

Minutes of a Meeting of
ARCHITECTURAL BOARD OF REVIEW
Meeting
Held September 8, 2021

Members Present: Tom Sedlak, Kevin Krol, Mark Chernisky, Lydia DeGeorge, Greg Ernst

Excused:

Others: Eric Tuck-Macalla (Building Director), Lauren Oley (Secretary)

Audience: Vince Monachino, Mike Scaletta

**Full recording of the meeting is permanently available on the City of Bay Village website under Government/Architectural Board of Review/View Most Recent Agendas and Minutes/Media*

Mr. Ernst called the meeting to order at 7:30 p.m. with roll call.

Mr. Ernst called for the approval of minutes for the meeting of the Architectural Board of Review held July 28, 2021

Motion by Mr. Chernisky, **Second** by Mr. Krol, to approve the minutes of the ABR meeting held July 28, 2021 as prepared and distributed.

Yeas- Tom Sedlak, Kevin Krol, Mark Chernisky

Nays-

3-0 Minutes approved (Ernst & DeGeorge abstained)

Applicant: Oster Services Property Owner: Bay Creek LLC Address: 402 & 406 Bay Creek	Lot 5 & 6 Consolidation. Plan submission for a Single Family Home as opposed to approved duplex. <i>Planning Commission Reviewed & Referred 8/18/21</i>
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Mr. Ernst introduced the first item on the agenda as the Bay Creek LLC Lot consolidation and invited Mr. Monachino to introduce the project.

Mr. Monachino advised that they are revising two of the lots at Bay Creek. Unit 7 and 8 have residents and the foundation has begun on the single family unit. As they got into lots 5 and 6 they didn't have the depth on those lots which they needed to complete the original plans with the duplex. The proximity to the hillside was so much that it would have been a very complicated foundation and very hard to maintain long-term for the homeowners. They had already sold lot 5 and 6 and the woman that was in 6 moved to 11 and the buyer on 5 was interested in a single family home like 11. That is the reason they are back here in front of them today. This house, while it seems like it should be quite large because it's on two lots, is about 100 sq. ft. smaller than

one half of one of the duplexes – they're around 2800 now. It's not the largest house on the lot as far as the single units go. They've made it shallower and wider to fit the lot appropriately. The materials that they proposed are the same materials that were already reviewed and are on units 7, 8,9,10 - there are no changes there. It's the same windows, sidings, etc. Number 11 was about half the size of the duplexes, but this is a one off because it had to be a unique shape. He apologized that the architect couldn't be here because he was on vacation.

Mr. Ernst confirmed that the garage is sticking out like the other units?

Mr. Monachino advised that the architect worked very hard to make sure that they picked up on the common elements that were in the other units: columns, stone height, tower detail, siding, gables, trying to make sure that it looks like it fits in with what was already there.

Mr. Ernst stated that there were 3 windows off the north side and that goes into the master suite.

Mr. Monachino remarked that one of the main selling points was the first floor masters. They think that this front entry into this corridor that connects the master suite and the living area is going to be pretty dramatic to have the windows to look back over towards the creek. That recessed area is how they are going to get them some outdoor living space. All the other units have decks off the back that are quite large approximately 18'x18' that are elevated to walk out of the kitchen level and the level two rooftop decks. Because of the proximity to the hillside they didn't want to have a deck projecting off the back, but they still wanted to offer outdoor living space. They have the one deck and then they will still have the level two roof deck similar to the other units. Trying to be consistent with the features that the other homes have.

Mr. Ernst advised that he did read through the comments from the planning commission. Some of the items that were raised were dealing with the protrusion of the garage and the interesting corridor to see through to the creek. In all honesty, the language is the same and he appreciates that – there is no reason to deviate. He would much prefer if the garage was on the south side of the property. The mass of the house is further south as opposed to the north so he can appreciate that. The north elevation is a bit deceiving as to what that looks like because it is a heavy slope. They mimic the tower elements and the entrance is somewhat the same and the roof is somewhat the same as the duplex. Ultimately the ABR is an advisory board to the planning commission so they'll get the final say – he doesn't have any major disagreements with the design as proposed. It's not his preference with the three small stories, but he understands why they're doing it so that there is a view of the creek from the master bedroom. He doesn't see a lot here to be disagreeable to.

Mr. Monachino remarked that he is glad he brought up the comments regarding the garage. They looked at placement - they actually had this drawn in a mirror of this layout. At one point the garage was on the Northside and they didn't have the drive length that they needed to park there. He does think this ended up as a better design. They wanted to be respectful of the official setbacks that were approved so they played with the angle of the house on the property to ensure they have a 20' driveway, but not start encroaching on the setbacks that were already approved. There was quite a bit of thought that went into this.

Mr. Ernst inquired if the row homes in the front were still moving forward as proposed.

Mr. Monachino replied that they are and that they're already starting to dig them. They've sold unit 1.

Mr. Ernst stated that they already have precedent for the garage sticking out the front despite the fact that it may not be their preference for a single family home – this is a bit of a different situation. They have 4 garages sticking out and one more coming at unit 11 – this one is turned in towards the property and you may not be able to see it directly from Wolf. The siting of the house was intentional – as opposed to keeping it straight.

Mr. Monachino replied that there were a few things to consider on siting the house. The driveway, which was already mentioned, and the encroachment of the bank. That is while there is a highlighted line in yellow. The geo-tech essentially gave them a ‘go no go’ line. If they stay behind that line they won’t have any concerns with traditional foundation which was one of the criteria they were working with.

Mr. Ernst inquired if there was a surprise with what was found or was there originally a retaining wall proposed?

Mr. Monachino replied that there was never a retaining wall proposed. He has been with Oster for about a year and the site plan was done before he was there. The topo just wasn’t as accurate as it needed to be. Once they placed it - parts were projecting. When the topo was done none of the trees had been cleared and it was very wooded. As they got into it they determined it wouldn’t be a good fit – not that it couldn’t be done, but it wasn’t right for the site.

Ms. DeGeorge inquired what the residents on the west side of the creek will be looking at.

Mr. Monachino replied by showing her the rear elevation which will be at a bit of an angle. They are using very similar window arrangements, same cable rail, and light fixtures, just to be consistent from the other side. It will be consistent to the other units. Dimensionally it will be about the same.

Mr. Ernst stated that it will be a bit further back from the creek and it might be a tad less width.

Mr. Sedlak and Mr. Chernisky discussed the hip roof slope.

Ms. DeGeorge stated that ultimately they will end up with four different types of homes as a part of this project.

Mr. Monachino replied that is correct. The duplexes, a previously approved single family home (11), the front townhomes, and this single family unit. They’ve reduced the density from 11 units to 10 – which is rare.

Mr. Krol added that he doesn’t have any comments and stated that it is going to be fairly tucked away.

Mr. Monachino advised that at one point they discussed bringing the duplex to three stories and shortening it, but they didn’t think it worked – those were only appropriate by the road. Furthermore their buyer for this unit was interested in a single unit.

Motion by Mr. Chernisky, **Second** by Mr. Krol, to accept and approve the drawings for lot 5 & 6 in the Bay Creek Subdivision as submitted.

Yeas- Ernst, Krol, Chernisky, Sedlak, DeGeorge

Nays-

Motion granted 5-0

Ms. DeGeorge made a comment that the work that was done at the Knickerbocker enclosure of the unit – looks really nice.

Mr. Chernisky replied that it would look nicer if the corrugation wrap was more lined up.

Mr. Ernst advised that it started as pressure treated wood so this is an improvement.

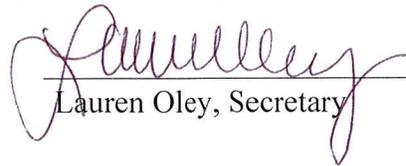
The board also discussed the tree request that Mr. Ernst had made with Mr. Tuck-Macalla last year.

The board briefly discussed the regrading of the soccer fields over at Cahoon Park, the postponement of the restroom project, and the postponement of the fireboat project.

There being no further business to discuss, the meeting adjourned at 7:52 p.m.



Greg Ernst, Chairman



Lauren Oley, Secretary