

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
April 18, 2019**

**Old Business:**

- 1. 5005 Rockside Road, Burgers 2 Beer** – Represented by Mann Parsons Gray Architects for proposed interior renovation and patio addition to the former restaurant site.

**New Business:**

- 2. 5005 Rockside Road, Burgers 2 Beer** – Represented by Ruff Neon Signs for proposed signage for new restaurant.
- 3. 4849 Acorn Drive, Noah's Event Venue** – Proposed signage and trash enclosure for event venue.
- 4. 6406 Chestnut Road, Nicholas & Amanda Hoegler** – Proposed kitchen remodel and addition to the second floor of the existing dwelling.
- 5. 5959 Chestnut Road, Tim Jedrzejek** – Proposed addition to an existing garage.
- 6. 5994 Hillside Road, PPN 563-08-002, Salvatore & Erin Caruso** – Represented by Schumacher Homes of Akron for a proposed new single-family dwelling.
- 7. Oval Drive, PPN 563-18-029, Michael Haggerty** – Represented by Schumacher Homes of Akron for a proposed new single-family dwelling.
- 8. 6851 Bradford Circle, PPN 562-31-099, Pulte Homes** – Proposed new single-family dwelling.
- 9. 6888 Bradford Circle, PPN 563-01-088, Pulte Homes** – Proposed new single-family dwelling.
- 10. 6918 Linden Lane, PPN 563-01-087, Pulte Homes** – Proposed new single-family dwelling.

The meeting was called to order at 3:02 p.m. by Chairman Norm Casini and the following responded to Roll Call:

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**PRESENT:**           **Norm Casini, Chairman  
Michael Gero, Building Official  
Don Ramm, City Engineer  
Jeff Markley, City Planner**

**ABSENT:**           **Steve Rega, Fire Chief**

Chairman Casini asked if there were any additions or corrections to the April 4, 2019 Architectural Board of Review Minutes.

There were no additions or corrections.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the Minutes of April 4, 2019.**

**ROLL CALL:**       **Yeas: Casini, Gero, Ramm  
Nays: None  
MOTION CARRIED**

**5005 Rockside Road, Burgers 2 Beer** – Ian Jones of MPG Architects was in attendance on behalf of Burgers 2 Beer. Chairman Casini stated that the Board had some questions relative to the site work, and Mr. Jones was back relative to that.

Mr. Jones stated that he has a site plan that shows what they were proposing. He stated that it included the wheel stops at all of the spots in front of the patio area; and then it would also include the concealed bollards within the planter boxes. The Chairman stated that he thought Mr. Jones was going to develop them as supports to the slight impact of a car. Building Official Gero stated that was what the bollards were for.

Mr. Jones stated that there was a section where they showed the bollard within the planter. He stated that it would be a full bollard with the full footing. Chairman Casini asked if Mr. Jones had three bollards. Mr. Jones stated it was three, and the other ones were two. Mr. Jones stated that the spacing was a little wider than five foot. The Building Official stated that the spacing would be fairly close to the car spaces. Mr. Jones agreed. He stated that the points in between, they were where they would have the aluminum fence, but it would be reinforced because it was going up to the 10 feet for the string lights.

City Planner Markley asked if those were acting as bollards as well then. Mr. Jones stated that he wouldn't say they were a full equivalent, but they would definitely be more substantial.

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Chairman Casini asked what was between the bollards. Mr. Jones stated that it would be a pole that would be 10 feet high for the string lights. He stated that it was part of the fence system, but it would have a reinforcing piece inside to go to that height.

The Chairman stated that Mr. Jones had a Schedule 40 pipe. Mr. Jones indicated on the site plan where the pipe would be located. Mr. Jones stated that there will be a reinforcing piece inside since it would extend taller than the typical fence. Mr. Jones stated that he brought a detail.

The Chairman asked what was the purpose of the bollards. The City Planner stated that because of the relationship to the parking lot, they want to make sure because a planter would not be strong enough for it. The Chairman stated that they were nine feet apart. The City Planner stated that there were six foot spacings on some of them. Mr. Jones stated it would be just under six feet. They would be concealed in the planters. Mr. Jones stated that they would be imbedded slightly and have a reinforcing rod.

City Planner Markley asked Mr. Jones if he was going up that post. Mr. Jones stated that they weren't. The City Planner stated that they could fill that one with concrete as well. Mr. Jones agreed. He stated that they would want to do a deep footing. The Building Official stated that Mr. Jones will need to do that at least because of the height. The Chairman stated that if Mr. Jones would reinforce it between that, it would help.

Chairman Casini asked if the stop curbs would be anchored down into the ground. Mr. Jones stated that they would have the rods in them. The Chairman asked if they would be maintained during the winter. He asked if there was a curb at the sidewalk. Mr. Jones stated that it would be a roll curb. The Chairman asked if Mr. Jones felt comfortable because of the slope of the parking lot that what was proposed would be the safety aspects of the whole parking lot. Mr. Jones stated that it would be. The Chairman asked the Building Official what he thought. Building Official Gero stated that he thought they were making every effort to try to provide safety for the patio. He wanted to ask the Building Manager who was sitting in the audience. He asked if Russ had any comments or thought.

Russ stated that where the patio would come off the sidewalk there would be four to six inches up because the floor level would be level with the building. He stated that you would also have that. So, a car would have to hit the bollards plus that curb to get onto there. The patio floor itself would be raised up and be floor level with the building. The Building Official stated that would act almost as another curb. Mr. Jones stated that they would try to maintain the same post types so it will not be a full (inaudible).

Building Official Gero stated that if those were going to be the posts that the lights would be stringing off of, they would need to drop it down further to keep it from swaying. Mr. Jones agreed.

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Chairman Casini asked if that was what Mr. Jones was before the Board for. Mr. Jones stated that it was that, and then the demonstration of the string lights. He stated that it would also include the spec for the fence. It would be black aluminum fencing. The Building Official asked how high would the fence be. Mr. Jones stated that it was under four feet.

Building Official Gero looked at the two exits. He had no issues with those.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the renovation and patio addition.**

**ROLL CALL:       Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

Chairman Casini asked if the sidewalk was in good shape. He asked if the owner of the property would fix that. Mr. Jones stated that it was up to the owner. Russ stated that they would be replacing the sidewalk.

**5005 Rockside Road, Burgers 2 Beer** – Jessica Ruff of Ruff Neon Signs was in attendance on behalf of Burgers 2 Beer. Chairman Casini asked Ms. Ruff to give an explanation of the signs to the Board. Ms. Ruff asked the Board to look at Page 2. She stated that Sign 1 was proposed as a set of channel letters. The Chairman asked if that would be a box. Ms. Ruff agreed. The Chairman asked about the colors. Ms. Ruff stated that the actual letters would be white, and the number 2 would be the red as proposed; and then the box would match the façade. She stated that it will actually not show, it will disappear. The Chairman asked if the letters had some depth to them. Ms. Ruff stated that they would. She stated that the returns would be brushed aluminum. Ms. Ruff referred to the rendering showing where Sign 1 and 2 would be located.

Ms. Ruff stated that Sign 3 would be an internally illuminated sign which will project off of the wall. She stated that it would be located on the corner.

Building Official Gero stated that as far as Sign 3, the rendering on Page 1 was showing the awning coming around both corners, both sides and coming to a point. He asked if the sign would be going on top of the point. Ms. Ruff stated that it would go just past the corner. The Building Official stated that his point was, the awnings come together and meet and form a point. He asked where the sign would fit on there. Ms. Ruff indicated where it would go. It would go on one side more than the other.

Ms. Ruff stated that Sign 4 would be the same construction, and it would go on the opposite end of the building.

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Chairman Casini asked the Building Official if they would need any variances. The Building Official stated that he would have to look at the submittal for Zoning. Ms. Ruff stated that she did include Sign 5 and 6 for the awning. The Building Official asked if they would be letters laid on the awning. Ms. Ruff stated that was correct. The Building Official stated that he would review it for Zoning, and he would let her know what variances might be needed.

City Planner Markley stated that on Signs 1 and 2, there were signs on the awnings. Ms. Ruff stated that they would be re-covered. Building Official Gero stated that Awning 3 and 4 would be re-covered so they would all match. Ms. Ruff agreed.

Chairman Casini asked the City Engineer if he had any questions. The City Engineer had no questions.

The owner of the restaurant stated that he wanted to make sure the signage could be seen because the two biggest restaurants that were there, they kind of shut down because it was not visible to the street. He stated that he wanted to make sure they were seen from the street. The Building Official stated that he understood. He asked if there were any plans for the monument sign. He stated that there would be no street sign. He would not need to if they had the signage on the building.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the signage, subject to review for zoning compliance.**

**ROLL CALL:           Yeas: Casini, Gero, Ramm  
                              Nays: None  
                              MOTION CARRIED**

**4849 Acorn Drive, Noah's Event Venue** – Mr. Chris Winkle of Noah's Event Venue was in attendance. Mr. Winkle stated that when he was before the Board previously, he didn't have the full design of the sign; so he agreed to come back for that approval.

Mr. Winkle stated that he did have a cut out of the sign to bring, but he left it at the Planning Commission meeting he was at in Jackson, Mississippi.

Mr. Winkle stated that the sign would be put on the short wall on the south side of the building because it will be seen from Acorn.

Chairman Casini asked if the sign would be two-sided. Mr. Winkle stated that it would be two-sided. He stated that it will stick out from the wall and be double-sided. He stated that it will be a steel panel that the letters will be cut out; and then behind the sign, it will look white, but it will be stainless steel. He stated that they would have stainless steel in the back sandwiched between two black panels that will be powder coated.

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The Chairman asked if the channel would be completely boxed. Mr. Winkle agreed. He stated that the mesh and everything would be welded to the inside of the box. It would then mount right into the concrete panel. Mr. Winkle stated that he provided the entire package. He stated that they included the structural for the sign. He stated that the sign meets all of the Zoning Codes. He stated that the plan for the light would be a tube light that would sit across the top of the sign, and it will shine down on the sign. He stated that they normally do them on both sides, but he didn't think they would put one on the back side of it. It would just be a down light.

Chairman Casini stated that he had no problem for the sign. He asked Mr. Winkle if he was before the Board for the trash enclosure also. The Chairman stated that he thought the Board approved it at the last meeting they were at. Mr. Winkle stated that the Board did approve it, but he wanted to get a different opinion from the Board. He provided the rendering of what the Board approved the last time. It was the concrete with the long board on it. Mr. Winkle stated that it was three times more than the one that he was showing to the Board today. He thought he would ask if it was okay because realistically it would be located in the back corner. No one will ever see it.

Building Official Gero asked if it would just be block with siding on it. Mr. Winkle stated it would be black the whole way around. He provided a rendering. He stated that it would be corrugated metal with steel posts all powder coated black. The Building Official stated that it would not be masonry block. Mr. Winkle stated that it would not be. Mr. Winkle wanted to ask the Board if it was okay to switch it to the new one presented. He stated that they did not know the cost previously. He stated that it would be an \$11,000 trash enclosure.

City Planner Markley asked Mr. Winkle how he would handle the repairs or the inevitable truck crashing into it. Mr. Winkle stated that there would be bollards. He stated that it would actually have a curb. He stated that it would be on a concrete curb. It would go the whole way around it.

Several people began speaking at once.

Chairman Casini asked Mr. Winkle if he wanted the Board to approve the trash enclosure. Mr. Winkle stated he would like the Board to approve it if they were okay with it. The Chairman stated that he was okay with it.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the signage and trash enclosure.**

**ROLL CALL:           Yeas: Casini, Gero, Ramm  
                              Nays: None  
                              MOTION CARRIED**

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**6406 Chestnut Road, Nicholas & Amanda Hoegler** – Homeowner Nicholas Hoegler and Ron Hoegler were both in attendance.

Chairman Casini stated that they would be putting an addition and an additional floor on the existing house. The Chairman asked about the chimney. Mr. Hoegler stated that the chimney would be removed. There were no utilities in it at all. Building Official Gero asked Mr. Hoegler if he was going to put a new chimney on the front. Mr. Hoegler stated that the chimney on the front will have to extend up very slightly to meet Building Code. They will be getting rid of the smaller chimney.

Chairman Casini asked Mr. Hoegler if he was going to put shutters on the house. Mr. Hoegler stated that they did have them before. The Chairman stated that it would help him, especially on the one side. Mr. Hoegler referred to a house on Brecksville Road that was kind of what he was looking to do for his house. The Chairman stated that house had wide surrounds around it. They would be 4 or 6 inches. He stated that if Mr. Hoegler would do that, it would look good.

Chairman Casini asked about the color scheme. Mr. Hoegler stated that it would be the same as the house on Brecksville. There will be Juniper siding with white accents. The roof will be black.

The Chairman stated that if Mr. Hoegler would put the wide trim on the house, it would look great. He could also consider shutters. He also wanted Mr. Hoegler to put frieze board on the house. It would give a little more thickness.

Building Official Gero stated that he was assuming that Mr. Hoegler's garage was detached. Mr. Hoegler stated that it was.

City Engineer Ramm asked if Mr. Hoegler was going to utilize the existing downspouts. Mr. Hoegler stated that he would.

Building Official Gero stated that Mr. Hoegler would need to submit for the building permit.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the addition.**

**ROLL CALL:       Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**5959 Chestnut Road, Tim Jedrzejek** – Homeowners Tim and Rhonda Jedrzejek were in attendance.

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Chairman Casini asked Mr. Jedrzejek if he was going to Zoning. Mr. Jedrzejek stated that he was going this evening. Building Official Gero stated that anything the Board would approve would be subject to Zoning approval.

Mr. Jedrzejek stated that the house sits back from the road 250 feet; so the addition of the garage structure would be literally 500 feet from the road. The Chairman asked if it would be attached. Mr. Jedrzejek stated that it would be attached.

Chairman Casini asked if the garage would be custom. Mr. Jedrzejek stated that it would just be built conventionally. The Chairman asked about the construction of it. Mr. Jedrzejek stated that it would be a pole barn construction, all wood. He stated that he would like to have an all wood structure on the inside with vertical metal sheeting on the outside; but he knows that it would not be permitted. Mr. Jedrzejek stated that he could put vinyl siding on the building to match his house and garage. He stated that they would just continue that color and the style through the addition.

The Chairman asked if there would be any man doors. Mr. Jedrzejek stated that he would put a man door in so that when they come out of the house they could walk and go into a man door. He stated that they do not currently have a man door, but he was going to add one. The Chairman asked if he should have a man door in the back of the building. He stated that the only reason he was asking was that if something would happen in there and he would want to get out. The City Planner stated that Mr. Jedrzejek did not have many windows in the garage. Mr. Jedrzejek stated that he did want to put a couple of windows on the side for décor as well as natural light. He indicated where the windows would be placed. He stated that he could certainly add a door. He would prefer on the side of the garage so he could see it. He stated that it worries him to put a door on the back because you can't police it.

Building Official Gero stated that the rendering Mr. Jedrzejek had showed a porch. He asked where it would be located. Mr. Jedrzejek showed where it would be located. Chairman Casini stated that was where Mr. Jedrzejek should put his windows and the other door. Mr. Jedrzejek agreed. The Chairman asked if there would be three overhead doors. Mr. Jedrzejek stated that there would be three. He stated that the one would be the way to drive into the building. The smaller overhead one would be for a lawn tractor, and the one in the back would be to give access to the back area.

Chairman Casini asked if the roof would be shingled. Mr. Jedrzejek stated that if he could, he would like to do a steel roof. The Building Official asked if it would be a standing seam. The Chairman stated that a standing seam would be great. Mr. Jedrzejek stated that would be the one he would do. The Building Official stated that a roof was not the problem, it was the siding that was a problem. Mrs. Jedrzejek stated that the building would be in the woods, so they just thought that the steel roof would be good. The Building Official stated that it made sense.

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Chairman Casini stated that he didn't have any other questions, and it was okay with him. It was a pole barn.

City Engineer Ramm asked about the runoff. Mr. Jedrzejek stated that right now he doesn't have any. The existing garage runoff goes into the yard. He stated that it would be the same for this building. City Engineer Ramm stated that it would not be permitted. He stated that Mr. Jedrzejek would have to somehow manage the water because of the size. He stated that it was a bad condition that Mr. Jedrzejek was in already. He stated that Mr. Jedrzejek has taken something that was really bad and was making it worse.

City Engineer Ramm stated that they had received from correspondence from the neighbor to the immediate west. He was okay with the garage, but was concerned about the close proximity of the property line resulting in water. The City Engineer stated that they had put a long storm sewer connection to the road system; so they would be looking for something like that. He stated that he believed that there were some sewers that run through the rear yards that would be closer than out to the street. He thought that maybe there was a way to get permission to tie into that.

Mr. Jedrzejek stated that there was a storm sewer. The City Engineer asked if they didn't put something across. Mr. Jedrzejek referred to the drawing showing where there was a sewer, and then the City put one in recently. He stated that the other yard gets flooded, and then it goes in their yard.

City Planner Markley asked Mr. Jedrzejek if he was putting gutters on the garage. Mr. Jedrzejek stated that he could do gutters if he could just push the water back. The City Planner stated that he would have to extend the storm sewer to the building and then run the downspouts to that.

City Engineer Ramm stated that there were some existing pipes back there. Mr. Jedrzejek showed on the drawing where there was a sewer from the new house they put in. The City Engineer stated that there might be an opportunity there to, if it would be off of Mr. Jedrzejek's property, they would have to chaperone an agreement. Mr. Jedrzejek asked what size line would it have to be. The City Engineer stated that it would have to be at least a six inch line. Mr. Jedrzejek stated that it would probably be the closest. He asked about the line the neighbor put in. The City Engineer stated that they put in both a sanitary and a storm line because they were going to have some restroom facilities back there. He stated that they had a sanitary on the one side, and the storm was on the other side.

Several people began speaking at once again.

Chairman Casini asked if Mr. Jedrzejek was going to have any floor drains inside. Mr. Jedrzejek stated that he wasn't.

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City Engineer Ramm stated that he wrote a memo to the Board of Zoning Appeals about a lot of agenda items, Mr. Jedrzejek's included, that would require a nice site plan, some storm sewer improvements. He stated that he could share with Mr. Jedrzejek what they ended up doing, and it was a nice drawing. It would be what the Engineer was looking for. It would help Mr. Jedrzejek mitigate the water.

Mrs. Jedrzejek asked if it would help their neighbor at all. The City Engineer stated that it would help, not hurt him. Mrs. Jedrzejek stated that was a huge problem for them too. City Engineer Ramm stated that if it could be deep enough, they could help pull some additional water.

Mr. Jedrzejek stated that there was a buildup of land around them. The City Engineer stated that the land there is flat to begin with. He stated that the reason they stubbed that back there was somebody could then extend it in all directions as far as possible. Mr. Jedrzejek showed where they stubbed it and tied it into his storm.

Mr. Jedrzejek stated that there was small drain that goes under his driveway and to the street. He showed on the drawing. He stated that what was happening was the water would come and go toward the little sewer.

Several people began speaking at once again.

City Engineer Ramm stated that he believed the thought was it could be extended to help. Mr. Jedrzejek asked the cost of adding a sewer. City Planner Markley stated it was just a six inch pipe.

Several people began speaking at once again.

City Planner Markley stated that it was the trench, one pipe was solid and one was perforated. He stated that it could be embedded in gravel. He stated that if you were opening up a trench, one would pick up the surface water and the other would pick up the unit water and connect to the manhole. He was just throwing that out there.

Several people began speaking at once again.

City Engineer Ramm stated that a good survey will show everything that was out there and help with the design. He stated that they will share with Mr. Jedrzejek. It may make sense using the same surveyor because he has all the control up and down the street. They will prepare the drawing. The City Engineer stated that if there was potential to help try to take it to another private property, they will definitely try to facilitate in that process.

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Mrs. Jedrzejek stated that they have been in their house 19 years, and the house that was built near them was done about 10 years ago. Mr. Jedrzejek stated that was when he recalled the storm sewers going in.

Several people began speaking at once again.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the garage addition, subject to the exterior of the building being vinyl or wood, site plan review and approval by the City Engineer and approval of the Zoning variances.**

**ROLL CALL:           Yeas: Casini, Gero, Ramm  
                              Nays: None  
                              MOTION CARRIED**

**5994 Hillside Road, PPN 563-08-002, Salvatore & Erin Caruso** – Homeowner Salvatore Caruso and Jeff Ury of Schumacher Homes were both in attendance.

Chairman Casini asked if they all have concrete foundations. Mr. Ury stated that they did. The Chairman asked if there would be a brick pattern. Mr. Ury stated that the exposed will have a brick pattern. The Chairman stated that the Board requires there to be frieze board all the way around, six or eight inch. Mr. Ury agreed. The Chairman stated that normally the masonry is always returned on the sides. He stated that Mr. Ury had it on the sides. Mr. Ury asked if there had to be frieze boards on every gable. The Chairman stated that was what the Board wanted.

Chairman Casini asked for a color scheme for the new dwelling. Mr. Ury stated that all the windows will be double hung. He stated that there would be one picture window over the garden tub. Mr. Ury stated that there will be white trim. He stated that the stone would be Shadow Buckingham LedgeStone. The siding will be Pewter. The shakes will be Granite. The garage door will be white.

Chairman Casini asked if the City Engineer had any questions on the site. The City Engineer stated that they will need a variance from Zoning for the setback, and they would need to go before the Planning Commission for the steep slope setback.

Building Official Gero asked the Chairman if there was anything else. Chairman Casini stated that there wasn't anything else. He thought the house looked good. He liked it.

Chairman Casini asked about the front stoop. Mr. Ury stated that the drawing was showing a temporary step, but it should be concrete. The Chairman stated that it looked a little odd.

City Planner Markley asked if they needed an address plaque since there was a mailbox out front. Building Official Gero stated that they should have the address on the house somewhere.

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He wanted it to be added on the house. Mr. Ury stated that it would be on the post. Building Official Gero stated that the idea was to have it closest that it could be seen by the Fire or Police Department.

Mr. Ury stated that they did show frieze boards on the front of the house, but the Chairman wanted them on all the elevations. The Chairman stated that they should run them all the way around. It was not a big expense, if at all. He stated that he thought it would look much better.

The Chairman asked if there were any other questions. There were none.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to the frieze board and address identifier, variances approved by the Zoning Board and Planning Commission and review and approval of the site plan by the City Engineer.**

**ROLL CALL:       Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**Oval Drive, PPN 563-18-029, Michael Haggerty** – Homeowner Michael Haggerty and Jeff Ury of Schumacher Homes were both in attendance.

Building Official Gero stated that they submitted revised drawings showing the stone across the front elevation. The Chairman stated that the stone would need to be returned as they did in the other house two feet. The Chairman also wanted the frieze board added.

Mr. Ury stated that anything exposed would be poured wall with a brick pattern. Building Official Gero stated that the shingles would be a Georgetown gray. The siding will be Wedgewood. There were no shakes. The trim would be white. The windows would be white. The shutters will be white. The front door and garage door will be white.

Building Official Gero stated that they will also need an address plaque on the house.

Chairman Casini asked about the bottom of the door. He did not know what was happening. Mr. Ury stated that one of the lines actually represented the top of a concrete slab. He stated that it looked like four siding lines, but one was actually not. Mr. Ury stated that it should be an eight inch step up. Chairman Casini stated that the columns looked a little skinny and thin. He was not sure what size they had. Mr. Ury stated that they looked like six inch columns. The Chairman stated that it looked like it needed some kind of strength to the opening. He stated that maybe if they had side lights or even some kind of design on the left and right side of it to give it a little more emphasis. He stated that then the columns would not come into play as much. He stated that either the columns had to be a little bigger or the side lights needed to be added. They

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would give a little more emphasis on the focal point of the house. He wanted Mr. Ury to take a look at that.

Chairman Casini stated that he noticed there were no doors leading out of the garage. Mr. Ury stated that was correct. The Chairman asked if they wanted them. He stated that there was one door going into the house. Mr. Ury stated that it could always be an option.

Chairman Casini stated that he didn't have any other questions.

City Engineer Ramm stated that the sides of the house had no windows. The Chairman stated that apparently they didn't want any windows on the sides. The Chairman stated that he was looking at the floor plan, and normally they would put a window on the side so there would be some cross ventilation. Mr. Ury stated that they discussed a lot of the options in the pre-construction meeting as well.

Chairman Casini wanted them to take a look at the entrance of the house and to give the Building Official a sketch of that. Mr. Ury stated that he made a note of it.

City Engineer Ramm stated that he just noticed that he may have a hard time allowing the storm connection out to the rear. He asked if it was for the entire house. The City Engineer stated that he would want it taken to the street. He stated that because of the excessive drop, he may allow one back downspout to discharge out the back. Mr. Ury asked if they showed it daylighted. The City Engineer stated that it showed daylighting at the top of the slope, and it was normally not a good practice to outlet a heavy flow of water at the top of a slope that you would be trying to protect with erosion. He stated that typically houses have stormwater and sanitary connections out to the front connected to the street system. He stated that there was a full complement of utilities available to the street. He stated that it looked like the storm was on the other side. Mr. Ury stated that would require road boring. The City Engineer stated it would be something they would look at. It was nothing that he was talking about now, but ultimately when the site plan would come in for approval, he will revisit that.

Mr. Ury asked if it would make sense to do a discharge off each back corner of the house to split that difference. The City Engineer stated that he will look at it. Mr. Ury stated that the road boring would be a costly way to go. The City Engineer stated that unless somebody back in the day put a lateral in there.

The Chairman stated that they could put vinyl on the side of the house to break it up at the floor line or make it a little lower. They could run it right straight across. The shingles would come down, and they would have the flat piece and come back down again. He stated that he thought it would look a lot better.

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City Engineer Ramm stated that there was a walkout basement, and it was awfully tight against the steep slope line. If they would be intending to put in a landing pad or platform, they would be limited with the space.

Mr. Ury stated that on the print it was showed as wired, and the print doesn't match the dimensions of the line. He stated that they would have a wide enough space for a patio off the back. He referred to the drawing. There would be 20 feet of flat area. City Engineer Ramm stated that it was the space from the door out. City Planner Markley stated that was where the problem was. Mr. Ury stated that they might have to build that up. City Planner Markley stated that it might be part of a variance process. The City Engineer stated that he made the comment that it would behoove them if they had thoughts of doing that to show the Planning Commission when they would be seeking the variance. He stated that right now they were showing that it was in their favor that they would not be impacting the actual steep slope itself. They would be requesting full relief from the setback according to the plan. If a month or two or six months later they would come back and show some big impact and ask for another variance; the question would be why didn't they show it in the beginning.

City Planner Markley asked if there was an ability to slide the door farther down. He stated that they might want to do that. Then they would come out. Mr. Ury stated that they could move it down.

Several people began speaking at once again.

City Planner Markley stated that they will need to build a retaining wall to support a patio or they build a deck at grade.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to addressing the entrance with side lights or posts, an address plaque, site plan approval by the City Engineer, approval of the variances requested by the Board of Zoning Appeals and approval by the Planning Commission of the steep slope variance.**

**ROLL CALL:       Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**6851 Bradford Circle, PPN 562-31-099, Pulte Homes – Jamey Heinzman and Chuck Monahan of Pulte Homes were both in attendance. Ms. Heinzman stated that it was an Allison II, NC2G. She stated that it was 3,342 sq. ft., four bedrooms and three and a half baths. It was Sublot 107.**

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Ms. Heinzman stated that they will have horizontal siding in Weather Gray. The shake will be Harvard Slate. There will be Signature Blend brick, Tuxedo Gray shutters, Weatherwood shingles and white trim.

Chairman Casini asked if it was a sold house. Ms. Heinzman stated that it was a sold unit. The Chairman stated that it looked very nice. He had one question. He wanted them to pull the column over to balance out the center. Ms. Heinzman stated that they could pull it out, but they would have to put a little shed roof.

Mr. Monahan stated that the foundation ends at the column. The Chairman stated that it didn't have to. He stated that it didn't look too well balanced back there. He stated that he knows it was paper architecture, but he thought even if they moved it over a little bit. He stated that he liked the idea it was centered on the window. Ms. Heinzman stated that they could shift the door so it would be a little more centered. The space would be a little tight. She stated that it was centered in the foyer from the inside looking. The Chairman asked if it was centered on the outside. Ms. Heinzman stated that it was centered in the foyer. She referred to the drawing. The Chairman stated that they might be able to pull that over. He stated that pulling it over was nothing except that the center line of the window. He would hate to see that happen. Ms. Heinzman stated that it would mess up the architecture. The Chairman stated that maybe they could adjust that a little bit. He stated that it didn't have to be centered on the hallway, they could slide it over a little bit. Ms. Heinzman stated that she could play with it and see. The Chairman stated that was the only comment he had on the house. Otherwise, it looked very good. It was meeting all the requirements.

Mr. Monahan stated that if they do slide that door over, the light switches might be able to go in that corner wall that would go into the flex room. He stated that they would still want to keep them on the inside of the foyer so they wouldn't have to reach around. He stated that they would have a double gang there with the foyer light and exterior lights. He stated that it should work if they moved it. The Chairman stated it would be slight. Mr. Monahan stated that sometimes they will get a homeowner who will look at it from the inside versus the outside; and he could explain it as they would be building it. The Chairman stated that from the outside it would have a better presence.

The Chairman asked if the Building Official had any questions. He did not have any questions. The Chairman asked if the City Engineer had any questions. The City Engineer stated that Bohning & Associates was revising the grading plan. He wanted to make sure everyone was on the correct grading plan. Mr. Monahan stated that they should be done shortly. He was itching to go. He stated that even 106 has been approved. They were getting ready to start that, and they were holding off until the new topo was done. He stated that will be the first house, and everything else will be a domino effect. He stated that they didn't have any of the other ones back yet. The next one would be 102, which they were waiting on a little bit of stuff. He stated that will be the next one in. They just have to revamp the topos.

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Ms. Heinzman stated that she asked them to flag if anything would affect the topography on how it would hit the house; but from her understanding nothing should really have an impact on garden windows, walkouts, anything would affect the architecture of the home. The City Engineer stated that was how it was represented.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to the review of the door adjustment and review and approval of the site plan by the City Engineer.**

**ROLL CALL:       Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**6888 Bradford Circle, PPN 563-01-088, Pulte Homes** – Jamey Heinzman and Chuck Monahan of Pulte Homes were both in attendance. It was Sublot 93. It was an Allison HRTX. It will be 3,547 sq. ft., four bedrooms, three and a half baths. She stated that the main color you would see would be the Belvidere brick which was the whitewashed brick color. The sides will have Iron Stone. The front door will be Domino. The garage door is Requisite Gray, Weatherwood shingles and extra white trim. The columns would be white also.

Chairman Casini asked when was Ms. Heinzman going to make an adjustment on the drawing. Ms. Heinzman stated that they could add the gable. The Chairman stated he didn't say do them all, but once in a while. Ms. Heinzman stated that they will add it to that one.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to review of the gable addition and review and approval of the site plan by the City Engineer.**

**ROLL CALL:       Yeas: Casini, Gero, Ramm  
                      Nays: None  
                      MOTION CARRIED**

**6918 Linden Lane, PPN 563-01-087, Pulte Homes** – Jamey Heinzman and Chuck Monahan of Pulte Homes were both in attendance. It was Sublot 92.

Building Official Gero stated that the first part of Linden Lane was built by Troiano. The Chairman stated that the one part of the development if you drive down, you will see that same garage detail all the way down.

Ms. Heinzman stated that it will be a Deer Valley HRTN. She stated that it was 3,744 sq. ft., four bedrooms, three and a half bathrooms. The Chairman stated that it seemed like it should be more square feet. Ms. Heinzman stated that they will have a two-story gathering room. She

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stated that they didn't finish the basement in the house, so she was not including any basement square footage. The Chairman stated that the house looked good.

Ms. Heinzman stated that the colors would be Pebble Clay siding with Catawba brick and Vintage Wine. There would be two kind of masonry on the front. Then the roof will be black with a Dorian Gray front door and extra white trim.

Chairman Casini asked Building Official Gero if he had any questions. He had no questions.

City Engineer Ramm stated that they get to walk right across the street to get their mail.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to review and approval of the site plan by the City Engineer.**

**ROLL CALL:           Yeas: Casini, Gero, Ramm  
                              Nays: None  
                              MOTION CARRIED**

Ms. Heinzman showed the lighting box that Pulte has proposed. She left the numbers in the car. She stated that Sublot 106 would be the first one it would go on. She stated that they would get a flat stone for the mounting. Mr. Monahan stated that it would be fairly easy to mount it to the brick. He stated that they could pull the wire through. He stated that when they do brick, they would have to pull the wire through to the brick. They will have to get a pre-cast stone and put a ledgestone around it and mount it.

Ms. Heinzman stated that she would add a note to the electrical plan and the elevation to flag it as an electrical address sign.

Building Official Gero stated that he had a question. What goes in that area. Ms. Heinzman stated that it was the lighted numbers. She stated that she could go grab them.

City Planner Markley stated that the numbers were not lit. The Building Official stated that it would have to be mounted onto something. If it would get mounted onto the address stones and then it lit the address stone; how would that work as opposed to having a black and white address thing on the house?

City Planner Markley asked if you were just to use that as the frame. The Building Official stated that they could just frame the address stone. You could take the box right now and go up to the ones that are up there and take the flange off and put it on the stone. You would have to put power to it. Would it go over top of the current address stone?

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Mr. Monahan stated that he would have to measure it out. He stated that they could actually wire it into the doorbell chime. He stated that the only thing would be if you rang the doorbell, it will dim a little bit. You cannot hook up 110, its 12 volt.

City Planner Markley asked if there was an issue with the stone plaques in the code or the Deed Restrictions.

Building Official Gero stated that the Deed Restrictions call for an address stone on the house. He stated that they were talking about it the last time. He asked them to see how that would work. He stated that it was a good size area. Mr. Monahan stated that right now they have stone.

City Planner Markley stated that one of the things the Board was talking about was using something similar and getting the bar above the numbers. Building Official Gero stated that it could be some type of luminary. Mr. Monahan stated that all it does is light up and reflects it down.

Several people began speaking at once again.

Mr. Monahan stated that he wanted to take the box and go to one of the existing houses and lay it over. He asked if they were all four number addresses back there. The Building Official stated that they were. Mr. Monahan stated that he would see the height size and see if it would fit.

City Planner Markley stated that it might be easier to find just a light bar across the top. The Building Official stated that the frame doesn't hurt. He didn't think the frame would take away. Mr. Monahan stated that they were talking about a canopy above it shining down. The City Planner stated that as long as it was illuminated in some way, that was what the Fire Department wanted. He stated that they can't get away from the Deed Restrictions.

Several people began speaking at once again.

Ms. Heinzman stated that they can work together for a solution.

City Planner Markley stated that they would have to figure out how to mount that in there and have stone around that. Then they would be fine. He stated that was what happens when the Post Office takes away the mailboxes. Now there are not addresses on the street anymore.

Ms. Heinzman stated that she was not aware of the (inaudible).

Building Official Gero stated that the other thing he wanted to mention was that he was looking at the plat and he was seeing all the big nice lots that were being sold first. They were coming in with houses for those first. They were coming in with the same size houses that they put on

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Hawthorn. He stated that those houses will not be able to fit on the smaller lots; he asked if there were other designs.

Ms. Heinzman stated that there were other houses.

Mr. Monahan stated that they release them a certain way. He stated that the whole phase wasn't released right away. They release certain amount of lots, and that is what they are selling. He stated that he didn't think all the lots were released yet.

Ms. Heinzman stated that she knows in the other section a lot change to front load, and they introduced two additional houses that will be 48 feet wide, the Riverton and the Greenfield.

Building Official Gero stated that one of the reasons he is saying this, at the last Board of Zoning meeting, they granted a variance for someone to go past their building line with a deck. He had to work the Board a little bit to get them to understand that it could be okay. The Board wanted him to come back and tell Pulte that they can't sell houses that have decks that go past lines anymore. They can't sell houses that don't allow for decks anymore. He stated that the Board was reaching their point of no return; and then you will have a whole bunch of unhappy customers. He wanted Ms. Heinzman to keep that in mind because he knows building lines, and there are easements and everything else. There is an applicant tonight with the building line being the same as the easement line; and he wants to go in six feet.

Ms. Heinzman stated that she knows there are things with the covenants like minimum square footage and stuff like that. They have had to work with Gene to get the smaller houses approved. Building Official Gero stated that he was just letting her know that it will reach a point where it becomes not pretty. He stated that they have discussed this before. They have discussed the whole thing as far as stairs and things like that. He stated that from what the new residents were saying, the salespeople are glazing over it. He stated that at the last Board of Zoning, the resident was told not to worry about it; that he would be able to get what he needed. The Building Official stated that at the end of the day it's Pulte Homes. He asked Ms. Heinzman to relay that message.

Mr. Monahan stated that he talks to the salespeople. Ms. Heinzman stated that he was going over the topo with the homeowner too.

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**There being no further business, the Architectural Board of Review of April 18, 2019 was adjourned at 4:34 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary, Unapproved at  
Time of Release 04/19/19**