610 E HOMESTEAD DR S/L R-6

SINGLE FAMILY RESIDENCE

Ed Wurm Sr, of Classic Homes was present at the meeting. He was seeking approval for a change of lot for a unit which was before the Board on December 10, 2015 as 580 E Homestead S/L R-3. Mr. Wurm was unhappy with the quality of the soil on sub lot 3 and the homeowners have agreed to move to sub lot 6. The Board looked at the surrounding homes and agreed that it was not similar to any of them.

MOTION: To approve the single family residence on sub lot R-6

Ms. Broderick moved; Mr. Barrett seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Broderick, Mr. Barrett, Ms. Coleman, Ms. Lavy, Mr. Stetter

Nays: None

MISCELLANEOUS:

 Residential Guideline Checklist

Ms. Lavy opened discussion pertaining to whether it would be beneficial to add a subcategory to the checklist for brick/stone wraps. Chairman Stetter offered to send the members an email pertaining to wording for this.

ADJOURNMENT:

Ms. Lavy moved; Mr. Stetter seconded, and the meeting adjourned at 8:33 p.m. on a unanimous voice vote.

Derek Stetter, Chairman

Marie Lawrie, Secretary