



**Architectural Review Board Meeting Minutes
Tuesday, September 21, 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 6:04 p.m.

Roll Call – All Members

Present: Jennifer Frazier, David Marcovitz, John Midlik

Absent: Don Spice and Viraj Sharma

Others in attendance: Maureen Stauffer, Council Rep., Jason Pastorius, Building Department

Excuse Absent Members

Motion: Excuse Absent Members

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

Approval of Minutes: September 2, 2021

Motion: Approved as submitted

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

Review:

- **Case 21-09-72 2116 Enterprise Parkway, Sign-Jeff Clark, Easy Sign**
 - Jeff Clark presented the proposal of a new monument sign that will be non-Illuminated and placed 10 feet from the right of way. The sign will be double sided with the logo and company name on the top and the address on the skirt. The narrow face will have the address on the side facing the street and will be blank on the side facing the building.

The Board is Noting: None

Motion – Approved as Submitted

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

- **Case 21-09-69 8841 Merryvale Drive, Steel Gazebo-Brandon Moore, Homeowner**
 - Brandon Moore presented a proposal to build a galvanized gazebo on the back of his property.
 - Board liked the design of the structure. Question arose regarding if it was kit purchased. Mr. Moore stated that it was indeed a kit purchased from Home Depot.
 - The board presented a question to Jason Pastorius regarding the anchoring meeting the manufacturer's specifications. Mr. Pastorius confirmed that building department did approve the permit based on the anchoring meeting the manufacturers specs and will be finalize upon final inspection.
- **The Board is Noting:** None.

Motion – Approve as submitted

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

- **Case 21-09-73 9659 Chamberlin Trail, Pavilion-Ed Ponter, Homeowner**
 - Ed Ponter presented proposal for a detach 16'x14' pavilion is a kit manufactured and designed by Amish Berlin Gardens. To erect the pavilion they will pouring 6ft into the disturbed ground, place a cage around and then pour concrete in the holes onto which the pavilion will be mounted. Mr. Ponter presented additional photos to the board for their review.
 - Questions submitted by the board included
 - Will the pavilion come to level of the sliding glass doors? Mr. Ponter stated no, the pavilion will be six inches below and will include one step.
 - Will there be a deck underneath the pavilion and if so will extend beyond the structure? Mr. Ponter stated that a deck is being erected and will only extend out to the roof area.
 - How far will the pavilion be placed away from the house and does the pitch of the roof cover the window? Mr. Ponter stated that the first post is about 1 foot away from the house and that the pitch of the roof was re-designed to not block the window.
 - Will the base of the pavilion have the stone work shown in the pictures? Mr. Ponter stated that there would not be any stonework on the base. The board stated they will not require the stonework on the bases
- **The Board is Noting:** None

Motion – Approved as Submitted

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

- **Case 21-09-74 2617 Bronsons Way, Residential Addition-Will Fugo, Architect**
 - Will Fugo, Architect and William Keen, Homeowner presented the proposed residential addition before the board.
 - The board reviewed the plans and stated that the property sits on the corner of Firelands Dr. (driveway entrance) and Bronsons Way (front face of house). The addition will be very visible from the back of the home, but the side off Firelands Dr. is covered with very large pine trees. One could get a glimpse of the addition as they drive down Firelands Dr., however the addition is not able to be seen straight on by neighbor across the street.
 - The board asked if Mr. Keen was the original homeowner. Mr. Keen replied that he is the second owner of the property and that it was built by Pulte Homes.
 - The board asked if any of the trees would be removed. Mr. Keen replied that they would not be removing any trees.
 - Mr. Keen shared that he has discussed the new addition with his surrounding neighbors and none of them had any issues. Although they don't directly butt up to the addition, it will be visible to them so he decided to talk to them about his plans.
 - The board asked if the addition will be over a crawl space. Mr. Fugo responded No, the sunroom will be over an extended basement. The porch, small addition to family room and the extended kitchen will both be over a crawl space. Mr. Fugo further stated that the existing family room is built over a crawl space.
 - Mr. Fugo stated that the current plan does not show the additional 2-3 feet required. If it will only be 2 feet then the addition would fall within the property line, but if 3 feet then it will be slightly over and require a variance. Mr. Fugo stated they are on for tomorrow BZA meeting to request a variance.
 - The board presented the concern about where the entry point for the house is located in reference to the driveway. Jennifer Frazier stated that this type of house is awkward for guest because they pull into driveway and cannot see the front door. Guest then have to follow a blind path around couple of corners to reach front door. With the addition it could provide an entrance into the house from the driveway side. Mr. Keen responded with a No. He stated that an entry point did not make any sense based on the current plans for the addition. Ms. Frazier stated that since there is no garage man door, nor any entry point off the driveway, this renovation was a great chance to add those items and also increase the property value. Mr. Keen stated the house has a very plain design on the Firelands Dr. side and the bump out will add a few windows and look more interesting. In that design there was no place to provide an entrance into the residence.
 - The board voiced two major concerns. The first was with the break in pitch of the roof from the main house to the sunroom and the second was the change in materials that will be used for the new roof of the addition and porch. Although slight, the 5/12" pitch next to the 4/12" pitch made the design look like a near miss. Additionally, there will be a change in the material right at that junction. This will make for a non-cohesive look and look like the three season room was built and then a wraparound porch was added even though it was done at the same time. Jennifer Frazier suggested that if the sunroom roof hits underneath maybe it would look better and the change in material would not be an issue. David Marcovitz stated that he was not sure the pitch variation would be visible driving or walking down the street. He further suggested that perspectives in 2-D don't always equate to the 3-D version. John Midlik stated that he didn't believe it will show

up, but it would be nice if there was something in between the two roof pitches or that sunroom at least ran into something.

- Mr. Fugo stated that a new (tan colored) asphalt roof was recently put on the home. He further stated that due to the roof pitch of the new porch, it would have to be (tan colored) metal. That the current plans currently show a metal roof on the porch and an asphalt roof on the sunroom. Mr. Keen stated that he did not believe a metal roof was needed and that he is working with his general contractor to determine the roofing material of the porch.
- The board asked if there were any setback issues. Mr. Fugo stated that he did not foresee any issues with the allowable setback.
- Mr. Keen stated that his wife is a novice chef who needs a bigger kitchen with a nice open flow into the sunroom room along with a nice walk out to current patio and the small open patio.
- John Midlik proposed a motion to approve plans as submitted. The motion failed with a 2-1 vote. Maureen Stouffer questioned Jennifer Frazier on her requirements to approve a motion. Jennifer Frazier responded that: A. the roofing material must be all metal or B. the roofing must all be shingle and that they must correct the roof breaking by one degree along as well as the direct material change from one to another.
- William Keen further asked for clarification on what is needed to pass a motion and keep the project moving. Mr, Keen believed her requested changes would cause a loss of his bedroom windows. Jennifer Frazier responded that was not necessarily true and suggested that they needed to fix roof line so that you are not bending and switching material in the middle. The roof needs either one single line or have two separate roof lines with one on top and one on the bottom. Ms. Frazier also stated that with the changes the gutters must be addressed also to control the water flow.

- **The Board is Noting:** None

Motion 1 – Approve as submitted

John Midlik moved and David Marcovitz seconded, upon roll call the motion was split 2-1. John Midlik and David Marcovitz-Yes; Jennifer Frazier-No. Need unanimous vote to pass

- **The Board is Noting:** Continuous roof from the sunroom out to the porch at a chosen pitch above 3/12 or higher of one material either asphalt shingle or standing seam metal roof in a color that matches the existing home’s roof OR to break the plane by having the porch roof come into the wall of the sun porch below the eve of the sun porch. Roof pitches and material may be different with that option

Motion 2 – Approve as Noted

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

Adjournment: As there was no further business before the Board, Jennifer Frazier moved and David Marcovitz seconded. The meeting was unanimously adjourned at 7:15 p.m.

Jennifer Frazier, Chairman

Sonya Pennington, Administrative Assistance