

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
May 24, 2018

The Architectural Board of Review met in a scheduled meeting on Thursday, May 24, 2018, in Council Chambers of City Hall. Lauren Broderick called the meeting to order at 6:30 p.m.

ROLL CALL:

Present:	Lauren Broderick Keith Packard Thomas Shrout Mark Verdova, arrived late 7:19 p.m.*
Absent:	Melissa Coleman
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Marie Lawrie, Secretary

AMENDMENTS TO AGENDA:

MOTION: To add 650 Shinnecock Ln S/L 38- Revision, to move Pulte Homes items 16 - 19 to the end of the agenda, and to move 42 Chelmsford Dr – Garage Addition from item 15 to item 9

Mr. Shrout moved; Mr. Packard seconded and the motion carried, on a unanimous voice vote.
Yeas: Mr. Shrout, Mr. Packard, Ms. Broderick
Nays: None

OATH OF OFFICE:

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

APPROVAL OF MINUTES:

It was decided to wait and consider the minutes later in the meeting to allow time for Mr. Verdova to arrive.

MOTION: To tables the minutes of the April 26, 2018 meeting to the end of the meeting

Mr. Packard moved; Mr. Shrout seconded and the motion carried, on a unanimous voice vote.
Yeas: Mr. Packard, Mr. Shrout, Ms. Broderick
Nays: None

JOE BOOKER

440 ELDRIDGE RD

SHED

Joe Booker, homeowner was in attendance to represent the application. He was seeking approval to erect a 20 x 12, 240 square foot accessory structure to replace the current shed on his property. No windows or doors will be installed on the rear or right elevation. Two windows and a double door will be installed on the front elevation. One window will be installed on the left elevation. There was a discussion about how visible this structure will be from the right of way. Residential Guidelines were discussed as they pertain to the exposed foundation. The foundation of an accessory structure over 200 square foot should match the primary structure. The home was stated to have brick to grade on all sides. Lattice work around the structure was deemed inappropriate and the homeowner agreed to install brick to grade around the foundation to match his home. Finishes were noted on the plans as light gray siding, white trim, and gray shutters.

MOTION: To approve the plans, with a brick to grade foundation to match the residence

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

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

Nays: None

DELICIELLO'S

55 BARRINGTON TWN SQ

WALL SIGN

Mike Delciello's, restaurant owner was on hand to answer questions. He was seeking approval to erect a wall sign. The 46 x 150, 47.9 square foot sign will be constructed of white lexan with red vinyl applied. The trim will be black. The face will be LED letters mounted to a raceway. The return and trim cap will be black.

MOTION: To approve the plans, as submitted

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

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

Nays: None

DELICIELLO'S

55 BARRINGTON TWN SQ

PANEL SIGN

Mike Delciello's, restaurant owner was on hand to answer questions. He was seeking approval to erect a panel sign on the shopping center monument sign along state route 306. The 60 x 16, 6.6 square foot sign will be constructed of aluminum. The sign will have internal lighting. The color was noted as red.

MOTION: To approve the plans, as submitted

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

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

Nays: None

DELICIELLO'S

55 BARRINGTON TWN SQ

PANEL SIGN

Mike Delciello's, restaurant owner was on hand to answer questions. He was seeking approval to erect a panel sign on the shopping center monument sign along state route 82. The 60 x 16, 6.6 square foot sign will be constructed of aluminum. The sign will have internal lighting. The color was noted as red.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PRESTIGE HOMES

1055 CASCADES DR

SINGLE FAMILY RESIDENCE

Elaine Schmidt, of Prestige Homes was in attendance to represent the project. She was seeking approval to construct a 7,712 square foot 2-story custom home within the Cascades subdivision. This home features a 2-car + 1-car side-load garage, front and rear covered porches, a family room with fireplace, and a first floor master suite. The project was reviewed for Residential Guidelines. Shutters will be installed on the front and side elevations. The fireplace will vent through a chimney. The stone wraps were compliant. This unit passed similarity comparison. Finishes were presented and noted on the plans as Sierra siding, Antique Gray shake, and Prestige weatherledge.

MOTION: To approve the plans, with 4 inch wrap on the windows

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

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

Nays: None

**Mark Verdova joined the meeting at this time.*

FAIRWOOD FOREST

215 LAKELAND WAY

SCREENED DECK

Bill and Renee Murphy, homeowners were on hand to answer questions. They were seeking approval to erect a 12 x 23, 276 square foot screened deck within the Forest Ridge subdivision. Glass will be installed in the gable portion as well as the knee wall portion of the addition. The ceiling will be constructed on tongue and groove pine. The addition will be finished in 1 inch hemlock material. Finishes were presented and noted on the plans as gray siding, brown/gray roof, and a gray/red/brown stone. The home has a walk-out basement; therefore the lower portion of the structure will not be enclosed or skirted. Decorative trim will be added to the bottom of those posts to make them more attractive.

MOTION: To approve the plans, with the decorative trim around the bottom of the posts

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. Broderick

Nays: None

JOHN LUBANOVICH 42 CHELMSFORD DR ATTACHED GARAGE ADDITION

John Lubanovich, homeowner was present at the meeting. He was seeking approval to erect a 22 x 22, 484 square foot attached garage addition within the Chatham Estates subdivision. This addition will be a tandem style garage addition. Green siding, brown roof, and beige trim will match the existing home. It was confirmed that exposed foundation will match the home.

MOTION: To approve the plans, as submitted

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

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

Nays: None

DREES HOMES 968 HAWKIN LN S/L 15 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 4,980 square foot 2-story, elevation A Northwood model home within the Hawkin subdivision. This unit will feature a 2-car front-facing garage, a rear elevation breakfast room, a family room with fireplace and a 2nd story game room. The basement will be left unfinished. The home was reviewed for Residential Guidelines. Shutters were discussed. Four sets of front elevation shutters will be installed. Half muntins will be present on the front elevation, while full grids will be installed on all other sides. The stone wraps were in compliance. The fireplace will vent to the rear. This unit passed similarity comparison. Finishes for the project include Old Town Wedgewood siding, Lakeshore Gray shake, and Carolina Ledge stone.

MOTION: To approve the plans, with 4 sets of front cottage style shutters installed

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. Broderick

Nays: None

DREES HOMES 972 HAWKIN LN S/L 13 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 4,100 square foot 2-story, elevation D Dempsey model home within the Hawkin subdivision. This unit would feature a 2-car front-facing garage with carriage style door, a family room with fireplace, and a lower level rec room. The home was

reviewed for Residential Guidelines. Two sets of front shutters are planned. Half grids will be present on the front elevation, while full grids will be installed on all other elevations. The fireplace will vent to the rear elevation. The brick wraps were in compliance. This unit passed similarity comparison. Finishes for the project include Canyon Beige siding, Evening Shadow shake, and Winstar 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. Broderick

Nays: None

DREES HOMES 974 HAWKIN LN S/L 12 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 4,109 square foot 2-story, elevation E Ashton model home within the Hawkin subdivision. This unit would feature a 2-car front-facing garage with carriage style door, and a family room with fireplace. The basement will be unfinished. The home was reviewed for Residential Guidelines. No shutters are planned. Muntins will be present on all elevation. The fireplace will vent to the rear elevation. The stone wraps were discussed. Two foot, full height brick wraps will be installed on the side elevations to comply. Windows were discussed. A 2030 window will be added to the left elevation powder room. It was stated by Ms. Verner that there the deck will not be installed, as there is not adequate room for the feature on this lot. This unit passed similarity comparison. Finishes for the project include Deep Brunswick siding and shaker, and Castleton brick.

MOTION: To approve the plans, with appropriate brick wraps and a 2030 window added to the left elevation powder room

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

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

Nays: None

DREES HOMES 979 HAWKIN LN S/L 28 SINGLE FAMILY RESIDENCE

Alicia Verner, of Drees Homes was present at the meeting. She was seeking approval to erect a 4,892 square foot 2-story, elevation A Northwood model home within the Hawkin subdivision. This unit would feature a 2-car front-facing garage, and a family room with fireplace. The basement will be unfinished. The home was reviewed for Residential Guidelines. Four sets of front shutters are planned. Half grids will be present on the front elevation while full grids will be installed on all other elevations. The fireplace will vent to the rear elevation. The stone wraps were discussed. Two foot watertable height stone wraps will be installed on the side elevations to comply. This unit passed similarity comparison. Finishes for the project include Lakeshore Gray siding Blue Bayou shake, and Ohio Blue Vein cutstone.

MOTION: To approve the plans, with appropriate stone wraps

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. Broderick
Nays: None

CLASSIC HOMES 840 DEEPWOODS DR S/L 35 ADDITION

Ed Wurm, Jr. of Classic Homes was present at the meeting. He was seeking approval to erect a 22 x 47, 1,108 square foot addition to a home within the Deepwoods subdivision. This addition will provide a sunroom and deck off the rear elevation. It will also provide a sitting room with fireplace, a bedroom with walk-in closet and a bathroom to the left elevation of the home. The project was reviewed for Residential Guidelines. The addition will have shutters to grids and shutters match existing. The new fireplace will vent to the rear. Finishes will match the home.

MOTION: To approve the plans, as submitted

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

WOODMASTERS 960 WARBLER WAY SCREENED PORCH

Bruce Howell, of Woodmasters was present to answer questions. Also in attendance were the homeowners, Donald and Ann Santin. They were seeking approval to erect a 25 x 25, 370 square foot screened porch to the rear elevation of their home within the Forest Ridge subdivision. The porch will be added to the second story with no skirting due to the walk-out basement below. The addition will be constructed with a gable roof. The ceiling will be finished with cedar. The home was originally constructed with a projecting rear vent fireplace. The fireplace will be redesigned to vent up through a chimney. Finishes will match the newly constructed home.

MOTION: To approve the plans, as submitted

Mr. Packard moved; Ms. Broderick seconded and the motion carried, 3-0-1, on a roll call vote.
Yeas: Mr. Packard, Ms. Broderick, Mr. Verdova
Nays: None
Abstentions: Mr. Shroul

There was a 5 minute break in the meeting at this time.

RYAN HOMES 280 LAKELAND WAY S/L 28 SINGLE FAMILY RESIDENCE

Phil Wendzicki, of Ryan Homes were present at the meeting. He were seeking approval to erect a 4,586 square foot, 2-story, elevation D 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 unit was reviewed for Residential Guidelines. Shutters are planned for this unit. They will be installed on both the front elevation windows. The builder needs to install the taller shutter on the front double window to match the drawing. When asked about exact shutter sizes for windows, Mr. Wendzicki stated that all their shutters are approximately 1 inch shorter than the windows installed. The plans called for shutters on the left elevation only. A discussion ensued about removing these shutters. Windows without shutters must be installed with 4 inch wrap. Window grids are planned on all elevations. The fireplace will vent to the rear. Stone wraps were discussed. A two foot full height stone return was missing on the plans on the left side of bedroom number two. It will be applied as such in the field and added to the plans. The unit passed similarity comparison. Finishes were presented and noted on the plans including Flint Gray siding, and PA Sierra Ledge stone.

MOTION: To approve the project with the side shutters removed and replaced with 4 inch wrap, the front shutters installed exactly as represented in the packet, and appropriate stone wraps

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. Broderick

Nays: None

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

Phil Wendzicki, of Ryan Homes was present at the meeting. He was seeking approval to erect a 3,211 square foot, 1-story, elevation D Pisa Torre model house within the Forest Ridge subdivision. This unit was postponed at the April 26, 2018 meeting. There had been 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 was reached at that meeting. The builder reported that the post directly in front of the window has been removed. Windows were discussed. A window with grids and shutters will be added to the master bedroom as well as a window with grids and shutters in the dining room.

MOTION: To approve the plans with the post directly in front of the window removed and windows with grids and shutters added to the master bedroom and dining room as noted on the plans

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

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

Nays: None

PULTE HOMES 600 SHINNECOCK LN S/L 34 CONDO

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 6,727 square foot 2-story elevation 21 Sonoma Cove model condo within the Clubside Manor section of the Barrington subdivision. This unit features a 2-

car front-load garage with carriage style door, a morning room with fireplace, and a rear elevation covered porch with patio. The unit was reviewed for Residential Guidelines. No shutters are planned for this home. Grids will be installed on all elevations. Stone wraps were compliant. The fireplace will vent through a chimney. This unit passed similarity comparison. Finishes were presented and noted as Accessible Beige siding, Zeus shake, and Vintage Wine Ledge stone.

The builder informed the Board that sub lot 39 is no longer sold, due to an error within Pulte Homes, the homeowners needed to choose another lot to accommodate their selections. Sub lot 34 accomplishes that and sub lot 39 will be resold at a later date.

MOTION: To approve the plans, as submitted

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

PULTE HOMES 584 CARA CT S/L 21 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,392 square foot 2-story elevation NC2H Alison model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car + 1-car side-load garage, and a gathering room with fireplace, and a game room. The unit was reviewed for Residential Guidelines. One set of front shutters are planned for this home. Half grids will be installed on all elevations. The fireplace will vent to the rear elevation. Stone wraps were compliant. This unit passed similarity comparison. Finishes were presented and noted as Marine Blue siding and shake, and Ashbury brick.

MOTION: To approve the plans, as submitted

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

PULTE HOMES 599 CARA CT S/L 4 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,425 square foot 2-story elevation HR2X Willwood model home within the Preserve at Beljon Farms subdivision. This unit features a 2-car tandem side-load garage, and a rear elevation cafe. The unit was reviewed for Residential Guidelines. Two sets of front shutters are planned for this home. Grids will be installed on all elevations. There is no fireplace included with this project. Stone wraps were compliant. Windows were discussed. It was decided to add a 3060 window to the flex room. Finishes were presented and noted as Heather siding and shake, and Country Road brick. This unit did not pass similarity comparison. It was too similar to the home on sub lot 25. It was suggested that Ashbury or Fort Harrison brick would be acceptable if the homeowner was willing to change. The project will be pending until it

passes similarity comparison.

MOTION: To approve the plans, PENDING a change that allows the project to pass similarity and adding a 3060 window to the left elevation Flex Room

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

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

Nays: None

PULTE HOMES 729 NANCY DR S/L 272 SINGLE FAMILY RESIDENCE

Chris Schneider and Jamey Heinzman, of Pulte Homes were in attendance seeking approval to erect a 5,902 square foot 2-story elevation NC3M Atwater model home within the Hawthorn subdivision. This unit features a 2-car + 1-car side-load garage, a rear elevation gathering room with fireplace and nook, and a finished basement. The unit was reviewed for Residential Guidelines. Four sets of front shutters are planned for this home. Half grids will be installed on all elevations. The fireplace will vent to the rear elevation. Stone wraps were compliant. There were no comparables for this unit. Finishes were presented and noted as Heather siding, and Bucks county LedgeStone.

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. Broderick

Nays: None

PULTE HOMES 650 SHINNECOCK LN S/L 38 THIRD REVISION

Chris Schneider, 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.

The project was discussed again at the April meeting. After the builders spoke with the homeowner, neither change suggested at the February meeting 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 project was in front of the Board for a third time. The latest revision shows the rear covered porch changed to a sunroom. The original double dormers are back in place, and a full basement changed to a garden view with basement windows.

The builder stated that this was a last minute change that is not yet approved by Barrington ARB. They were confident it would get an approval.

MOTION: To approve the plans, as revised

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

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

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

Mr. Packard moved; Ms. Broderick seconded, and the meeting adjourned at 9:01 p.m. on a unanimous voice vote.

Lauren Broderick, Chairman

Marie Lawrie, Secretary