

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
May 28, 2020

The Architectural Board of Review met in a scheduled meeting on Thursday, May 28, 2020 via Zoom. Mark Verdova called the meeting to order at 4:01 p.m.

The meeting was facilitated by Zoom technology via the internet, in accordance with the emergency measures permitted by Governor DeWine and the Ohio General Assembly. This temporary measure amends the Ohio Open Meetings Act R.C. 121.22, during this period of the Covid-19 pandemic to allow meetings to be conducted in this manner (HB 197). The Aurora City Council, Resolution 2020-030, adopted this same emergency measure. All applicants and members were provided the link ahead of time. The link to the meeting was also made available to the public on the City of Aurora website.

ROLL CALL:

Present:	Melissa Coleman Brad Duguay Tom Shrout, Vice Chairman Mark Verdova, Chairman
Absent:	Daisy Alford-Smith
Also Present:	Meredith Davis, Asst. Director of Planning, Zoning, & Building Division Christine Gruttadauria, Secretary

AMENDMENTS TO AGENDA:

MOTION: To remove item one (1), 575 Sherwood Dr. from the agenda.

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

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

Nays: None

OATH OF OFFICE:

Mr. Verdova will administer the oath to applicants separately before the presentation of their project.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of April 23, 2020 meeting, as submitted

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

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

OLD BUSINESS:

TEAGUE 249 BENSRAW RD. COVERED PORCH

Sarah Teague, homeowner, and John Joseph Adams attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicants. Ms. Teague is seeking approval to construct a 288 square foot covered porch on the front of her house. The proposed porch will be constructed using wrapped PVC material, and will have vinyl soffits. All finish colors will match the existing house. Mr. Verdova questioned the absence of a railing on the steps. The applicant stated that she was undecided at this time if she was going to add a railing. Mr. Verdova questioned the building code requirements. Ms. Davis explained that the code requires a railing on steps that are 30 inches or higher. Mr. Adams stated the steps would not be that high. Mr. Verdova explained the applicant would need to decide if she wanted the railing so the vote could reflect the actual project. Ms. Teague determined she would construct the porch with no railing. She was aware that if she changed her mind she would need to present the revisions to the Board. Ms. Coleman questioned the shutters on the lower half of the house. She asked if they would remain after the porch was constructed. The answer was yes. Mr. Shrout asked if the decision to eliminate the railing was based on a financial issue, or aesthetics. The homeowner stated that the decision was based on aesthetics. Mr. Shrout noted that he has strong objections to eliminating the railing, and asked the applicant to reconsider.

MOTION: To approve the plans, as submitted with no railing.

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

Yeas: Mr. Verdova, Ms. Coleman, Mr. Duguay, Mr. Shrout
Nays: None

LAAD SIGNS 70 BARRINGTON TOWN SQUARE WALL SIGN

Linda Nichols of Laad Signs attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Ms. Nichols is seeking approval for a wall sign at Tide Cleaners in the Barrington Town Square Plaza. The sign will replace the existing Fussy Cleaners wall sign. The sign will have illuminated channel letters and will be flush mounted. Mr. Verdova asked if the sign had met the zoning requirements in terms of size. Ms. Davis confirmed the sign did pass a zoning review. Ms. Coleman asked if the sign was approved by the strip mall. Ms. Nichols confirmed she had

landlord approval. The proposed colors of the sign were discussed in detail. Mr. Shroul questioned why the sign was not using Red or White letters like the rest of the plaza. Ms. Nichols stated that she could go back to the client, but anticipated pushback because of the logo. Mr. Shroul recommended keeping the logo and mirroring the UPS store, which has the UPS logo in the corner of the sign. Mr. Duguay asked if the proposed logo and color scheme is consistent with other stores. Ms. Nichols confirmed that it was. Ms. Coleman noted that she thought the proprietor of the plaza dictated that all signs had to be Red or White. She asked if that was still the case. The applicant did not know, but stated the drawings were approved. Mr. Duguay asked for clarification as to which part of the sign was considered the logo. Ms. Nichols stated that the word Tide in the orange and yellow circle was the logo. The word cleaners is not trademarked. Mr. Verdova explained to the applicant that she would need a majority vote to approve the sign. Mr. Verdova suggested postponing the vote so that the applicant could go back to the client and propose an alternate color scheme.

MOTION: To postpone the project.

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

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

Nays: None

NEW BUSINESS:

MATT NIEMI 1040 S. CHILLICOTHE RD ACCESSORY STRUCTURE

The homeowner, Matt Niemi attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Niemi is seeking approval to construct a 1,680 square foot pole barn on his property. The applicant stated he would be doing the work himself. Mr. Niemi plans to finish the barn in Red siding and a White metal roof. The trim will be White. Mr. Duguay asked the applicant what the overall height of the structure would be. Mr. Niemi stated the building would be 21 feet. Mr. Duguay also asked what the height of the house is. The applicant did not know. Mr. Duguay raised the question of how the tall barn will look in relation to the house. Ms. Coleman asked for clarification on the specific color of red that was being proposed for the siding. She asked if it was a bright red. The applicant was not sure of the color. Mr. Verdova questioned the White roof. Ms. Coleman was concerned that the White roof would look dirty over time. Mr. Niemi suggested changing the roof color to Black. Ms. Coleman agreed with the suggestion. Mr. Duguay agreed with the concerns surrounding the color choices. It was determined that the roof would be changed to black. The change was noted on the plans. Mr. Duguay asked how tall the overhead garage would be. The applicant stated the door would be 13 feet 6 inches. The applicant noted that the structure will sit very far from the street and may not even be visible. Ms. Coleman asked the applicant about an existing shed on the property and asked if it would remain. The answer was yes, the shed would remain. Mr. Shroul asked about the small rectangle located above the doors. Mr. Niemi explained that the rectangle is an error on

the plans. It will be removed. Ms. Coleman asked if the Board could approve the plans contingent on viewing a sample of the red siding. Ms. Davis stated that was an option.

MOTION: To approve the plans, contingent on viewing and approving the color of the red siding.

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

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

Nays: None

BRIAN DOLZINE 725 NANCY DRIVE SCREENED PORCH

Brian Dolzine, homeowner, attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Dolzine is seeking approval to add a 425 square foot screened porch to the back of his home. He stated that he has a newer Pulte home and was able to obtain materials from Pulte that will match the existing house. Ms. Coleman asked what the decking for the porch would look like. The applicant stated it would be a laminate wood product, which would match the inside of the existing house. Mr. Duguay asked how the underneath of the sunroom would be covered, and if it would be visible from the back of the property. The applicant stated he would use a clad skirting with a wood grain effect. He also stated that there is a pitch to the back of the property, and the underneath might be visible from the very back of the property. He noted that the underneath would be painted White to match the rest of the skirting.

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, Mr. Duguay

Nays: None

BRIAN DOLZINE 725 NANCY DRIVE GARAGE ADDITION

Brian Dolzine, homeowner, attended the meeting to present the project and answer questions. Mr. Dolzine is seeking approval for a 602 square foot addition to his garage. Mr. Dolzine stated that the finish colors and materials would match the existing house. He further stated that the plans incorporate the same roofline as the existing house. He stated that the foundation would be finished with brick to grade to match the existing foundation. The garage door is the same brand and style as the existing garage door. It will be painted to match. The finish color is Balanced Beige. Ms. Coleman questioned the existence of a back hallway that is being added to the addition. Mr. Dolzine explained that the hallway would connect the proposed sunroom addition to the garage addition. Mr. Dolzine noted that he has HOA approval. He was not sure who to send it to in the Building Department. Ms. Davis stated that the applicant could forward the HOA approval to the department secretary, Chris Gruttadauria.

Mr. Duguay questioned the man door in the front. He asked if the door would be painted Blue to match the front door. The applicant clarified that the all the doors on the garage addition would be painted to match the existing garage, Balanced Beige. Mr. Duguay

asked that given the residential guidelines, does the front facing garage pose an issue. Ms. Coleman commented that there are other homes in the development that have been approved for front facing, attached, garage additions.

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, Mr. Duguay

Nays: None

PAYNE AND PAYNE

445 DUNWOODY

ADDITION

David Manhart of Payne and Payne attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Manhart is seeking approval to construct an addition off the back of an existing sunroom. He stated that basically, he would be increasing the size of the existing room to 18X22. Mr. Manhart confirmed that all colors and finishes would match the existing house. The finish colors include Tan siding and White trim. Mr. Manhart also noted that the windows would also match the existing house. Mr. Duguay asked if the addition would be built on a foundation. Mr. Manhart stated the addition would be constructed over a crawl space foundation. It was noted that the brick to grade would match the existing house.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

PULTE HOMES

681 SCARLETT LANE

SINGLE FAMILY HOME

Gabe Kirksey of Pulte Homes attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Kirksey is seeking approval to construct a 5,407 square foot Allison model home within the Beljon Farms subdivision. The home will feature a 3-car, side-load garage. Mr. Kirksey noted that no comparisons were required for this home. Ms. Coleman asked if all surrounding lots were vacant. Mr. Kirksey confirmed that they were. Mr. Verdova referenced the provided site plan and re-confirmed there were no existing homes, or homes under construction. Mr. Kirksey confirmed that was correct. Finish colors and materials were discussed and include White siding, Gunnison LedgeStone, and Ironstone shake. The trim and soffit will be Extra White, and the front door will be Tricorn Black. The roof will be Moire Black, and the overhead garage door will be Zircon. Residential Guidelines were discussed. Ms. Coleman questioned the lack of windows on the left elevation. She stated she would recommend a window be added in the dining room. She further stated she would like to see it align with the window on the second floor in bedroom three. Mr. Kirksey accepted the suggestion and agreed to implement the change. Ms. Coleman questioned if the Gunnison LedgeStone was a new product. Mr. Kirksey was unsure if the stone was new to Pulte.

MOTION: To approve the plans, with the addition of a window on the left elevation.

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

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

Nays: None

MISCELLANEOUS:

The Board welcomed Mr. Duguay. They thanked him for volunteering his time. Mr. Verdova stated that Mr. Duguay provided some good comments and he looks forward to working with him. The other members agreed.

ADJOURNMENT:

Mr. Verdova moved to end the meeting; Mr. Shrout seconded, and the meeting adjourned at 4:55 p.m. on a unanimous voice vote.

Mark Verdova, Chairman

Christine Gruttadauria, Secretary