

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
April 28, 2016

The Architectural Board of Review met for a scheduled meeting on Thursday, April 28, 2016 in the Council Chambers at City Hall. Vice Chairman Nathan Barrett called the meeting to order at 6:35 p.m.

**ROLL CALL:** Present: Nathan Barrett, Vice Chairman  
Lauren Broderick, arrived 6:55 p.m.  
Melissa Coleman  
Crystal Lavy  
Also Present: Meredith Davis, Asst. Director Planning, Zoning, Building Division  
Marie Lawrie, Clerk  
Jack Burge, Director of Economic & Entrepreneurial Development

**MOMENT OF SILENCE:**

The Architectural Board of Review observed a moment of silence in remembrance of Officer Stephen Cieslak.

**AMENDMENTS TO AGENDA:**

**MOTION: To move the approval of the minutes to the end of the agenda and to add a discussion of Chairman/Vice Chairman to the miscellaneous portion of the agenda**

Mr. Barrett moved for approval; Ms. Coleman seconded, and the motion carried, on a unanimous voice vote.

**DECLARATION OF OATH:**

Mr. Barrett 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 March 24, 2016 meeting with the correction that the meeting was called to order by Mr. Stetter and not by Mr. Riedel**

Ms. Broderick, moved for approval; Mr. Barrett seconded, and the motion carried, 3-0-1, on a roll call vote.

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

Nays: None

Abstentions: Ms. Lavy

**NEW BUSINESS:**

JAY SCHOLES 930 MEADOWBROOK LN ADDITION

Ed Wurm Jr., of Classic Homes was on hand to answer questions. Board of Zoning Appeals granted an 18 foot side yard variance for this project at the April 13, 2016 meeting. He was seeking approval to construct a 1,105 square foot addition on his home, located in the Duneden subdivision. The homeowner would like to be proactive concerning future needs and erect a first floor master suite. Mr. Wurm stated that all the building materials to match the residence are still available.

**MOTION: To approve the plans as submitted**

Ms. Lavy motioned, Ms. Coleman seconded, and the motion carried, 3-0, on a roll call vote.

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

Nays: None

JOSEPH MROZOWSKI 477 E PIONEER TR 960 S.F. POLE BARN

Joseph Mrozowski, property owner attended the meeting to present his request. This project was before the Board of Zoning Appeals April 13, 2016. The applicant was seeking a size variance for the pole barn. This request was denied 4-0. Mr. Mrozowski owns 2 parcels of land, which are side by side. He is in the process of consolidating the parcels. The project was before Architectural Board of Review for aesthetic approval, but the permit will not be issued until the parcels have been combined. At that time, the parcel would be large enough to have an accessory structure of this size without a variance. There was a discussion pertaining to the overhead door, which is planned to face the street. It was determined that there was no way within zoning code to turn the structure to have a side loading door. His vacant parcel has a creek and a wooded ravine making it unbuildable for this project. These facts were considered a hardship sufficient to allow a front-loading overhead door. Finishes were discussed. Sample materials were presented. He will use vertical wood siding, painted brown to match the home. Ms. Lavy requested that the overhead door be painted the same color as the structure. That door could have a white trim around it.

**MOTION: To approve the plans with the front loading overhead door painted brown to match the structure**

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

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

Nays: None

LARRY LAHNAN

76 E PIONEER TR

ADDITION

Tessa Taylor, of 76 E Pioneer Trail was on hand to answer questions. The applicant was seeking approval to erect a 960 square foot addition on his historical home. Mr. Lahnan received a Certificate of Appropriateness from the Landmark Commission on March 17, 2016. This project was in front of the Board of Zoning Appeals for a variance request for the distance between the addition and the detached garage. This variance request was approved. This addition will feature a second story master suite with a bathroom. The first story will contain a family room, kitchen, and dining room. The addition will be constructed of wood to match the house and detached garage. The foundation will be block to grade. There are no muntins on the house and there will be none on the addition. The entire house will receive a new roof.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

RYAN LANGE

780 DEEP WOODS DR

ADDITION

Amanda and Ryan Lange attended the meeting. Paul Kinford, of Kinford Construction was also present. They were seeking approval to put a 450 square foot addition on their two-story home on Deep Woods Drive. They plan to repurpose the existing attached garage to a mud room with storage closets, a laundry room, and a bathroom. The additional square footage they will add will become a new attached garage. The kitchen will be remodeled as well. Windows were discussed. There was no window planned for the bathroom. The board recommended keeping the window that is present on the current house in that location to balance the front elevation. The applicant agreed. There was discussion of the planned roof line. The applicant chose to bump up the roof line to avoid a new roof for the entire structure. The existing roof is just 6 years old. The garage addition will be wider and taller than the existing structure. The Board suggested adding a gable to the addition to compliment the gables present on the front elevation. The applicant and builder agreed. The addition will have window grids and shutters to match the front elevation. Brick to grade is planned. Also mentioned was the siding to be installed on the addition. The applicant plans to move siding from the rear elevation to the front elevation in an attempt for all the siding to match in color. New siding will be installed on the rear elevation to match the home as close as possible.

**MOTION: To approve the plans with the addition of a gable to the front elevation**

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

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

Nays: None

MITCHELL GALETI

379 N AURORA RD

FRONT PORCH

Mitchell Galeti, homeowner, attended the meeting. He was seeking approval to replace his brick and concrete front porch. It is currently in a state of disrepair. A 160 square foot wooden deck will be constructed. The applicant will paint the structure a charcoal color that would match the home after the wood seasons. The structure will feature a spindle railing made of wood.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

ERNEST ZAJAC

290 N CHILLICOTHE RD

FRONT PORCH

Ernest Zajac, property owner, was present to answer questions. He was seeking approval to replace the porch on his home which has damaged by a fallen tree. The original porch had a gable roof. The replacement porch will be constructed with a shed roof.

**MOTION: To approve the plans as submitted**

Ms. Broderick moved, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

JOSH & KIM NESSEL

159 N PARK DR

ADDITION

Josh & Kim Nessel, along with their builder Noah Brents of Ohio North Construction were present to represent the project. The applicants were seeking approval to erect a 1,411 square foot addition to their residence. The addition will feature a dining room, laundry/mud room and office on the lower level, as well as two bedrooms, a bathroom and a loft/study area on the upper level. Vertical cedar siding will match the existing home. A new roof for the entire structure is planned. The home currently has block to grade. The addition will have the same. The overhang of the front entrance was discussed. There will be no change in the overhang.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

RYAN HOMES

806 HILLIARY LN S/L 75

CONDO

Phil Wendzicki, of Ryan Homes was present to represent the project. He was seeking approval to erect a 3,687 square foot, two-story Florence model condo within the Villas of Bertram subdivision. This unit features a morning room. Finishes were presented and noted on the plans. This is the last condo to be erected in this phase. This is the first condo with Irish Thistle siding in the area. Window grids, and the stone/brick wraps were deemed appropriate. Ms. Coleman did state that the front elevation, top left double window was awkward without shutters. The builder stated that they typically do not put shutters in that location to create symmetry with the first floor double windows below. This condo passed the similarity comparison.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

RYAN HOMES

729 HILLIARY LN S/L 39

CONDO

Phil Wendzicki, of Ryan Homes was on hand to represent the project. He was seeking approval to erect a 4,927 square foot, two-story, elevation C Rome model condo within the Villas of Bertram subdivision. This unit features a fireplace. Finishes were presented and noted on the plans including Spanish Olive siding. Shutters, window grids, and the stone/brick wraps were appropriate. This condo passed the similarity comparison.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

RYAN HOMES

725 HILLIARY LN S/L 40

CONDO

Phil Wendzicki, Project Manager continued to represent Ryan Homes. He was seeking approval to erect a 4,882 square foot, two-story, elevation B Rome model condo within the Villas of Bertram subdivision. This unit features a fireplace and a walk-out basement. Finishes were presented and noted on the plans, including Pebble Clay siding. Shutters, window grids, and the stone/brick wraps were deemed appropriate. This condo passed the similarity comparison.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

RYAN HOMES

95 SAMANTHA DR S/L 91

CONDO

Phil Wendzicki, of Ryan Homes was on hand to answer questions. He was seeking approval to erect a 4,945 square foot, two-story, elevation D Rome model condo within the Villas of Bertram subdivision. This unit features a fireplace. Finishes were presented and noted on the plans including Sandy Tan siding. Shutters, window grids, and the stone/brick wraps were deemed appropriate. This condo passed the similarity comparison.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

GLENBOROUGH INC

300 AURORA COMMONS CIR

MONUMENT SIGN

Joel Frezel, of Holsman Sign Services was on hand to answer questions. He was seeking approval to renovate the Aurora Commons monument sign. The sign will feature flat, white polycarbonate tenant faces with red letters for the existing cabinet. The sign cabinet is 4 inches deep. The sign will be internally lit. Decorative aluminum pole sleeves will attach to the outside of the poles and will have aluminum caps attached. The top section of the sign will be completely redesigned.

**MOTION: To approve the plans as submitted**

Ms. Broderick moved, Ms. Coleman seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

GODFREY & WING

220 CAMPUS DR

MONUMENT SIGN

Joel Frezel, of Holsman Sign Services also presented an application on behalf of Godfrey & Wing. He was seeking to replace the monument sign with a 40 square foot, non-illuminated, aluminum cabinet sign. It will feature the company logo in green and white. This logo will be vinyl applied to the face. The company name will be black flat cut letters with a white background. There will be a small reveal between the top and bottom of the sign. The cabinet depth is 4 inches.

**MOTION: To approve the plans as submitted**

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

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

Nays: None

**MISCELLANEOUS:**

 Chairman Discussion

Ms. Broderick stated that she believed Nathan Barrett would make an excellent Chairman. She stated that the natural progression would be for Mr. Barrett to step up from Vice Chairman to the Chairman position. She had every confidence in him.

**MOTION: To nominate and elect Nathan Barrett as Chairman**

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

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

Nays: None

 Vice Chairman Discussion

Ms. Broderick stated that although she would be willing to serve as a Vice Chairman to the Board, she felt that Crystal Lavy had done a great job in the past and appreciated that Ms. Lavy was also willing to fill the position.

**MOTION: To nominate and elect Crystal Lavy as Vice Chairman**

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

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

Nays: None

**ADJOURNMENT:**

Mr. Barrett moved; Mr. Coleman seconded, and the meeting adjourned at 8:21 p.m. on a unanimous voice vote.

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Nathan Barrett, Vice Chairman

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Marie Lawrie, Secretary