

Village of Bratenahl
411 Bratenahl Rd.
Bratenahl, OH 44108

**ARCHITECTURAL DESIGN AND REVIEW BOARD
MEETING MINUTES**

February 14, 2023

BOARD MEMBERS

Judith McGlinchy, AIA, LEED BD+C
James McKnight, ASLA
Mr. William H. Childs, Jr. AIA

ALTERNATES

Robert Maschke, FAIA
Thomas F. Zarfoss FASLA

CALL TO ORDER:

A meeting of the ARB was held on February 14, 2023 at the Community Center and called to order by Bill Childs at 5:30PM.

ATTENDANCE: Bill Childs was in attendance. Judy McGlinchy and Jim McKnight were absent, Tom Zarfoss served as alternate.

APPROVAL OF MINUTES:

Approval of January minutes was tabled.

COMMENT FROM THE BUILDING DEPARTMENT: None

OLD BUSINESS:

40 Shoreby Dr. New Pavilion

Joe Myers, Ken Marous and Shawn Tatarowicz were present. Mr. Myers presented a revised drawing that incorporated the comments from last meeting. He also presented a final landscape plan for consideration. He pointed out what features were being kept, replaced or added. Paved areas will be colored concrete with sandstone sidewalks, avoiding pavers for safety. Mr. Zarfoss stated he had no issues with anything. Mr. Zarfoss made a motion to approve, seconded by Bill Childs.

2 -Ayes 0 – Nays 0 Abstain Motion passed.

SL 3 Hamlet Ct. New Single- Family Dwelling

Jeff Halpern and Ray Negrelli were present. Mr. Halpern presented a revised plan that incorporated most comments and suggestions from the previous meeting. He added that they did not add muntin bars to the patio doors as it wouldn't be agreeable to a client. They will come back at a future date with a landscape plan and after collaboration with the HOA.

Mr. Childs made a motion to approve the plan, seconded by Mr. Zarfoss
2-Ayes 0-Nays 0-Abstain Motion passed.

NEW BUSINESS:

123 Hampton Ct. Replacement Deck

Mr. Steve Sabo - homeowner, and Mr. Matt MacRaild- architect, were present. Mr. MacRaild walked the board members through the plan, indicating an addition to an existing deck that is not structurally sound. The new deck would replace the existing step down deck, adding about 100 sq. ft. and bringing it to one level. Material will be Timber Tech in Driftwood with balustrades in black. Painted wood lattice will be added at the edges with shrubs to create screening along the sides. Mr. Zarfoss suggested a synthetic material be used to prevent rot and use arborvitae to get height as opposed to the yew. Mr. Sabo stated he didn't want to use something that would get too tall or tight and prevent air flow but would take it into consideration. Mr. Zarfoss made a motion to approve the plan, seconded by Mr. Childs.
2 -Ayes 0-Nays 0 Abstain Motion passed.

SL 11 Hanna Ct. New Single- Family Dwelling

Kevin Cieszykowski -architect, was present. Mr. Cieszykowski present plans for a new home stating it was Tudor inspired with modern touches. The exterior would be stucco and stone with mortar color to match. Mr. Childs made several suggestions:

- Change the window at the staircase to better match the rest of the house.
- Align the double windows on the right- hand side of the front elevation.
- Add brackets to the covered entry.
- Study the beam at the front of the house.
- Consider changing the roof over the covered porch at the rear.
- Study the main roof line and consider pulling together to make one composition.

Mr. Zarfoss made a motion that they revise the plan as per the discussion, seconded by Mr. Childs. 2 -Ayes 0-Nays 0- Abstain. Motion passed.

PUBLIC COMMENT: Ms. Meade asked if this was the house that is currently under construction in the Hanna development.

ADJOURN: 6:08 pm

Respectfully Submitted By: Mary Ranney, Recording Secretary