

**CITY OF MIDDLETOWN
ARCHITECTURAL REVIEW BOARD
MINUTES**



DATE: Tuesday, August 16th, 2022
PLACE: Conference Room 3C, One Donham Plaza 45042
TIME: 5:00 PM

MEMBERS PRESENT: Monica Nenni Roger Daniel Jeremy Loukinas

STAFF PRESENT: James Metz, City Planner

OTHERS PRESENT: William Reedy

CALL MEETING TO ORDER

Mr. Loukinas called the meeting to order at 5:00 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 July 19, 2022 meeting. Ms. Nenni called to approve the minutes. Mr. Loukinas seconded the motion. The meeting minutes were approved unanimously.

CASE 3-22: 1651 JACKSON LANE – NEW RESIDENTIAL ACCESSORY STRUCTURE

Mr. Loukinas introduced the case as a request for a variance for the building located at 1651 Jackson Lane, Middletown, OH 45044.

James Metz, City Planner, presented the staff report.

Mr. Metz stated a request by William Reedy for approval of a variance for the building material used on an accessory structure in an 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.

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, the 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. Reedy. Mr. Reedy 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 stated that he drove through the neighborhood before the meeting and that the majority of the homes were vinyl homes. Mr. Loukinas stated that he is not against a metal garage but would like to see the direction of the metal facing horizontally rather than vertically to blend in better with the rest of the neighborhood.

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

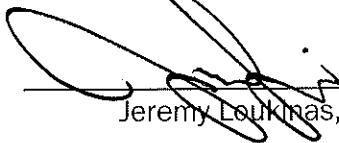
Mr. Metz told the applicant that he will send an outcome letter and that Jenn Lyons is the person to contact regarding the possible need for a demolition permit for their existing garage.

NEW/OLD BUSINESS

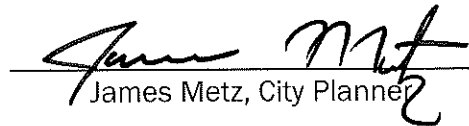
The Architecture Review Board and Mr. Metz discussed what a text amendment would entail and Mr. Metz stated he would speak to staff about the possibility of creating a text amendment for Planning Commission to review.

ADJOURNMENT

With no further business, Mr. Loukinas made a motion for adjournment. The motion for adjournment passed unanimously and the meeting ended at approximately 5:17 PM.



Jeremy Loukinas, Chairman



James Metz, City Planner