

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
January 25, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, January 25, 2018, in Council Chambers of City Hall. In the absence of a chairman or vice chairman, Keith Packard filled in as acting chairman. Mr. Packard called the meeting to order at 6:30 p.m.

Mark Verdova was given the oath of office by the Secretary, Marie Lawrie prior to the meeting date.

Due to technical difficulties, this meeting was not recorded and the minutes were prepared from handwritten notes.

**ROLL CALL:**

Present:	Melissa Coleman Keith Packard Thomas Shrout Mark Verdova
Absent:	Lauren Broderick
Also Present:	Meredith Davis, <i>Asst. Director of Planning, Zoning, &amp; Building Division</i> Marie Lawrie, <i>Secretary</i> Jack Burge, <i>Director of Economic &amp; Entrepreneurial Development</i>

**AMENDMENTS TO AGENDA:**

None

**OATH OF OFFICE:**

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

**ORGANIZATIONAL:**

It was determined that members would like to postpone the election of a chairman and vice chairman until next meeting to allow all members of the board to be present.

**MOTION: To postpone election of Chairman and Vice Chairman until the February meeting**

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



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

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Packard, Mr. Verdova, Ms. Coleman

Nays: None

FAIRWOOD FOREST LLC                      235 LAKELAND WAY                      COVERED DECK

Nate Yoder, of Fairwood Forest LLC, was on hand to explain the application. He was seeking approval to construct a 26 x 14, 364 square foot covered deck with fireplace on a home within the Forest Ridge subdivision. He stated that the fireplace would measure 6 foot wide and have a gas insert. The fireplace would be wrapped in stone except for the portion under the deck, which would not be seen due to the solid skirting erected under the deck. Treated lumber would be used, along with vinyl covered posts, and white stained decking. The project included a single slope roof and he planned to tie the roof into the existing roof with matching shingles. He plans to use rafters with a decorative edge. The stone was confirmed to be Dakota LedgeStone to match the house.

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

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

Yeas: Mr. Packard, Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays: None

DREES HOMES                      956 HAWKIN LN S/L 21                      SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present to answer questions. She was seeking approval to erect a 2,249 square foot, 2-story elevation F Chester model home within the Hawkin subdivision. This unit features a 2-car front-load garage, a first floor master suite, and a rear elevation family room with fireplace. The project was reviewed for Residential Guidelines. Half grids are planned for the front elevation and full grids are planned for the 3 additional elevations. There are no shutters planned for this home. Windows were discussed and it was determined that a window should be added to the right side elevation in bedroom # 4. The builder agreed to this additional window. This home passed similarity comparison. Finishes were presented and noted on the plans as Lakeshore Gray siding and shake, Royal Oak brick, and Appalachian LedgeStone.

**MOTION: To approve the plans, with a window added to the right elevation bedroom #4**

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

Yeas: Ms. Coleman, Mr. Shrout, Mr. Verdova, Mr. Packard

Nays: None

AURORA ANIMAL CARE CENTER      305 AURORA COMMONS CIRCLE      NEW  
COMMERCIAL BUILDING

Clifford Brown, of FMD Architects, along with Dr. Ellen Imhoff was present at the meeting. They were seeking approval to erect a 9,452 square foot new commercial building within the Aurora Commons commercial complex. The building was described as a one-story facility to house both a veterinary clinic and boarding amenity constructed with Western Reserve characteristics. The project was reviewed for Commercial Guidelines. There was a discussion pertaining to the overhead door of the training room. The use was described as a way to bring in large equipment as well as a way to allow ventilation during warm months. When asked, they stated that it would not be a loading dock. Board members explained that this commercial building would need stone to grade on all elevations. The architect agreed to add this to the plans. Finishes were noted as Light Gray Hardie siding, Georgetown Gray roof shingles, Dutch Elkwood stone with trim, soffit and gutters/downspouts in white.

**MOTION:      To approve the plans, adding stone to grade to the elevations**

Mr. Packard moved; Mr. Shroul seconded and the motion carried, 4-0, on a roll call vote.

Yeas:                      Mr. Packard, Mr. Shroul, Mr. Verdova, Ms. Coleman

Nays:                      None

RYAN HOMES              165 LAKELAND WAY S/L 80              SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,412 square foot, two-story, elevation N Milan model home within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with carriage-style door, and a rear elevation morning room. The family room features a fireplace. The unit was reviewed for Residential Guidelines. The unit has cottage-style shutters and window grids on all elevations. There was a discussion pertaining to windows. The plans show no windows on the right elevation. Furniture placement and floorplans were considered before board members and the builders agreed to add a window in the powder room and a window in the garage on the right elevation. The plans show a fireplace bump-out on the side elevation. This does not comply with guidelines and the builder agreed to move the unit to the rear elevation between the family room windows. The unit passed similarity comparison. Finishes were presented and noted on the plans including Briarwood siding, Sandy Tan board and batten, and Sugar Creek brick. The builder was advised to submit revised elevations and building plans to the PZB Division.

**MOTION:      To approve the plans PENDING a submitted revision with a window added to the powder room and a window added to the garage on the right elevation along with moving the fireplace to the rear elevation between the family room windows**

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

Yeas:                      Ms. Coleman, Mr. Packard, Mr. Verdova, Mr. Shroul

Nays:                      None

RYAN HOMES                      175 LAKELAND WAY S/L 79                      SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker, of Ryan Homes were present at the meeting. They were seeking approval to erect a 3,607 square foot, one-story, elevation B Pisa Torre model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with a carriage-style door, a rear elevation morning room, and a great room with fireplace. The condo was reviewed for Residential Guidelines. The unit has shutters on the front and side elevations. Window grids are planned for all elevations. Windows were reviewed and left elevation was found lacking. A window will be added to the left elevation, bedroom #2. The fireplace is located on the rear elevation. The unit passed similarity comparison. Finishes were presented and noted on the plans including Pewter siding, and PA Sierra Fieldstone. The builder was advised to submit revised elevations and building plans to the PZB Division.

**MOTION:        To approve the plans PENDING a submitted revision with a window added to the left elevation in bedroom #2**

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

Yeas:                      Mr. Packard, Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays:                      None

RYAN HOMES                      310 LAKELAND WAY S/L 31                      SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,746 square foot, two-story, elevation C Daventry model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with carriage-style door, a walk-out basement, and a rear elevation great room with fireplace. The condo was reviewed for Residential Guidelines. The unit has shutters on the front and side elevations. Window grids are planned on all elevations. A discussion pertaining to windows resulted in a standard size window being added to the project in the garage on the right elevation. The unit passed similarity comparison. Finishes were presented and noted on the plans including Stone Mountain Clay siding, and Sugar Creek brick.

**MOTION:        To approve the plans with a standard size window added to the right elevation garage**

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

Yeas:                      Ms. Coleman, Mr. Verdova, Mr. Packard, Mr. Shrout

Nays:                      None

RYAN HOMES                      940 WARBLER WAY S/L 14                      SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,588 square foot, one-story, elevation C Castleton model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with carriage-style door, and a rear elevation great room with fireplace.

The home was reviewed for Residential Guidelines. The unit will have shutters on the front and side elevations. Window grids are planned on all elevations. Stone wraps were reviewed and verified. Finishes were presented and noted on the plans including Pewter siding, and Dakota LedgeStone. The unit did not pass similarity comparison. This project was too similar to S/L 16. The builder suggested changing the siding to a white or cream color. The project will be pending until the builder submits the new color schedule and the comparable sub lots for final approval of the ABR members.

**MOTION: To approve the plans PENDING a change in color schedule that passes similarity comparison review**

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

Yeas: Mr. Packard, Ms. Coleman, Mr. Verdova, Mr. Shrout

Nays: None

RYAN HOMES            945 WARBLER WAY S/L 23            SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker, of Ryan Homes were present at the meeting. They were seeking approval to erect a 3,307 square foot, one-story, elevation B Pisa Torre model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with carriage-style door, and a rear elevation dining area and great room with fireplace. The home was reviewed for residential guidelines. The unit will have shutters on the front and side elevations. Window grids are planned on all elevations. One additional window will be installed on the right elevation in the owner's bedroom. Stone wraps were reviewed and verified. Finishes were presented and noted on the plans including Stone Mountain Clay siding, and Conestoga LedgeStone.

The unit did not pass similarity comparison. There was a discussion about changing from stone to brick on some of the projects that are too similar as brick is not as prevalent in this subdivision. Ryan Homes was asked how they explain the similarity comparison to prospective buyers and whether buyers know what color packages their neighbors have chosen. Mr. Wendzicki stated that sales representatives do explain the similarity comparison process and buyers are aware that their selections are subject to passing this comparison. He explained that it is difficult to convey to each prospective buyer what color choices have been made on projects within the comparison area, due to the varying time frames of the sales for each lot. The company does attempt to prevent duplicate selections and will honor the color choices in the order in which the purchases were made. With this in mind, 940 Warbler Way S/L 14 will need to be approved before 945 Warbler Way S/L 23 can be re-examined. This project will be pending until the builder submits the new color schedule and the comparable sub lots for final approval of the ABR members.

**MOTION: To approve the plans PENDING a change in color schedule that passes similarity comparison review and with an additional window installed on the right elevation in the owner's bedroom**

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

Yeas: Ms. Coleman, Mr. Packard, Mr. Shrout, Mr. Verdova

Nays: None

RYAN HOMES          965 WARBLER WAY S/L 21          SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Joe Baker, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,680 square foot, one-story, elevation C Castleton model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with carriage-style door, and a finished basement with media room. The home was reviewed for Residential Guidelines. The unit will have shutters on the front and side elevations. Window grids are planned on all elevations. There is no fireplace included with this project. Stone wraps were reviewed and verified. The unit passed similarity comparison. Finishes were presented and noted on the plans including Briarwood siding, and Autumn Buckeye stone.

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

Mr. Packard moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Packard, Mr. Shrout, Mr. Verdova, Ms. Coleman

Nays: None

CLASSIC HOMES          785 E HOMESTEAD DR S/L 54          SINGLE FAMILY RESIDENCE

Ed Wurm Jr of Classic Homes was present at the meeting. He was seeking approval to erect a 3,080 square foot, two-story, custom home within the Homestead subdivision. This unit features a one-car and a two-car, side-loading garage, and rear elevation informal dining area and great room with a corner fireplace. The home was reviewed for Residential Guidelines. The unit will have shutters on the front elevation only. 4 over 1 window grids are planned on all elevations. The fireplace was confirmed to vent out the rear elevation. Stone wraps were reviewed and verified. The unit passed similarity comparison. Finishes were presented and noted on the plans including Deep Moss siding and shake with Pennsylvania Limestone.

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

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Verdova, Ms. Coleman, Mr. Packard

Nays: None

CLASSIC HOMES

660 MORGAN TR

ACCESSORY STRUCTURE

Ed Wurm Jr of Classic Homes was present at the meeting. He was seeking feedback on a project that he was currently discussing with a customer. The home is approximately 4 years old. It is located within the Hawthorn subdivision. The homeowner is considering adding a 384 square foot detached garage to their parcel. Currently the home has a one-car and two-car side-loading garage. This space is not adequate to house a boat that the homeowner would like to store at home.

When asked if the homeowner's association had given approval for the project, Mr. Wurm stated that he has not yet submitted the project to the HOA, however; the homeowner spoke with a member of the board and was confident that it would be approved. Mr. Wurm reported that there is another detached accessory structure in the subdivision currently.

When asked if the builder considered erecting an addition to the home, he explained that the angled sunroom was a challenge and the homeowner did not wish to obstruct the view from that room.

Residential Guidelines state that garage doors shall not face the street or right-of-way. The garage door on this accessory structure is planned to face the street. The builder explained that there is not enough space to construct a side-load garage.

When asked about the distance between the accessory structure and the residence, the builder stated that the project would need a variance as the distance would be less than the 15 feet required by zoning code.

Finally, when asked further questions about the site plan, the builder stated that he had a second option he was entertaining with the homeowner that would erect a breezeway type of connection between the structure and the home. A drawing of this connection was passed around to the members. This drawing was well received.

There was no vote taken on this agenda item, as it was brought before the members preliminarily for comment only.

PULTE HOMES

614 MORGAN TR S/L 249

SINGLE FAMILY RESIDENCE

Jamey Heinzman, of Pulte Homes was present at the meeting. She was seeking approval to erect a 6,992 square foot, two-story, elevation HR3U Skyview model house within the Hawthorn subdivision. This unit features a 1-car and a 2-car, side-loading garage, a rear elevation café and gathering room with a corner fireplace. The home was reviewed for Residential Guidelines. The unit will have 3 sets of front elevation shutters only. Window grids are planned on all elevations. The fireplace was confirmed to vent out the rear elevation. Stone wraps were reviewed and verified. The unit passed similarity comparison. Finishes were presented and noted on the plans as package 14, including Brownstone siding, and Country Road brick.

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

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Packard, Mr. Verdova, Ms. Coleman

Nays: None

PULTE HOMES            620 MORGAN TR S/L 248            SINGLE FAMILY RESIDENCE

Jamey Heinzman, of Pulte Homes was present at the meeting. She was seeking approval to erect a 6,286 square foot, two-story, elevation HR3M Dresden model house within the Hawthorn subdivision. This unit features a 1-car and a 2-car, side-loading garage, a rear nook and game room. The home was reviewed for Residential Guidelines. The unit will have 5 sets of cottage-style front elevation shutters only. Window grids are planned on all elevations. The plans did not show any windows on the left elevation. Floor plans and furniture placement were considered and a window will be added to the left elevation laundry room. The fireplace was confirmed to vent out the rear elevation. Stone wraps were reviewed and verified. The unit passed similarity comparison. Finishes were presented and noted on the plans as package 13, including Flagstone siding, Fort Harrison brick, and Black Rundle stone. The builder will submit a revision to the PZB Division.

**MOTION: To approve the plans, with the addition of one window in the laundry room**

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

Yeas: Mr. Packard, Ms. Coleman, Mr. Verdova, Ms. Coleman

Nays: None

PULTE HOMES            810 BIRDSONG CT S/L 260            SINGLE FAMILY RESIDENCE

Jamey Heinzman, of Pulte Homes was present at the meeting. She was seeking approval to erect a 6,452 square foot, two-story, elevation HR2m Deer Valley model house within the Hawthorn subdivision. This unit features a 1-car and a 2-car, side-loading garage, a rear elevation sunroom and gathering room with a corner fireplace. The home was reviewed for Residential Guidelines. The unit will have no shutters. Window grids are planned on all elevations. The side elevations were lacking in windows. The members and the builder discussed various options for additional windows and it was agreed upon to add 3 windows to the right elevation. A window will be added to the 1<sup>st</sup> floor flex room, and 2 windows will be added on the gathering room. A window will also be added to the left elevation laundry room. There was a discussion about considering adding a window to the right elevation stairway. The fireplace was confirmed to vent out the rear elevation. Stone wraps were reviewed and verified. The unit passed similarity comparison. Finishes were presented and noted on the plans as package 17, including Flagstone siding, Cedar Creek brick, and Echo Ridge Ledge stone. Revised elevations and building plans must be submitted to the PZB division for final ABR approval.

**MOTION:** To approve the plans, **PENDING** a revision to include 1 window added to the flex room, 2 windows added to the gathering room, and 1 window added to the laundry room

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

Yeas: Ms. Coleman, Mr. Packard, Mr. Verdova, Mr. Shrout

Nays: None

**MISCELLANEOUS:**

 Pulte Homes, Hawthorn subdivision, Phase 5 Models and Finish Colors Presentation, Preliminary

Jamey Heinzman, of Pulte Homes presented the models and elevations Pulte Homes plans to offer in this phase of Hawthorn. There are 26 lots available. Models included 7 Atwater elevations, 10 Deer Valley elevations, 7 Dresden elevations, 6 Knottingham elevations, and 7 Skyview elevations. 30 color packages were presented as well. There was a question pertaining to the false window on the Skyview elevations which appears to look like a closed set of shutters. The floorplan shows a split staircase in this location. A true window was suggested in this location to bring natural light to the stairs. A lone set of shutters on the Deer Valley HR2N elevation was discussed. It was suggested to remove the shutters.

**ADJOURNMENT:**

Mr. Packard moved; Ms. Coleman seconded, and the meeting adjourned at 9:49 p.m. on a unanimous voice vote.

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Keith Packard, Acting Chairman

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Marie Lawrie, Secretary