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CITY OF AURORA  
OHIO  
**Architectural Board of Review**  
Meeting Minutes  
August 22, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, August 22, 2019 in Council Chambers of City Hall. Melissa Coleman called the meeting to order at 6:02 p.m.

**ROLL CALL:**

Present: Melissa Coleman, Chairman  
Thomas Shrout  
Mark Verdova  
Keith Packard, Vice Chairman  
Daisy Alford-Smith

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

**AMENDMENTS TO AGENDA:**

None

**OATH OF OFFICE:**

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

**APPROVAL OF MINUTES:**

**MOTION: To adopt the minutes of May 23, 2019 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. Packard

**MOTION: To adopt the minutes of June 27, 2019 meeting, as submitted**

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

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

Nays: None

Abstentions: Mr. Verdova

**MOTION: To adopt the minutes of July 25, 2019 meeting, as submitted**

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

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

Nays: None

Abstentions: Mr. Packard

**OLD BUSINESS:**

POWER HOME SOLAR

784 ROBINHOOD DRIVE

SOLAR PANELS

Dean Rolands of Power Home Solar attended the meeting to present the project and answer questions. Mr. Rolands is seeking approval to install solar panels on the roof of the home at 784 Robinhood Drive. Mr. Rolands gave a brief history of the product as well as the advantages of the new technology. Mr. Rolands stated that the panels would need placed on the front of the roof, facing the street. He noted that the existing house is north/south facing. The panels do not work when placed on the north side of the home. Mr. Rolands explained the panels would be 12x10. He would be installing approximately eight panels. He further explained that he understands the issue with the aesthetics, and pointed out the high-tension wires and telephone poles in the area and stated that though they are ugly, people are used to them because those things have been around for a long time. Ms. Coleman reminded the applicant that the only issue being discussed was the solar panels. Ms. Coleman questioned if the panels could be installed in the ground. Mr. Rolands stated that there was not enough property, and ground installation would be more expensive. Mr. Verdova questioned the roof pitch. The applicant stated the pitch was 4-12. Mr. Rolands showed the board some examples of how the panels would look once they were installed. Mr. Verdova requested a street view of the existing home so that he could get an idea of what the panels would look like from the street. Mr. Packard questioned the thickness of the panels. Mr. Rolands noted the panels were as thin as a cell phone. The framing is what gives the thickness. The applicant stated the frames would cause them to be about two inches thick. Mr. Verdova stated that he supports solar technology and green building. He understands the need for the southern orientation. He stated that based on the height of the structure and the installation of the panels on the front of a one-story house, he would be inclined to vote no. Ms. Coleman agreed with Mr. Verdova. She stated that the pitch of the roof coupled with the aesthetics is not conducive with the neighborhood and she would likely vote no as well. Mr. Shrout stated he did drive by the home, but he also agrees with Mr. Verdova. He stated that he was opposed to the location of the panels, not the panels themselves. Mr. Verdova clarified for the applicant that the Board was not making any statements regarding solar energy in general, but clarified that the specific application of panels on the front of this specific house was not appealing.

Earl Count, homeowner, addressed the board with his comments. Mr. Count noted that several homes on his street have equipment and seem to be operating businesses. He asked the board how that was different from installing solar panels. Ms. Coleman stated that the issue of equipment in residential driveways is not the same as installing solar panels. She stated the two issues were not related. Mr. Rolands asked the board if the panels were installed on the front of the garage would that option be acceptable. Mr. Verdova stated that solution would not change his opinion. Ms. Coleman thanked the applicant for the alternative option, but agreed with Mr. Verdova and stated it would not change her vote.

**MOTION: To approve the plans, as submitted.**

Ms. Coleman moved; Dr. Alford-Smith seconded and the motion failed, 0-5, on a roll call vote.

Yeas: None

Nays: Ms. Coleman, Dr. Alford-Smith, Mr. Packard, Mr. Shrout, Mr. Verdova

After the vote, Mr. Rolands asked how he would appeal the decision. He also confronted the Board and asked them to confirm that they were refusing Mr. Count the right to obtain power from an alternate source. The Board did not confirm that statement and noted that the objection was solely due to the location of the panels.

JOSEPH STENGER                      675 DEEPWOODS DR                      ACCESSORY STRUCTURE

Diane from New Creation Builders attended the meeting to present the project and answer questions. She is seeking approval to construct a 28x36 accessory structure. Joseph Stenger, homeowner, also attended the meeting. The elevations submitted were not clearly marked. Diane clarified the elevations for the members, and noted which way they would face. It was noted the doors would be carriage style. Ms. Coleman asked if any pictures of the existing home were available. Ms. Coleman recommended a window on the front elevation. The applicant liked the idea and agreed to implement the suggestion. Mr. Stenger provided a picture of what the structure should look like. Mr. Stenger noted that the recommended window was originally to be included. Diane from New Creation will submit updated drawings to the Building Department. Mr. Verdova clarified that the finish colors would match the existing house.

**MOTION: To approve the plans, with the addition of a window and a shutter on the front facing elevation as well as a window on the side elevation.**

Ms. Coleman moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Packard, Dr. Alford-Smith, Mr. Shrout, Mr. Verdova

Nays: None

**NEW BUSINESS:**

AURORA PARKS & REC                      325 TOWNLINE                      ACCESSORY STRUCTURE

Meredith Davis represented the Parks and Recreation department and presented the project. The Parks and Rec department is seeking approval to construct an accessory structure at the Hartman Park on Townline Road. The proposed structure is a vault style waterless outhouse. Ms. Coleman questioned the location of the structure. Ms. Davis stated the structure will sit about 400 feet from the road. The structure is a block style building. The roof will be a standing seam metal roof in Hunter Green. The block will be beige and the beams will be stained Cedar. Mr. Shroul questioned if the proposed structure will require a septic system. Ms. Davis explained that the facility would operate with a vacuum, much like bathrooms on an airplane. There is no water and no electricity. There will be glass block to let in natural light. The structure will have three metal doors on the front. Mr. Verdova is familiar with the park and thinks it will be a nice addition. He also recommends an Ag panel roof rather than a standing seam metal roof. He noted it could save the City some money. Ms. Davis stated she would share his recommendation with the director of the Parks and Recreation Department.

**MOTION:        To approve the plans, as submitted.**

Mr. Shroul moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.

Yeas:            Mr. Shroul, Mr. Verdova, Ms. Coleman, Dr. Alford-Smith, Mr. Packard

Nays:            None

PAMELA MANSOUR                      1047 FAIRVIEW LANE                      ADDITION

Pamela Mansour, homeowner attended the meeting to present the project and answer questions. Ms. Mansour is seeking approval to add an addition to her home. Ms. Coleman questioned if the addition would be a two-story addition. Ms. Mansour explained it would be a raised ranch, essentially turning her ranch style home into a split-level. Ms. Mansour stated that her project has to go before the Board of Zoning Appeals. Ms. Davis explained her variance request would not change the aesthetics of the project. The variance is for a side setback. Mr. Verdova asked if the finishes would match the existing house. Ms. Mansour stated the colors would match, but the siding on the front half of the house will be replaced next year. At that time, the siding will all match. Mr. Verdova asked if the department had any procedure in place to verify residents do the work they intend to do. He noted the situation has come up in the past and projects have been approved with the condition of future work being completed. He clarified he was not speaking specifically to Ms. Mansours project, but to projects in general. Ms. Davis stated she would look into what could be done to flag projects for a follow up. The finish color of the siding will be white. Mr. Verdova questioned the roofline, and how the addition would tie into the existing home. Mr. Verdova asked the applicant to approach and show them on her drawing the roofline. She stated the addition would be raised about six feet. She stated the roof pitch would be the same on both the old and the new roof. Ms. Coleman asked if the applicant had any pictures of the existing home. The applicant did not have any photos available. Ms. Coleman questioned the different window sizes included on the drawings. The applicant stated

that she has not made up her mind yet about window sizes. Her contractor told her she could decide later. Mr. Verdova stated that the drawings were not complete enough for him to approve the project. He stated he would require additional information. Ms. Mansour stated she did not want to spend any money on different drawings. Mr. Shrout questions if the windows are ground level or basement windows. He also questioned the height of the windows. Ms. Coleman asked if the addition could be constructed the same height as the existing structure. The applicant explained that the existing house only has a crawl space and the addition will have a basement. Ms. Coleman appreciates the applicant's desire for additional space. Mr. Packard states that the provided drawings make it difficult to visualize the finished product. Mr. Verdova agreed and explained to the applicant that the Board was not trying to discourage her project. He showed the applicant an example of a drawing that provided the necessary information. Dr. Alford-Smith questioned the initial denial of zoning. Ms. Coleman stated the denial was due to a side-yard setback and not to the design of the project. Ms. Mansour pointed out that she recently had a new roof put on the home and did an interior renovation. She stated that she followed all of the rules and is not new to remodeling. Ms. Coleman stated that she appreciates what the applicant wants to do, but cannot, based on the drawings provided, make a clear determination of how the addition will look. Ms. Mansour stated to the Board that she thought the addition would look fine and they should take a drive through Reminderville. Mr. Shrout stated that it would be helpful if the drawings showed the whole project. Using the provided drawings, Ms. Mansour tried to explain the overall look of the project to Mr. Shrout. Ms. Coleman suggested polling the Board to see which way they were inclined to vote. Ms. Coleman stated that for her it would be a no. Mr. Verdova supports the applicant changing her house. He stated his vote would be a temporary no until better drawings were provided. Mr. Shrout agreed with Mr. Verdova and stated his vote would be no. Ms. Mansour asked the Board when Aurora became so uppity. Mr. Packard stated that he did not have a difficult time visualizing the project. He indicated he would vote yes. Dr. Alford-Smith agreed and indicated she would vote yes as well. Ms. Coleman explained to the applicant that it might be best to postpone the vote and table the project until such time that the applicant provided additional information.

**MOTION: To postpone the project.**

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Verdova, Dr. Alford-Smith, Mr. Packard, Mr. Shrout

Nays: None

MARCIS LIEPINS

90 YORKSHIRE DR

ACCESSORY STRUCTURE

Jill Liepins, homeowner and Stacy Ogwin architect, attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicants, as they were not present at the start of the meeting. Ms. Liepins is seeking approval to construct a covered patio and an in ground pool. The area will also have an outdoor fireplace. Ms. Coleman confirmed the finish materials would match the existing house. The applicant stated that the pool deck would be finished using travertine material. Ms. Coleman confirmed the applicant would use the same material for both the pool deck and the

covered patio. Ms. Coleman also confirmed the area would be fenced in.

**MOTION: To approve the plans, as submitted.**

Ms. Coleman moved; Mr. Verdova seconded and the motion carried, 5-0 on a roll call vote.

Yeas: Ms. Coleman, Mr. Verdova, Dr. Alford-Smith, Mr. Packard, Mr. Shrout

Nays: None

RYAN CONNER

536 EAST ACADIA PT

ADDITION

Mark Mather attended the meeting to present the project and answer questions. The applicant is seeking approval to construct an addition over the existing garage and bump out the kitchen. The applicant stated that the homeowners have approval from the Walden Home Owners Association. Mr. Mather confirmed the finish materials would match the existing house. Ms. Coleman questioned window placement. Specifically the lack of windows on the rear elevation. The applicant showed the Board some pictures of the existing house. After further examination of the plans, it was decided that no additional windows are recommended.

**MOTION: To approve the plans, as submitted.**

Mr. Verdova moved; Mr. Shrout seconded and the motion carried, 5-0 on a roll call vote.

Yeas: Mr. Verdova, Mr. Shrout, Ms. Coleman, Dr. Alford-Smith, Mr. Packard

Nays: None

PETER BERNAT

335 WALNUT RIDGE

ADDITION

Richard Gates, Architect attended the meeting to present the project and answer questions. Mr. Gates is seeking approval to construct an addition. He proposes to add a second floor to the existing garage. Finish materials and colors were discussed and include white vinyl siding to match existing siding, as well as black shutters. The overhead garage doors will be re-used. Mr. Verdova clarified that a mudroom and porch were being added to the front of the garage and a second story is being added.

**MOTION: To approve the plans, as submitted.**

Mr. Packard moved; Mr. Shrout seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Packard, Mr. Shrout, Ms. Coleman, Dr. Alford-Smith, Mr. Verdova

Nays: None

COUNTRY CLUB BUILDERS

464-9 DEER PATH

ADDITION

Paul Kondrat, attended the meeting to present the project and answer questions. The applicant is seeking approval to construct a single car attached garage. The applicant informed the Board that he has approval from his homeowners association. He further stated that his association requires 100% approval from all residents. Finish materials will match the existing house. No issues were noted with the plans. Mr. Verdova stated that the project appeared very straightforward. No other Board members had any questions for the applicant.

**MOTION: To approve the plans, as submitted.**

Mr. Verdova moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Verdova, Mr. Packard, Ms. Coleman, Dr. Alford-Smith, Mr. Shrout

Nays: None

PRESTIGE HOMES                      775 CLUB DRIVE S/L 238                      SINGLE FAMILY RESIDENCE

John Russell and Elaine Schmidt of Prestige Homes attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicants, as they were not present at the beginning of the meeting. The applicants are seeking approval to construct a 7,259 square foot home within the Barrington subdivision. The home will feature a 4-car side-load garage and a fireplace. Finish materials and colors were discussed and include glen gery knob hill brick, Eldorado Casa Blanca rough cut stone, and a custom gray stained front door. The trim will be cedar, stained amazing gray and the soffit will be sand. Residential guidelines were discussed. No issues were noted.

**MOTION: To approve the plans, as submitted.**

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Packard, Ms. Coleman, Dr. Alford-Smith, Mr. Verdova

Nays: None

CLASSIC HOMES                      770 E. HOMESTEAD S/L 105                      SINGLE FAMILY RESIDENCE

Ed Wurm of Classic Homes attended the meeting to present the project and answer questions. Mr. Wurm is seeking approval to construct 5,909 square foot single-story residence within the Homestead subdivision. The home will feature a 3-car side-load garage and a fireplace in the family room. Finish colors and materials were discussed and include flagship brown siding, mosstown brick, and Pennsylvania stone. The trim and soffit will be Tuscan clay and the shutters, overhead garage door, and front door will be brown. Comparables were reviewed based on photos that were provided in the member packets. No issues were noted.

**MOTION: To approve the plans, as submitted.**

Ms. Coleman moved; Mr. Shrout seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Shrout, Mr. Verdova, Mr. Packard, Dr. Alford-Smith

Nays: None

THE FIREPLACE SHOPPE                      780 E. HOMESTEAD                      PAVILLION

Joe Bosze of The Fireplace Shoppe attended the meeting to present the project and answer questions. The applicant is requesting approval to construct a pavilion on an existing patio with a fireplace. The site currently has a fireplace and the addition of the pavilion will allow the homeowners to enjoy fully their outdoor living space. Mr. Bosze noted that the pavilion would be a simple wood structure with a gabled roof. The roof of the structure was discussed. Mr. Bosze stated that the proposed plan calls for a metal

roof. He stated that the homeowners association was not in favor of the metal roof. Ms. Coleman stated that the metal roof is a nice touch. She stated that in some instances she is not in favor of the metal roof, but stated the proposed application is acceptable. Mr. Packard stated that the Board would not want to conflict with the homeowners association. Ms. Davis clarified for the Board that the approval that was given from the Board of Zoning Appeals is contingent on the approval of the homeowners association. The metal roof, if approved, would be storm cloud. The exposed beams would be stained storm cloud as well. Mr. ShROUT confirmed the approval would be contingent on the approval of the homeowners association, but he was in favor of the metal roof. It was noted that metal roofs are not prohibited by the city. Each project calling for a metal roof is reviewed on a case-by-case basis.

**MOTION: To approve the plans, with the approval of the homeowners association.**

Mr. Packard moved; Mr. ShROUT seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Packard, Mr. ShROUT, Ms. Coleman, Dr. Alford-Smith, Mr. Verdova  
Nays: None

SHANNONWOOD HOMES            186 SHAWNEE TRAIL            ACCESSORY STRUCTURE

Duane Schreiner of Shannonwood Homes and Pai Gautman, homeowner attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicants, as they were not present at the start of the meeting. Mr. Schreiner is seeking approval to construct an 864 square foot accessory structure. Mr. Schreiner provided samples for the Board to examine. The siding will be Night Fall and will match the existing house. The trim and soffit will be white. The shingle will be a dark charcoal. Window placement was discussed. It was noted that two windows were not included on the original drawings. They will be installed on the left elevation. Mr. Schreiner agreed to send updated drawings to the building office.

**MOTION: To approve the plans, as submitted.**

Mr. Packard moved; Mr. ShROUT seconded and the motion carried, 5-0, on a roll call vote.  
Yeas: Mr. Packard, Mr. ShROUT, Ms. Coleman, Dr. Alford-Smith, Mr. Verdova  
Nays: None

FINAL TOUCH CONSTRUCTION            815 NAUTILUS TRAIL            ADDITION

Greg Noeth, architect, and Mr. Tsou, homeowner attended the meeting to present the project and answer questions. The applicants were sworn in, as they were not present at the beginning of the meeting. The applicants are seeking approval to construct a 1,342 square foot addition to the rear of the existing home in the Aurora Shores subdivision. Mr. Noeth informed the Board that Mr. Tsou has received approval from the homeowners association. He also stated that he would like to extend the addition four feet. He has submitted revised drawings to the homeowners association and is waiting for approval of the change. Additionally, he has added a carport on the south elevation to store his boat. He is awaiting approval from the homeowners association for that

change as well. Finish colors and materials were discussed and all will match the existing house.

**MOTION: To approve the plans, as submitted.**

Mr. Packard moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Packard, Ms. Coleman, Dr. Alford-Smith, Mr. Shrout, Mr. Verdova

Nays: None

\*\* A short break was taken at 7:37pm

\*\*\* The Meeting resumed at 7:43pm

PULTE HOMES                      671 WILLIAM CT S/L 43                      SINGLE FAMILY RESIDENCE

Jamie Heinzmann of Pulte Homes attended the meeting to present the project and answer questions. Ms. Heinzman is seeking approval to construct a 5,647 square foot Woodside NC2H model home within the Preserves at Beljon Farms subdivision. The home will feature a 3-car side-load garage and fireplace in the gathering room. Finish materials and colors were discussed and include granite siding, bucks county ledgestone, and walnut shake. The trim and soffit will be extra white. The front door will be seal skin, and the overhead garage door will be universal khaki. The subject home was compared to two existing homes. No issues were noted Residential Guidelines were reviewed. No issues were noted.

**MOTION: To approve the plans, as submitted.**

Mr. Shrout moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Shrout, Mr. Packard, Ms. Coleman, Dr. Alford-Smith, Mr. Verdova

Nays: None

RYAN HOMES                      410 LAKELAND WAY S/L 41                      SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. Ms. Coleman swore in the applicant, as he was not present at the beginning of the meeting. Mr. Wendzicki is seeking approval to construct a 4,061 square foot Columbia model home within the Forest Ridge Subdivision. The home will feature a 2-car front-load garage and a fireplace in the family room. Finish colors and materials were discussed and include silver mist siding, and sugar creek brick. It was noted that the subject house would have brick on the entire front elevation. There will be no shutters. The trim and soffit will be white and the front door will be navy. Mr. Verdova noted that he liked the simplicity and cleanliness of the house. Several homes were compared to the subject home. No issues were noted. Mr. Wendzicki confirmed the fireplace would vent out the rear.

**MOTION: To approve the plans, as submitted.**

Mr. Packard moved; Ms. Coleman seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Packard, Ms. Coleman, Dr. Alford-Smith, Mr. Shrout, Mr. Verdova

Nays: None

RYAN HOMES                      430 LAKELAND WAY S/L 43                      SINGLE FAMILY RESIDENCE

Phil Wendzicki of Ryan Homes attended the meeting to present the project and answer questions. Mr. Wendzicki is seeking approval to construct a 3,079 square foot Allegheny model home within the Forest Ridge subdivision. The subject home will have a 2-car front-load garage. The applicant noted that the Allegheny model is a new elevation, not previously seen by the Board. The width of the house was discussed. The subject home measures 33 feet wide. Finish colors and materials were discussed and include Wedgewood siding, aspen buckeye stone and Stone Mountain clay shake. The trim and soffit will be white and the front door will be black fox. Mr. Verdova questions the use of so many different materials on the front elevation. He would recommend simplifying the front by removing the shake. Several homes were compared. No issues were noted.

**MOTION:        To approve the plans, as submitted.**

Ms. Coleman moved; Mr. Packard seconded and the motion carried, 5-0, on a roll call vote.

Yeas: Ms. Coleman, Mr. Packard, Dr. Alford-Smith, Mr. Shrout, Mr. Verdova

Nays: None

**MISCELLANEOUS:**

Mr. Verdova discussed submitted drawings and questioned if there were any regulations as to what was acceptable. He noted that drawings could be done by hand, but at the very least, they should be drawn to scale. Ms. Coleman noted that pictures of every angle of an existing house should be supplied. Specifically for additions. Ms. Davis will look into adding language to the application that explains the minimum requirements.

The Board discussed the solar panel project. Mr. Verdova noted that if a project is denied or the Board has objections, it is important to be clear and mindful of the language used. It is important to support the project, and have well-defined objections.

**ADJOURNMENT:**

Mr. Packard moved; Ms. Coleman seconded, and the meeting adjourned at 8:15p.m on a unanimous voice vote.

