

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES**

July 2, 2013

Members present: Koepf, Fredrickson, Barclay, King and Clemens
Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motioned by Mr. Mrs. Fredrickson, seconded by Mr. Barclay to approve minutes from June 18, 2013. Motion passed.

	Applicant	Address	Scope
1	Scarl	305 Solon Rd	New Dwelling – preliminary
	Tim Scarl, property owner presented preliminary plans for new dwelling. Motioned by Mrs. Fredrickson, seconded by Mr. Barclay to give preliminary approval with the follow suggestions; add shutters and window grids to the rear add at least three windows on the right elevation (Monticello side) Improve front porch and add stone along the front elevation. On the fireplace use a stone and build a chimney. Mr. Clemens mentioned that a corner design would be more appropriate as the backyard as is a side yard. Public comment; Mr. Barclay read a letter from Kim Wendel, adjacent property owner, and Vice president of the Solon Road Condo association, Maria Zelesnic board member from the Citadel apartments asked if this project would add to the existing flooding problems during heavy rains at the intersection of Solon Rd. & Monticello and where would they be running their storm and sanitary sewer water too? It was explained by Mr. Edwards, Building & Zoning Inspector, that those permanent improvement items will be addressed with the village engineers review and is not part of ARB review. Roll call: Fredrickson; yes, Barclay; yes, King; no. Motion passed.		
2	Alexandra Fine Homes	235 Bramley Ct	New Dwelling – preliminary
	Paul Papageorge, of Alexandria Homes, presented plans for a new dwelling. Motioned by Mrs. Fredrickson, seconded by Mr. King to give preliminary approval with the following suggestions; add horizontal beam and wrap on the front porch and restudy columns, pull stone up on front elevation to under the windows, and a man door in the garage. Motion passed		
3	Kramer	107 Kenton Rd	Addition - Final
	Joe Myers, A.I.A. presented final plans for screen porch addition, and rear entry stoop, & addition over garage. Motion by Mr. King, to approve as presented, seconded by Mrs. Fredrickson. Motion passed. (Preliminary review 12/18/2012)		
4	Joyce Building Company	310 Miles Rd	New Dwelling - preliminary
	Bill Joyce, developer presented plan for a new dwelling. Mr. Barclay took comments from residents Mary Muddler and Wayne Peterson both adjacent property owners, with questions about the location of the proposed driveway, and height of the house. Motion by Mr. King, seconded by Mrs. Fredrickson to approve as presented with the recommendation that they restudy the brackets above the garage. Motion passed.		
5	Manorbrook Homes	105 Pear Tree Ct. SL 18	New Dwelling - Final
	John Brown A.I.A. presented final plans Motioned by Mr. King, seconded by Mrs. Fredrickson to approve as submitted. Motion passed. (Preliminary review May 7, 2013)		

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Manorbrook Homes

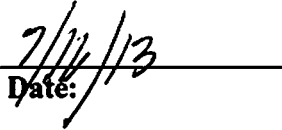
125 Pear Tree Ct.

Field Change - garage

John Brown A.I. A. presented a field change to increase the right side of garage 4-0' rather than the 2-0' as approved.. Mr. brown explained that this was a change that was done by the builder and himself and it was never passed along until when the inspector came out to field check measurements. Mr. Brown apologized for the confusion. Motion by Mr. King, seconded by Mrs. Fredrickson. Motion passed.

Meeting adjourned at 9:55AM


Robert Barclay, Chairman


Date: _____

Harry Edwards

From: Ben Himes
Sent: Monday, July 01, 2013 11:25 AM
To: Wendel, Kimberly; Harry Edwards
Subject: RE: Comments for July 2 ARB regarding proposed 305 Solon Road construction

Kim,

The proposed home will have to meet all zoning and building regulations including Hillside and Flood Damage Prevention. Prior to approving the lot split in 1998, the Planning Commission went to great lengths to assure that a reasonably sized dwelling could indeed be constructed within the limits of the code. As a result, it was determined that the lot was buildable, however, the parcel is limited to a disturbed area of 7550sf per the approved lot split.

The driveway will access the right of way on the Monticello side.

Notification was provided to abutting property owners as required by local ordinance.

Your written comments will be provided to the ARB.

Thank you,

Ben

-----Original Message-----

From: Wendel, Kimberly [<mailto:kwendel@wkyc.gannett.com>]
Sent: Saturday, June 29, 2013 10:02 PM
To: Harry Edwards
Cc: Ben Himes
Subject: Comments for July 2 ARB regarding proposed 305 Solon Road construction

Ben/Harry:

Regarding the initial review of proposed home at 305 Solon Road: That piece of property has many limitations that the village placed on it years and years ago. It has flood plain and hillside restrictions. I do not think either of those restrictions should be modified or reduced for construction for any reason. The last review of a proposed home had the driveway off Monticello for a reason but this one seems to be planning a driveway off Solon Road, which I think is not safe given the proximity of Monticello and the amount of traffic on Solon Road and a Monticello driveway would be safer. With its proximity to the river, this property floods when the river overflows in heavy rains. It should also have restrictions on the number of trees that can be cut down, due to its proximity to the park. IMO, this should not even be a buildable site at all. I also wonder why I was only notified on Thursday for a Tuesday ARB meeting? I will try and make the meeting Tuesday morning but hope that these comments above can be read into the official minutes. As VP of Chagrin Condominiums board of trustees, we oppose any building on that parcel and wish to protect our own property values.