

CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
February 22, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, February 22, 2018, in Council Chambers of City Hall. Lauren Broderick called the meeting to order at 6:30 p.m.

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

**ROLL CALL:**

Present: Lauren Broderick  
Melissa Coleman  
Keith Packard  
Thomas Shrout  
Mark Verdova

Also Present: Meredith Davis, *Asst. Director of Planning, Zoning, & Building Division*  
*(left early at 8:20pm)*  
Marie Lawrie, *Secretary*  
Jack Burge, *Director of Economic & Entrepreneurial Development*

**AMENDMENTS TO AGENDA:**

**MOTION: To move the McDonalds signs items 14 – 20 up the agenda to be considered after the Liberty Ford signs items 4-6**

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

**OATH OF OFFICE:**

Ms. Broderick administered the oath to all those in attendance who wished to speak during the meeting.

**ORGANIZATIONAL:**

Ms. Broderick opened the floor for nominations for the position of 2018 ABR Chairman. Ms. Coleman nominated Lauren Broderick. Ms. Broderick accepted the nomination. Hearing no further nominations, Ms. Broderick closed the nominations.

**MOTION: To elect Lauren Broderick as 2018 ABR Chairman**

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

Yeas: Ms. Coleman, Mr. Packard, Mr. Shrout, Mr. Verdova  
Nays: None  
Abstentions: Ms. Broderick

Ms. Broderick opened the floor for nominations for the position of 2018 ABR Vice Chairman. Mr. Shrout nominated Ms. Coleman. Ms. Coleman did not accept the nomination. Mr. Verdova nominated Mr. Shrout. Mr. Shrout accepted the nomination. Hearing no further nominations, Ms. Broderick closed the nominations.

**MOTION: To elect Thomas Shrout as 2018 ABR Vice Chairman**

Mr. Verdova moved; Ms. Broderick seconded and the motion carried, on a 4-0-1 roll call vote.

Yeas: Mr. Verdova, Ms. Broderick, Ms. Coleman, Mr. Packard  
Nays: None  
Abstentions: Mr. Shrout

**APPROVAL OF MINUTES:**

**MOTION: To adopt the minutes of the December 14, 2017 meeting, as submitted**

Ms. Coleman moved; Mr. Packard seconded and the motion carried, on a 3-0-2 voice vote.

Yeas: Ms. Coleman, Mr. Packard, Ms. Broderick  
Nays: None  
Abstentions: Mr. Shrout, Mr. Verdova

**MOTION: To adopt the minutes of the January 25, 2018 meeting, as submitted**

Mr. Packard moved; Mr. Verdova seconded and the motion carried, on a 4-0-1 roll call vote.

Yeas: Mr. Packard, Mr. Verdova, Ms. Coleman, Mr. Shrout  
Nays: None  
Abstentions: Ms. Broderick

**OLD BUSINESS:**

**FAIRWOOD FOREST LLC 235 LAKELAND WAY S/L 73 DECK WITH ROOF - REVISION**

John Brimich, homeowner was on hand to answer questions. This project was before the ABR on January 25, 2018 and was approved. At that time, the contractor expressed a possible desire to construct the deck with a gable roof instead of a hip roof. He was instructed to return if anything changed from the approved drawings. Mr. Brimich confirmed the structure to be a covered deck with fireplace on a home within the Forest Ridge subdivision. He confirmed that the fireplace would measure 6 foot

wide, have a gas insert and be wrapped in stone to match the residence. A built-in grill would also be installed on the deck. Treated wood and composite materials would be used, along with vinyl covered posts. The ceiling was to be ship-lap stained white. The roof portion would measure 26' x 10'. A shingled roof was confirmed and not the metal roof that the plans indicated. Solid skirting will be installed. The revised drawing submitted to the Building Department did not show a gable roof and was considered a better drawing of the way the contractor intended to attach the hip roof. The railings on the revised drawing were a different design. There was a possible miscommunication with the contractor who was out of the country. The homeowner will connect with his contractor when he returns. There was a conversation explaining that if he intended to move forward with the hip roof previously approved he would not need to return. If, in fact, a gable roof was to be constructed, an updated approval would be needed from the Architectural Board of Review.

**MOTION: To approve the revised drawing, indicating a hip roof**

Mr. Packard moved; Ms. Coleman seconded and the motion carried, on a 5-0 roll call vote.  
Yeas: Mr. Packard, Ms. Coleman, Mr. Shrout, Mr. Verdova, Ms. Broderick  
Nays: None

**NEW BUSINESS:**

**GREAT NORTHERN FENCE 185 TREAT RD COMMERCIAL ACCESSORY STRUCTURE**

James Habbyshaw, of Great Northern Fence was in attendance at the meeting. He was seeking approval to construct a 40 x 60, 2400 square foot storage building. He described the building site as 80 feet off each side property line and 200 feet to the rear of the main building. The east side of the structure will be open without doors. The building will be used for storing materials. Currently his materials are stored in the open elements. There was a discussion about the lack of windows. Ms. Broderick explained that windows are used to break up large expanses of siding material and that it is particularly important if the structure can be seen from the roadway. It was noted that the structure would be screened by trees. The property is enclosed with a fence. The fence has no openings beyond the main gate. Due to the location of the structure and the screening, windows will not be imposed on the structure. Tin siding and a tin roof were stated. Finishes will match the main structure.

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

Mr. Packard moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Packard, Ms. Coleman, Mr. Shrout, Mr. Verdova, Ms. Broderick  
Nays: None

PIPING ROCK                      777 LENA DR                      COMMERCIAL VERTICAL EXPANSION

Anthony Garrett, of Bilow Garrett Group, Architects, and Planners, PC was in attendance to answer questions. They were seeking approval to erect a 250,000 square foot vertical expansion on an existing industrial building. This building was erected in the 1980's by Lucas Aerospace. The owner has separated the building into commercial condominium spaces. Parts Source is currently the tenant with the most visibility from the right of way. The contractors will jack up the roof and add the additional square footage. He explained how they will complement the existing building with their choices of building materials and colors. The current trees and site will be unchanged as the project will solely be constructed vertically. Polar white siding, Regal blue trim, and two bands of blue to match the band of existing glass will be used. The board members complimented the design. Signage will not be part of this project. No visitors will be coming to this location.

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

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.

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

Nays:                      None

WALDEN CO                                      337 INWOOD TR                                      CONDO

Manny Barenholtz, of Walden Company was present at the meeting. He was seeking approval to construct a 3,850 square foot, 1-story condo within the Walden Subdivision. This is the last lot on the street. Construction on that street ended approximately 15 years ago. This unit features a library and a great room with a double-sided fireplace, and a 2-car courtyard style garage. The home was reviewed for Residential Guidelines. No shutters or muntins are planned. There will be a chimney constructed for the fireplace. Brick to grade will be present. Ms. Coleman questioned the lack of windows in two locations. The home will exist within a planned development and will fit into the planned color scheme. Earth tone rough sawn cedar siding and a black front door were noted on the plans.

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

Mr. Packard moved; Mr. Shrout seconded and the motion carried, 4-1, on a roll call vote.

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

Nays:                      Ms. Coleman

LIBERTY FORD                                      900 N AURORA RD                                      OVAL FORD WALL SIGN

This 21 square foot oval wall sign will be installed on the new Liberty Ford dealership located within the mixed-use district. Signage for this district will come before ABR for their comments. The sign package for Liberty Ford will go before Board of Zoning Appeals for variances for the size and number of signs on March 14, 2018. The drawings indicate colors including chrome, black, white, and blue. The board gave positive feedback on this sign, including that the sign would look nice on the gray

background of the main entrance to the sales building. There were no questions or concerns about the sign.

LIBERTY FORD                      900 N AURORA RD                      LIBERTY WALL SIGN

This 63 square foot channel letter wall sign will be installed on the new Liberty Ford dealership located within the mixed-use district. The sign will spell out the name "Liberty". Colors for the sign were described on the drawing as translucent white and ford blue. The board gave positive feedback on this sign; however, if the Board of Zoning Appeals did not feel inclined to grant a variance for the number of signs, they felt this sign might be the one to exclude. They stated that the oval ford sign and the "Service" sign were the most important signs to help customers find their way. They expect that a monument sign will be installed that might also say the name of the dealership. Otherwise, they had positive comments on the signage.

LIBERTY FORD                      900 N AURORA RD                      SERVICE WALL SIGN

This 37 square foot channel letter wall sign will be installed on the new Liberty Ford dealership located within the mixed-use district. The sign will spell out the word "Service". Colors for the sign were described on the drawing as translucent white and ford blue. The board gave positive feedback on this sign. There were no questions or concerns about the sign.

MCDONALDS                      199 W GARFIELD RD                      "M" WALL SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 14 square foot wall sign within the front gable of the right elevation of the commercial building. Currently there are two 50 square foot decal cling-type signs applied to the windows. They will be eliminated if the "M" wall sign is approved. This sign will be in front of the Board of Zoning Appeals on March 14, 2018 asking for a location variance. This sign will be in the shape of the letter "M". It will be illuminated by LED light.

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

Mr. Packard moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.  
Yeas:                      Mr. Packard, Ms. Coleman, Ms. Broderick, Mr. Shrout, Mr. Verdova  
Nays:                      None

MCDONALDS                      199 W GARFIELD RD                      "MCDONALD'S" WALL SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 32.8 square foot wall sign on the front elevation of the commercial building. This sign will replace a

41.25 square foot existing sign. This sign will be channel letters. It will be illuminated by LED light. When asked about the brightness of the signs, Mr. Ptacek stated that it would conform to sign code regulations.

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

Mr. Verdova moved; Ms. Broderick seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Verdova, Ms. Broderick, Ms. Coleman, Mr. Packard, Mr. Shrout  
Nays: None

MCDONALDS 199 W GARFIELD RD "MCDONALD'S" WALL SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 32.8 square foot wall sign on the rear elevation of the commercial building. This sign will replace a 41.25 square foot existing sign. This sign will be channel letters. It will be illuminated by LED light.

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

Ms. Coleman moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Ms. Coleman, Mr. Packard, Mr. Shrout, Mr. Verdova, Ms. Broderick  
Nays: None

MCDONALDS 199 W GARFIELD RD DRIVE THRU GATEWAY SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 25.83 square foot clearance sign at the front elevation of the commercial building. This sign will be in front of the Board of Zoning Appeals on March 14, 2018 asking for a location variance. This sign will show the maximum clearance of 9 feet. It will be non-illuminated and will have a spring loaded break away arm. Mr. Ptacek explained that this is necessary to protect the canopy sign where you place your order. The post will be covered in charcoal cladding and the arm will be yellow. The wording on the drawing that says "Drive Thru" will be eliminated from the submission.

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

Ms. Broderick moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Ms. Broderick, Mr. Verdova, Ms. Coleman, Mr. Packard, Mr. Shrout  
Nays: None

MCDONALDS 199 W GARFIELD RD CANOPY SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 32.6 square foot canopy sign at the rear elevation of the commercial building. This sign will protect

the customer from the elements as their window is open to order. It will be equipped with LED downlighting. The structure will be covered in charcoal cladding, and the end portion of the overhang will be yellow. White vinyl letters will spell out "Order Here."

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

Mr. Packard moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Packard, Ms. Coleman, Mr. Shrout, Mr. Verdova, Ms. Broderick  
Nays: None

MCDONALDS 199 W GARFIELD RD DOUBLE SIZE MENU BOARD SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 29.16 square foot menu board at the rear elevation of the commercial building. It will be equipped with the Samsung OHF panel. It will be constructed of hot-dipped galvanized framing, and aluminum panels. The existing menu board consists of 4 panels and top section to advertise specials which adds up to 60 square feet.

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

Mr. Packard moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Packard, Mr. Verdova, Ms. Broderick, Ms. Coleman, Mr. Shrout  
Nays: None

MCDONALDS 199 W GARFIELD RD SINGLE SIZE MENU BOARD SIGN

Jim "JP" Ptacek, of Larsen Architects along with Dave Gnatowski, of McDonalds was in attendance to represent the signs. They were seeking approval to erect a 12.08 square foot pre-order board at the rear elevation of the commercial building. It will be equipped with the Samsung OHF panel. It will be constructed of hot-dipped galvanized framing, and aluminum panels. It will replace an existing sign with a digital version.

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

Mr. Packard moved; Ms. Broderick seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Packard, Ms. Broderick, Ms. Coleman, Mr. Shrout, Mr. Verdova  
Nays: None

***At this time in the meeting, there was a six minute recess. The meeting resumed at 7:40 p.m.***

DREES HOMES 954 HAWKIN LN S/L 22 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 3,099 square foot, two-story, elevation D Northwood model home within the Hawkin subdivision. This unit features a 2-car and a 1-car, front-loading garage with

carriage-style doors, a family room with fireplace, owner’s suite with sitting room, and a basement with a recreation room. The unit was reviewed for Residential Guidelines. The unit has one set of front elevation shutters and window grids on all elevations. A stone wrap was confirmed on both sides of the stone feature of the front elevation. A two foot full height wrap will be added to the left elevation. The unit passed similarity comparison. Finishes were presented and noted on the plans including Canyon Beige siding, Shiawasee brick and Texas cutstone.

**MOTION: To approve the plans, with stone wraps as noted**

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

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

Nays: None

DREES HOMES                      964 HAWKIN LN S/L 17                      SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 3,100 square foot, two-story, elevation D Northwood model home within the Hawkin subdivision. This unit features a 2-car front-loading garage with carriage-style door, 4 bedrooms and 4 bathrooms, a second story game room, and a basement with a recreation room. The unit was reviewed for Residential Guidelines. The unit has one set of front elevation shutters and window grids on all elevations. There was a discussion about windows. A window will be added to the 1<sup>st</sup> floor study. Brick wraps were discussed and a two foot, full height brick wrap will be added to the right elevation. Additionally, a two foot brick wrap will be applied to the left elevation. The unit passed similarity comparison. Finishes were presented and noted on the plans including Herringbone Mist siding, and Petoskey brick.

**MOTION: To approve the plans, with brick wraps as noted and a window added to the 1<sup>st</sup> floor study**

Mr. Verdova moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

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

Nays: None

RYAN HOMES                      195 LAKELAND WAY S/L 77                      SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Matt Stoltz, of Ryan Homes were present at the meeting. They were seeking approval to erect a 5,170 square foot, two-story, elevation A Castleton model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with a carriage-style door, a rear elevation sunroom, great room with fireplace and a second story bonus room. The condo was reviewed for Residential Guidelines. The unit has no shutters. Window grids are planned for all elevations. Venting for the fireplace was discussed. The fireplace will vent out the rear elevation or through a stone clad chimney. The unit passed similarity comparison. Finishes were

presented and noted on the plans including Silver Mist siding, and Conestoga LedgeStone.

**MOTION: To approve the plans, with the fireplace venting to the rear elevation or through the roof with a stone clad chimney**

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

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

Nays: None

RYAN HOMES            330 LAKELAND WAY S/L 33            SINGLE FAMILY RESIDENCE

Phil Wendzicki, and Matt Stoltz, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,588 square foot, 1-story, elevation B Castleton model house within the Forest Ridge subdivision. This unit features a two-car, front-loading garage with carriage-style door, and 3 bedrooms. The condo was reviewed for Residential Guidelines. The plans show shutters on the front and side elevations. Window grids are planned on all elevations. There was a discussion pertaining to shutters. The plans show full size shutters on the side windows with transoms on top. When Ryan Homes constructs the home, the shutters they install are not this size. The builder stated that shutters do not actually come in that size from the manufacturer. He proposed cutting a shutter in half and installing it to the correct height. Aesthetically this did not seem like an appropriate solution. Deleting the transoms was proposed. Also, deleting the side shutters was offered. The problem of the shutter size on the windows with transoms will be considered and revisited at a later date. For this project in particular, the homeowner is expecting transom windows. There was a recommendation by Ms. Davis to eliminate just the shutters on that one set of side windows and leave the others. The board decided that for this unit individually, side shutters will be eliminated and the windows would be finished with 4 inch wrap. The unit passed similarity comparison. Finishes were presented and noted on the plans including Flint siding, and Dakota LedgeStone.

**MOTION: To approve the plans, with the side shutters eliminated**

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

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

Nays: None

RYAN HOMES            940 WARBLER WAY S/L 14            REVISED COLOR SCHEDULE

Phil Wendzicki, and Matt Stoltz, 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 at the January 25, 2018 meeting. This unit features a two-car, front-loading garage with carriage-style door, and a rear elevation great room with fireplace. The home was previously 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 is considered pending until the unit passed similarity comparison.

A revised drawing was submitted with Silver Mist siding and Conestoga LedgeStone among the changes. Of the two projects that were revised, this homeowner purchased their new home first. This change did allow this unit to pass similarity comparison.

There was a discussion about the side elevation windows with transoms and shutters. Mr. Wendzicki will research having the shutter company customize the shutter to match the drawings. A solution will be discussed at a later meeting and he will follow that solution for this unit as well.

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

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

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

Nays: None

**RYAN HOMES 945 WARBLER WAY S/L 23 REVISED COLOR SCHEDULE**

Phil Wendzicki, and Matt Stoltz, 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 at the January 25, 2018 meeting. 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 previously 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. This project is considered pending until the unit passes similarity comparison.

A revised drawing was submitted with Pewter siding and Bucks County LedgeStone. This change did allow the unit to pass similarity comparison. The previous pending approval included an additional window on the right elevation owner's bedroom. This additional window still stands.

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

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

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

Nays: None

RYAN HOMES                      950 WARBLER WAY S/L 15                      SUNROOM DOOR REVISION

Phil Wendzicki, and Matt Stoltz, of Ryan Homes were present at the meeting. They erected a 4,680 square foot, one-story, elevation C Castleton model house within the Forest Ridge subdivision. Upon final inspection, it was discovered that the sunroom door was constructed on the rear elevation instead of the left elevation. They submitted a revised drawing and were seeking an updated approval.

There was a discussion about the bio swale across the back of this property. The builder stated that it is located 10 feet from the rear of the unit. He further stated that the homeowner was made aware of this bio swale at the time of purchase and is aware that nothing can be built in it and it cannot be disturbed. He noted that a patio can be constructed within the 8 feet behind the home, and that a deck could cantilever over it but not disturb it.

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

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

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

Nays:                      None

PULTE HOMES                      650 SHINNECOCK LN S/L 38                      CONDO

Jamey Heinzman, of Pulte Homes was present at the meeting. She had Alicia Daniels of the Sales Department and Cody Miller, Field Manager present with her. She was seeking approval to erect a 6,005 square foot, two-story, elevation 21 Napa Valley model condo within the Clubside Manor section of the Barrington subdivision. This unit features a 2-car, front-loading garage, a rear elevation café, and morning room with a fireplace. The home was reviewed for Residential Guidelines. The unit will have 1 set 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 did not pass similarity comparison. Four Napa Valley models were planned within the similarity comparison area.

There was a discussion about changing the dormers that are very distinctive on this model. The builder also offered to change the garage gable to help differentiate this condo from the others.

Finishes were presented and noted on the plans as package 15, including Mindful siding, Backdrop board and batten, and Fort Harrison brick. Revised building plans must be submitted to the PZB division for final ABR approval.

Mr. Verdova asked the builder whether there is a policy within that subdivision restricting the building of the same floor plans next to each other. This project represented a third unit of the same floor plan in a row. Ms. Heinzman stated that she did not have the Barrington HOA monotony code her. She stated that they have built 3 in a row other places in the community.



unit passed similarity comparison. Finishes were presented and noted on the plans as package 23, including Ironstone siding, and Echo Ridge Ledgestone.

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

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

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

Nays: None

PULTE HOMES                      605 MORGAN TR S/L 253                      SINGLE FAMILY RESIDENCE

Jamey Heinzman, of Pulte Homes was present at the meeting. She had Alicia Daniels of the Sales Department and Cody Miller, Field Manager present with her. She was seeking approval to erect a 6,774 square foot, two-story, elevation NC2G Knottingham model house within the Hawthorn subdivision. This unit features a 1-car and a 2-car, side-loading garage, a rear elevation sunroom, a gathering room with fireplace and walk-out basement. The home was reviewed for Residential Guidelines. The unit will have 3 sets of cottage-style front elevation shutters only. Window grids are planned on all elevations. Windows were reviewed. A 3060 window will be added to the left elevation Flex 2 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 3, including Wicker siding and shake, Brownstone board and batten, and Ashbury brick. Revised building plans must be submitted to the PZB division for final ABR approval.

**MOTION: To approve the plans, with the addition of one 3060 window in the Flex 2 room**

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

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

Nays: None

PULTE HOMES                      624 MORGAN TR S/L 247                      SINGLE FAMILY RESIDENCE

Jamey Heinzman, of Pulte Homes was present at the meeting. She had Alicia Daniels of the Sales Department and Cody Miller, Field Manager present with her. She was seeking approval to erect a 6,783 square foot, two-story, elevation CT2G Knottingham 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 fireplace. The home was reviewed for Residential Guidelines. The unit will have 3 sets of front elevation shutters. Window grids are planned on all elevations. A 3060 window will be added to the left elevation Flex 2 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 10, including Soft Maple siding, Natural Cedar shake, and Aspen Ledgestone. Revised building plans must be submitted to the PZB division for final ABR approval.



PULTE HOMES

592 CARA CT S/L 22

SINGLE FAMILY RESIDENCE

Jamey Heinzman, of Pulte Homes was present at the meeting. She had Alicia Daniels of the Sales Department and Cody Miller, Field Manager present with her. She was seeking approval to erect a 5,229 square foot, two-story, elevation HR2X Woodside model house within the Preserve at Beljon Farms subdivision. This unit features a 1-car and a 2-car, side-loading garage, gathering room with a fireplace and a finished basement. The home was reviewed for Residential Guidelines. The unit will have front elevation shutters only. Window grids are planned on all elevations. Shutters were discussed and considered for the side elevations. This led to a discussion about 4-sided consideration of projects.

There was a conversation to remind the builder that these homes will be considered as 4-sided architecture. Approvals will be contingent on the unit passing similarity comparison with all sides considered. Optional windows and window placement was discussed as viable ways to vary the rear and side elevations. A suggestion was made to offer more floorplans to avoid adding windows and redesigning submissions at the meeting. Another suggestion was to refrain from building three of the same model in a row, regardless of which front elevation is chosen. Ms. Heinzman stated that the builder is considering more floorplans.

The fireplace was confirmed to vent out the rear elevation. Deb Conti, 234 S Chillicothe Road was present to make public comment. She asked the builder whether they could use a brick/stone clad chimney on the rear elevation to differentiate the units. Ms. Heinzman explained that when venting the gas furnaces out the rear, a chimney would not be used. Ms. Heinzman stated that no wood-burning fireplaces would be offered. Chimneys will only be constructed when it is not possible to vent to the rear. Pulte is not offering to clad the bump-out rear elevation fireplaces with brick/stone. The elevations are not designed in that way.

Shutters on the side elevations of this unit were considered. The front elevation consists of 5 windows with shutters and 2 sets of double windows without shutters. 588 Cara Court, sub lot 22 is next door and within the similarity comparison area. That project has no shutters. There were varying opinions on whether to require side elevation shutters on this project. In the end, they were not requested for this project. However, they did explain to the builder that they may request them on future project to help provide variety between homes.

Stone wraps were reviewed and verified. This unit passed similarity comparison. Finishes were presented and noted on the plans as package 10, including Soft Maple siding, Natural Cedar shake, and Country Road Brick.

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

Mr. Verdova moved; Mr. Shroud seconded and the motion carried, 5-0, on a roll call vote.

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

Nays: None

**MISCELLANEOUS:**

**Pulte Homes, The Preserve at Beljon Farms Subdivision, Preliminary**

Jamey Heinzman, of Pulte Homes presented the models and elevations Pulte Homes plans to offer at The Preserve at Beljon Farms. There are 78 lots all together. There will be 26 lots available in phase 1. Models included 6 Allison II elevations, 6 Castleton elevations, 6 Maple Valley elevations, 6 Willwood elevations, and 6 Woodside elevations. 30 color packages were presented as well.

The members looked over the elevations and offered feedback. Shutters were discussed. Mr. Verdova offered that he was not in favor of double windows with thin shutters. He recommended having shutters only when they would be large enough to cover the window if they were in a closed position. Ms. Coleman was not in favor of elevations with just 1 set of shutters. She was looking for a more balanced look which might include having several sets of shutters or no shutters at all. Ms. Heinzman stated that she would look over the shutter composition.

There was a conversation about the windows that looked to have a 2 inch wrap verses the 4 inch wrap called out in the Residential Guidelines. Ms. Heinzman will look over the windows wraps.

As a whole, the elevations were favorable. Again, it was suggested that Pulte offer more elevations to ensure the projects pass the similarity comparison. Ms. Heinzman stated that the line-up for this subdivision is already set. She will take all the additional comments under consideration.

**ADJOURNMENT:**

Mr. Packard moved; Mr. Verdova seconded, and the meeting adjourned at 10:50 p.m. on a unanimous voice vote.

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Lauren Broderick, Chairman

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Marie Lawrie, Secretary