

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
June 23, 2016

The Architectural Board of Review met for a scheduled meeting on Thursday, June 23, 2016 in the Council Chambers at City Hall. Chairman Nathan Barrett called the meeting to order at 6:32 p.m.

ROLL CALL: Present: Nathan Barrett, Chairman
Lauren Broderick
Melissa Coleman
Crystal Lavy
Also Present: Meredith Davis, Asst. Director Planning, Zoning, Building Division
Jack Burge, Director Economic & entrepreneurial Development
Marie Lawrie, Secretary

AMENDMENTS TO AGENDA:

None

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 adopt the minutes of the May 26, 2016 meeting

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

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

Nays: None

Abstentions: Mr. Barrett

NEW BUSINESS:

MARK LONDON

245 CAMDEN LN

ADDITIONS

Justin Kapela, of J.Kapela Designs was present to represent this project. The homeowners have applied to put a 452 square foot, single story addition on their home, in the Barrington subdivision. The plan is to remove an existing gazebo from the rear addition and constructing a master bath, closet, and sitting room. All materials, colors, and window grills will match existing.

MOTION: To approve the plans as submitted

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

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

Nays: None

JAMES MUELLER

150 DEVORAH DR

ADDITION

Hallie Bowie, Architect was on hand to answer questions. The homeowner has applied to put a 1,168 square foot addition on their split level home, located in the Four Seasons subdivision. The addition will include a single car garage and additional square footage on the rear elevation. They will continue the existing roof line of the reverse gable. The kitchen will be expanded and that roof line will be modified. A three season room will be erected on the rear elevation. The existing garage space will remain. All new siding to match and new shingles are planned for the roof. There is no feasible way to build a side entry garage space for the addition. The homeowner has had some new Marvin windows installed and the addition will have windows to match.

MOTION: To approve the plans as submitted

Ms. Broderick, 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

ROGER BERGH

400 WALNUT RIDGE

ADDITION

Joe Lull, of Joyce Factory Direct was present to answer questions. The homeowner has applied to add a 252 square foot sunroom to this property located in the Hawthorn subdivision. The current deck will be replaced with an insulated deck and a vinyl and glass sunroom will be erected on top. The Board explained the Residential Guidelines that require a three season room to have the appearance of a foundation. It was reported that a space heater may be used if needed, but the addition will not be tied into the HVAC system.

MOTION: To approve the plans with skirting added in beige color to match the house

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

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

Nays: None

CHRIS DECKER

179 YORKSHIRE DR

PAVILION & PATIO

Mark Barker, of H & M Landscaping attended the meeting. The homeowner was seeking approval to erect a 225 square foot attached pavilion with an attached walkway on the rear elevation of the home, located within the Yorkshire subdivision. The patio will be constructed of block, which will be elevated 12 inches with Azak wrapped posts. Shingles will match the home. This project represents phase 1 of the project. A larger patio will be constructed at a later date.

MOTION: To approve the plans as submitted

Ms. Lavy moved, 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

MIKE GERVACE

1131 EAST BLVD

SINGLE FAMILY RESIDENCE

Mike Gervace, homeowner was on hand to answer questions. He was seeking approval to erect a 1,236 square foot single family residence within the Western Reserve Land Co. subdivision. This project was granted side yard setback variances by the Board of Zoning Appeals on May 17, 2016. This home will feature a two-car garage, and a covered front porch. A hardship exists allowing a front-loading garage. The Geauga Lake area consists of existing, non-forming lots that will not allow for a side-loading garage to be erected. This home passed the similarity comparison. Shutters are planned for the front elevation. The Board explained the Residential Guidelines, which call for shutters on side elevations if they exist on the front elevation. Mr. Gervace asked the Board if he could possibly change the configuration of the window and add a door on the right elevation after he finishes framing. He was asked to submit a revision at that time to be emailed out to the members.

MOTION: To approve the plans with shutters added to the side elevation operable windows

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

PAUL BIZJAK

839 NAUTILUS TR

ADDITION

Matt Ross, of Matthew Ross Architects, Inc. was in attendance to represent the project. He was seeking approval to construct a 1,200 square foot addition to an existing house within the Aurora Shores subdivision. This addition will feature a new master suite, a larger laundry room, and create space which was previously an open area. Siding will be replaced with Hardie board siding. Black fiberglass windows will be included in the renovation. The wood rafters and garage door will be stained a natural

tone. Gutters will be painted to compliment the color scheme. Shingle color and siding shade combinations were discussed at length. The current fireplace is pulling away from the home and will be removed. A direct vent fireplace will be installed. There was clarification of the Residential Guidelines as they pertain to chimney venting. The fireplace must vent out of a stone or brick chimney. This was noted on the plans. There was a discussion about the steps and railing that lead to the foyer. The Board recommended revisions that would make the front entry more of a solid structure and less of the appearance of a set of stairs. This was also noted on the plans. This project passed similarity comparison. Colors were discussed and noted on the plans. Revisions and two sets of building plans are expected to be turned in to the Building Department.

MOTION: To approve the plans as noted on the drawings

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

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

Nays: None

STEVE MILANO

905 ROCK CREEK DR

DORMER ADDITION

No one was present at the meeting to discuss the project.

PULTE HOMES

76 BRIGHTON DR S/L 71

CONDO

Keith Filipkowski, Director of Construction Operations for Pulte Homes attended the meeting. He was seeking approval to erect a 4,842 square foot, single story Reflection, Elevation 19, package 7 condo within the Clubside Manor section of the Barrington subdivision. This unit will feature a two-car, front-facing garage as well as front and rear elevation covered porches. The unit was checked for shutters, windows and brick wraps. There are no shutters planned for this unit. Windows were lacking on the side elevations. Additional window options were discussed. The homeowner will be consulted on these choices. The applicant will return to the Board if the homeowner objects to the added windows. This unit passed similarity comparison. Colors and materials were noted on the plans including Accessible Beige siding and Cedar Creek brick.

MOTION: To approve the plans with the addition of two 2020 non-operational windows on the right elevation café and one 3060 operational window or two 2020 non-operational windows in the storage area of the left elevation

Ms. Lavy moved, 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

PULTE HOMES

66 BRIGHTON DR S/L 73

CONDO

Keith Filipkowski, continued to represent Pulte Homes. He was seeking an approval to construct a 3,361 square foot, two-story Napa Valley, Elevation 19, package 11 condo within the Clubside Manor section of the Barrington subdivision. This unit will feature a two-car, front-facing garage, a front elevation covered porch, and a rear elevation sunroom, café and morning room with a fireplace. The fireplace will vent through a stone chimney. This unit will also have a second story loft. The unit was checked for shutters, windows and stone wraps. Windows were lacking on the right elevation. The plans show a transom window in the owner's bathroom. The Board discussed additional window options. The homeowner will be consulted on these options. The applicant will return to the Board if the homeowner objects to the added window. This unit passed similarity comparison. Colors and materials were noted on the plans including Backdrop siding and Echo Ridge stone.

MOTION: To approve the plans with a 2040 window added to the right side elevation inside the water closet

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

TIRE MAX

230 MAPLE LANE

COMMERCIAL BUILDING

Robert Zarzycki, of Zarzycki - Malik Architects, Inc., along with Donald Lydon, of LRI Property Services, Inc. attended the meeting. They were seeking approval to erect a 7,000 square foot commercial building within the Aurora Commons Commercial Complex. This project received a building setback variance from the Board of Zoning Appeals on June 8, 2016. Elevations were presented. The tower portion of the building was discussed in detail. The Board recommended that the builder pull the tower forward approximately 16 inches from the structure. This would allow the gable and gutter to die into the tower cleanly. The builder agreed. Finishes were discussed and noted on the plans. Two types of brick are planned. The doors were reported to be glass with white trim. The tower will be uplit with displays that will be visible, especially at night. The landscape plan was discussed.

MOTION: To approve the plans with the tower shifted forward approximately 16 inches

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

STACEY STOJANOVIC

1160 MONETA AVE

FRONT PORCH

Jim Yarmus of Yardman Home Improvements was on hand to represent the project. The homeowner was seeking approval to replace the entry to the home within the Geauga Lake Orchard Co subdivision.

The concrete slab is deteriorating. The project will consist of a 108 square foot front yard deck. It will be necessary to wait 6-12 months to stain the material. At that time, the homeowner will stain it either clear or gray to match the home.

MOTION: To approve the plans as submitted

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

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

Nays: None

MOTION: To move the Walden Company project ahead on the agenda

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

WALDEN CO

90 SAMANTHA DR S/L 61

CONDO

Manny Barenholtz, of Walden Co was on hand to answer questions. He was seeking to erect a 3,750 square foot, two-story condo within the Walden Farms subdivision. This unit features a three car garage, a balcony off the second floor bedroom, and a direct vent fireplace in the great room. This unit has a window that is not considered a bay window, but an architectural feature which projects 12 inches from the unit. The unit passed the similarity comparison. Colors and materials were noted on the plans.

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

There was a 6 minute recess at this point in the meeting.

RYAN HOMES

512 SHEFFIELD CT S/L 39

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a project for the Sheffield Estates in the Lakes of Aurora. They were seeking approval to construct a 4,154 square foot, single-story, elevation L Brentwood model condo. The unit features a front-loading garage, a rear elevation sitting room, and a direct vent fireplace. There was discussion pertaining to shutters, windows, and the stone/brick wraps. Cottage-style shutters and a decorative gable are planned for the front elevation. This condo passed the similarity comparison. Finishes were presented and noted on

the plans including Pebble Clay siding, Sandy Tan shake, and Autumn Buckeye LedgeStone. Sugar Creek Brick to grade was confirmed on all sides.

MOTION: To approve the plans with 4" wrap installed on all operable windows

Ms. Lavy moved, 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 HOMES

30 RON LN S/L 19

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a second project for the Sheffield Estates in the Lakes of Aurora. They were seeking approval to construct a 3,898 square foot, single-story, elevation M Brentwood model condo. This unit features a front-loading garage, dentil block backer board, and a rectangle jalousie on the front elevation. There is no fireplace planned for this unit. There was discussion pertaining to shutters, windows, and the stone/brick wraps. There are no shutters planned for this unit. This condo passed the similarity comparison. Finishes were presented and noted on the plans including Flint siding and shake with Dakota LedgeStone.

MOTION: To approve the plans with 4" wrap on all windows side and rear 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

RYAN HOMES

70 SAMANTHA DR S/L 59

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a project for the Villas of Bertram. They were seeking approval to construct a 3,956 square foot, two-story, elevation B Chantilly Place model condo. This unit features a front-loading garage, a rear elevation morning room, and direct vent fireplace. There was discussion pertaining to shutters, windows, and the stone/brick wraps. This condo features shutters on the front elevation and side elevations except for the two-story bump-out on the rear elevation. This project passed the similarity comparison. Finishes were presented and noted on the plans including Pebble Clay siding and Autumn LedgeStone.

MOTION: To approve the plans with right elevation window moved over to accommodate shutters

Ms. Broderick moved, Ms. Coleman seconded, and the motion carried, 3-1, on a roll call vote.

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

Nays: Ms. Lavy

RYAN HOMES

80 SAMANTHA DR S/L 60

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a second project for the Villas of Bertram. They were seeking approval to construct a 3,959 square foot, two-story, elevation B Venice model condo. This unit features a front-loading garage and a rear elevation morning room. There is no fireplace planned for this unit. There was discussion pertaining to shutters, windows, and the stone/brick wraps. This condo features shutters on the front and side elevations with the exception of the morning room windows. This project passed the similarity comparison. Finishes were presented and noted on the plans including Irish Thistle siding and Bucks County Ledgestone. Mr. Barrett requested to add a note that all windows without shutters will have 4 inch wrap.

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

RYAN HOMES

718 HILLIARY LN S/L 50

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a third project for the Villas of Bertram. They were seeking approval to construct a 4,006 square foot, two-story, elevation E Venice model condo. This unit features a front-loading garage and a rear elevation morning room. The front elevation features twin gables. This unit also features a walk-out basement. Shutters, windows, and the stone/brick wraps were reviewed. There are no shutters planned for this unit. This project was too similar to neighboring projects. The builder will speak to the buyer and submit changes to comply with the similarity guidelines. Currently, the finishes were presented and noted on the plans including Sandy Tan siding and Bucks County stone. The Shutter color listed is Wine. **The siding was changed to Pebble Clay.**

MOTION: To approve the plans PENDING compliance with the similarity guidelines

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

RYAN HOMES

714 HILLIARY LN S/L 49

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stud Kocian presented a fourth project for the Villas of Bertram. They were seeking approval to construct a 4,097 square foot, two-story, elevation K Chantilly Place model condo. This unit features a front-loading garage and a rear

elevation morning room and a direct vent fireplace. Shutters, windows, and the stone/brick wraps were reviewed. This condo features shutters on the front and the side elevation operable windows. This project was too similar to neighboring projects. The builder will speak to the buyer and submit changes to comply with the similarity guidelines. Finishes were presented and noted on the plans including Silver Mist siding, Pebble Clay shake and Farmington brick. The shutter color listed was Winestone. **This project had no changes.**

MOTION: To approve the plans PENDING compliance with the similarity guidelines

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

717 HILLIARY LN S/L 42

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a fifth project for the Villas of Bertram. They were seeking approval to construct a 4,445 square foot, two-story, elevation B Milan model condo. This unit features a front-loading garage and a rear elevation morning room. There is a rear elevation fireplace planned for this unit. Shutters, windows, and the stone/brick wraps were reviewed. This condo features shutters on the front and the side elevation windows. This project was too similar to neighboring projects. Finishes were presented and noted on the plans including Flint siding, and Bucks County LedgeStone. The shutter color listed was Wine. **Shutters were changed to Black. The front door was changed from Raisin to Fiery Brown.**

MOTION: To approve the plans PENDING compliance with the similarity guidelines

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

RYAN HOMES

749 HILLIARY LN S/L 34

CONDO

Phil Wendzicki, Project Manager for Ryan Homes along with Mike Seliga and Stu Kocian presented a sixth project for the Villas of Bertram. They were seeking approval to construct a 3,251 square foot, one-story, elevation B Pisa Torre model condo. This unit features a front-loading garage, a rear elevation fireplace and a walk-out basement. Shutters, windows, and the stone/brick wraps were reviewed. This condo features shutters on the front and the side elevation operable windows. This unit passed the similarity comparison. Finishes were presented and noted on the plans including Natural Almond siding and Autumn Buckeye stone.

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

MISCELLANEOUS:

None

ADJOURNMENT:

Ms. Coleman moved; Ms. Lavy seconded, and the meeting adjourned at 10:38 p.m. on a unanimous voice vote.

Nathan Barrett, Chairman

Marie Lawrie, Secretary