VILLAGE OF CHAGRIN FALLS ARCHITECTURAL REVIEW BOARD MINUTES November 17, 2015

Members present: Koepf, Fredrickson Barclay, King, and Clemens.

Also present: Edwards.

Meeting called to order at: 8:30 AM.

APPROVAL OF MINUTES

Motioned by King to approved minutes with one correction in regards to the vote with the denial of the 1914 building the motion should read "in the affirmative is a procedural matter". Seconded by Fredrickson to approve minutes held November 3, 2015. Motion passed.

George Clemens, architect for the property owner, presented preliminary plans for a 212 square foot addition 1st floor master bedroom suite. Mr. Clemens explained the reason for the addition is for health reasons, and that they would be removing a existing 1st floor deck on rear of the dwelling to allow the addition which will require footers and a foundation putting the footprint of the house over the 24% allowed lot coverage, but under the maximum allowed dwelling living space of 2,800 square feet for cluster development. The owner has applied to the BZA for a variance in regards to 25% lot coverage.

Motioned by King, to grant preliminary approval for the addition contingent on the variance approval. Seconded by Fredrickson. Motion passed.

2 Chagrin Valley Little 40 River Street signage
Theater

Nancy Rogoff, of CVLT presented a wall sign for the building and the reason for the naming of the building. Motion by Fredrickson, seconded by Barclay to approved as presented. Motion passed.

3 Gambrill 411 Hickory Hill Field change - decks
Dean Payne of Payne & Payne Builders presented a deck alteration and the addition of a deck in rear yard. Harry Edwards, Building Inspector mentioned that the location of the piers for the deck in the rear will need to be reviewed and approved by a geo-tech, also our plan reviewer is requesting some additional information on the construction of the deck so plans will need to be resubmitted and a deck permit cannot be issued until those items are addressed.

Motioned by Fredrickson, seconded King to approve the ascetics of the deck. Motion passed.

Meeting adjourned at 8:46 AM.

Robert Barclay, Chairman