

MINUTES

Orange Village Planning & Zoning Commission
Architectural Board of Review
Tuesday February 6th, 2024 – 6:30pm

Mayor Kline, Chairman, called the meeting to order at 6:30 p.m.

Members Present: Anthony Lazar, Kathy Moran, April Skurka, Scott Lewis, Brian Hitt, Mayor Kline

Others Present: Steve Byron, Law Director
Robert McLaughlin, Building Official
Brandon Hughes, Building Inspector
Staci Vincent, Councilwoman

#1 530 SILVER LAKE DRIVE – NEW THREE SEASON ROOM

Present: Matthew Fay - Homeowner

PZ/ABR DISCUSSION:

Mr. McLaughlin introduced the project and stated the proposal has been approved by the Village Architect and Village Engineer.

Mr. Fay took the Board through his proposal and noted the proposed construction mirrors the construction of the dwelling, all materials will match the existing dwelling and this is the exact same design as other approved three-season rooms on the street.

Ms. Moran was concerned about the potential for animals finding habitat under the three-season room and recommended installing heavy metal screening behind the skirting that is dug no less than 18" into the earth to deter burrowing animals. Mr. Lewis stated if the skirting will be lattice, this needs to be more than a recommendation. Mr. Fay stated the skirting will not be lattice.

A joint motion was made by Ms. Moran to approve the three-season room as submitted with the screening recommendation.

Seconded by Mr. Hitt.

Ayes: Lazar, Moran, Skurka, Lewis, Hitt, Mayor Kline

No: None

The motion was approved 5-0

#2 4009 BRAINARD ROAD – NEW DWELLING

Present: Alex Lyamkin, Project Manager – Dommus Construction

PZ/ABR Discussion:

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The proposed new dwelling has been approved by the Village Architect and conditionally approved by the Village Engineer. The proposed dwelling is approximately 3,484 sq. ft. with five bedrooms and four bathrooms.

Mr. Hitt asked how high the house will be. Mr. Lyamkin stated it will be 34.9' tall. The original plans submitted showed the height over 35' and revisions were made to roof pitches to lower the dwelling height to comply with the 35' limit.

Mr. Lazar questioned the plans stating it looks like a roofline will be covering a window and noted the roof plan shows it correctly but the elevations are in error. Mr. Lazar instructed the applicant to study this detail and to make sure the roofline does not cover any windows.

Mayor Kline asked about the gabled area on the front elevation with the vertical siding and shake above the great room that turns the corner to engage the dining room wall. Mayor Kline stated on the left elevation the shake returns and continues to grade. The shake siding should return to the right elevation to match the left elevation. Mayor Kline asked about the joint between the shake and vertical siding, that there is a little inset with no detail. Mr. Lyamkin stated the vertical siding will continue all the way around and the shakes will return to engage the roof to match the other side.

Mr. Lyamkin presented the physical samples of the exterior selections and colors. There are many similar colors being used in the exterior materials. Ms. Skurka stated she did not like the copper color selected for the metal roof areas above the windows and that copper color will be situated against the siding which is a problem. Mr. Lewis stated the design is too busy and disjointed and that he is troubled by the color scheme. Mr. Lewis said most of the homes on Brainard Rd. are ranches and this one will stand out.

Ms. Skurka asked what color the trim will be. Mr. Lyamkin stated the trim and the windows will be bronze. Ms. Skurka suggested using the medium bronze color for the metal roofing and trim and bronze for the windows.

The exterior selections are as follows:

Asphalt Shingles – GAF – Weathered Wood

Metal Roof – North Star – Medium Bronze

Shake Siding – Norandex – Smoke

Horizontal and Vertical Siding – Norandex – Seaport

Soffit and Fascia – Norandex – Bronze

Trim – Norandex Medium Bronze

Stone – Casa Sassi – Volterra

Garage Door – Bronze

Entry Door – Bronze

Windows – Pella – Brown

A joint motion was made by Ms. Skurka to approve the new dwelling at 4009 Brainard Rd. with the requirement to review both sides of the main, two-story portion of the dwelling how the vertical siding interacts with the shake siding and roofline on the left elevation, and the use of the medium bronze color for the metal roofing and trim and to comply with all Village Engineer's recommendations.

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Seconded by Mr. Hitt.

Ayes: Hitt, Skurka, Moran, Lazar, Mayor Kline

Abstain: Lewis

The motion was approved 5-0.

#3 255 BLOSSOM LANE – SCREENED PORCH

There was no representative in attendance. This case has been moved to the February 20th, 2024 PZ/ABR meeting.

#4 CHIEF BUILDING OFFICIAL'S REPORT

The following items will be on the February 20th, 2024 PZ/ABR meeting:

- 29600 Chagrin Blvd. - Fence Screening at Beechmont Country Club
 - 233 Lake Balaton Dr. – New Dwelling
 - 241 Lake Balaton Dr. – New Dwelling
 - 255 Blossom Ln. – Screened Porch
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#5 ANY OTHER TOPIC FOR DISCUSSION

#6 MINUTES FROM JANUARY 16th, 2024 TO BE APPROVED

A motion to approve the minutes from the January 16th, 2024 PZ/ABR meeting was made by Mr. Hitt and seconded by Mr. Lewis.


Ayes: Lazar, Moran, Skurka, Lewis, Hitt, Mayor Kline

The motion was approved 6-0.

The meeting was adjourned at 7:25 p.m.



Brandon Hughes



Date