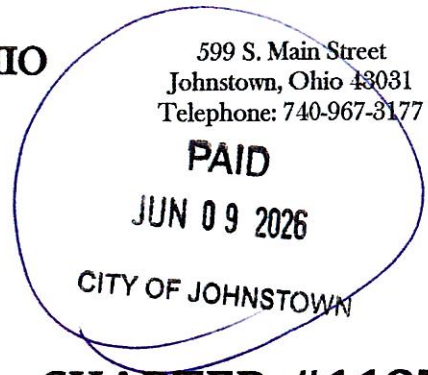
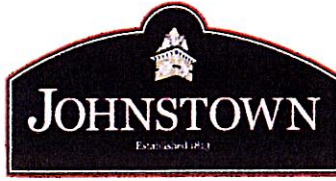




Design Review Board Meeting  
Tuesday, June 23, 2026 - 5:30 PM  
AGENDA

1. Call to Order/Roll Call
2. Application # 2026-20N-00104 Certificate of Appropriateness; 3 season room addition
  - a. Application & Staff Report
3. Other Business
4. Adjourn



**CERTIFICATE OF APPROPRIATENESS: CHAPTER #1187**

Application Number: 2026-20N-00/04 Date: 6/9/26

**FEES:** Public Notice Sign \$30.00  
Base Fee: \$ 300  
Total Fee Amount: \$ ~~300.00~~ <sup>330.00</sup> Paid: Check # 125 Cash: \$       

(PLEASE PRINT)

1. Applicant: Troy Sexton Phone: ( ) - -
2. Property Address: 356 S. Main Street City: Johnstown State: OH Zip: 43031
3. Applicant's E-mail: \_\_\_\_\_
4. Business Owner's Name: Max Chalfant (Contractor) Phone: ( ) - -
5. Contractor's Name: Scott Custom Services Phone: ( ) - -
6. Principal Business Activity: \_\_\_\_\_
7. Existing Use of Property: Residential
8. Square Footage of Proposed Building or Business: 192 sq. ft.
9. Zoning District: SR-7 Number of Off-Street Parking Spaces: N/A
10. Estimated Cost of Improvements: \$ 27,000

**IN ADDITION, THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:**

- PLEASE READ CITY ORDINANCE #1187 PRIOR TO SUBMITTING APPLICATION
- (Conditional) One (1) full set (8.5 x11) of to scale plans and dimensioned drawings showing the property, with all elevations and the location of existing and proposed buildings and alterations are required. Attach any requested, supplemental or necessary documentation. **(Required only if asked for by the Zoning Inspector.)**

**Some of the requests below may not apply to your application.**

- (1) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way.
- (2) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations, landscaping, property lines and screening of mechanicals.
- (3) Illustration of all existing building elevations from street/ground to scale & picture of project before starting.
- (4) Illustrations of all proposed building elevations to scale & picture of project when it's finished.
- (5) Samples of proposed building materials.
- (6) Color samples for proposed roof, siding, etc.
- (7) Illustrations of all existing site signage including wall and ground.
- (8) Illustrations of proposed signage to scale.
- (9) A dimensioned site plan showing location of existing ground mounted signs.
- (10) A dimensioned site plan showing the proposed location of ground mounted signs.
- (11) Samples of proposed sign materials.
- (12) Color samples of proposed sign(s).
- (13) Proposed lighting plan for sign(s).
- (14) The applicant shall post one sign per public street frontage of the subject property within fifteen (15) feet of the curb indicating the subject, date, and time for a public hearing. The sign(s) shall be posted at least ten (10) days prior to the scheduled hearing. The sign(s) should be purchased at the Johnstown City Offices and will measure no less than two (2) feet by three (3) feet.

**List of Materials that will be used on the project:**

- |                             |                           |
|-----------------------------|---------------------------|
| 1. Treated/Untreated Lumber | 2. Metal Ag Panel Roofing |
| 3. LP SmartSide Siding      | 4. Insulation             |
| 5. FRP Interior Paneling    | 6. Plywood                |
| 7. _____                    | 8. _____                  |

**List of Contiguous Neighbors and Addresses:**

- |   |
|---|
| 1. _____  |
| Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code _____ |
| 2. _____  |
| Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code _____ |
| 3. _____  |
| Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code _____ |
| 4. _____  |
| Neighbor's Name _____ Neighbor's Address _____ State _____ Zip Code _____ |

*The undersigned is applying for a Certificate of Appropriateness Permit for the following use: said permit is to be issued based on the information contained within this application. The*

applicant hereby certifies that all information and attachments to this application are true & correct and agrees to follow all applicable laws.

Applicant's Signature: x  Date: 6 / 9 / 26

**OFFICE USE ONLY:**

Date Received in Office: 6 / 9 / 26 By: Tashbrook

Date of Planning and Zoning Commission Meeting: DRB 6, 23, 26

Date Permit Approved or Denied by Planning Commission: DRB     /    /    

Conditions Necessary for Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

City Manager Signature: x \_\_\_\_\_

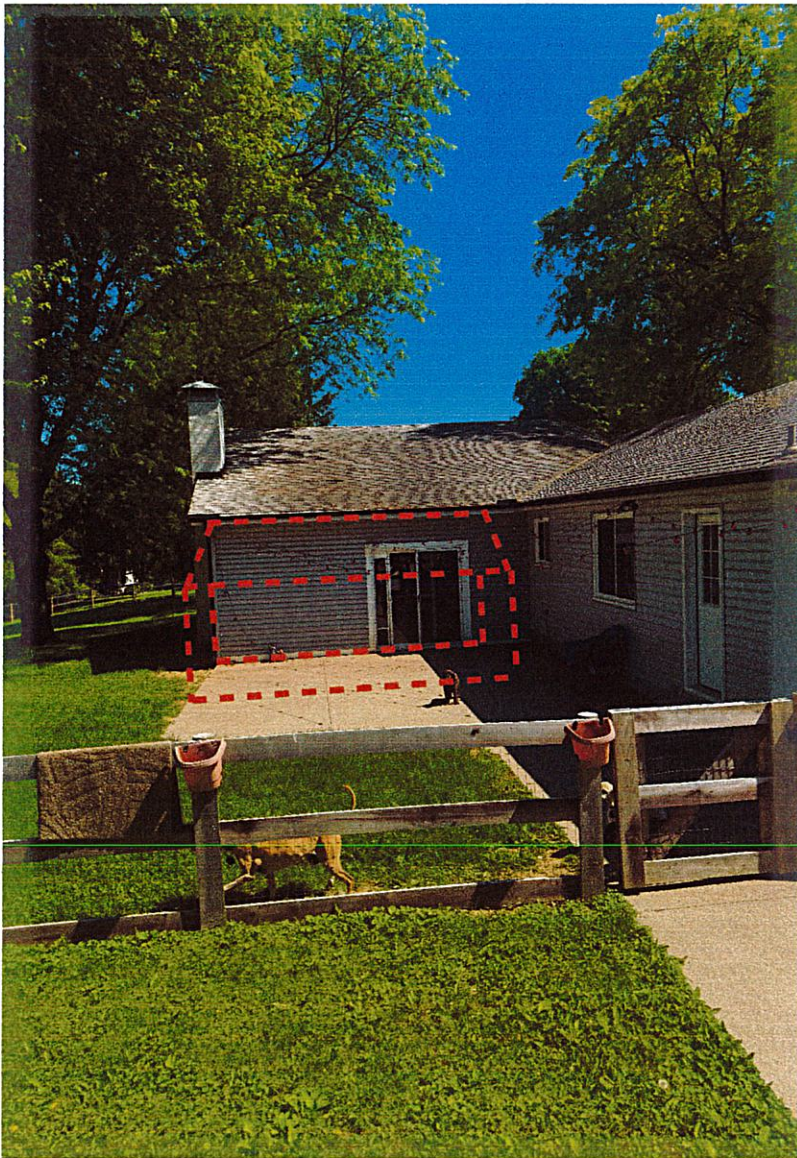




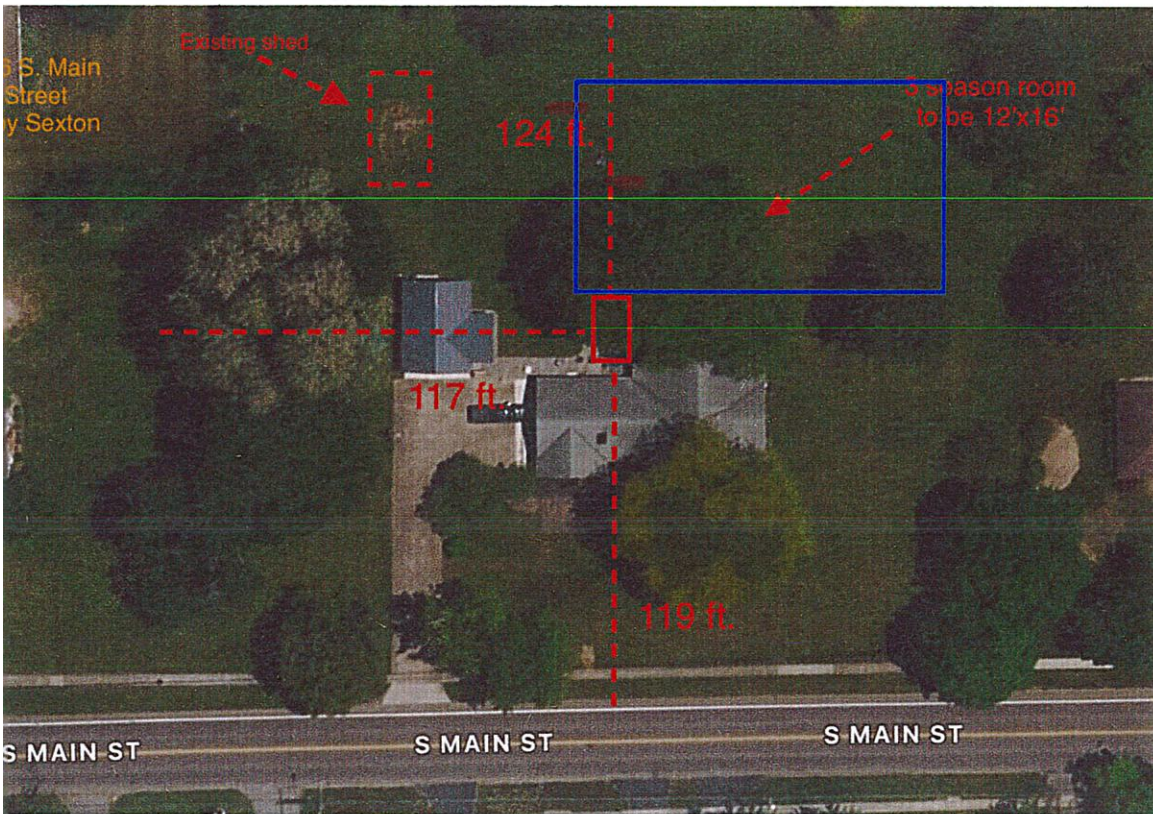






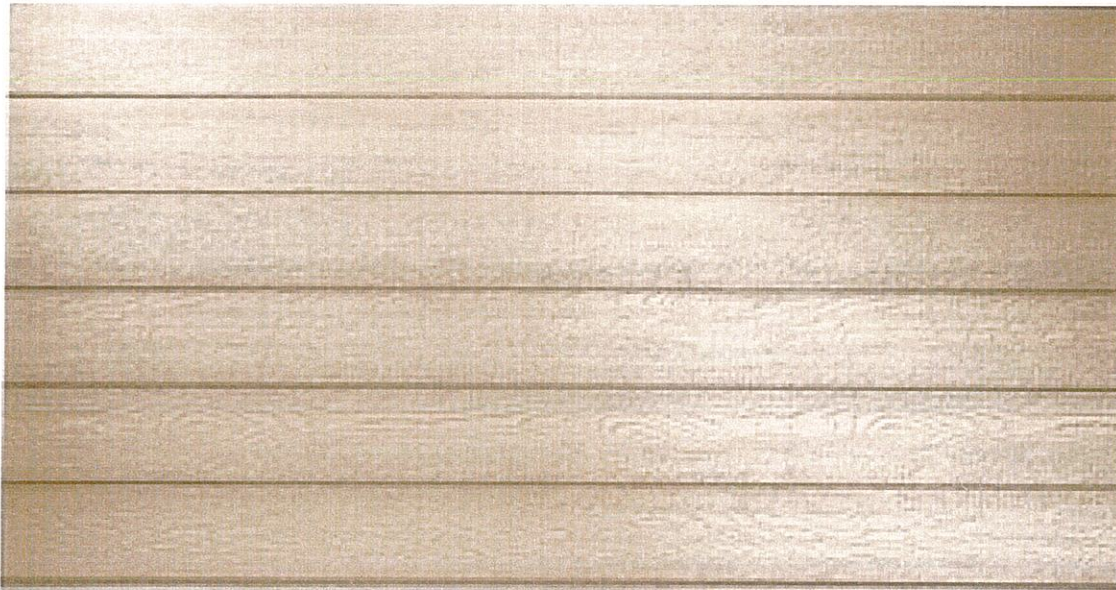


356 South Main Street  
Johnstown Ohio 43031  
Home Owner Troy Sexton



Proposed Siding

LP Smart Side



Proposed Roofing

Park Grey Ag Metal





Siding example

CITY OF JOHNSTOWN  
ZONING AND CODE ENFORCEMENT

STAFF REPORT  
CERTIFICATE OF APPROPRIATENESS – MAJOR REVIEW

Application No.: 2026-ZON-00104

Property Address: 356 S. Main Street, Johnstown, Ohio

Applicant: Troy Sexton

Owner: Troy Sexton

Request:

Construction of a 12' x 16' (192 square foot) three-season room attached to the existing residence and associated exterior improvements.

Zoning District:

SR-1

Design Review District:

Historic Johnstown Design Review District

---

PROPERTY AND PROJECT SUMMARY

The applicant proposes construction of a three-season room attached to the existing dwelling. Submitted materials include:

- Site plan and building location.
- Existing and proposed building photographs.
- Building elevations.
- Material samples. (Pictures only)
- Proposed LP SmartSide siding.
- Proposed Park Gray agricultural metal roofing.

The addition is proposed at the rear/side of the existing residence and is not intended to substantially alter the primary front façade.

## STAFF REVIEW

Chapter 1187 requires Major Certificates of Appropriateness to be reviewed by the Design Review Board.

Staff reviewed the application materials, Chapter 1187, and the adopted Johnstown Design Guidelines.

Staff did not identify any provision within Chapter 1187 or the adopted Design Guidelines that specifically prohibits:

- LP SmartSide siding;
- Agricultural metal roofing;
- Exposed-fastener metal roofing; or
- Limits metal roofing exclusively to standing seam systems.

The Design Guidelines require that exterior improvements be evaluated for compatibility with the character of the Historic Johnstown Design Review District. Material pictures and architectural details have been provided for Design Review Board consideration.

The proposed addition is subordinate to the existing structure and located in a manner intended to minimize impacts to the principal historic appearance of the residence.

---

## STAFF FINDINGS

1. The application is subject to Major Certificate of Appropriateness review under Chapter 1187.
2. The submitted materials provide sufficient information for Design Review Board consideration.
3. Staff did not identify a specific prohibition within Chapter 1187 or the adopted Johnstown Design Guidelines against the proposed LP SmartSide siding or Park Gray agricultural metal roofing. The selected roof metal matches existing accessory structure material and color.
4. The Design Review Board retains authority to determine whether the proposed improvements are compatible with the character of the Historic Johnstown Design Review District.

## STAFF RECOMMENDATION

Based upon the application materials submitted and review of Chapter 1187 and the adopted Johnstown Design Guidelines, staff finds that the proposal may be considered by the Design Review Board and did not identify a specific code or design guideline provision prohibiting the proposed exterior materials.

Staff recommends approval of Application No. 2026-ZON-00104, subject to the Design Review Board's final determination.

Prepared by:

Jeffrey A. Szabo  
Zoning and Code Enforcement  
City of Johnstown