

CITY OF TWINSBURG
ARCHITECTURAL REVIEW BOARD
Minutes
September 20, 2018

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: Traci Bonvenuto, Jennifer Frazier, Marge Gantous, John Midlik and Don Spice
Absent: None
Others in attendance: Brian Steele, City Council; Dan Cegelka, Building Department

II. Approval of Minutes: September 9, 2018

Motion: Approve the minutes as submitted

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

III. Excuse Absent Members: All members present

IV. Public Participation: None

V. Review:

1. Case 18-09-053 – 9261 Chamberlin Rd., Garage Expansion for Tyson Papay by A Perfect Coverage BZA 3-2018 – 3'6" side yard variance granted by BZA on 04/11/2018

The homeowner, Tyson Papay, presented his revised drawings for a third car garage bay. The homeowner provided photographs of his house and another house in the neighborhood where the owners added the third car garage bay. The roofing and siding will match the existing. The Board reviewed the revised drawings. The applicant stated they were not planning on adding a window to the side of the garage addition. Marge Gantous stated she thought there were enough windows on that side of the dwelling to break up the elevation.

Motion: Approve as submitted

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

2. Case 18-08-050 – 2150 Highland Rd., Smoking Shelter for General Die Casters by Owner

A. Patio Awning attached to the west side of the north building

The applicant notified the Building Commissioner he would be unable to attend this evening's meeting.

3. Case 18-09-057 – 1615 Bridget Ln. S/L 17, New Single Family Dwelling by Coblentz Homes, Inc.

The order of review was changed from the agenda. The applicant presented plans for a 4,850 sq. ft. single story, single family dwelling. The siding and shake will be sea slate; trim, white; garage door, white; front door, stained dark brown; shutters, black; stone, echo ridge cobblefield and the roof will be Georgetown grey. Dan Cegelka explained this is the first home in Shepard Preserve which is an extension of the Lake Plata subdivision via Bridget Lane. Jennifer Frazier inquired and Chris Coblentz explained each of these 23 houses in the Shepard Preserve will be individually designed and built to the owner's specifications. John Midlik inquired if all the houses will have a similar look and Chris Coblentz stated they would all be in the craftsman style.

The Board is requiring:

- A. Page 2 -- Add a garage man door to the right side elevation about 2 1/2 feet off the back wall.

The Board is recommending:

- A. Because this is a large basement, incorporate one egress window for safety reasons

Motion: Approve as noted

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

4. **Case 18-09-058 – 1601 Bridget Ln. S/L 16, New Single Family Dwelling by Coblentz Homes, Inc.**
This is a 4,826 sq. ft. two story, single family dwelling. The siding and shake will be Pueblo (brown); trim and garage door, white; front door, white; shutters, dark grey; stone, Bucks County southern ledgestone and the roof will be weathered wood. Jennifer Frazier commented it is nice to see a lot of detail on the side elevations it looks like the structure has shape and balance. Jennifer Frazier stated she does not like to see the garage extend beyond the main part of the house.

The Board is requiring:

- A. Right side elevation: carry roof over the garage man door or carry it through and extended it for a little more protection over the garage man door.

The Board is recommending:

- A. Incorporate one egress window into the basement for safety reasons

Motion: Approve as noted

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

5. **Case 18-09-056 – 9893 Shepard Rd., New Single Family Dwelling by Coblentz Homes, Inc.**
This is a 4,815 sq. ft. single story single family dwelling. The siding and shake will be Timberline charcoal; trim and garage door, white; front door, brown; shutters, black; and the roof will be black. Marge Gantous clarified this is the lot where a house was torn down earlier this year. This house has an egress window in the basement and a garage man door exiting to the back yard.

The Board is requiring:

- A. Page 3 -- Keep transom window in master closet
B. Page 3 – Add two transom windows in the master bedroom
C. Page 3 – Rear elevation: center porch roof over slider door in kitchen – error on prints

Motion: Approve as noted

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

6. **Case 18-09-059 – 2949 Tucker Ct., Attached garage with living space above by homeowner William McIlroy**

BZA 12-2018 14 foot variance to the 50 foot rear yard depth granted by BZA on 09/12/2018

The homeowner presented plans for the addition of a third garage bay with an in-law suite above. The applicant was talking off microphone for most of his presentation and as a result the minutes are inadequate. The Board noticed there are no windows on the east elevation. The applicant stated that is because the east elevation of his home is frequently struck by golf balls and it would be a burden to repeatedly repair broken windows. Marge Gantous asked if the applicant considered a non-working vent at the peak. The applicant stated he did not because it would not be seen because of the trees. Jennifer Frazier stated she would like to see one window centered in the family room on the second floor. The applicant stated because of the golf ball problem they decided not to put a window on that wall. John Midlik inquired who would be required to repair a window damaged by a golf ball. The applicant stated he thought it was a hazard of living in a golf course community. Golf ball damage liability was discussed. A plexi-glass shield over the window or window with unbreakable glass were options given to the applicant.

Motion: Approve as noted, the note being include one window the same size as the window numbered 3 on the front elevation 2'8" x 5' centered under the gable on the east elevation, 2nd floor in the family room near the coat closet.

Jennifer Frazier moved and Don Spice seconded; Traci Bonvenuto, Marge Gantous and John Midlik voted no and the motion failed.

Motion: Approve as noted, with the recommendation to add the window.

Marge Gantous moved and John Midlik seconded, Traci Bovenuto voted yes; Don Spice voted yes Jennifer Frazier voted no and the motion passed.

7. **Case 18-09-060 – 2772 Post Rd., Enlarge Detached Garage, for Jim Krimmel by Bella Casa Designs**

The applicant presented plans to enlarge his detached garage. Jennifer Frazier ascertained the applicant currently has a three car attached garage and a two car detached garage on his property. He would like to add onto the two car detached garage. The detached garage is behind the house and is not visible from the road. The purpose of this addition is to house a motor home. The vinyl siding and roofing will match the existing and the garage doors will be on the same side as the existing garage doors. The applicant reviewed the photographs with the Board.

Jennifer Frazier commented she thought the addition looked good. The addition has a man door and windows, the roof lines work well.

Motion: Approve as submitted

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

8. **Case 18-09-061 – 9347 Ravenna Rd., Directory Sign for Consolo by A Sign Above**

Jack Slegus with A Sign Above presented plans for an aluminum box with vinyl lettering surrounded by 1/8" aluminum plate that will be fastened to an existing block wall. This sign will replace a sign that was damaged in a recent storm. This sign shows the address and lists the tenants located within the building.

Motion: Approve as submitted

Marge Gantous moved and Traci Bonvenuto seconded, upon roll call the motion passed unanimously

VI. Work Session: None

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

Donald R. Spice, Chairman

Marilyn L. Freed, Secretary