

CITY OF AURORA
OHIO
Architectural Board of Review
Meeting Minutes
September 26, 2019

The Architectural Board of Review met in a scheduled meeting on Thursday, September 26, 2019 in Council Chambers of City Hall. Keith Packard called the meeting to order at 6:00 p.m.

ROLL CALL:

Present: Daisy Alford-Smith
Keith Packard, Vice Chairman
Mark Verdova

Absent: Melissa Coleman, Chairman
Tom Shrout

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

** Mr. Packard advised the applicants that due to the fact, that only three members were present, a unanimous vote was needed to approve projects. Applicants are permitted to poll the members and request to have their project postponed if they felt the vote would not be favorable.

AMENDMENTS TO AGENDA:

MOTION: To accept for review, revised plans for agenda item 5: 985 Sweet Grass Circle. To accept for consideration information regarding proposed code changes under section 1321.07. To accept for consideration information regarding revising the shutter guidelines.

Dr. Alford-Smith moved; Mr. Packard seconded and the motion carried on a unanimous voice vote.

MOTION: To move OEM Miller and R.P Gatta ahead of Ryan Homes on the agenda.

Mr. Verdova moved; Mr. Packard seconded and the motion carried on a unanimous voice vote.

OATH OF OFFICE:

Mr. Packard administered the oath to all those in attendance who wished to speak during the meeting.

APPROVAL OF MINUTES:

MOTION: To adopt the minutes of August 22, 2019 meeting, 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. Packard

Nays: None

OLD BUSINESS:

PAMELA MANSOUR 1047 FAIRVIEW LANE ADDITION

Pamela Mansour, homeowner attended the meeting to present the project and answer questions. The homeowner was proposing an addition to her home. Ms. Mansour appeared before the board in August. At that time, the board had requested additional information. Mr. Verdova thanked the applicant for providing the requested information. Mr. Verdova confirmed the finish colors would match the existing house. Mr. Packard questioned the height of the addition. The applicant was unsure of the height. She stated the height should be on the elevation drawings. Mr. Packard questioned the use of shutters. Ms. Mansour stated that no shutters are planned at this time. Ms. Mansour explained her drawings to the board, to give them a better idea of the scope of the project. Ms. Mansour stated the siding will be white and the shingles will be charcoal gray. She further stated that the existing house would be re-sided in the near future to match the addition.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

NEW BUSINESS:

CHRISTINE BATTISTA 835 NAUTILUS TRAIL ROOF OVER DECK

Christine Battista, homeowner and Mike Widemire attended the meeting to present the project and answer questions. Mr. Packard swore in the applicants, as they were not present at the beginning of the meeting. Ms. Battista was seeking approval to replace an existing awning over her deck with a steel roof. The roof will be the same size and same footprint as the old awning. The color of the roof was discussed. Ms. Battista stated that the color would be ocean blue or tahoe blue. Mr. Verdova requested the applicant choose a color so that the color would be noted for the record. Ms. Battista chose the tahoe blue. Mr. Packard questioned the dimensions. Mr. Widemire stated the height would be 10 feet 6 inches and the width would be 18 feet 6 inches. He confirmed the support beams would be white. Mr. Widemire explained in detail the way the roof would be constructed, and that he would be using 4x6 posts up against the house.

MOTION: To approve the plans, as submitted.

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. Packard

Nays: None

JOHN NORTH REMODELING 131 HANES ROAD ADDITION

John North, contractor attended the meeting to present the project and answer questions. Mr. North was seeking approval to construct an addition to an existing ranch style home. The applicant stated the addition would be approximately 387 square feet. The siding will be white vinyl siding. The existing house will be painted white to match. The addition will consist of a master bathroom, walk-in closet and a laundry room. The shingles will match the existing house. The shingles on the existing house are only two years old. There will be red brick to grade around the foundation. The brick will match the existing house.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

A. MORGAN BLDG CO 165 ELDRIDGE RD ACCESSORY STRUCTURE

Jeff Buck, owner of A. Morgan Building Company attended the meeting to present the project and answer questions. The applicant was seeking approval to construct a detached garage. Finish colors and materials were discussed and include white siding to match the existing house as well as asphalt shingles to match the existing roof. The applicant stated that the purpose of the garage is to house a recently inherited antique car. Mr. Packard questioned the square footage. The application shows 308 square feet for the planned structure. The accessory structure will have a concrete footer. No windows are planned at this time. There will be a man door installed on the left side elevation. The applicant stated that the lack of windows is for security and privacy.

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. Packard

Nays: None

JOE KOSZEY 940 MONETA AVE ACCESSORY STRUCTURE

Paul Kinford, contractor attended the meeting to present the project and answer questions. Mr. Kinford was seeking approval to construct a 750 square foot detached garage. The applicant stated that the new garage would replace a structure that was destroyed in a fire. For security reasons, no windows are planned for the structure. Finish materials were discussed. It was noted, that all finishes would match the existing house. The applicant confirmed the structure would have siding to grade. The existing

house is also siding to grade, with no exposed brick or concrete. Dr. Alford-Smith questioned the variance that the applicant received. Ms. Davis explained the variance that was granted was for the square footage of the structure. The applicant verified there would be a man door on the front elevation. Mr. Packard questioned what is behind the structure and to the side. Mr. Kinford stated that there is a privacy fence along the side and nothing to the rear.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

DOUG RITZEL 985 SWEET GRASS CIRCLE ADDITION

Doug Ritzel and Matt Schwartz attended the meeting to present the project and answer questions. The applicants were seeking approval to construct a 2,308 square foot addition to an existing home within the Hawthorn subdivision. The siding will be charcoal gray and the roof will be black. The stone will match the existing and will be a beige/gray color. The addition will attach to the house via an enclosed space that will open up the proposed garage.

MOTION: To approve the revised plans, as submitted.

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

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

Nays: None

CLASSIC HOMES 255 WESTVIEW DRIVE ADDITION

Ed Wurm of Classic Homes attended the meeting to present the project and answer questions. Mr. Packard administered the oath, as the applicant was not present at the beginning of the meeting. Mr. Wurm is seeking approval to construct a screened porch addition to an existing condominium within the Homestead subdivision. The applicant stated there would be skirting around the bottom of the porch, and all finishes would match the existing house. He stated that the trim would be done in white.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

MYTEE PRODUCTS 1335 S. CHILLICOTHE WALL SIGN

Prabhav Agarwalla, owner of Mytee Products, attended the meeting to present the project and answer questions. Mr. Agarwalla was seeking approval to mount a wall sign at his business. Mr. Verdova questioned if the proposed sign had gone through a zoning review. Ms. Davis conformed that it had. The sign will be illuminated. Dr. Alford-Smith

confirmed the sign would be placed over the main entrance. Mr. Verdova noted that the proposed sign would replace an existing vinyl banner. Colors and materials were discussed and noted.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

GANLEY CHEVROLET 161 W. GARFIELD RD ACCESSORY STRUCTURE

There was no one present at the meeting to discuss the project.

MOTION: To move the agenda item to the end of the meeting.

Mr. Verdova moved; Dr. Alford-Smith seconded and the motion carried on a unanimous voice vote.

At the end of the meeting, no person was present to represent Ganley Chevrolet.

MOTION: To postpone the project.

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

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

Nays: None

O.E.M MILLER 1300 DANNER DRIVE ADDITION

Bob Ready, of Curtis Layer attended the meeting to present the project and answer questions. Mr. Packard administered the oath, as the applicant was not present at the beginning of the meeting. The applicant was seeking approval to construct a 32,000 square foot warehouse addition, to the south end of the existing building. Mr. Curtis noted that the brick that is on the existing building is still being manufactured and will be used for the addition. The siding that is being removed from the existing building will be reused on the addition. All other finishes will match the existing building. Mr. Ready showed samples of the finish materials to the board. Mr. Ready commented that the addition will be used for warehouse space and the old space will be used to increase production. The company will add 10-12 new jobs. The addition will be done in two phases. Mr. Verdova verified that the project has passed a zoning review.

MOTION: To approve the plans, as submitted.

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. Packard

Nays: None

R.P. GATTA 435 GENTRY DRIVE ADDITION

Bob Ready, of Curtis Layer attended the meeting to present the project and answer questions. The applicant was seeking approval to construct an addition. Mr. Ready stated that his company constructed the original building in 1997. The proposed addition will add office space and will match the front façade exactly. Mr. Ready also stated the rear of the addition would consist of warehouse space and would match the existing rear building exactly. The finishes will be a combination of split face block and brick banding. Mr. Ready discussed the possibility of another 15,000 square foot addition in the future. He stated the company is growing.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

RYAN HOMES 370 LAKELAND WAY S/L 37 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer, of Ryan Homes attended the meeting to present the project and answer questions. The applicants were seeking approval to construct a 3,858 square foot Bramante Ranch model home within the Forest Ridge subdivision. The home will feature a 2-car front-load garage. There is no fireplace planned for this home. Finish colors and materials were discussed and include teak siding, aspen buckeye stone, and stone-mountain clay shake. The trim and soffit will be white. The front door will be fiery brown, and the overhead garage door will be white. The subject house was compared to four existing homes. No issues were noted. Window placement was discussed. The board recommended a window be added to the left elevation. The applicant agreed with the suggestion and approved the change. It was further noted that the front door on the submitted plans is incorrect. The door will be the same style as the other doors in the development, new elevations will be submitted to reflect the change.

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

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

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

Nays: None

RYAN HOMES 415 LAKELAND WAY S/L 51 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer, of Ryan Homes attended the meeting to present the project and answer questions. The applicants were seeking approval to construct a 3,966 square foot Venice model home within the Forest Ridge subdivision. It was noted that this is the first presentation of the Venice model. The home will feature a 2-car side-load garage and a fireplace in the family room. The fireplace will vent out the rear of the home. Finish materials and colors were discussed and include pewter siding, bucks county stone, and flint shake. The trim and soffit will be white. The front door will be naval, and the overhead garage door will be white. The subject house passed a comparison review. No issues were noted. Mr. Verdova questioned the size and

placement of the shutters. His recommendation is to remove the shutters from the front elevation. Mr. Wendzicki noted that the house was presented to the buyer with the shutters. Dr. Alford-Smith stated that the shutters add character to the home. Dr. Alford-Smith asked Mr. Verdova to explain his recommendation. He stated that in his opinion, double windows should not have single shutters. He stated they are architecturally incorrect. Dr. Alford-Smith expressed concern for the homeowners. Mr. Wendzicki assured her that the homeowners would have to approve any proposed changes before Ryan Homes would move forward with the project. He also explained that if the homeowners did not approve the change he would come before the board to present a revision. The shutters were discussed in detail. Mr. Wendzicki agreed with the recommendation and approved the change. Mr. Verdova made a motion. Before the vote was completed, the language of the motion was discussed. Mr. Verdova clarified that his motion is to approve the plans with the removal of the shutters. Dr. Alford-Smith stated she would like the homeowner's approval. She stated she was having a difficult time with the language of the motion. Ms. Davis explained that if the homeowners do not agree to the recommended changes, Ryan Homes would return to the ABR with alternate revisions. Mr. Packard explained the approval process in general as well as what steps Ryan Homes would have to take if the subject home was not approved. Ms. Davis further explained the options to Dr. Alford-Smith regarding her vote, and which type of vote was the most beneficial for the applicant; to abstain, vote no, or vote to postpone until next month. Dr. Alford-Smith stated she understood her options. Mr. Federer reassured the board that Ryan Homes would do right by the homeowners and would adhere to the wishes of the homeowners to the best of their ability. The discussion closed and the vote resumed.

MOTION: To approve the plans, with the removal of the shutters on the front elevation.

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

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

Nays: None

RYAN HOMES 885 SUNRISE CIRCLE S/L 43 SINGLE FAMILY RESIDENCE

Phil Wendzicki and Matt Federer of Ryan Homes attended the meeting to present the project and answer questions. The applicants were seeking approval to construct a 3,219 square foot Allegheny model home within the Forest Ridge subdivision. It was noted that this is the first presentation of the Allegheny model. The home will feature a 2-car front-load garage and a fireplace in the family room. The fireplace will vent out the rear of the home. The home will also feature a covered porch on the rear elevation. Finish colors and materials were discussed and include flint siding, dakota ledgestone, and silver mist shake. The trim, soffit, and overhead garage door will be white. The front door will be fiery brown, and the shutters will be black. The subject home passed a comparison review. No issues were noted. Residential Guidelines were discussed. No issues were noted.

MOTION: To approve the plans, as submitted.

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

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

Nays: None

MISCELLANEOUS:

Mr. Verdova recommended postponing the discussion on the shutters and the new proposed guidelines until a full board is present. Ms. Davis also recommended postponing the discussion on the edits to the similarity code. She stated that the proposed changes would revert to the ordinances that were in place in 2013. Mr. Packard asked if the board would vote to accept the proposed changes. Ms. Davis confirmed. Ms. Davis also noted that she would email the materials to Mr. Shrout and Ms. Coleman for them to review.

Mr. Packard gave a recap of the council meeting that addressed the solar panels that were proposed for 784 Robinhood Drive. He stated that council voted to overturn the board's decision and allow the solar panels. Mr. Packard stated that both he and Ms. Coleman attended the meeting and were pleasantly surprised to hear that the ABR did what they were supposed to do by turning down the project. He stated that it was the opinion of council that the ABR followed the guidelines and they understood that the objection was based solely on the aesthetics of the project and not the solar panel technology. Mr. Packard noted that the panels would be installed on the garage rather than the home, but would still be installed on the front elevation. Mr. Packard also stated that it was his understanding that the city law director would be developing legislation that speaks to the solar panel issue. Mr. Verdova stated that he appreciated the time Mr. Packard and Ms. Coleman took to attend the meeting.

ADJOURNMENT:

Mr. Packard moved; Mr. Verdova seconded, and the meeting adjourned at 7:47p.m on a unanimous voice vote.

Keith Packard, Vice Chairman

Christine Gruttadauria, Secretary