

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
February 16, 2017

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 and Don Spice
Absent: All members present
Others in attendance: Dan Cegelka, Building Department

II. Approval of Minutes: February 2, 2017

Motion: The minutes be approved as mailed

Mike DiCillo moved and Marge Gantous seconded, upon roll call the motion passed unanimously.

III. Excuse Absent Members:

All members present

IV. Public Participation:

None

V. Review:

1. Case 17-02-006 – 1850 Dooridge Dr., Attached Garage by Chester Byler Construction for Mr. & Mrs. London

On January 25, 2017 the Board of Building and Zoning Code Appeals granted Ebony London & Tanisha Jones a 1 ft. 6 in. variance to the 10 ft side yard set-back requirements for the construction of this garage. Tanisha Jones presented her plans for a 14' wide by 20' deep one car attached garage. The applicant provided the Board with samples of the siding and roofing materials that will be used. Marge Gantous ascertained there is an entrance door on the front of this house as one is not shown on the plans. There are no windows or a man door for this garage. The siding, roofing, and trim will match the existing. Don Spice confirmed the overhang on the garage will match the overhang on the house. Jennifer Frazier noted the roof will have a 4/12 pitch and the house has a 5/12 pitch.

Motion: Approve as submitted

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

2. Case 17-02-013 – 2765 Hunters Ridge S/L 14, New single family dwelling by Ryan Homes

Hope Thurston and Jeremy Feehan with Ryan Homes presented plans for a 4,720 sq. ft. two story "Naples" model single family dwelling. The siding will be silver mist; trim, white; front door, coconut husk; shutters, pebblestone clay; brick, sugar creek; stone, Dakota ledgestone and the roof will be weathered wood.

The Board is requiring:

- A. Page A-1 -- add man door to garage on right elevation
- B. Page A-1 – add full height stone return on porch area (interior entry way) right elevation
- C. Page A-1 and A-6 – add two basement windows on finished side of basement left elevation

Motion: Approve as noted

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

3. Case 17-02-014 – 3171 Cannon Rd., In-Law-Suite addition by homeowner Ronn Powers

Ronn Powers presented his plans for a proposed In-Law-Suite addition. Ronn Powers provided pictures for the Board. The Board reviewed his submission and suggested he resubmit his drawings showing the entire interior and exterior of the proposed addition. Jennifer Frazier stated her thoughts were she was good with the idea of doing the addition, good with the shape and size but the Board is going to need improved drawings before they can approve it. Don Spice said the applicant's description of the project was not as the plans portrayed it.

The Board is requiring:

- A. Show overhangs
- B. Show inside of addition on plans – drawn to scale
- C. Show window locations
- D. Show garage moved four feet forward
- E. Show dormer size and location
- F. Draw a roof plan

Motion: Table for re-drawing

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

4. Case 17-02-015 – 9499 Shepard Rd., Demolition by C.S. Maple Properties

Dan Cegelka passed out pictures of the house that C.S. Maple Properties would like to demolish along with a site plan showing the proposed Shepard Preserve Subdivision. The Board reviewed the Historic Preservation Worksheet that C.S. Maple Properties provided.

Jennifer Frazier requested the minutes show that when this builder presents plans for the homes on S/L 1 and S/L 16 she would like to raise the Board to raise the standards of what they have been approving for homes that are on corner lots on major roads and actually have the side elevations of corner houses be treated equally to the front elevation in terms of material usage, relief, and balance of windows. Dan Cegelka offered he would ask the builder to come before the Board for a work session prior to houses being built.

A. Demolition of single family residence

Motion: To approve the demolition of this house

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

B. Issuance of Certificate of Appropriateness

Motion: Approve the issuance of a Certificate of Appropriateness for the property at 9499 Shepard Rd.

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

VI. Work Session: None

VII. Adjournment: As there was no further business before the Board Mike DiCillo moved and Marge Gantous seconded and the meeting was unanimously adjourned at 7:00 p.m.

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary