

since Becky removed the overhang and steps. Becky said both of her plans need a variance. The one has everything her client wants and the other one is the removal of the dormer.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans dated August 15, 2023. The Architectural Board recommends approval of porch variance. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

4. Arcadi **483 Falls Road** **Exterior Alteration-Preliminary**

Megan Siddall (Architect) and Rick Arcadi (Homeowner) presented these plans. Building and Zoning Inspector Dominic Cribari said that they need to go to the Board of Zoning Appeals for a variance for a 50' rear yard setback due to parcel sticking out is part of the township. He said that the township has no issues with the variance. Megan said that per the recommendation of the Board they lowered the roof line, they could not bring the gable out because it conflicted with the bay window, so they changed the bay and added two windows. Childs thought they did a nice job. Koepf said he is concerned with the length of the side wall. He said that it needs a smooth finish instead of stucco. He said they should consider Boral siding and on the long wall to add a reverse gable to break up the wall.

Summation-motion by Naylor, seconded by King for preliminary approval of plans as presented. The Board said to not use the stucco but a more compatible material. They recommended using a flat board style material and adding roof gables to the rear elevation to break up the length. The Architectural Board recommends approval of the rear setback variance. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

5. Mitchell **210 South Franklin** **Exterior Alteration-Final**

Cory Brown (Architect) and Dave Mitchell (Homeowner) presented these plans. Cory said that there is a main porch and a secondary porch and this new side entry porch. He said that the side and secondary porch match and that they went with the more Italianate look. The Board thought it looked good.

Summation-motion by Naylor, seconded by Childs for final approval of plans as presented. Roll Call: Naylor-yea, King-yea, Childs-yea. Motion passed.

6. Mathe **65 West Washington** **Field Change-Windows**

Becky Pantuso (Architect) and Andrew Reynolds (Architect) presented these plans. Becky said that this is a field change and that they are trying to keep water out of the house. Andrew said they are using Marvin Ultimate windows and replacing the siding with matching material. Koepf said to insulate with fiberglass blown into the insulation and cavity so the siding will breathe. He said to replace all the windows exactly the same and look at blown in fiberglass for the walls.

Summation-motion by Naylor, seconded by Childs for final approval of plans as presented. The Board recommends using Marvin Ultimate G2 or Pella aluminum clad windows to match the existing historic windows and to replace the window sash. Roll Call: King-yea, Childs-yea, Naylor-yea. Motion passed.

7. RSR Chagrin LLC

207 South Main

Exterior Alteration-Preliminary

Robert Vitt (Owner) said that he cleaned up the windows and relocated some of them for better symmetry. He said that there is a minimal bump out on the north side. Childs said to adjust the windows at the front elevation.

Summation-motion by Naylor, seconded by Childs for preliminary approval of plans as presented. The Board said to adjust the windows as noted on the plans at the front elevation. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed.

Walk-In

313 Miles Road

Jack Butler said he was here for Cheri Vadakin the homeowner. Phil Koepf offered to look at the house at the previous meeting. Phil said that they need to replace the windows first and that he would not recommend using vinyl siding on the house. He said that the detailing is critical. He said that he would recommend siding the garage. Jack said that they had one of the painters that Phil had recommended come out and the cost to just assess the problem was too much. The Board said that vinyl siding is not recommended.

Walk-In

51 Water Street

Phil Koepf (Architect) said that the home has mold issues in the basement and that they would like to add a 6' porch where the original one was.

Meeting Adjourned at 10:30 A.M.

Steve King, Chairman

Date