

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
MAY 8, 2008**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, May 8, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman Robert Berryhill.

ROLL CALL:

Present:	Robert Berryhill Christopher Holecek Gabriel Lefebvre Dave Palchesko David Riedel Tom Spape Greg Barrow (arrived at 7:05 p.m.)
Also Present:	Angela Cavanaugh, City Architect Corinne Craine, Secretary Judy Conkling

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

APPROVAL OF MEETING MINUTES

MOTION: To approve the meeting minutes of April 10, 2008 as printed.

Mr. Riedel moved for approval; Mr. Spape seconded, and the motion carried, 4-0-2, on a roll call vote.

Yeas: Mr. Riedel, Mr. Spape, Mr. Palchesko, Mr. Berryhill

Nays: None

Abstain: Mr. Holecek, Mr. Lefebvre

MOTION: To approve the meeting minutes of April 24, 2008 as printed.

Mr. Lefebvre moved for approval; Mr. Riedel seconded, and the motion carried, 4-0-2, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

Abstain: Mr. Holecek, Mr. Palchesko

OLD BUSINESS

CHRIS SCARAZZO

Tabled 4-10-08:

C. & L. Scarazzo

95 Woodland Trace

Revised Addition

MOTION: To remove the plans for Scarazzo, 95 Woodland Trace, from the table.

Mr. Lefebvre moved for approval; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Spape, Mr. Holecek, Mr. Palchesko, Mr. Riedel, Mr. Berryhill
Nays: None

Mr. Barrow arrived at this point.

The owner, Chris Scarazzo, was present. Mr. Scarazzo has submitted revised plans for a two-season room with screens only, no windows. The addition will be constructed on an existing deck. The City Architect has approved the revised plans that show structural changes to the foundation to accommodate the addition. The exterior of the addition will match the existing house.

MOTION: To approve the revised plan.

Mr. Lefebvre moved for approval; Mr. Riedel seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Spape, Mr. Berryhill
Nays: None

ALAN POLLACK

Alan Pollack

671 Circlewood Dr.

Accessory Building

MOTION: To remove the plans for Pollack, 671 Circlewood Dr., from the table.

Mr. Spape moved for approval; Mr. Holecek seconded, and the motion carried, 7-0, on a roll call vote.
Yeas: Mr. Spape, Mr. Holecek, Mr. Barrow, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Berryhill
Nays: None

Mr. and Mrs. Pollack were present to answer questions. These plans were presented and tabled at the last ABR meeting so that the owners could do more research on their choice of materials. Mr. Pollack is proposing that the accessory building have Hardiplank fiber cement siding in a chestnut (medium) brown color with a copper-colored metal roof. Information was presented that showed the "green" aspects and the fire resistance of the materials. Also, Mr. Pollack stated that their house will be painted to match the chestnut (medium) brown color of the accessory building. It was noted that the accessory building will be located behind their house in an area where it would be mostly concealed by trees and setback from the road.

There was a discussion about the ABR guidelines which states that accessory buildings should match the house in color, materials, and style. Mr. Berryhill liked the copper-colored metal roof that is presented. Because the building is setback from the road and concealed by trees, he had no problem with the roof being metal instead of shingles. Mr. Spape stated that the Board needs to be aware that they could be perceived as arbitrary in what the Board approves. If you are flexible in this case, will you be flexible for the next. Mr. Berryhill stated that the guidelines are a guide and that each accessory building presented is reviewed on a case by case basis. The Board tries to adhere to the guidelines as much as possible. Mr. Barrow agreed with Mr. Berryhill and stated that there is no hard fast rule because Aurora is so unique in having both urban and rural areas. Mr. Berryhill stated that the guidelines should be reviewed in the future.

Mr. Barrow brought up questions about the accuracy of the accessory building drawings. Mr. Pollack stated that in fact the building would have two stalls instead of the three shown and have a concrete floor. The building will be used for lawn mowers and garden equipment. Mr. Berryhill stated that the

drawings approved need to accurately reflect what will be constructed. *At this point, the vote was postponed until later in the ABR meeting when Mr. Pollack returned with accurate drawings.* Mr. Pollack then presented accurate drawings that ABR and the City Architect accepted.

MOTION: To approve the plan subject to the following conditions: the accessory building has a copper-colored metal roof, the siding is Hardiplank in a chestnut (medium) brown color, and their house will be painted the same chestnut (medium) brown color before the certificate of final occupancy is issued.

Mr. Barrow moved for approval; Mr. Holecek seconded, and the motion carried, 5-2, on a roll call vote.

Yeas: Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: Mr. Lefebvre, Mr. Spape

NEW BUSINESS

GERALDINE MCCLAMY

Geraldine McClamy

835 E. Garfield Rd.

Shed

Gerry McClamy was present to answer questions. Mr. Berryhill began the discussion stating that Zoning has denied the shed because it exceeds the maximum number of accessory buildings allowed on the lot. Mrs. McClamy stated that she has applied for a zoning variance and the BZA meeting is June 11th. The shed will have beige siding and brown shingles that match her house.

MOTION: To approve the plan subject to BZA approval.

Mr. Riedel moved for approval; Mr. Palchesko seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Palchesko, Mr. Barrow, Mr. Holecek, Mr. Lefebvre, Mr. Spape, Mr. Berryhill

Nays: None

RONALD THOMPSON

Ronald Thompson

720 Parker Road

Shed

Ronald Thompson was present. Mr. Thompson stated that the shed will look like the one he already has on his property. It is the same style as the existing one and it will be white with black shingles like his house.

MOTION: To approve the plan.

Mr. Barrow moved for approval; Mr. Palchesko seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Palchesko, Mr. Holecek, Mr. Lefebvre, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

JAMES MONTAGNA

James Montagna

369 Summerhill Drive

Shed

James Montagna was present for questions. The shed will be 12' x 16' constructed on a concrete slab. The siding will be taupe colored vinyl siding to match the house and the roof shingles will be brown that also match the house. Mr. Montagna is modifying the plan by installing a lifting garage door instead of the double door as shown. There will be windows on the sides of the shed.

MOTION: To approve the plan.

Mr. Lefebvre moved for approval; Mr. Barrow seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Riedel, Mr. Spape, Mr. Berryhill
Nays: None

DAVE POLACEK

Dave Polacek

1143 Riley Road

Addition

Dave Polacek and a representative of Bonafide Builders, Bill Brunett, were present for questions. The members reviewed the plans and directed a few questions to Mr. Polacek. The addition will have colors and materials that will match the house.

MOTION: To approve the plan.

Mr. Riedel moved for approval; Mr. Lefebvre seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Lefebvre, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Spape, Mr. Berryhill
Nays: None

ANGELO'S PIZZA

Angelo's Pizza

324 Aurora Commons

Wall Sign

Lee Rodenfels from Adams Signs was present. Angelo's Pizza is located in the old Burger's hardware store space. The Board wanted to know why the sign is neon instead of LED. Mr. Rodenfels explained that he was following the customer's request and also neon is a lot less expensive than LED.

MOTION: To approve the sign.

Mr. Lefebvre moved to approve; Mr. Palchesko seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Barrow, Mr. Holecek, Mr. Riedel, Mr. Spape, Mr. Berryhill
Nays: None

HERSH CONSTRUCTION

Hersh Construction

568 Surrey Drive

Condo

Lorin Byler of Hersh Construction was present. This is the first condo to be built on the street. Mr. Lefebvre noted that the stone on the front elevation needs to wrap around the corners and that the

garage needs an additional window. Also, Mr. Barrow wants to see a window over the laundry room sink. Mr. Byler agreed to make those changes. The exterior colors are as follows: siding is light gray; roof is dark gray; stone is sienna cobbled limestone; shutters and front door are a medium gray; windows, trim and garage door are white.

MOTION: To approve the plan subject to the following conditions: stone on the front elevation needs to wrap around side corners by 2', add a window over the sink in the laundry room, and add a window with shutters in the middle of the garage.

Mr. Spape moved to approve; Mr. Riedel seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Spape, Mr. Riedel, Mr. Barrow, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Berryhill

Nays: None

KYLE HANSON

Kyle Hanson

910 Centerville Trail

Addition

Kyle Hanson and Gary Verbic from Bella Casa Designs were present to answer questions. Mr. Berryhill began the discussion by stating that the plans were not approved by the City Architect because they need to provide complete structural information and indicate all sizes of columns and beams. Because the addition will be constructed on an existing deck, the City Architect doubts that the deck can hold the additional load. Also, they need to provide energy calculations if the addition is to be heated or cooled. Mr. Verbic stated that this will be a three-season room and not heated. Mr. Barrow stated that a three-season room needs a solid foundation, the same requirement as a regular addition.

After some discussion, Mr. Hanson and Mr. Verbic said that they will now do the addition as a two-season room with no windows, only screens. This eliminates the need for the solid foundation. The City Architect stated that she still needs more structural information on the plans to show how the deck will support the addition. Because of the change to a two-season room, Mr. Holecek pointed out that the drawings were not accurate since they still show regular windows and not screened openings. *At this point, the vote was postponed until later in the ABR meeting when Mr. Hanson returned with accurate drawings.* Mr. Hanson returned with drawings that ABR accepted. Mr. Hanson still needs to submit revised plans to the City Architect for approval.

MOTION: To approve the plan as a two-season addition with no windows, screens only, and subject to the City Architect's approval.

Mr. Lefebvre moved to approve; Mr. Riedel seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Spape, Mr. Berryhill

Nays: None

GARY MAHONEY

Gary Mahoney

297 Aurora Hudson Rd.

Addition

Joe Calderwood of The CM Consulting Group was present to answer questions. This project is a combination renovation and addition. The existing garage will be torn down and a new garage will be constructed along with a new first and second floor to the existing structure. To the left, there will also be a new sunroom. Dormers will be added to the front of the existing structure. In the rear, there will be a kitchen and family room addition and a rear veranda. The old siding from the existing structure

will be removed and the house will be sided with a white vinyl-clad siding. The shutters, roof, and front door will be black. The trim and garage door will be white. The new foundation brick will match the existing house brick. The members reviewed the plans and asked a few questions.

MOTION: To approve the plan.

Mr. Lefebvre moved to approve; Mr. Palchesko seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Barrow, Mr. Holecek, Mr. Riedel, Mr. Spape, Mr. Berryhill

Nays: None

DAVE BELL

Dave Bell

118 New Hudson Road

Detached Garage & Addition

The owner, Dave Bell, was present. He is proposing to put an addition to his house and also a detached garage. The siding and roof will match the existing house. Mr. Berryhill requested that the foundation brick also match the existing house. Mr. Barrow pointed out that the new garage will be a front-loading garage. After discussion about the garage door, Mr. Bell agreed to move the garage door from the left side to the right side of the elevation and move the man door to the east side elevation. This way the garage door won't be visible from the street.

MOTION: To approve the plan subject to the following conditions: the foundation brick of the new structures must match the existing house brick, move the garage door to the right, and move the man door to the east side elevation.

Mr. Riedel moved to approve; Mr. Lefebvre seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Lefebvre, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Spape, Mr. Berryhill

Nays: None

WALDEN CO.

Walden Co.

310 Equestra South

Condo

Manny Barenholtz of the Walden Co. was present. Mr. Barenholtz is proposing a new condo. The colors will be white with a black roof. The members reviewed the plans and directed a few questions to Mr. Barenholtz.

MOTION: To approve the plan.

Mr. Lefebvre moved to approve; Mr. Riedel seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Spape, Mr. Berryhill

Nays: None

JOHN SCHMADER

John Schmader

519 Willard Road

Addition

Mark Horn of Artistic Designs was present. He is proposing both a kitchen addition and a garage addition. Mr. Berryhill began the discussion stating that the City Architect denied approval of the plans. The plans need to be revised to show the following: a floor plan, a floor framing plan and lintel sizing, and a roof plan showing how the roof lines intersect. Mr. Lefebvre stated that the plans

lacked a lot of information...even the elevations were not labeled. Mr. Barrow agreed that the elevations didn't really identify what was existing and what was new. The Board agreed to table the plan until they received additional information.

MOTION: To table the plan.

Mr. Spape moved to table; Mr. Lefebvre seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Spape, Mr. Lefebvre, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: None

MISCELLANEOUS

The subject of ABR guidelines was discussed. Mr. Spape felt that a sentence should be added to the accessory building guidelines in regard to the materials, colors, and styles matching or complementing the residence. Mr. Berryhill requested that Mr. Spape review the accessory building guidelines and make a proposal for the next ABR meeting.

Mr. Holecek brought up the guideline subject of front loading garages. Mr. Berryhill explained that the Planning Commission has the authority for site plan approval. The site plan dictates the configuration of the buildings. Mr. Lefebvre added that when the Planning Commission approves a new subdivision plat, then it is cast in concrete right there on how the driveways will be arranged. Mr. Berryhill suggested that ABR ask the Planning Commission to be aware that ABR wants to see side loaded garages.

Mr. Barrow made a comment about the flexibility of the ABR guidelines. Mr. Spape would like to see a discussion about that at the next ABR round table. Mr. Berryhill stated that at the last special session on February 5th, ABR discussed guidelines and codes. ABR is now ready for Rich Wehrenberg to bring in the consultant for the review of the guidelines and codes. Once that is done, ABR can make a presentation to City Council about any revisions. ABR needs to find out from Mr. Wehrenberg when ABR can meet with the consultant.

In a further discussion of guidelines, Mr. Palchesko spoke about the issue of three-season additions vs. two-season additions. There was discussion about what defines a two-season addition. Mr. Berryhill requested that Mr. Barrow review the definition of a three-season addition and also come up with a definition for a two-season addition for the next ABR meeting.

As a change in topic, Mr. Barrow wanted to discuss the Marc's screening issue. He didn't understand why the screening to cover the roof units are not up yet. It appears that the contractor is done with the job and there is no screening. As it was brought up at the last meeting, Mr. Berryhill stated that the job site should have been "red-tagged" and construction should have been shut down. Mr. Barrow has been in contact with the architect and was told that the contractor has all the revised roof drawings, but the architect was not hired to supervise the construction of Marc's. ABR will send Rich Wehrenberg a memo discussing Marc's screening and the type of enforcement that will compel Marc's to be in compliance with ABR's approval.

Mr. Barrow brought up the subject of applicants who bring in drawings to be approved that are insufficient. It was suggested that the application be rejected before going to ABR. Mrs. Cavanaugh says that a checklist could be followed for submission. She also felt that if ABR rejects the plans as

insufficient, as they did at this meeting, then the applicant should learn from the experience and produce better drawings in the future.

ABR wanted to express their appreciation for the excellent reports supplied by the Planning, Zoning and Building Division and in particular the work of Al Hall in preparing the reports. The members felt that it was important to receive these reports and being able to review and make notes about each plan before the actual ABR meeting.

ADJOURNMENT

Mr. Holecek moved to adjourn at 8:50 p.m.; Mr. Spape seconded, and the motion carried , 7-0, on a voice vote.

Bob Berryhill, Chairman

Corinne Craine, Secretary
AUDIO TAPE ON FILE