

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday, September 5, 2023 – 6:30 pm

Brian Hitt, Pro-Tem, called the meeting to order at 6:30pm

Members Present: Kathy Moran, April Skurka, Scott Lewis (via phone), Brian Hitt, Jud Kline, Amanda Kurland

Members Absent: Anthony Lazar, Mayor Kathy Mulcahy

Others Present: Steve Byron, Law Director
Robert McLaughlin, Chief Building Official
Staci Vincent, Councilwoman
Brandon Hughes, Building Inspector
Karen Morocco, PZ/ABR Secretary

#1 4240 CAMBRIDGE COURT – ATTACHED GARAGE – VARIANCE REQUEST

Present: John E. Wilson, Architect
Adam Jacobs, Homeowner

PZ Discussion:

Council remanded this back to Planning and Zoning to specifically address the rationale for the variance that was recommended regarding the size of the garage. The proposed garage addition would be two hundred ninety-eight (298) square feet larger than the maximum size that is permitted for attached garages. Attached garages are not permitted to exceed thirty percent (30%) of the gross footprint of the dwelling. With the unique lot size and shape of the lot, if an additional detached garage (which is permitted under the code) would need to be constructed to the north of the residence – essentially in the front yard. The proposal to construct additional garage space in-line with the existing garage would require both the side yard setback (previously recommended) and the size variance. Mr. Jud Kline stated it makes the most sense to match the existing architecture and the conditions are unique. Mr. Brian Hitt said it didn't make sense to him. Mr. Kline said the garage requires the size variance to make look right, and the garage space attached to the residence provides a better look than a detached garage. Mr. Adam Jacobs stated he needs the second floor of the garage for storage of the children's toys and tools and the garage to store multiple vehicles; attaching the garage to the residence would permit second story access to the additional second story storage area. A question was raised regarding whether Council could prohibit additional outbuildings. Mr. Byron stated that additional accessory buildings could be prohibited as a condition of the variance. Mr. Kline said that the motion could say subject to no other vehicle storage structures can be built.

A Motion to recommend the attached garage variance at 4240 Cambridge Court to Council was made by Mr. Jud Kline; Seconded by Mrs. Amanda Kurland.

Ayes: Kline, Kurland

No: Lewis, Hitt

The Motion was not approved 2 to 2.

Mr. Scott Lewis then made Motion recommend to Council that the size and setback variances be granted to permit the attached garage at 4240 Cambridge Court to be constructed in accordance with the plans presented to the Commission upon the condition that no additional garage, storage shed, or accessory structure of any kind be built on the property and the owner must acknowledge this condition of the variance by the filing of an affidavit of fact (prepared by the law director) with the office of the Cuyahoga County Fiscal Officer. Mr. Jud Kline seconded the motion.

Ayes: Lewis, Kline, Kurland

No: Hitt

The Motion was approved 3 to 1.

#2 3939 EAST ASH LANE – ENCLOSED DECK

Present: Vlad Sharkevych, VS Express Renovations

PZ/ABR Discussion:

This project was on the July 18, 2023 PZ/ABR meeting and was approved by the Board. The applicant made changes. They changed the shed roof to a gable roof and need revised approval for the design change. Mr. Jud Kline has tried to assist the applicant and homeowner with the plans but has told them they need an architect or engineer. Mr. Brian Hitt has issues with the drawings and stated the applicant should hire an engineer/architect. Mr. Kline gave them a sketch to help but his drawing is not part of the submittal. Ms. April Skurka stated if a photo was taken of the back of the house and drawn on, it would have been better. The way it is submitted does not show the tie in of the roof. The Board agreed the submittal be Tabled.

A Joint Motion was made to table the enclosed deck at 3939 East Ash Lane was made by Mr. Jud Kline; Seconded by Ms. Kathy Moran

Ayes: Moran, Skurka, Lewis, Hitt, Kline, Kurland

No: None

The Joint Motion was approved 6 to 0.

Tabled

#3 **27520 CHAGRIN BOULEVARD – KIDSTRONG (FORMER MESSAGE ENVY) – EXTERIOR RENOVATIONS – FRONT DOOR RELOCATION**

Present: Robert G. Risan, Manager, 27500 Chagrin Blvd.

ABR Discussion:

The applicant is adding a front door where a window is currently. The original front door is remaining. That is the only change. The signs will be submitted separately. Mr. Robert Risan did state it's not easy to obtain brick and mortar tenants and would ask seriously to have the sign criteria changed. Most tenants want the sign in their color of choice. Mr. Risan mentioned the strip mall across the street in Woodmere. He said all the signs are in a different color.

A Motion to approve the front door relocation at 27520 Chagrin Boulevard – Kidstrong, was made by Mr. Jud Kline; Seconded by Mrs. Amanda Kurland.

Ayes: Moran, Skurka, Lewis, Hitt, Kline, Kurland
No: None

The Motion was approved 6 to 0.

#4 **3609 WALNUT HILLS – SMALL CELL POLE CHANGES**

Present: Applicant was not present

ABR Discussion:

This is a swap of equipment on the small cell pole of smaller size than what is currently installed. Mr. Steve Byron stated state law exempts the Village approval if the equipment is of smaller size. Mr. Bob McLaughlin said the Mayor would like to eliminate small cell pole design guidelines if less than the size if replacing and should be done administratively.

A Motion to approve the small cell pole changes at 3609 Walnut Hills was made by Mrs. Amanda Kurland; Seconded by Ms. April Skurka.

Ayes: Moran, Skurka, Lewis, Hitt, Kline, Kurland
No: None

The Motion was approved 6 to 0.

#5

LAKES OF ORANGE – PHASE 7 – SIGN & LANDSCAPE

Present: Randy Kertesz, Lakes of Orange LLC

PZ/ABR Discussion:

The front entrance development ground sign is similar design as the other Lakes of Orange entrance signs. The applicant is modifying landscaping that was previously approved and is also altering the public parking layout and moving it closer to the street. Mr. Randy Kertesz stated the mound on Emery was much smaller and Pulte homes would like to increase the mound. It will give them somewhere to place the dirt. The mound will have trees and screening on top of the mound and to screen the church. All landscaping around the signs are the same. Ms. Kathy Moran thinks the plant selections are fine and likes the big mound and trees. Ms. Moran said the grasses should be moved up by the parking. Mr. Kertesz said he will be moving up the grasses.

A Joint Motion was made to approve the sign, landscaping and parking for Lakes of Orange – Phase 7 with the exception of ornamental grasses being moved up by the parking was made by Ms. Kathy Moran; Seconded by Mrs. Amanda Kurland.

Ayes: Moran, Skurka, Lewis, Hitt, Kline, Kurland

No:

The Joint Motion was approved 6 to 0.

#6

CHIEF BUILDING OFFICIAL'S REPORT

- There are no items on the September 19, 2023 PZ/ABR agenda.
- Mr. Bob McLaughlin will confirm with the Mayor that the next PZ/ABR meeting is cancelled.

#7

ANY OTHER TOPIC FOR DISCUSSION

- Mr. Jud Kline stated the naturalized landscaping will be going in front of Council on September 6, 2023

#8

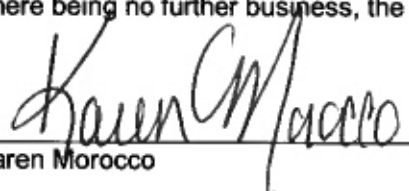
MINUTES FROM AUGUST 1ST, 2023 TO BE APPROVED

A Motion was made to approve the minutes of August 1, 2023 meeting was made by Mr. Jud Kline; Seconded by Mr. Brian Hitt.

Ayes: Moran, Skurka, Lewis, Hitt, Kline, Kurland
Abstain: None
No: None

The Motion was approved 6 to 0.

There being no further business, the meeting was adjourned at 7:55 pm



Karen Morocco

10-3-23

Date