

**VILLAGE OF CHAGRIN FALLS
ARCHITECTURAL REVIEW BOARD MINUTES
June 21, 2016**

Members present: Barclay, King, Koepf, Naylor. Absent: Clemens.

Also present: Edwards

Meeting called to order at: 8:30 AM

APPROVAL OF MINUTES

Motion by King second by Naylor, to approve June 7 minutes with one correction regarding Broz, 411 Bell Street; it was suggested that fireplace be moved to rear. Motion passed.

Schron

117 Elm Ct

Addition – Final Approval

Re-submission of addition to rear. Mr. Chris Zanin presented photos and revised drawings incorporating modifications requested at 6/7/2016 ARB meeting including extension of bedroom by 12” and addition of small window to bathroom in line with first floor window.

Motion to approve revised drawings by King, second by Naylor. Motion passed.

Nazelli

35 High Ct.

Addition – Final Approval

Zoning variance granted for rear yard setback. Architect Phil Koepf presented drawings for 160 SF sun room addition to rear of dwelling. Applicants Cliff and Diana Nazelli were present. Drawings were approved as presented with addition situated for minimal impact to views from public sight lines.

Motion to approve revised drawings by King, second by Naylor. Motion passed.

Weisburger

542 North Street

HSR & Demolition of detached garage - Approval

Public notice sent to neighbors. Mr. Barclay opened the floor for public comment, no comments heard, public comment closed.

Historic Significance Report prepared by Ted Sande presented for approval with determination of no historic significance for garage. Applicant requested demolition permit for garage, based on no historic significance and no adverse effect to associated house.

Motion to accept Historic Significance Report by King, second by Naylor. Motion passed.

Motion to demolish garage by King, second by Naylor. Motion passed.

Weisburger

542 North Street

New detached garage – Final Approval

Zoning variance granted for setbacks; property has steep drop off to rear. Applicant Michael Weisburger present. Architect Eli Mahler presented photos and drawings for proposed new 342 SF. detached garage

to be placed on footprint of existing garage approved for demolition. Mr. King noted generic single garage door configuration in contrast to double doors of existing garage. Mr. Koepf requested decorative trim at roof eave of gable end similar to trim at roof dormers of associated house; and single row of glazing added to garage door. Mr. Edwards to review requested revisions.

Motion by Naylor to approve drawings with conditions stipulated by Mr. Koepf, second by King.
Motion passed.

Miller **291 North Main Street** **New dwelling -Preliminary**
Public notice sent to neighbors. Architects Corey Ringle and Al Krause present. Architect Ringle presented preliminary study for new 2,300 SF single family dwelling on vacant lot. The design is inspired by the New England connected farm. Bark shingles (sample provided) are proposed first floor siding, with stone exterior at lower level. A copper roof at cupola, fiberglass asphalt shingles and wrought iron railing are proposed materials. A south wing is composed of board and batten siding with gambrel roof.

Mr. Koepf suggested that an alternative to the gambrel roof be considered.
Motion for preliminary approval by King, second by Naylor. Motion passed.

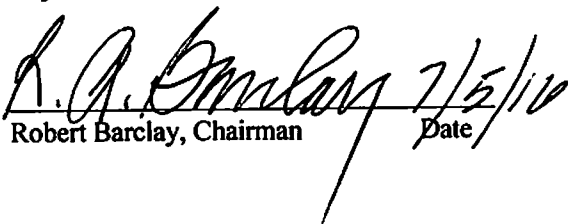
Joyce Builders **255 Bell Street** **New dwelling – Final Approval**
Preliminary review May 17, 2016. Bill Joyce of Joyce Builders and applicants Cindy and Frank Reagan present. New dwelling proposed for vacant lot. Final drawings presented by Bill Joyce.

Motion for final approval by King, second by Barclay. Motion passed.

Graves **414 Falls Rd** **Addition – Preliminary Approval**
Zoning variance granted for rear yard setback. Architect Michael Langelier presented preliminary plans, photos and rendering for addition and deck to the rear of dwelling and front porch alteration. Review of preliminary plans accepted with positive comment.

Motion for preliminary approval by King, second by Naylor. Motion passed.

Adjourned at 9:26 am


Robert Barclay, Chairman Date 7/5/10