

**VILLAGE OF CHAGRIN FALLS**

**ARCHITECTURAL BOARD OF REVIEW**

**MARCH 16, 2021**

Members Present: Bill Childs, George Clemens, Steve King, Phil Koepf, Wendy Naylor

Also Present: Harry Edwards, Joan Andersen, Kristy Holmes-Facilitator

**APPROVAL OF MINUTES**

Motion by King, seconded by Naylor to approve minutes from the March 2, 2021 meeting with amendment added to minutes. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

**1. Kikel                                         31 South Franklin                                         Signage-Final**

Tim O’Toole (Fast Signs) presented plans for a new sign for Opinions LTD. He said it would be an aluminum sign with vinyl and laminate coating. He said the colors are the Company’s colors.

Summation-motion by King, seconded by Naylor to approve plans as presented. Roll Call: King-yea, Naylor-yea, Childs-yea. Motion passed

**2. Hegarty                                         32 Walnut Street                                         Fence**

Michelle Hegarty (homeowner) presented plans for removing the old white picket fence and replacing it with a new black vinyl one that looks like a wrought iron fence. She said it is going to be put where the existing fence is. The fence will be hidden by the hedges and is 42” high. Clemens and Koepf thought that behind the hedges was a good idea.

Summation-motion by King, seconded by Naylor to approve plans as presented. Roll Call: Childs-yea, King-yea, Naylor-yea. Motion passed.

**3. Hitchcock                                         120 Edgewood Court                                         Exterior Alteration-Front Porch & Addition**

Becky Pantuso (architect) presented plans for a front porch and master bathroom expansion. She explained that they are redoing the siding, roof, adding a front porch and occupying a little space over the garage. Clemens said that Northwoods is a mix of different types of houses. He said he would recommend a Hardie or a slightly higher quality siding and he’s not sure if the panels are working. Childs said the original composition is nice and to try and keep that. Becky said they are pulling the exterior wall back and Koepf said he thought that would work better. Becky said she could take the paneling off. Koepf said to change to siding and be done with it. Clemens said the roof on the porch is forward of the metal roof and looks like it’s a continuation but actually is behind the roof of the garage and he said that the garage roof hits at the mid height of the windows that are there and he said the front porch has to be pushing back from that line. Becky said if you took the existing roof and carried it across it would be too high and she said the front plane of that is going to step down and she said that





waiting to hear from the village engineer about grade plans. He said that the neighbor across the street has some concerns about drainage and he's asked our engineer to review that. The neighbor was concerned about water cascading across Stanridge. Charles said that they shared that with their engineer and he thinks they are taking care of that.

Neighbor Henry Piper from 20 Stainridge said he thinks the whole thing is simply too big and has studied the site plan. He said there is an 8" steel culvert going under the existing concrete driveway which is in the position of the new proposed driveway. He said there is a ditch there and he would like the village engineer to add that the ditch that flows to the east to be maintained. He thinks they need a culvert under the proposed driveway like the culvert under the existing driveway. He said that the 6-car parking garage is draining into a front basin. He asked who inspects these things to make sure that they are complying. Harry said that the village engineer is the one who does that with the final submission. He said they will have to give us an as-built as well. Henry would like them to restore the ditch. Harry said he has talked to the engineer about Henry's concerns. Henry asked about the master bedroom and basement. He thinks they should move it to the center of the house. Clemens said that what he noticed was in this zoning there's supposed to be 24' of combined setback but the 14' setback is shown on the strip that doesn't come into play and that the house is 10' from the property line on each side and they aren't considering a rear setback here because the rear is way off. He said if the 14-10 was really brought into play here, he thinks the house is benefitting from not having a rear setback. Childs said that as a board they are here to review the architecture and he has no qualifications on engineering. He thinks it's about the architecture and he thinks it's a beautiful composition. King asked Edwards to make sure that the village engineer is aware of Henry's concerns and he said it's already noted.

Summation-motion by Childs, seconded by King for final approval of plans as presented. Roll Call: Childs-yea, King-yea, Naylor-yea. Building and Zoning Inspector Harry Edwards said he will talk to the engineer about the draining and grading issues that Mr. Piper has brought up.

**10 Grossman**

**77 Maple Street**

**Fence-Final**

No one showed up so this was tabled to the next meeting!

Childs asked for clarification on colors of homes in the village and whether they regulate that. The board said that they don't regulate it. The board also asked about roofing material and Harry said that we do not regulate roofing material. Harry said that he would talk to the administrator about checking with Dale Markowitz about it. Naylor said that there is a whole section about roof elements and Harry said that the design guidelines are not codified. Naylor said it's supposed to be derivative of the ordinance and that the secretary of interior standards looks at roof's as character defining features of the building.

Meeting adjourned at 10:20

not present

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Steve King, Chairman

Date

*William H. Childs, Jr.*

04/06/2021

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Bill Childs, Substitute Chairman

Date