

**CITY OF MIDDLETOWN  
ARCHITECTURAL REVIEW BOARD  
MINUTES**



**DATE:** Tuesday, July 19<sup>th</sup>, 2022  
**PLACE:** Conference Room 3C, One Donham Plaza 45042  
**TIME:** 4:30 PM

**MEMBERS PRESENT:** Monica Nenni Roger Daniel Jeremy Loukinas

**STAFF PRESENT:** James Metz, City Planner

**OTHERS PRESENT:**

**CALL MEETING TO ORDER**

Mr. Loukinas called the meeting to order at 4:30 PM. Mr. Metz called the roll. All of the members were present and constituted a voting quorum.

**APPROVAL OF MEETING MINUTES**

Mr. Loukinas stated that the first order of business would be to approve the meeting minutes from the April 19, 2022 meeting. Ms. Nenni called to approve the minutes. Mr. Loukinas seconded the motion. The meeting minutes were approved unanimously.

**CASE 2-22: 4605 ROOSEVELT AVENUE – NEW RESIDENTIAL ACCESSORY STRUCTURE**

Mr. Loukinas introduced the case as a request for a variance for the building located at 4605 Roosevelt Avenue, Middletown, OH 45044.

James Metz, City Planner, presented the staff report.

Mr. Metz stated a request by applicant Jillian Koesters for approval of a variance for the building material used on an accessory structure in a R-4 zoning district. The proposed building is a primarily metal accessory building built on a residential lot. The accessory building requires review and approval by the Architecture Review Board due to the structure not meeting the Middletown Development Code requirements. The property is located at 4605 Roosevelt Avenue, Middletown, OH 45044.

Mr. Metz stated that per the Middletown Development Code, all accessory buildings over 200 square feet in area must have the same approximate color and material as the front of the existing primary building if visible from a public street. When the above provisions shall not be met, the materials shall be reviewed by the Architectural Review Board pursuant to section 1226.01 of the Middletown Development Code.

Mr. Metz explained that the Architectural Review Board has the ability to grant variances to the architectural standards provided that they find the following:

1. That the intent of the architectural standards is upheld;
2. That the applicant clearly demonstrates that the strict enforcement of the architectural standards causes an undue hardship; and

3. That an exceptional and extraordinary circumstances exist which would not be found elsewhere in the community.

Mr. Metz stated that each staff report packet included the application submitted, site plan, and property photos. Mr. Metz also stated that the applicant was present.

Mr. Metz concluded his staff report.

The board discussed the application with Mr. Koesters. Mr. Koesters showed a picture of his current garage stating that it is falling down and that it is no longer financially feasible to construct a building out of the current list of approved materials.

Mr. Loukinas asked Mr. Metz if there are any requirements for gutters and soffit overhangs. Mr. Metz stated not for accessory buildings.

Mr. Daniel stated that Mr. Metz had mentioned that he has several other full metal garage applications in the pipeline.

Mr. Loukinas stated that he drove through the neighborhood before the meeting and that the majority of the homes are wood frame, vinyl siding or a combination of wood and brick. Mr. Loukinas stated that he is not against a metal garage but would like to see some gutters or an overhang that would make it look slightly less like a shed depot type of garage. Mr. Koesters said he would be perfectly ok with that and since their application to the board he received an option to add an overhang which he would like to pursue. Mr. Koesters stated that the garage will also be the same color as his house and he believes far enough back that you wouldn't be able to tell the garage is metal. The garage is going to be white with a white door and a roll up garage door.

Mr. Loukinas stated he is ok with this and asks if we have a motion. Mr. Daniel made a motion to approve the variance. Ms. Nenni seconded the motion. The motion was approved through roll unanimously.

Mr. Metz told the applicant that he will send an outcome letter and that Jenn Lyons is the person to contact regarding the possible need for a demolition permit for their existing garage.

Mr. Koesters mentioned that he would like to add gravel parking under this new overhang and asked if he needed a permit. Mr. Metz informed the applicant that all parking pads must be a bounded and dustless material such as concrete, asphalt, or pavers. Mr. Koesters thanks everyone for their time and leaves.

#### **NEW/OLD BUSINESS**

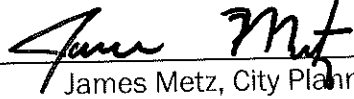
Ms. Nenni stated that she would rather see a falling down structure taken down and replaced with something that looks nice. Mr. Loukinas stated that a little bit of an overhang or gutter would have made the garage look completely different. Ms. Nenni asked if there was a way the Architectural Review Board can suggest a change in the development code to allow metal structures if they have an overhang, gutters, windows, and other features. Mr. Metz stated that he could draft something and have it for their review at the next meeting.

ADJOURNMENT

With no further business, Mr. Loukinas made a motion for adjournment. The motion for adjournment passed unanimously and the meeting ended at approximately 4:58 PM.



Jeremy Loukinas, Chairman



James Metz, City Planner