

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
April 26, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, April 26, 2018, in Council Chambers of City Hall. Lauren Broderick called the meeting to order at 6:32 p.m.

ROLL CALL:

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| Present: | Lauren Broderick Melissa Coleman, left early at 8:32 p.m. Thomas Shrout Mark Verdova |
| Absent: | Keith Packard |
| Also Present: | Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Marie Lawrie, Secretary |

AMENDMENTS TO AGENDA:

None

OATH OF OFFICE:

Ms. Broderick 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 March 22, 2018 meeting, as submitted

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, on a 3-0-1 voice vote.

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

Nays: None

Abstentions: Ms. Coleman

OLD BUSINESS:

PAYNE & PAYNE, 462 CLUB DR WEST REVISION

No one was in attendance to represent the project when this item was called.

MOTION: To table the project

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

MOTION: To remove 462 Club Drive West from the table and consider it after 982 Hawkin Ln S/L 8

Ms. Coleman moved; Mr. Shroul seconded and the motion carried, on a 3-0-1 roll call vote.

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

Nays: None

Abstentions: Mr. Verdova

Jason Baylor, of Payne & Payne Builders was present at the meeting. Revisions of the elevations were presented seeking an updated approval. Changes included the window dormers, arched vents, front door style, gable revisions, garage door style, man door, removed 2nd story window, and added small garage window. A revision was made to the roof line. The fireplace was confirmed to vent to the rear elevation.

MOTION: To approve the plans, as revised

Mr. Shroul moved; Ms. Coleman seconded and the motion carried, on a 3-0-1 roll call vote.

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

Nays: None

Abstentions: Mr. Verdova

NEW BUSINESS:

MARK HETTINGER 436 W PIONEER TR FRONT PORCH REPLACEMENT

Mark Hettinger, homeowner along with his daughter, Megan Bishop was in attendance to represent the application. He was seeking approval to replace the front porch on his landmarked property, which is currently in disrepair. This project was before Landmark Commission on April 19, 2018. It is pending final approval of the porch posts. Currently the porch posts are a combination of square posts, and decorative spindle type posts. The applicant is planning to replace all the posts and install matching white spindle posts.

MOTION: To approve the plans only after final approval from the Landmark Commission

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

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

Nays: None

GEORGE'S DONUTS 1017 N AURORA RD UNIT 1023B WALL SIGN

Nik Garro and Stacy Vadaj of George's Donuts were in attendance seeking an approval for an 11.8 square foot wall sign. The sign will have LED channel letters on a raceway. The face of the letters will be white acrylic. Other colors include red, and gray with bronze returns. This sign will match the other signs in the plaza.

MOTION: To approve the plans, as submitted

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

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

Nays: None

MATTHEW NIEMI 1040 S CHILLICOTHE RD POLE BARN

Matthew Niemi, homeowner was in attendance to answer questions. He was seeking approval to construct a 56 x 30, 1680 square foot pole barn within the Longview Acres allotment. The right and left elevations will have 3 windows each. The right elevation also has a man door. The front elevation will have an oversized overhead door, and a regular overhead door. The rear elevation will have 2 windows and a man door. The structure will have a concrete floor, and deep red metal siding to grade. The structure will also have a white roof and red brick. The building will be 300 – 400 feet off the street and 20 feet off property lines. The house is a red brick.

MOTION: To approve the plans, as submitted

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

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

Nays: None

GEORGE BALOG 584 ROBINHOOD DR EXTERIOR ALTERATIONS

Lee Pozek, architect for the project was on hand to represent the application. This project was completed without a permit or the approval of ABR. The home had an awning and partial enclosure around the front entry door. Mr. Balog constructed a gable-style roof with square posts in place of the awning. He installed brown siding, and tan roof to match the house and added tan stone to the front elevation of the home. A new garage door was also installed. Board members expressed disapproval that the project began prior to approvals and stated that the posts of the project appear unfinished. Approval of the project is subject to the builder adding white wrap with a base to the posts for a finished look.

MOTION: To approve the plans, with white vinyl wrap and a base added to the posts

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

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

Nays: None

MARK CROY 242 HARMON RD ADDITION

Mark Croy, homeowner was present at the meeting. He was seeking approval to erect a 20 x 15, 300 square foot addition to the rear elevation of his home within the Aurora

DREES HOMES 958 HAWKIN LN S/L 20 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 4,905 square foot 2-story, elevation A Northwood model home within the Hawkin subdivision. This unit will feature a 2-car front-facing garage, a family room with fireplace, and a second story game room. The basement will be left unfinished. The home was reviewed for Residential Guidelines. Four sets of front elevation shutters are planned. The fireplace will vent to the rear. Half muntins will be present on all elevations. The stone wraps were in compliance. This unit passed similarity comparison. Finishes for the project include Deep Brunswick siding and shake, Petoskey brick, and Carolina Ledge stone.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Ms. Broderick seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Verdova, Ms. Broderick, Ms. Coleman, Mr. Shrout
Nays: None

DREES HOMES 978 HAWKIN LN S/L 10 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 3,596 square foot 2-story, elevation A Blair model home within the Hawkin subdivision. This unit would feature a 2-car front-facing garage and a lower level rec room. The home was reviewed for Residential Guidelines. No shutters are planned. There is no fireplace with this unit. Muntins will be present on all elevations. The brick wraps were in compliance. This unit passed similarity comparison. Finishes for the project include Herringbone Mist siding, Winstar brick, and Evening Shade board and batten.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Ms. Broderick seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Verdova, Ms. Broderick, Ms. Coleman, Mr. Shrout
Nays: None

DREES HOMES 982 HAWKIN LN S/L 8 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 2,037 square foot 2-story, elevation E Blair model home within the Hawkin subdivision. This unit would feature a 2-car front-facing garage and a dining room with bump-out and sliding patio door. The basement will be unfinished. The home was reviewed for Residential Guidelines. No shutters are planned. There is no fireplace with this unit. Half muntins will be present on the front elevation. Full muntins will be present on all other sides of the project. The stone wraps were in compliance. This unit passed similarity comparison. Finishes for the project include Lakeshore Gray siding, Swan Creek brick, Appalachian Ledge stone and Deep Brunswick shake.

MOTION: To approve the plans, as submitted

Ms. Coleman moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Ms. Coleman, Mr. Shrout, Mr. Verdova, Ms. Broderick
Nays: None

BRAVO HOMES 405 DUNWOODY DR S/L 34 SINGLE FAMILY RESIDENCE

Bob Cohen, of Bravo Homes was present at the meeting. He was seeking approval to erect a 6,928 square foot 2-story, custom home within the Barrington subdivision. This unit would feature a 2-car + 1-car courtyard-style garage with a small overhead door on the back side. A rear covered porch and an informal dining area bump-out on the rear elevation. The home was reviewed for Residential Guidelines. Two sets of front shutters are planned. Window grids will be installed on the front and rear windows. The fireplace will vent through a chimney. Stone wraps were compliant. There was a conversation about the orientation of the unit on the lot and location of the garage. The builder stated that there was not sufficient space on the lot to orient the garage another way. Mr. Verdova questioned the orientation of this project and the impact it would have on neighboring units. When asked if the project was approved by the ARB of Barrington, the builder stated that it was approved. This unit passed similarity comparison. Finishes for the project include Khaki Brown Hardie siding and shake, and Prestige Charcoal stone.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 3-0-1, on a roll call vote.
Yeas: Mr. Shrout, Ms. Coleman, Ms. Broderick
Nays: Mr. Verdova

PULTE HOMES 66 BRIGHTON DR S/L 73 CONDO

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,256 square foot 1-story Elevation 19 Napa Valley model home within the Clubside Manor section of the Barrington subdivision. This unit features a 2-car front-load garage, a rear elevation café and morning room, and a gathering room with fireplace. The unit was reviewed for Residential Guidelines. One set of front elevation shutters are planned. Window grids will be installed on all elevations. Stone wraps were compliant. The fireplace will vent to the rear. This unit passed similarity comparison. Finishes were presented and noted as Backdrop siding, Mega Greige shake, and Echo Ridge Ledge stone.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Shrout, Ms. Coleman, Mr. Verdova, Ms. Broderick
Nays: None

PULTE HOMES 650 SHINNECOCK LN S/L 38 DORMER REVISION

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking an updated approval for a 6,005 square foot, 2-story elevation 21 Napa Valley model condo within the Clubside Manor section of the Barrington subdivision. This unit was approved at the February 22, 2018 meeting contingent on the applicant removing the dormers or changing to single craftsman-style dormer. There were 2 other Napa Valley models within the similarity comparison area. After speaking with the homeowner, neither change was acceptable. There was a discussion about how to change this unit in such a way that it was not similar to the other units and acceptable to the homeowner. The revision to the garage portion of the project discussed at the last meeting was present on the plans. The board was not in favor of the style of dormer designed on the revised plans and offered to approve the plans with the original dormers in place. The builder will take this information back and discuss it with the homeowner. The project will return if the homeowner does not agree.

MOTION: To approve the plans, with the original double dormers

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 3-1, on a roll call vote.
Yeas: Mr. Shrout, Mr. Verdova, Ms. Broderick
Nays: Ms. Coleman

PULTE HOMES 850 BIRDSONG CT S/L 256 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 7,022 square foot 2-story elevation NC2H Skyview model house within the Hawthorn subdivision. This unit features a 2-car + 1 car side-load garage, and a rear elevation café and gathering room with fireplace. The unit was reviewed for Residential Guidelines. No shutters are planned for this home. Half window grids will be installed on all elevations. Stone wraps were compliant. The fireplace will vent to the rear. This unit passed similarity comparison. Finishes were presented and noted as Flagstone siding, Weathered Gray shake, and Echo Ridge Ledge stone.

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. Shrout, Mr. Verdova
Nays: None

PULTE HOMES 530 BELJON LN S/L 1 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,654 square foot 2-story elevation CR21 Woodside model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car + 1-car side-load garage, and a 2-story gathering room. The unit was reviewed for Residential Guidelines. No shutters are planned for this home. Window grids will be installed on all elevations. There is no fireplace with this unit. Stone wraps were compliant. There

was a discussion about the dormer on this unit. The dormer was confirmed to be decorative only and not functional. It was suggested to discuss removing the dormer with the homeowner. This unit passed similarity comparison. Finishes were presented and noted as Toasted Almond siding and shake, and Echo Ridge Ledgestone.

MOTION: To approve the plans, as submitted or with the front elevation dormer removed

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

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

Nays: None

PULTE HOMES 551 BELJON CT S/L 26 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,384 square foot 2-story elevation CR2H Allison II model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car side-load garage, a rear elevation covered porch, and a gathering room with fireplace. The unit was reviewed for Residential Guidelines. No shutters are planned for this home. Half window grids will be installed on all elevations. This unit struggled to pass the similarity comparison. There was discussion about the similarities with sub lot 25. It was stated that the board and batten should be a darker color. Stone wraps were compliant. The fireplace will vent o the rear. Finishes were presented and noted as Flagstone siding and shake, and Black Rundle stone. This color package was a change from what the builder usually offers. Ms. Heinzman could not say for certain if this was a change the homeowner selected or an error.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PULTE HOMES 571 CARA CT S/L 10 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,463 square foot 2-story elevation HR21 Allison II model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car + 1-car side-load garage, a game room, and a gathering room with fireplace. The unit was reviewed for Residential Guidelines. Three sets of front shutters are planned for this home. Window grids will be installed on all elevations. Mr. Verdova expressed his dissatisfaction with shutters that are not of a size that would cover the entire window if they were operable. The fireplace will vent to the rear. Brick wraps were compliant. This unit passed similarity comparison. Finishes were presented and noted as Weathered Gray siding, Harvard Slate shake, and Signature Blend brick.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Ms. Coleman seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Mr. Verdova, Ms. Coleman, Mr. Shrout, Ms. Broderick
Nays: None

PULTE HOMES 587 CARA CT S/L 7 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,4683 square foot 2-story elevation HR21 Allison II model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car side-load garage, a game room, and a gathering room with fireplace. The unit was reviewed for Residential Guidelines. Three sets of front shutters are planned for this home. Window grids will be installed on all elevations. The fireplace will vent to the rear. Brick wraps were compliant. This unit passed similarity comparison. Finishes were presented and noted as Ironstone siding, Harvard Slate shake, and Ashbury brick.

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. Broderick, Ms. Coleman
Nays: None

PULTE HOMES 596 CARA CT S/L 24 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,263 square foot 2-story elevation HR21 Allison II model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car + 1-car side-load garage, a game room, a gathering room, and a rear elevation café. The unit was reviewed for Residential Guidelines. Three sets of front shutters are planned for this home. Window grids will be installed on all elevations. No fireplace is planned for this unit. Brick wraps were compliant. This unit passed similarity comparison. Finishes were presented and noted as Wicker siding, Sandstone shake, and Cutawba brick.

MOTION: To approve the plans, as submitted

Ms. Broderick moved; Mr. Shrout seconded and the motion carried, 4-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Shrout, Mr. Verdova, Ms. Coleman
Nays: None

HOME HEADACHE HELPER 499 TOWNLINE RD ATTACHED GARAGE ADDITION

Todd Hurley, of Home Headache Helper was in attendance to answer questions. He was seeking approval to remove the existing attached garage and replace it with a 48 x 24, 1200 square foot addition. The new attached garage would have two 8 foot front-facing garage doors. A new roof overbuild and front entry porch are included in the project. The entire dwelling will be re-sided and re-shingled. Charcoal gray siding,

Barkwood shingles, and Black shutters, were presented at the meeting. The overhead garage doors will be white. This did not match the Residential Information Sheet turned in with the application. The unit was reviewed for Residential Guidelines. The orientation of the garage was discussed. The front door of the home faces Townline Road and the garage doors will face Nicola Drive. Ms. Davis explained that because this project is considered a renovation, the orientation of the garage doors would not be unacceptable. The home currently has block to grade. It was suggested to ask the homeowner to consider installing brick or stone to grade. The builder will present this option to the homeowner.

MOTION: To approve the plans, with the finishes as presented at the meeting

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

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

Nays: None

There was a 6 minute break at this point in the meeting. Ms. Coleman was dismissed from the meeting.

RYAN HOMES 145 LAKELAND WAY S/L 82 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,431 square foot, two-story, elevation E Milan 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 family room with fireplace. The condo was reviewed for Residential Guidelines. Shutters will be installed on the front and side elevations. Window grids will be installed on all elevations. The fireplace will vent out the rear elevation. Finishes were presented and noted on the plans including Stone Mountain siding, Sandy Tan shake, and Dakota Ledge stone. The unit did not pass similarity comparison. It was too similar to the project on sub lot 80. There was a discussion about changing the siding color or adding stone on the garage front up to the overhang roof with stone extending to the front door and wrapping on the right elevation at the appropriate height.

MOTION: To approve the plans, PENDING a change in siding color that allows the unit to pass similarity comparison or adding stone to the garage elevation up to the overhang roof with the stone extending back to the front door and wrapping appropriately on the right elevation

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 3-0, on a roll call vote.

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

Nays: None

RYAN HOMES 155 LAKELAND WAY S/L 81 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 3,211 square foot, 1-story, elevation D 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 great room with fireplace. The condo was reviewed for Residential Guidelines. Shutters are planned for this unit and the front and side elevations. Window grids are planned on all elevations. The fireplace will vent to the rear. Stone wraps were compliant. There was a discussion about the front elevation porch posts. The board was not in favor of the post in front of the window. When asked if the posts were structural or decorative, the builder was not certain. There was a discussion about removing the center posts. No decision could be reached at the meeting. Finishes were presented and noted on the plans including Teak siding, and Bucks County Ledge stone. The unit passed similarity comparison.

MOTION: To postpone the project

Ms. Broderick moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Verdova, Mr. Shrout
Nays: None

RYAN HOMES 205 LAKELAND WAY S/L 76 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,154 square foot, 1-story, elevation K Brentwood model house within the Forest Ridge. This unit features a two-car, front-loading garage with carriage-style door, a rear elevation sunroom, and a great room with fireplace. The home was reviewed for Residential Guidelines. The unit will have one set of front elevation shutters. Window grids are planned on all elevations. Brick wraps were compliant. The fireplace will vent to the rear. This unit passed similarity comparison. Finishes were presented and noted on the plans including Spanish Olive siding, Natural Almond shake, and Gramery brick.

MOTION: To approve the plans, as submitted

Ms. Broderick moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.
Yeas: Ms. Broderick, Mr. Verdova, Mr. Shrout
Nays: None

RYAN HOMES 210 LAKELAND WAY S/L 12 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,405 square foot, 2-story, elevation C Milan model house within the Forest Ridge. This unit features a two-car, front-loading garage with carriage-style door and a rear elevation morning room. The home was reviewed for Residential Guidelines. The unit will have shutters and the front and side elevations. Window grids are planned on all elevations. Stone wraps were compliant. No fireplace is planned for this unit. This unit passed similarity comparison. Finishes were presented and noted on the plans including Twilight Shadow siding and Autumn Buckeye stone.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.

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

Nays: None

RYAN HOMES 350 LAKELAND WAY S/L 35 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,948 square foot, 1-story, elevation L Castleton model house within the Forest Ridge. This unit features a two-car, front-loading garage with carriage-style door and a rear elevation sunroom. The home was reviewed for Residential Guidelines. No shutters are planned for this unit. Window grids are planned on all elevations. Brick wraps were compliant. No fireplace is planned for this unit. This unit passed similarity comparison. Finishes were presented and noted on the plans including Sagebrook siding and Smokey Mountain brick.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 3-0, on a roll call vote.

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

Nays: None

RYAN HOMES 920 WARBLER WAY S/L 13 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,948 square foot, 1-story, elevation K Castleton model house within the Forest Ridge. This unit features a two-car, side-loading garage with carriage-style door, and a rear elevation sunroom. The home was reviewed for Residential Guidelines. No front elevation shutters are included with this unit. Some side elevation shutters are planned for this unit. There was a discussion about removing the shutters for this unit. It was decided to leave them as presented due to the location of this home on a corner lot. Window grids are planned on all elevations. Stone wraps were compliant. No fireplace is planned for this unit. This unit passed similarity comparison. Finishes were presented and noted on the plans including Silver Mist siding, Stone Mountain Clay shake, and Conestoga stone.

MOTION: To approve the plans, as submitted

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 3-0, on a roll call vote.

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

Nays: None

RYAN HOMES 935 WARBLER WAY S/L 13 SINGLE FAMILY RESIDENCE

Joe Baker and Stu Kocian, of Ryan Homes were present at the meeting. They were seeking approval to erect a 4,405 square foot, 2-story, elevation C Milan model house within the Forest Ridge. This unit features a two-car, front-loading garage with carriage-style door and a rear elevation morning room. The home was reviewed for Residential Guidelines. Shutters are planned for this unit for the front and side elevations. Window grids are planned on all elevations. Stone wraps were compliant. The fireplace will vent to the rear elevation. This unit passed similarity comparison. Finishes were presented and noted on the plans including Flint siding and Dakota LedgeStone. The board stated that the builder should not sell Dakota LedgeStone on lots 25 or 26. This might result in the projects being too similar. The builder agreed to the recommendation.

MOTION: To approve the plans, as submitted

Mr. Shrout moved; Mr. Verdova seconded and the motion carried, 3-0, on a roll call vote.

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

Nays: None

MISCELLANEOUS:

 Ryan Homes, Forest Ridge Drive Through, Short Shutters

Ms. Davis explained that a field verification took place to check see if the problem with the short shutters had been resolved. On models with double windows on side elevation with transom windows above, the plans from Ryan Homes show that matching size shutters will be installed. In the field, a smaller set of shutters have been hung on the windows that do not extend up to the transoms. There was discussion in a previous meeting on how to remedy this situation. Upon field inspection, the problem remains. Phil Wendzicki, the Project Manager for Forest Ridge stated that the shutters pieces have been delivered and will be installed shortly. Ms. Davis will field inspect again.

ADJOURNMENT:

Mr. Verdova moved; Mr. Shrout seconded, and the meeting adjourned at 9:40 p.m. on a unanimous voice vote.

Lauren Broderick, Chairman

Marie Lawrie, Secretary