

**CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
MINUTES
MAY 15, 2014**

Chairman, Donald R. Spice, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 5:30 p.m.

I. Roll Call:

Present: Mike DiCillo, Jennifer Frazier, Marge Gantous, John Midlik, Don Spice

Absent: None

Others in Attendance: Dan Cegelka, Bob McDermott

II. Approval of Minutes: May 1, 2014

Motion: Approve minutes of May 1st as written

Marge Gantous moved and John Midlik seconded, upon roll call the motion passed unanimously.

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 14-05-22 – 10183 Scenic View Dr. S/L 28, new single family dwelling by Pulte Homes

The applicant presented plans for a 4,515 sq. ft. Crestwood model single family dwelling. The siding will be Monterey sand; trim, white; front door, black bean; shutters, musket brown; brick, red range velour; shake siding, autumn red, board & batten, natural linen; garage door, prairie grass and the roof will be weathered wood. The applicant asked the Board to amend the plans.

Listed below are the amendments the Board noted:

- A. Enlarge bathroom window in master to a 4 x 4 window instead of a transom because the homeowner requested changes to master bath. See page 7.19b1
- B. Remove band boards, not offered in this market area.

The Board is requiring:

- C. Add vents to left and right sides. Requirement of the Board. See page 7.19b2

Motion: Approve as noted

John Midlik moved and Mike DiCillo seconded, upon roll call the motion passed unanimously

2. Case 14-05-24 – 10182 Scenic View Dr. S/L 36, new single family dwelling by Pulte Homes

This is a 5,079 sq. ft. Crestwood model single family dwelling. The siding will be Tuscan clay; trim, natural linen; front door, terra; shutters, Federal brown; brick, country road; shake color, Monterey sand and the roof will be weathered wood. The single run, without a mid-landing, on the temporary steps was discussed.

The Board is requiring:

- A. Add vents to left and right sides. See page 7.17b2
- B. Remove band boards
- C. The stairs comply with code for egress

Motion: Approve as noted

John Midlik moved Mike DiCillo seconded, upon roll call the motion passed unanimously.

3. Case 14-05-25 – 2003 Trailwood Dr. Addition over attached garage & 1st floor laundry room by Property Renewals, Inc. for Mark Coyne

Scott Frey with Property Renewals Construction requested approval for a two bedroom addition over the garage as well as small laundry room on the back of the house on the first floor.

The windows, trim, and roofing will match the existing. Aluminum siding from the side and rear of the house will be re-located to the front of the house. New siding, if required, will be placed on the rear elevation.

Motion: Approve as submitted

Marge Gantous moved and Jennifer Frazier seconded, upon roll call the motion passed unanimously.

4. Case 14-05-26 – 8870 Darrow Rd. Suite F103-B., signage for Champion Personnel by Agile Signs

A. Illuminated wall sign

Lou Belknap requested approved of LED illuminated channel letters of perforated vinyl that will show black in day time, and white at night. The blue letters will remain blue. The letters will be flush mounted to the building. All brick surface will be repaired as needed.

Motion: Approve as submitted

John Midlik moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

B. Door graphics

This will be white flat vinyl copy affixed to the door.

Motion: Approve as submitted

Jennifer Frazier moved and Mike DiCillo seconded, upon roll call the motion passed unanimously.

5. Case 14-05-27 – 9799 Ravenna Rd., signage for Cup Caked by Mentor Signs

The applicant appeared before the board requesting to erect a non-illuminated sign on the roof of this building.

A. Determine if variance to sign ordinance §1173.05B-2-c is needed.

Building Department records show various tenants of this building appeared before the Architectural Review Board requesting sign approval on three separate occasions. However the question of this being a roof top sign has not been presented to the Board, therefore the question has not been addressed by the Board.

Motion: That the variance request be investigated to see if it was given to the original sign. If it was we just extend it; that is there is no need for one. If it wasn't then we would grant a variance for the sign.

Mike DiCillo moved and John Midlik seconded, upon roll call the motion passed unanimously.

B. Non-illuminated sign

This is a 24" high by 72" long aluminum composite sheet which consists of a polyethylene core sandwiched between to aluminum skins. The colors will be Pantone 186C, 332C, black and white.

The Board is requiring:

1. The new sign be placed as close to the roof as possible on the existing brackets. That is to say near the front of the brackets.

Motion: Approve as noted

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion passed unanimously.

6. Case 14-05-28 – 3383 Cannon Rd., Porch on front and left elevation by homeowner, Robert Knaack BZA approval for front yard set-back required.

Robert Knaack appeared before the Board asking for approval of the wrap around porch on his home. Dan Cegelka informed the Board there is a request for a 9 foot variance from the front yard set back requirements pending before the Board of Building and Zoning Code Appeals at this time on this porch. John Midlik cautioned the applicant to cease construction until the permit comes through. This will be a standard shed roof. The plans show a 3/12 pitch roof, however the applicants states he will be constructing a 4/12 pitch roof which should allow for a 6" space below the upstairs windows. The applicant stated he would like to have black wrought iron railings on the porch. The posts will be either wrapped or painted white. The wedge shape of the upper porch will be enclosed. There will be a plywood base covered by siding and the front overhang will be wrapped in a white soffit. Gutters and downspouts will be added and discharge into a storm drain. The applicant is not certain how he will handle the skirting on the porch. He would like to use sandstone as a backdrop for landscaping.

The Board is requiring:

- A. If skirting is applied the applicant shall return to the Board
- B. The Board would like to see how the underside of the ceiling will be finished
- C. ARB approval is granted contingent on the Board of Building and Zoning Code Appeals granting the variance requested.

Motion: Approve as noted

Mike DiCillo moved and John Midlik seconded, upon roll call the motion passed unanimously.

7. Case 13-11-65 – 3085 Alling Dr. addition of garage and sunroom by E.C. Remodeling for Mr. & Mrs. Sikora

On November 7, 2013 Mr. Sikora's plans for an addition to his home were approved by the Board. subsequent to the City's Architectural Review Board's approval, Ethan's Green Homeowner's Review Board advised the homeowner that they would rather not see the little dormer over the third car garage. All the other houses with three car garages do not have the dormer. At this time the homeowner would like to amend his plans to comply with the letter of request from Ethan Green's Homeowners Association.

Motion: Dormer may be omitted.

Jennifer Frazier moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

VI. Work Session:

Mike DiCillo stated that as a point of notice for future meetings if there is a case that comes up where a variance has been granted we would like to know that ahead of time to eliminate any question from a legal standpoint.

Case 14-05-29 -- Proposed 16' x 32' accessory structure for Twila's Treasures at 2597 E. Aurora Rd.

The applicant, who operates a consignment shop at this address, explained he would like to put up a 16' x 32' two story structure on this sight for the purpose of selling furniture and house wares. The applicant would like to have a walk in door and windows on the front (south elevation). There will be three windows on the west elevation and two windows and a double door on the east elevation. The Board asked the applicant to return with pictures of the house and garage that are presently on the site. Jennifer Frazier informed the applicant she would like to make sure the architectural style of the house, garage and proposed new building all work well together. The Board suggested looking for some other building styles. Don Spice thought a lot of interior space would be given over to the stairs.

VII. Adjournment: As there was no further business before the Board, Jennifer Frazier moved Marge Gantous seconded and the meeting was unanimously adjourned at 7:30 p.m.

