

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
April 25, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, April 25, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:36 p.m.

ROLL CALL:

Present: Melissa Coleman, Chairman
Thomas Shrout
Mark Verdova

Absent: Keith Packard, Vice Chairman

Also Present: Meredith Davis, Asst. Director of Planning, Zoning, & Building Division
Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

Motion: To accept photos of 125 Burning Tree Drive for consideration, and to add 675 Morgan Trail to the agenda under old business, item C. Additionally, to add 850 Sunrise Circle S/L 62 to the agenda as item 21 for revisions.

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

OATH OF OFFICE:

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

**Ms. Coleman advised the applicants that due to the fact, that only three members were present, a unanimous vote was needed to approve projects.

APPROVAL OF MINUTES:

There were not enough members present who attended the March meeting to adopt the minutes. They will be considered at the May 23rd meeting.

OLD BUSINESS:

JEFF MILLER 1260 CALIFORNIA STREET ACCESSORY STRUCTURE

Greg Miller attended the meeting to present the project. Mr. Miller is the father of the applicant. Mr. Miller is seeking approval to add a front porch to the existing house. In addition to the porch, the applicant will be re-siding the house. Colors and finish materials were discussed. The siding will be Blue, and the shingles will be Black. The trim, soffit and doors will be white. The applicant provided samples of the siding and the shingles for the Board to review. It was noted that the project had received approval for a setback variance from BZA, but had not previously been presented to the ABR Board. The floor of the porch will be stained with a natural finish. It was noted that the detached garage would be resided to match the house. The shutters will be a natural stained Cedar.

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. Coleman

Nays: None

CHARIS HOMES 125 BURNING TREE DR REVISION – FIREPLACE VENT

David Barnes attended the meeting to present the revisions. Mr. Barnes is the homeowner. Mr. Barnes stated that he had expected the fireplace to be vented through the roof, as previously approved. The builder did not construct it that way. Mr. Barnes explained that his project is on its third project manager. Mr. Barnes stated that if the Board would approve the side vent, he would be willing to screen the side of the house with landscaping. He also stated that the vent is located farther back on the house and does not include a bump out. The vent is located at the back of the house. Mr. Verdova stated that it was his opinion that the Board could not ask the applicant to change the vent. He would recommend a written warning to the builder, or some other type of consequence.

MOTION: To approve the revisions, 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. Coleman

Nays: None

FITZGERALD 675 MORGAN TRAIL S/L 220 ROOF REVISION

Brett Fitzgerald attended the meeting to present the project. Mr. Fitzgerald is the homeowner. Mr. Fitzgerald is requesting to change the previously approved roof. The roof design had a hip on it. The applicant is requesting to remove the hip and have the roof come to a point. Mr. Fitzgerald explained that the proposed roof style would complement the style of the stone on the

house and the garage. He felt the accent stone would look better with the alternate roofline. The Board had no questions for the applicant.

MOTION: To approve the revisions, as submitted.

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

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

Nays: None

NEW BUSINESS:

RYAN LEASURE 638 FAIRVIEW DRIVE ACCESSORY STRUCTURE

Ryan Leasure was present to describe the project and answer questions. The applicant is seeking approval to construct a detached garage. Mr. Leasure stated that currently, there is a 36X30 existing garage that is beyond repair. Mr. Leasure stated he intends to remove the existing structure and replace it with a 24X24 foot detached garage. The smaller size garage will bring him into compliance, as his property is less than 1 acre. Colors and finishes were discussed and noted. The siding will be Sea Slate and will match the existing house. It was clarified there would be an overhead garage door and a man door in the front of the building. Both doors will be white. The trim will be white and the shingles will be black. Residential guidelines were reviewed. Window placement was discussed. The current plan shows no windows on the right side elevation of the structure. Ms. Coleman explained the guidelines as they pertain to windows. Mr. Leasure explained that the proposed garage is 2 feet from his property line, and faces his neighbor. His property sits at an angle. The omission of windows on this side is a privacy issue. Windows will not be required on the right side of the structure. The Board recommended finishing the structure with brick or stone to grade. The applicant agreed to implement the change.

MOTION: To approve the plans with the addition of brick or stone to grade.

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

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

Nays: None

MATTHEW MIKOCH 1229 E. GARFIELD RD ACCESSORY STRUCTURE

Mathew Mikoch and Mark Mikoch attended the meeting to present the project and answer questions. Ms. Coleman swore in Matthew Mikoch before he presented his project. The applicant is seeking approval to construct a 1,568 square foot accessory structure. The applicant intends to build the structure on an existing concrete pad. The applicant stated the existing house would be torn down, as it is beyond repair. Mr. Mikoch stated that the windows in the proposed accessory structure would match the windows in the new home. He has approval from BZA to have an accessory structure without a primary residence. Mr. Mikoch stated that when the house is rebuilt, it would

be finished to match the barn. Colors and finishes for the accessory structure were discussed and noted. They include Spanish Moss siding, and a Pewter Gray roof. The trim will be white. The door and overhead garage door will be white. Stone or brick to grade was discussed. The applicant agrees to add stone or brick to the foundation. The size of the posts were also discussed. Mr. Verdova suggested beefing up the posts. The applicant stated that the posts will be wrapped and the finish product will look bigger than the rendition of the barn shows. The posts will be White. Window placement was discussed. The West side elevation currently shows no windows. The applicant explained there is an existing silo that blocks most of the West side, as well as an oil well and a transfer station. There is also vegetation on the West side. He stated the West side of the building would not be seen from the street. It was agreed that windows would not be required on the West side of the structure.

MOTION: To approve the plans with the addition of brick or stone to grade.

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

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

Nays: None

GARY METZ 1135 AURORA HILL DRIVE ADDITION

Gary Metz, homeowner, attended the meeting to present the project and answer questions. Mr. Metz is proposing a 635 square foot addition. The plan includes expanding the kitchen and dining room. Window placement was discussed. Specifically, the windows on the rear elevation. Mr. Verdova asked for clarification if the windows in the back were two windows. The applicant stated the window was not a bay window, but a large window with a transom. The applicant stated that all finish materials would match the existing house. The siding, soffit and trim will be white. The roof is planned to be black. The roof is about 15 years old. The applicant stated that if the shingles do not match, he plans to re-shingle the existing house to match.

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. Coleman

Nays: None

MICHAEL KILROY 541 COBBLESTONE ADDITION

Michael Kilroy attended the meeting to present the project and answer questions. Ms. Coleman stated at the beginning of the presentation that she would have to abstain from the vote. She stated that she had a vested interest in a neighboring property. Mr. Shrout explained that a unanimous vote was needed to approve his project, and that the applicant would have to return in May for approval. Mr. Kilroy stated the policy was not fair to him. Ms. Davis suggested moving forward with the review of the project.

The applicant is seeking approval to construct a 1,221 square foot addition. The addition will include a garage, a kitchen, and a study. The applicant stated that all finish materials would match the existing house. Mr. Verdova questions the use of different

columns on the project. Mr. Kilroy stated that the columns will match and are drawn incorrectly on the plans. Finish colors and materials were discussed and include Gray siding, Gray shingles, and Colorado Grey stone. The brick to grade will match existing. The shutters will be Black.

MOTION: To approve the plans with the condition that columns match.

Mr. Shrout moved; Mr. Verdova seconded and the motion did not pass on 2-0-1 roll call vote
Yeas: Mr. Shrout, Mr. Verdova
Nays: None
Abstention: Ms. Coleman

After the vote, Ms. Davis asked the applicant to come to the Building office on Monday to discuss options for moving forward. The applicant aggressively voiced his displeasure at the situation.

SECRET GARDEN **196 S. CHILLICOTHE RD** **SIGN**

Amy Hardacre, owner of the business, attended the meeting to present the project and answer questions. Ms. Hardacre plans to replace her existing sign. The sign will hang from the existing bracket. Currently there are two signs. The applicant proposes to combine the signs and hang one new sign. The colors of the sign were discussed. The sign will have a white background and Black lettering. The sign will be the same on both sides. It was noted that the applicant had presented her new sign to the Landmark Commission and received approval from that Board.

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. Coleman
Nays: None

PURE BLISS **4 NEW HUDSON RD** **SIGN**

Steve Shepard of Graphic Detail, and Vivian and Bill Brooks attended the meeting to present the project and answer questions. The applicants are seeking approval to erect a sign for their new business. It was noted the sign is on the Board of Zoning Appeals agenda for placement. The applicant stated the sign would not be illuminated. He stated they are considering solar lighting to light the sign. Colors of the sign were discussed. Mr. Shrout commented on the graphic. Questioned whether the graphic would be legible. Mr. Shrout suggested a minor adjustment to the graphic. He stated that lengthening the stem of the letter P in Pure might make the sign easier to read. Mr. Shrout noted that it was just a suggestion, and would not affect his vote.

MOTION: To approve the plans, as submitted.

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

LYNK PACKAGING

1200 PAGE RD

GROUND SIGN

Mary McDonald and Jack Burge were on hand to present the project and answer questions. The applicants are seeking approval to replace an existing ground sign with a new sign, featuring the new business name. The proposed sign will have a white background, white frame, and black lettering. The word Lynk will be in gold. The signs will not be illuminated.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

LYNK PACKAGING

1250 PAGE RD

GROUND SIGN

Mary McDonald and Jack Burge were on hand to present the project and answer questions. The applicants are seeking approval to replace an existing ground sign with a new sign, featuring the new business name. The proposed sign will have a white background, white frame, and black lettering. The word Lynk will be in gold. The signs will not be illuminated.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PAYNE & PAYNE

1180 SURFSIDE CIRCLE

ADDITION

David Payne of Payne and Payne Renovations was on hand to present the project and answer questions. Ms. Coleman administered the oath to the applicant, as he was not present at the beginning of the meeting. The applicant proposes an addition and a complete exterior renovation of the existing home. Finish Colors and materials were discussed and include Board and Batten Heritage Grey siding, Echo Ridge LedgeStone, and Gun Metal shutters. The trim, soffit and overhead garage door will be White. Shingles will be Georgetown Slate and the accent metal roof will be Slate Grey. Mr. Verdova questioned the front Bay window. Per the guidelines, Bay windows should be on the foundation. The applicant confirmed the window would conform to the regulation. The absence of two-foot wrap was discussed. The applicant confirmed there would be stone wrap, per the guidelines. The applicant stated that there is no fireplace planned at this time.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

CLASSIC HOMES 200 PLEASANT VIEW DR S/L 8 SINGLE FAMILY RESIDENCE

Ed Wurm Jr. attended the meeting to present the project and answer questions. Ms. Coleman administered the oath to the applicant, as he was not present at the beginning of the meeting. He is seeking approval to construct a 5,592 square foot two-story home. The home will feature a 2-car garage and a fireplace in the great room. The fireplace will vent out the rear. The proposed home is the first on the street. No comparables are available. Finish colors were discussed and include Storm siding, French Country Gray brick, and Fallbrook Weather ledge stone. The soffit and trim will be white. The front door, overhead garage door, and shutters will be Brown. Residential Guidelines were reviewed. No issues were noted.

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. Coleman

Nays: None

PULTE HOMES 594 BELJON LANE S/L 35 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. The applicants are seeking approval to construct a 5,268 square foot Allison HR21 model home, within the Beljon Farms subdivision. The home will feature a 2-care side-load garage. The home will not have a fireplace. Finish colors and materials were discussed and include Royal Granite siding, Country Road brick, and Moire Black shingles. The front door and shutters will be Black. Mr. Filipkowski confirmed the house would not have stone. The front door will be Tricorn Black, and the trim will be Extra white. Mr. Verdova commented on the shutters. He stated that in general, he would prefer to see double windows with full size shutters, or no shutters at all. Residential Guidelines were reviewed. Window placement was discussed. Specifically the right elevation. The applicant agreed to add one full size window, or two square windows to the right side. It was determined the homeowner could make the decision. The proposed home passed a similarity comparison.

MOTION: To approve the plans with the addition of one full size window, or two square windows on the right side elevation.

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

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

Nays: None

PULTE HOMES 604 BELJON LANE S/L 36 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. The applicants are seeking approval to construct a 3,591 square foot Maple Valley HR2X-10 model home, within the Beljon Farms subdivision.

The home will feature a 2-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed and include Wicker siding, Catawba brick, and Tan shutters. The trim will be Extra white. Mr. Filipkowski clarified that although Black Rundle stone was listed, no stone is planned for this residence. The proposed home passed a similarity comparison. No issues were noted. Window placement was discussed. It was noted that on previous submissions a window was added to the flex room. The recommended window is shown on the submitted plans. Residential Guidelines were reviewed.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES 609 BELJON LANE S/L 48 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 5,558 square foot Willwood CR21 model home. The proposed home will feature a 2-car side-load garage a fireplace in the gathering room, and two first floor flex rooms. Finish colors and materials were discussed and include Heather siding, Signature Blend brick, and Southern LedgeStone Gray stone. Shutters will be Musket Brown, and the trim will be Extra white. The front door will be Urbane Bronze, and the overhead garage door will be Requisite Gray. The fireplace will vent out the rear. Residential Guidelines were reviewed. No issues were noted. Comparables were reviewed. No issues were noted.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PULTE HOMES 610 BELJON LANE S/L 38 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 5,473 square foot Willwood HR2Y model home, within the Beljon Farms subdivision. The home will feature a 2-car side-load garage, and a fireplace in the great room. Finish colors and materials were discussed and include Midnight Surf siding, Country Road brick, and Pebble Gray shake. The shutters will be Tuxedo Gray, and the trim will be Extra White. The front door will be Sealskin, and the overhead garage door will be Balanced Beige. It was noted that the fireplace would vent out the rear. The proposed home passed a similarity comparison. No issues were noted. Residential Guidelines were reviewed. It was noted that a previously requested window in the Flex room has been added to the submitted plans.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PULTE HOMES 715 NANCY DRIVE S/L 269 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. They are seeking approval to construct a 6,409 square foot Dresden HR2G model home in the Hawthorne Subdivision. The plans included in the member packets are incorrect. The house was reviewed using information provided by the applicant. Accurate plans will be turned in to the building office. Finish colors and materials were discussed and include Ironstone siding, Cedar Creek brick, and Moire Black shingles. The trim will be Extra white, the soffit will be Sterling, and the front door will be Tricorn Black. The applicant clarified the home will not have stone. The proposed home passed a similarity comparison. No issues were noted. Residential Guidelines were reviewed. Window placement was discussed. Specifically the right elevation. The Board recommended adding a window to either bedroom three or bedroom four. The applicant agreed with the suggestion. It was determined the homeowner would decide where to locate the window.

MOTION: To approve the plans, with the addition of a window in Bedroom 3 or 4 on the right side elevation.

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

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

Nays: None

PULTE HOMES 718 NANCY DRIVE S/L 267 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. The applicants are seeking approval to construct a 5,752 square foot Atwater HR2M model home, in the Hawthorne Subdivision. The home will feature a 3-car side-load garage and a fireplace in the gathering room. Finish colors and materials were discussed and include Royal Flagstone siding, Cedar Creek brick, and Weathered Wood shingles. The trim will be Extra White; the front door will be Enduring Bronze. The overhead garage door is Downing Stone. The applicant confirmed there would not be stone on the proposed home. The proposed home passed a similarity comparison. No issues were noted. Residential Guidelines were reviewed. No issues were noted.

MOTION: To approve the plans, as submitted

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

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

Nays: None

PULTE HOMES 639 SHINNECOCK LN S/L 51 SINGLE FAMILY RESIDENCE

Keith Filipkowski and Nicole Adams of Pulte Homes attended the meeting to present the project and answer questions. The applicants are seeking approval to construct a 5,468 square foot Napa Valley model home. The proposed home will feature a 2-car front-load garage and a fireplace in the morning room. The applicant gave a brief history of the proposed home. He stated that the Barrington ABR has not approved the home. Several of the concerns of the Barrington ABR have to deal with drainage and the placement of the home. They have also expressed concerns about the patio that has been submitted with the plans. Mr. Filipkowski stated that Pulte is working with the Barrington ABR to develop an amicable solution. Residential Guidelines were reviewed.

Ms. Coleman asked for public comment. John Kolb of 585 Burgess Circle addressed the Board. Mr. Kolb stated that the Barrington ABR has not approved the plans as submitted. Mr. Kolb also stated that the remaining lots in the subdivision have not been sold. He believes the lots are undesirable. Mr. Kolb asked Ms. Davis what the legal opinion is if the Barrington ABR does not approve plans. Ms. Davis stated that the City has always asked for subdivision ABR approval. There is no regulation; the City does it as a courtesy. Mr. Kolb stated he had concerns regarding drainage and requests the Board delay approval until an Engineering plan is approved. Ms. Davis explained that the Architectural Board does not review drainage and Engineering issues. Ms. Coleman reiterated the position.

Hearing no further public comment, the Board resumed the review of the proposed house. Colors and finishes were reviewed and include Accessible Beige siding, Cedar Creek brick, and Charcoal Mist stone. The shutters and front door will be Sealskin, and the overhead garage door will be Mega Greige. The subject home passed a similarity comparison.

MOTION: To approve the plans, with the removal of the patio, and approval from the Barrington ABR.

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

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

Nays: None

**** A short recess was taken at 8:53pm**

***** The meeting resumed at 9:00pm**

RYAN HOMES 425 LAKELAND WAY S/L 50 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. He is seeking approval to construct a 4,632 square foot Genoa model home in the Forest Ridge Subdivision. The home will feature a 2-car front-load garage and a fireplace in the great room. Finish colors and materials were discussed and include Flint siding, Weathered Wood shingles, and PA Sierra stone. The trim and soffit will be White, as will the overhead garage door. The shutters will be Dark Navy, and the front door is intended to be Outer Space. Comparables were reviewed. No issues were

noted. The Residential Guidelines were reviewed. No issues were noted. Mr. Wendzicki confirmed that the fireplace would vent out the rear of the home.

MOTION: To approve the plans, as submitted

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

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

Nays: None

RYAN HOMES 435 LAKLAND WAY S/L 49 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. He is seeking approval to construct a 3,774 square foot Palladio Ranch model home. The proposed home will feature a 2-car side-load garage. No fireplace is planned for this project. Finish colors and materials were discussed and include Twilight Shadow siding, Bucks County stone, and Sedona Red shake. The trim and soffit will be White, and the front door will be Tavern Taupe. The home passed a similarity comparison. No issues were noted. Residential Guidelines were reviewed. Window placement was discussed. The Board recommended adding a window to the left side elevation, in the garage. Mr. Wendzicki approved of the suggestion and agreed to implement the change.

MOTION: To approve the plans, with the addition of a window to the left elevation, in the garage.

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

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

Nays: None

RYAN HOMES 830 SUNRISE CIRCLE S/L 60 SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. He is seeking approval to construct a 3,772 square foot Bramante Ranch model home. This is the first time the Board is seeing the proposed elevation. The subject home will feature a 2-car front-load garage, a fireplace in the family room, and a walk out basement. Finish colors and materials were discussed and include Wedgewood siding, Dakota Ledge stone, and Stone Mt. Clay board and batten. The trim, soffit, and overhead garage door will be White, and the front door will be Black Fox. Stone or brick to grade on the walk out basement was discussed. Residential Guidelines were reviewed. The Board recommended adding a window to the right elevation in the garage. The applicant agreed with the suggestion and confirmed he would implement the recommendation.

MOTION: To approve the plans, with the addition of a window to the right side elevation, in the garage.

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

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

Nays: None

RYAN HOMES 850 SUNRISE CIRCLE S/L 62 COLOR REVISIONS

Phil Wendzicki of Ryan Homes attended the meeting to present the revisions and answer questions. The proposed home was presented to the Board at the March meeting. The home did not pass a similarity comparison. At the time of the meeting, a new color package was chosen and approved. The homeowner declined to accept the changes. Mr. Wendzicki is presenting a new color package for approval. The finish colors and materials include Twilight Shadow siding, PA Sierra LedgeStone, and Pewter shake. The trim, soffit, and overhead garage door will be white, and the front door will be Tricorn Black. The updated color package passed a similarity comparison. No issues were noted.

MOTION: **To approve the revised color package, as submitted.**

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

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

Nays: None

MISCELLANEOUS:

None.

ADJOURNMENT:

Mr. Shrout moved; Mr. Verdova seconded, and the meeting adjourned at 9:20 p.m. on a unanimous voice vote.

Melissa Coleman, Chairman

Christine Gruttadauria, Secretary