



**Architectural Review Board Meeting Minutes
Thursday, September 1, 2022
6:00 p.m.**

Ms. Frazier called to order the regularly scheduled meeting of the Architectural Review Board for the City of Twinsburg at 6:00pm.

Roll Call – All Members

Present: Jennifer Frazier, Viraj Sharma, David Marcovitz, Michael Gillen, John Midlik
Others in attendance: Jason Pastorius, Building Department and Bill Furey, City Council

Public Participation: None Presented

Review:

- 1. Case 22-09-48 10539 Ravenna Road, Residential Demolition – Eugene Vasser, Jr. Property Owner**
 - Mr. Vasser stated that the septic tank and drain have been removed. The well has been capped.
 - They will be building a single family home on the property.
 - The property was built in 1955. There is no known historical significance for this property.
 - Mr. Vasser presented a photo of the property for members.
 - It is noted the property will be filled with grass planted and graded for future construction. The surface will be treated appropriately.

MOTION: Mr. Sharma motioned to approve Case 22-09-48 as submitted:

Mr. Gillen seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

2. Case 22-03-12 (RETURN) (REVISED) 8027B Darrow Road, Summit Sound, Rear Addition- Evan Kontur, CPK Construction, LLC.

- Permits for the project have been obtained.
- Footers and block are being done now.
- With construction costs as they are now, the client has CPK going through value engineering on some of the project to get costs down.
- One option was to delete the six small windows located near the eaves on the new addition. The addition is on the rear of the property. It is not very visible.
- New drawings are submitted without the windows.
- Eliminating the six windows would save 8-9 thousand dollars.
- The natural lighting is not a concern. The area inside has LED lighting.

MOTION: Mr. Midlak motioned to approve Case 22-03-12, as submitted:

Mr. Gillen seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed, 3-2.

Mr. Midlak voted yes, Mr. Gillen voted yes, Mr. Marcovitz voted yes, Mr. Sharma voted no, Ms. Frazier voted no.

3. Case 22-06-31 (RETURN) (REVISED) 3503 Cannon Road, New Home Build, Jeff Ury, AH Hudson LLC

- Homeowners are currently selling their existing home in Washington. They are having some difficulty doing this. They are asking for significant cost reductions for their new home build.
- The new plan includes removing the workshop garage.
- Also, 10 feet was taken off the rear porch.
- It was discussed that grids are optional for the bedroom windows.
- Ms. Frazier discussed adding an egress or a man door to the garage. The same distance from the corner. Also adding some lighting.
- Additionally discussed was adding a small window in the walk-in closet. A transom window was suggested. Ms. Frazier suggested ideas to specialize the closet with the window added. A window would be a good feature since that wall is so long.
- Ms. Frazier is recommending a door off the garage and a window in the walk-in closet.

MOTION: Ms. Frazier motioned to approve Case 22-06-31, as noted:

1) Add door to the garage, same distance from the corners.

2) Add lighting to door.

3) Option for window in closet or laundry room. Place, choice, style to be determined by the homeowner.

Mr. Sharma seconded the Motion.

No further discussion was presented.

Upon roll call, the Motion passed unanimously.

4. Case 22-02-06 (RETURN) REVISED) 8275 Darrow Road, New Build, Petsuites- Matt Nolan, Bunnell Hill Development

- Mr. Nolan discussed that Petsuites want more character to the building. They want to add another awning to the front of the building.
- In the back, they are taking out guillotine doors. It is not workable in cold weather. This change is not visible because of the fence.
- Awnings on the back overhead doors are being removed. This change is not visible.
- One window is being removed from the south elevation.

MOTION: Mr. Marcovitz motioned to approve Case 22-02-06, as submitted:

**Mr. Sharma seconded the Motion.
No further discussion was presented.
Upon roll call, the Motion passed unanimously.**

Approval of Minutes: August 18, 2022:

MOTION: Mr. Sharma motioned to approve the Architectural Review Board meeting minutes dated August 18, 2022, as corrected:

Case 22-07-37 - Correction to read: *Move the light over along with the door.*

**Mr. Marcovitz seconded the Motion.
No further discussion presented.
Upon roll call, the Motion passed unanimously.**

Excuse Absent Members: All members present.

Adjournment:

MOTION: Ms. Frazier motioned to adjourn the meeting.

**Mr. Sharma seconded the Motion.
Upon roll call, the Motion unanimously passed to adjourn the meeting.**