



**Architectural Review Board Meeting Minutes  
Thursday, July 15, 2021  
6:00 p.m.**

Board President, Jennifer Frazier, called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:01pm

**Roll Call - Existing Members**

Present: Jennifer Frazier, David Marcovitz, John Midlik, Viraj Sharma, Don Spice

Absent:

Others in attendance:

**Roll Call – All Members**

Present: Jennifer Frazier, David Marcovitz, John Midlik, Viraj Sharma, Don Spice

Absent:

Others in attendance: Daisy Walker, Council Rep., Sonya Pennington, Building Department

**Approval of Minutes: 6.17.2021 & 7.1.2021**

**Motion:**

**6.17.2021 Minutes-Approved as submitted**

Jennifer Frazier moved and Viraj Sharma seconded, upon roll call the motion passed unanimously

**7.1.2021 Minutes-Approved as submitted**

Jennifer Frazier moved and David Marcovitz seconded, upon roll call the motion passed unanimously

**Review:**

- **Case 21-07-60 2019 Trailwood Drive, Residential Additions-Robert Bell, Homeowner**
  - Robert Bell presented the proposal for the Residential Addition at 2019 Trailwood. Mr. Bell stated he wanted to square off the garage and extend it to align with the back of the home to accommodate the multitude of items they need to store. Mr. Bell also proposed a 10 ft. (8ft plus a bay window) bump out of the kitchen. The siding will be difficult to match but he plans to repaint the entire home to match as close as possible and he will replace the entire roof. Mr. Bell

stated that he is unsure of the roof type for the bump out, either a shed roof or gabled roof and requested recommendation from board members.

- Jennifer Frazier informed Mr. Bell that the proposed plan would not be approved because he did not present dimensioned elevations that included items such as the trim work, gutters, downspouts and fascia boards.
- The board advised Mr. Bell of the following items for his next submission: Bump out-decided if entire addition will follow the bay window or will it be a flat roof with a bay window insert. The placement of all windows and doors. The board suggested a standard shingled roof with ice guard. Regarding the garage addition-the style of the roof needs to be adjusted because the board felt it was aesthetically not appealing. Suggested alternatives included maybe a side addition instead of a rear; flat roof with fencing (faux or actual porch); extend the roof peak with upper casement windows or an over build gable off the back of the garage and leave a 3ft gap where the window is located. Mr. Bell agreed to hire an architect to assist with the remodel.
- **The Board is Noting:**  
Re-submit plans with dimensioned elevations and modify the roof design on the garage addition

**Motion – Not Approve**

Jennifer Frazier moved and John Midlik seconded, upon roll call the motion did not pass unanimously.

- **Case 21-07-61 9936 Parkland Drive, Gazebo & Deck-Brent Harris, Klassic Decks**
- Office staff presented on behalf of Klassic Decks the proposal for the gazebo and deck. They will be replacing the current patio with a brand new deck that will include a screened in gazebo. Pictures were presented to board of an exact replica of the project that reflected the colors and style of the project. The interior ceiling of the gazebo will be finished, the trim will be made of adobe clay vinyl to match the home and will include a hand rail.
- No concerns were had by the board.
- **The Board is Noting:**  
None

**Motion – Approve as submitted**

John Midlik moved and David Marcovitz seconded, upon roll call the motion passed unanimously.

- **Case 21-07-62 9036 Church Street, Residential Addition-Steve Gotch, Homeowner**
  - Mr. & Mrs. Steve Gotch presented the proposal for the residential addition to what is formerly known as the “Tea House” building. The building is zoned as a mix-used with the business on the first floor and residence on the second built in the 1890’s. The addition will be for the residential section only and will include a third story loft/reading nook. The one car garage will be demolished and replaced by an approximately 770 square foot addition and will also include a vehicle turn around area to allow forward entry onto route 82.
  - The board raised concerns about the horizontal box feeling of the addition and suggested a re-design of the build with a more vertical look to match what is currently present on the house through a setback of at least two feet in order to get a small wall return and a gabled roof on the South Elevation. Concerns were raised about the mandatory setback requirements due to the City’s easement on the property. Discussions were had about the next door neighbor's house and how her house might extend that far to the street, but that it was an open single story porch, not a two and a half story walled massing with no windows on one side. The board believed this would obstruct the view and dominate the main house when approaching the square when coming east bound on the street. Concerns were also made about the addition of windows or other architectural features on the West Elevation of the home and suggested not just using the same size windows, but to also use the same relationships between them (paired, stacked) and the similar proportions of windows to expanses of siding.
  - The homeowners were concerned with keeping a large space to the North for cars to turn around, which is why they are pushing the garage so far toward the street. The board is concerned about this addition being so close to the street and of such a long unbroken mass as compared to the more fenestrated century home is adding to. The board suggested that members visit the site in person to get a feel for the potential large addition on the West side of the home. Additionally, the homeowners were concerned about the current city’s 12ft easement on the property and the ability to make the recommended changes to the façade of the addition.
  - The board and homeowners were unable to come to a conclusion on how to resolve the issue and decided to table the discussion for a later submission. It was noted that the proposed addition will also require submission to the Planning Committee for review.
  
- **The Board is Noting:**

Re-submission of the plans to show a vertical façade similar to that of the existing house and that a Planning Commission review is required for final approval.

**Motion – Not Approve, table for resubmission**

Jennifer Frazier moved and Viraj Sharma seconded, upon roll call the motion passed unanimously

\* John Midlik left the meeting at 6:40pm and therefore was not present for the case and vote.

- **Case 21-07-63 2034 Fieldcrest Lane, Outdoor Patio & Gazebo, Patrick Hurst, Hurst Design Build Remodel**
  - Patrick Hurst presented the proposal on behalf of Hurst Design Build and Remodel. There is an existing deck and the plans are focused on the walkout area. The area will

include a paver patio, seat wall and an outdoor kitchen. Some alterations will include changes to a few windows on the rear elevation, where there is a patio door coming from walkout there will be an addition of a couple of large fixed casements, dining area will have addition of a windows on each side of the sliding glass doors. Gazebo will be single tiered and provided by the homeowner. A model drawing was presented to the board for review. The deck and stairs are existing and will be wrapped with a composite azek in a dark charcoal, black like color and will include decorative stonework and privacy screening.

- No concerns were had by the board.
- **The Board is Noting:**  
None

**Motion – Approve as submitted**

Jennifer Frazier moved and David Marcovitz second, upon roll call the motion passed unanimously.

**Adjournment:** As there was no further business before the Board, Jennifer Frazier moved and Don Spice seconded. The meeting was unanimously adjourned at 7:40 p.m.

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Jennifer Frazier, Chairman

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Sonya Pennington, Secretary