

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
September 3, 2020

The Architectural Board of Review met in a scheduled meeting on Thursday, September 3, 2020 via Zoom. Mark Verdova called the meeting to order at 5:20 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:

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

AMENDMENTS TO AGENDA:

MOTION: To accept for review a revised Residential Information sheet submitted via email for the project at 590 E. Homestead, Item #22, and to accept for review a front elevation received via email for the project at 610 S. Chillicothe Rd., Item #23

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

OATH OF OFFICE:

Mr. Verdova administered the oath to the applicants that had joined the meeting.

APPROVAL OF MINUTES:

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

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

Yeas: Mr. Duguay, Mr. Verdova, Dr. Alford-Smith

Nays: None

OLD BUSINESS:

SAND PEBBLES

238 E. GARFIELD RD

WALL SIGN

Robert Reagle, Owner, attended the meeting to present the project and answer questions. Mr. Reagle was seeking approval for a wall sign for his restaurant. He explained that he was replacing an existing sign from the previous restaurant. He stated the dimensions and location were the same as the previous. Mr. Verdova asked if the sign had already been installed. Ms. Davis confirmed and stated that Mr. Reagle just changed the face of the sign. Mr. Duguay asked if the restaurant used the entire space. He stated that the previous sign used to be over a porch, which no longer exists. The applicant confirmed that he does lease the entire space for the restaurant. Mr. Verdova and Dr. Alford-Smith had no questions for the applicant.

MOTION: To approve the plans, as submitted.

Mr. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Verdova

Nays: None

ALAIR HOMES

540 WILLARD RD

REVISIONS

Brian and Lori Zrimsek, homeowners, attended the meeting to present the project and answer questions. The applicants were seeking approval for a revision to a project that was presented to the Board in July. Mr. Zrimsek explained the revision. He noted that the originally proposed garage door for the RV bay was not big enough to fit their motorhome. He stated they had to redesign the RV bay, as well as the space above. He stated that the proposed garage door would look like a standard 8-foot garage door, but will operate like a 14-foot door. He further explained that the three garage doors would look very similar. Mr. Zrimsek also noted that the revised drawings show corrections to the shutters.

MOTION: To accept the revision of the RV garage door.

Mr. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Verdova

Nays: None

NEW BUSINESS:

SUSAN SMALL 1111 LAKE AVE. ACCESSORY STRUCTURE

Dwight Shannonwood, contractor, attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 400 square foot detached garage, with a gabled roof. Mr. Shannonwood explained the project and stated that the siding will match the existing house, which is Tan. The shingles will be Weathered Wood, which will match the existing. There will be a standard size window on the right side elevation, which was not shown on the submitted plans. There will also be a man door on the right side elevation. The man door will be White. The overhead garage door will also be White. The trim and soffit will be White as well. Mr. Verdova stated the project seemed very straightforward. Mr. Duguay asked for clarification as to the placement of the window. Mr. Shannonwood explained that the window would be installed about two feet off the corner of the service door.

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

Mr. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Verdova

Nays: None

** Mr. Verdova explained to the applicants that since there were only three Board Members present, a unanimous vote would be required.

RYAN LANGE 780 DEEPWOODS DRIVE PAVILION

Ryan Lange, homeowner, and Jeff Wenard, contractor attended the meeting to present the project and answer questions. The applicant is seeking approval to construct a 192 square foot pavilion. The pavilion will be located next to the existing pool. Finish materials and colors were discussed and include a Brown metal roof, which will match an existing shed. The floor will be constructed using Brussels Pavers. The Brussels pavers are also being used to wrap the columns. The frame of the pavilion will be constructed using Cedar, and stained clear. Mr. Duguay asked if the existing house had a metal roof. Mr. Lange explained that the existing roof was finished with asphalt shingles. Mr. Duguay also asked if the pavilion would be visible from the street. The

siding for the screened porch. The applicant confirmed and noted the T-111 is the same material that is on the existing house.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Duguay, Mr. Verdova, Dr. Alford-Smith

Nays: None

TOM PLUNKETT

920 WINCHELL RD

DECK W/ ROOF

Tom Plunkett, homeowner, attended the meeting to present the project and answer questions. Mr. Plunkett was seeking approval to construct a 617 square foot roofed deck. The applicant explained the project. He noted that an existing deck would be removed. He intends to replace the old deck with a 16X40 foot deck and construct a roof over about 2/3 of the structure. He stated that he intends to use treated lumber and install metal and aluminum railings. Mr. Plunkett noted that the drawings that were submitted for review are incorrect. He stated that the right side of the deck would have the roof. The left side would be uncovered. Mr. Duguay asked if the proposed roof would be metal. The applicant explained that he plans to install a Black meal roof. He noted that the existing house has asphalt shingles, which are Black. Mr. Verdova asked if the posts would be wrapped or stained. Mr. Plunkett explained that the posts would be stained to match the decking. Mr. Plunkett also stated that he would install tongue and groove pine under the roof, which would be stained to match the decking as well.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

ACCLAIM BUILDERS

521 ELDRIDGE RD

ROOF OVER PATIO

Bob Podojil of Acclaim Builders attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 480 square foot roofed patio within the Highland Farms subdivision. Mr. Podojil explained the project and stated that he intended to construct a gable roof over an existing patio. He stated that all materials would match the existing house. He also stated that the soffits would be White. The box beams would be stained Dark Brown. Mr. Verdova asked what type of material would be used for the floor. Mr. Podojil explained that part of the project was not in his contract. The Board had no questions for the applicant.

MOTION: To approve the plans, as submitted.

Mr. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Verdova

Nays: None

WOODMASTERS 290 LAKELAND WAY DECK W/ SCREENED PORCH

Bruce Howell of Woodmaster’s attended the meeting to present the project and answer questions. Mr. Howell was seeking approval to construct a 365 square foot roofed and screened deck. The applicant explained the project. He stated that all exterior materials would match existing house. He stated that he would use composite decking and the posts would be wrapped in White vinyl. The inside of the roof would also be White vinyl. He further stated that there would be a wire railing around the perimeter of the deck. Mr. Duguay asked what the pitch of the roof would be. Mr. Howell stated that the roof runs out 15 feet and goes up 4 feet. He stated the proposed structure would have a shed roof.

MOTION: To approve the plans, as submitted

Dr. Alford-Smith moved; Mr. Duguay seconded and the motion carried, 3-0 on a roll call vote.

Yeas: Dr. Alford-Smith, Mr. Duguay, Mr. Verdova

Nays: None

EZ CONSTRUCTION 66 BRIGHTON DR ROOF OVER PATIO

Nick Zajak of EZ Construction attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 336 square foot shed roof over an existing paver patio. Finish colors and materials were discussed and include shingles to match the existing house as well as Tan soffit and trim. The posts will be wrapped in Cedar. Mr. Verdova asked if the applicant had received approval from the Barrington ABR. The answer was yes.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

KOBY ELECTRIC 15 LEXINGTON WAY SOLAR PANELS

Brent Lunke, contractor, attended the meeting to present the project and answer questions. The applicant is seeking approval to install solar panels to the existing home. Mr. Verdova asked where the solar panels would be installed. The applicant stated the panels would be installed on the garage on the South side of the home. Mr. Lunke noted that they have done a couple of homes in Aurora. He also stated that his company has installed solar panels in the Historic District of Shaker Heights. Mr. Lunke explained the benefits of solar panels. Mr. Verdova asked what the setback from S. Chillicothe to the home is. The applicant was not sure of the setback. Mr. Verdova confirmed the front of the home faced south. Mr. Verdova asked if the South side is ideal for solar panels. Mr. Lunke explained that he is seeking approval to install panels on both the west and the south sides of the home. Mr. Duguay asked if the guidelines prohibit solar panels from being seen from the right-of-way. Ms. Davis confirmed and explained that the chapter that was reviewed through Planning Commission and is now going before Council has not been formally adopted. Mr. Duguay asked if the applicants

proposed placement plan was a direct contradiction to the new guidelines. Ms. Davis explained that if the new ordinances were in effect, the applicant would have to go to the Board of Zoning Appeals to request a variance. She clarified that Council has not yet approved the ordinances; therefore, she could not enforce the new guidelines. Dr. Alford-Smith stated that she was not sure how the Board could enforce Guidelines that have not been adopted yet. Ms. Davis explained that in the past, the Board has denied skylights that were proposed on the front, or visible from the right-of-way based on aesthetics. The solar panels would fall under the guise of skylights. Mr. Verdova stated that he was not against solar panels, but would not vote in favor for the panels to be placed on the front of the house.

Mr. Verdova explained the options to the applicant regarding his project. Mr. Verdova indicated he would consider a revised placement plan. The applicant stated that he believed that his project was being rushed through the process. Mr. Duguay stated that he understands the project and the benefits of solar power. He explained to the applicant that the Board looks at aesthetics, and how the solar panels would blend in to the surrounding area. Dr. Alford-Smith asked why the applicant would feel rushed. She stated that the Board has attempted to gather information in an effort to support his project. She stated she would not want the applicant to feel as though he was not given appropriate consideration. The applicant opted to postpone his project until the next meeting.

MOTION: To postpone the project until the September 24, 2020 meeting.

Mr. Verdova moved; Mr. Duguay seconded and the motion carried, 3-0, on a roll call vote.
Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith
Nays: None

SPENCER MURRAY

205 IRONWOOD CR

SOLAR PANELS

Raynard McPherson, of Yellow Lite Company, attended the meeting to present the project and answer questions. Mr. McPherson is seeking approval to install solar panels to the existing home. It was noted that the existing home is situated on a corner lot. The applicant referenced the pictures that he submitted and stated the panels would be located on the East and West side of the home. He clarified the panels would not be on the front of the home. Mr. Duguay asked if the panels on the west side would be visible from the road. The applicant stated that he thought they would be partially visible. Mr. Duguay asked if the solar panels could be placed only on the East side, where they would not be seen.

Mr. Duguay asked if the applicant could provide photos of a street view. So that the Board could see if the panels are visible from the road. Dr. Alford-Smith agreed with Mr. Duguay. Mr. Verdova stated it would also be helpful to have pictures of the street view with an indication on the photos of where the panels would be installed. Mr. Duguay recommended the applicant postpone the project and return to the next meeting with additional information. Dr. Alford-Smith and Mr. Verdova agreed. The applicant agreed as well. The applicant asked for clarification of what the Board would like to see at the

next meeting. Mr. Verdova explained they would like photographic evidence of where the panels would and would not be located. He noted that taking photos from the street view would be helpful. He stressed that the panels should not be visible from the road.

MOTION: To postpone the project until the September 24, 2020 meeting.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

BRANDON FLESHER

595 S. BISSELL RD.

HOUSE

Brandon Flesher attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 5,135 square foot single story residence. The home will feature a 4-car side-load garage and a deck on the back of the house. Finish colors and materials were discussed and include Glacier White vertical siding, White shake, and a Black front door. The trim and soffit will be White. The brick to grade would be a White/Gray mix. The applicant noted that there would be two sections of a Black standing seam metal roof. He stated one section would cover the front porch and the other would be centered over the overhead garage doors. Mr. Verdova confirmed that both the siding and the shake would be White. The applicant confirmed that was the case. Residential guidelines were discussed. No issues were noted. Mr. Duguay stated there were no existing houses for a similarity review.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

PRESTIGE HOMES

375 CLUB DRIVE WEST S/L 23

HOUSE

John Russell and Elaine Schmidt of Prestige Homes attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicants. The applicants were seeking approval to construct a 3,375 square foot single-story home within the Barrington 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 Polar White brick, White siding, and a Weathered Wood shingle. The windows will be black with Cedar shutters, which will be stained Take Five (Sherwin Williams 6513). The trim and soffit will be White. The front door will be Take Five and the overhead garage door will be White with Black Hardware. Residential Guidelines were discussed. No issues were noted. Mr. Duguay noted that he likes the Black and White contrast. Dr. Alford-Smith stated she liked the look of the house.

Mike Regalski of 365 Club Drive West asked to make public comment. He thanked the builder for working with him in regards to placement of the house. He stated that there might be an opportunity to shift the back of the house to create better separation

between the two properties. Mr. Russell stated that the placement of the house has been shifted about six feet in the back.

MOTION: To approve the plans, as submitted.

Mr. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.
Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Verdova
Nays: None

MELD ARCHITECTS 603 LANTERN WAY ACC STRUCTURE/EXT ALT

Ed parker and Eric Hustek of Meld Architects attended the meeting to present the project and answer questions. The applicants are presenting two projects, an addition and an exterior alteration. The applicants were seeking approval to construct a 1,120 square foot detached garage. They were also seeking approval to make exterior changes to the existing home. The applicants are proposing to remove and replace an existing deck. They are also proposing to redesign the front porch. Colors and finish materials were discussed and include Navajo Beige board and batten siding, and an Ebony front door. The detached garage siding will match the existing house. The renovation will include a standing seam metal roof in Ebony, as an accent feature. Mr. Hustek explained the proposed changes to the rear deck. He noted that there would be a fireplace added to the deck. The applicant noted that the detached garage would also have a cupola. Mr. Verdova thanked the applicants for the professional approach to their presentation. Mr. Duguay questioned the shutters on the front elevation. He asked why only three of the windows had shutters. Mr. Verdova explained the shutter guidelines to the applicant. He noted that the proposed shutters looked functional. Mr. Duguay asked if the fireplace would match the chimney. The answer was no, the fireplace would match the new deck color.

MOTION: To approve the plans, as submitted.

Mr. Verdova moved; Mr. Duguay seconded and the motion carried, 3-0, on a roll call vote.
Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith
Nays: None

HAWTHORN CLUB APTS 485 SYCAMORE LANE PAVILION

Ken Kushmider of Landscape Design Associates attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Kushmider was seeking approval to construct a 22X22 foot pavilion within the Hawthorn subdivision. Mr. Kushmider explained he would be using easy to maintain materials such as Azek to wrap the columns and beams. He also stated that the bottom of the columns would be wrapped in Cremona EZ LedgeStone. The roof will be metal and the color will be dark Charcoal. The roof will match the existing roof of the clubhouse. Mr. Kushmider stated that there would be a fireplace within the pavilion. Mr. Verdova asked how close the clubhouse is to the proposed pavilion. Mr. Kushmider stated the distance was about 75-100 feet. Mr. Verdova asked how far the proposed pavilion would be from an existing

pavilion with a red roof. Mr. Kushmider explained the distance was about 250 feet. He also noted that the two pavilions were separated by tennis courts as well as landscaping. Mr. Verdova asked the applicant about the two pavilions having different roof colors. He asked to verify if that was the intention. Mr. Kushmider confirmed. Mr. Duguay stated that he has no issue with the different colors. He stated he is not a fan of the Red roof. He asked the applicant if the proposed pavilion would be visible from the street around the clubhouse. Mr. Kushmider was not certain, he stated that there is landscaping in between the two.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

COCHRANS REMODELING 920 SWEET GRASS CR ADDITION

Sadegh and Debbie Radvar, homeowner, and Steven Cochran of Cochran Remodeling attended the meeting to present the project and answer questions. The applicants were seeking approval to construct a 575 square foot addition. Mr. Radvar explained the project and stated they wanted to add a sitting area in the kitchen as well as a master bedroom and bathroom on the first floor. Mr. Verdova asked if all finish materials would match the existing house. Mr. Cochran explained that they plan to reuse some of the siding. Mr. Cochran stated that he found a match for the vinyl siding. Mrs. Radvar stated that they have approval from the Homeowners Association. Mr. Verdova also asked if they would be using stone or brick to grade. The answer was yes.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Duguay, Mr. Verdova, Dr. Alford-Smith

Nays: None

OTERO SIGNATURE HOMES 509 COBBLESTONE ADDITION

Ted Otero of Otero Signature Homes attended the meeting to present the project and answer questions. Mr. Verdova swore in the applicant. Mr. Otero was seeking approval to construct a 1,065 square foot addition. Mr. Otero explained the project. He stated he intended to add a single bay garage, which will follow the gable of the existing garage. Finish colors and materials were discussed and include White siding to match the existing house, as well as a Red/Brown brick, which will also match the existing house. Mr. Otero explained that a dormer would be added to the front portion of the house. He stated all finish materials would match the existing house.

MOTION: To approve the plans, as submitted.

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

Yeas: Mr. Verdova, Dr. Alford-Smith, Mr. Duguay
Nays: None

PROPERTY DREAMS 990 EAST BLVD. HOUSE

Vince Freschetti of Property Dreams attended the meeting to present the project and answer questions. Mr. Freschetti was seeking approval to construct a 1,590 square foot single-family residence. The home will feature a two-car front-load garage. Finish colors and materials were discussed and include Charcoal Smoke siding and Platinum Gray board and batten. The roof will be Charcoal and the trim and soffit will be Glacier White. Mr. Verdova asked if the applicant would be using brick or stone under the columns. The answer was stone. The applicant explained that he did not have the stone picked out. Mr. Verdova recommended Echo Ridge LedgeStone. The applicant agreed to the suggestion. Mr. Verdova also questioned the lack of windows on the left elevation. Mr. Freschetti explained that the lot is very narrow. Mr. Duguay agreed with the need for a window on the left. Mr. Freschetti agreed to implement the suggestion.

MOTION: To approve the plans, with the addition of a window on the left elevation, and adding Echo Ridge LedgeStone.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith
Nays: None

PLATINUM CONSTRUCTION 593 ROBINHOOD ACC. STRUCTURE

Nilsa Carrero of Platinum Construction attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a 468 square foot detached garage. The applicant stated that the garage would primarily be used to store equipment. Finish colors and materials were discussed and include Ivory vinyl siding to match the existing house as well as White trim and doors. Mr. Duguay asked if the overhead garage door on the garage would match the existing house. The applicant explained that the doors would be the same color. She could not confirm the doors would match. Mr. Verdova clarified the location of the garage would be set behind the house and that the structure had windows on both sides. The applicant confirmed that to be true.

MOTION: To approve the plans, as submitted.

Mr. Duguay moved; Dr. Alford-Smith seconded and the motion carried, 3-0, on a roll call vote.

Yeas: Mr. Duguay, Dr. Alford-Smith, Mr. Verdova
Nays: None

CLASSIC HOMES 590 E. HOMESTEAD DR. HOUSE

Ed Wurm Jr. of Classic Homes attended the meeting to present the project and answer questions. Mr. Wurm was seeking approval to construct a 3,020 square foot two-story residence within the Homestead subdivision. The house will feature a 3-car side-load garage and a fireplace in the Great room. Finish colors and materials were discussed

and include Sterling Gray siding, Silverbrook brick, and Prestige LedgeStone. The trim and soffit will be White. The front door will be Dark Blue, and the overhead garage door will be White. The roof will be Charcoal Black asphalt shingles. The standing seam metal accent roof will be Dark Bronze. Residential Guidelines were discussed. No issues were noted. The proposed home passed a similarity review. No issues were noted.

MOTION: To approve the plans, as submitted

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

Yeas: Mr. Verdova, Dr. Alford-Smith, Mr. Duguay

Nays: None

J. W. CONGREGATION 610 S. CHILLICOTHE RD KINGDOM HALL

Clifford Collins of JW Congregation attended the meeting to present the project and answer questions. The applicant is seeking approval to construct a 3,065 square foot single-story church. He stated that the exterior materials and colors that were chosen are consistent with the Western Reserve Architecture that is seen throughout Aurora. The finish colors and materials include Boothbay Blue Fiber cement lap siding, Zenith Gray stone and White brick veneer. The trim and soffits will be White. The shingles will be Williamsburg Slate. The entry way will be recessed, and there will be false dormers on the building. The Board had no questions for the applicant. Mr. Verdova stated that he liked the dormers over the windows.

MOTION: To approve the plans, as submitted

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

Yeas: Mr. Verdova, Dr. Alford-Smith, Mr. Duguay

Nays: None

JOHN PENZA 280 LAKELAND WAY DECK W/ ROOF

Mr. Verdova noted that the applicant was back on the call. He suggested reviewing the project ahead of the Pulte Homes projects.

MOTION: To move 280 Lakeland way ahead of Pulte Homes on the agenda.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

JOHN PENZA 280 LAKELAND WAY DECK W/ ROOF

The applicant continued to have technical difficulties. It was decided the Board would continue with the agenda until the issues could be resolved.

MOTION: To postpone the agenda item until the applicant could resolve his technical issues.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

PULTE HOMES 638 BELJON LANE S/L 75 HOUSE

Gabe Kirksey of Pulte Homes attended the meeting to present the project and answer questions. Mr. Kirksey was able to share his screen with the Board members. The applicant was seeking approval to construct a 5,521 square foot Maple Valley 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 Harvard Slate siding, Echo Ridge LedgeStone, and Tuxedo Gray shutters. The trim and soffit will be Extra White. The front door will be Iron Ore and the overhead garage door will be Pavestone. The subject home passed a similarity review. No issues were noted. Windows were discussed. Mr. Kirksey noted that window grids were missing from some of the windows on the submitted drawings. He stated that the windows would consistently have window grids throughout the home. Mr. Duguay questioned the shutters on the front elevation. He noted that the shutters on the double window do not give the appearance of being functional. The shutters were discussed in detail. Mr. Verdova stated that the applicant might want to remove all the shutters from the front elevation for consistency. Dr. Alford-Smith asked about the lack of windows on the left elevation. The applicant explained that the rear of the house has several large windows. He stated that with so many windows on the rear elevation, additional windows on the left would interfere with functionality of the flex room.

MOTION: To approve the plans, with correction to the shutters and adherence to the shutter guidelines.

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

Yeas: Dr. Alford-Smith, Mr. Verdova, Mr. Duguay

Nays: None

PULTE HOMES 653 BELJON LANE S/L 30 HOUSE

Gabe Kirksey of Pulte Homes attended the meeting to present the project and answer questions. Mr. Kirksey was seeking approval to construct a 5,945 square foot Deer Valley model home within the Beljon Farms subdivision. The home will feature a 3-car side-load garage and a fireplace in the Gathering room. Finish colors and materials were reviewed and include Flagstone siding, Oak Island Rough ledgeStone, and Tuxedo Gray shutters. The trim and soffit will be Extra White. The overhead garage door will be Downing Stone and the front door will be Enduring Bronze. The proposed home passed a similarity comparison. Four houses were reviewed for similarities. No issues were noted. Residential Guidelines and windows were discussed. No issues were noted.

MOTION: To approve the plans, as submitted

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

send a revision to the Building Department. The proposed home passed a similarity review. Four homes were reviewed. No issues were noted.

MOTION: To approve the plans, with the revision of the shutters to adhere to the Residential Guidelines.

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

Yeas: Mr. Verdova, Mr. Duguay, Dr. Alford-Smith

Nays: None

PULTE HOMES

693 SCARLETT LANE S/L 66

HOUSE

Gabe Kirksey of Pulte Homes attended the meeting to present the project and answer questions. He was seeking approval to construct a 6,299 square foot Deer Valley model home within the Beljon Farms Subdivision. The home will feature a 3-car side-load garage. Finish colors and materials were discussed and include Granite siding, Gunnison LedgeStone, and Black shutters. The trim and soffit will be Extra White. The front door will be Tricorn Black and the overhead garage door will be Zircon. Residential Guidelines were discussed. Windows were discussed. Mr. Kirksey noted that a window was added to the left elevation after the plans were submitted. The proposed home passed a similarity review. No issues were noted.

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

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

Yeas: Mr. Duguay, Mr. Verdova, Dr. Alford-Smith

Nays: None

JOHN PENZA

280 LAKELAND WAY

DECK W/ ROOF

John Penza was able to phone in to present his project and answer questions. The applicant was seeking approval to construct a 256 square foot roofed deck within the Forest Ridge subdivision. Mr. Penza stated that the roof and siding would match the existing home. He also stated that he would use an Azek material for the floor. Mr. Penza noted that the submitted drawing shows vertical rails, he stated that he would like to change the railing from vertical to horizontal. He stated the rails would be aluminum with a Black powder coating. Mr. Verdova complimented the applicant on the use of Azek material. He stated it was a good low maintenance option.

MOTION: To approve the plans, with the change in the railing from vertical to horizontal.

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

Yeas: Mr. Duguay, Mr. Verdova, Dr. Alford-Smith

Nays: None

MISCELLANEOUS:

None.

ADJOURNMENT:

Mr. Duguay moved to end the meeting; Mr. Verdova seconded, and the meeting adjourned at 7:45 p.m. on a unanimous voice vote.

Mark Verdova, Chairman

Christine Gruttadauria, Secretary