

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
May 16, 2019**

**New Business:**

- 1. 5820 Rockside Woods Blvd., Topgolf** – Represented by Agile Sign & Lighting for additional signage.
- 2. 6618 Brettin Drive, Khaled Tabbaa** – Represented by Marek Builders for the construction of a new single-family dwelling.
- 3. 6815 Bradford Circle, PPN 562-31-096, Sublot 104, Pulte Homes** – Proposed new single-family dwelling.
- 4. 6954 Linden Lane, PPN 563-01-084, Sublot 89, Pulte Homes** – Proposed new single-family dwelling.

The meeting was called to order at 3:03 p.m. by Chairman Norm Casini and the following responded to Roll Call:

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

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

Chairman Casini asked if there were any additions or corrections of the Minutes of the Architectural Board of Review meeting on May 2, 2019.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of May 2, 2019.**

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

Building Official Gero stated that they needed to approve the Minutes of the previous meeting which was April 18, 2019.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

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**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of April 18, 2019.**

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

**5820 Rockside Woods Blvd., Topgolf** – Lou Belknap of Agile Sign & Lighting was in attendance on behalf of Topgolf.

Mr. Belknap stated that he was before the Board to propose the wall signs that Topgolf wanted to apply for. He stated that one was an address. He stated that Number 1 was the sign location, and 3 and 4 were signs. Number 2 was the address. He stated that all the signs will be internally lit illuminated letters, all channel letters. He stated that the logo was built like a channel letter, but it will have a (inaudible) face on it.

Mr. Belknap stated that he provided the details of how the signs would be fastened on the building.

Chairman Casini asked what were the depth of the letters. Mr. Belknap stated that he believed it was 8 inches. The Chairman asked if the sides of the signs would be black. Mr. Belknap stated that they would actually be blue.

Building Official Gero stated that it would be a white face and a blue outline on the sides of the letters. He asked Mr. Belknap if the logo was the same with the blue and white. Mr. Belknap stated that it would be the same colors.

City Planner Markley stated that would be the one facing I-480.

Chairman Casini asked if the signs would be on all night. The Building Official stated that they would not be on all night. Mr. Belknap stated that he didn't know what the timeframe was. The Secretary stated that they were given a timeframe when they came to the Board of Zoning Appeals.

Chairman Casini stated that he thought the Board reviewed the signs once before. Building Official Gero stated that they did, but it was the final submission.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

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

**6618 Brettin Drive, Khaled Tabbaa** – Bob Marek of Marek Builders was in attendance on behalf of the owner.

Chairman Casini stated that the front elevation of the proposed house looked a little off center. He asked if the lighting could be centered on the opening. There were two columns and Mr. Marek could center the door and put the sidelights. Then it would be centered in the hallway. Mr. Marek stated that he could ask the home buyer.

Chairman Casini stated that he would suggest a light fixture and an address stone in that area. He stated that the two smaller windows in the front, Mr. Marek should put a panel in the front and bring it down with four inch surrounds and make it a panel. He stated that it was simple. Mr. Marek was going to talk it over with the owner.

Chairman Casini stated that the only other thing he had was that Mr. Marek would have to return the stone two feet on either side.

Building Official Gero asked if the proposed house would fit over the existing foundation exactly. Mr. Marek stated that there was just a little piece in the front where the porch was. He stated that the driveway was in.

Chairman Casini asked for the color scheme of the proposed house. Mr. Marek stated that the stone would be Elkwood Weather Ledge. The roof was a Landmark. The windows would be black. It would have white siding. Mr. Marek stated that he was going to do some shake on the front. The Chairman asked for Mr. Marek to put in a fypon on the front. He stated that it would help it.

Chairman Casini asked if there were any questions.

Mr. Marek asked if the City Engineer had any questions. Mr. Marek stated that everything was staying the same with regard to the grade. He stated that they would not touch the grade. He stated that even the grass was all in.

City Engineer Ramm stated that there would be no site plan that would need to be submitted, but he would feel better about having a grade bond and all that submitted just because things could get torn up. He stated that the driveway could get cracked and smashed during construction.

The City Engineer stated that the bigger thing he would like to do would be televise the storm and sanitary connections.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

Mr. Marek stated that they were going to jet them. He stated that the house burned, and he stated that everything burned on top. He stated that the floor and floor joists were not touched.

City Engineer Ramm asked how old was the house that burned.

Mr. Marek stated that he thought it was built in the 1980's. He stated that it was not an old home.

City Engineer Ramm stated that it would be an anomaly if something was wrong with the storm or sanitary.

Mr. Marek stated that he told the homeowner he would feel better if they would jet it and dye it to make sure it was open.

City Engineer Ramm stated that he would feel better televising it too.

Building Official Gero asked if all the utilities were there. Mr. Marek stated that they were.

The Building Official asked if it was underground. Mr. Marek stated that it was overheard at the street, but he believed that the house had it run underground originally, and they would keep that.

City Engineer Ramm stated that he wanted to let Mr. Marek know that they were going to be ripping the whole road out. Mr. Marek asked if they were putting in sidewalks. The City Engineer stated that there would be sidewalks on both sides. He stated that they would have to coordinate. Mr. Marek asked when were they starting. The City Engineer stated that they were bidding the job now, so it would still be a couple of months out. He stated that the goal would be to be under construction in the sweet spot of the summer and fall. Mr. Marek asked if they would get a new apron. The City Engineer stated that they would.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to wrapping the stone around the front of the house, installing an address marker and adding a detail on the front peak.**

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

**6815 Bradford Circle, PPN 562-31-096, Sublot 104, Pulte Homes – Jamey Heinzman and Chuck Monahan of Pulte Homes were both in attendance.**

Chairman Casini stated that he liked the treatments on the side of the proposed dwelling. Ms. Heinzman stated that she was glad that he appreciated that.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

The Chairman asked Ms. Heinzman if she had the color scheme on the proposed dwelling. Ms. Heinzman stated that the brick will be Ashberry, which would be a dark brick. The siding will be Wicker. The shutters will be Tuxedo Gray. The front door will be (inaudible). The garage door will be beige. The shingles will be Weatherwood, and all the trim will be white.

Chairman Casini stated that the proposed dwelling had a nice elevation.

Ms. Heinzman stated that the lower roof return would be shingled, and a shingled roof over the bay.

Several people began speaking at once.

Ms. Heinzman stated that Mr. Monahan came up with a solution for the lighting stone.

Mr. Monahan stated that they would still use the masonry address blocks. He stated that they have two different types. They have the stone and the brick. He stated that the application presented works well for what they do because they were already doing it. He stated that they could use the GFCI block, and they could use it for the proposed application. He stated that anywhere where they would have a coach light or a GFCI on the front of the house that was in stone, they could use that block. That would tie into the light that they would put above the address stone. He stated that they could mortar in an outlet box and install it. It would be waterproof, and it would shine the light down.

Chairman Casini asked what was the material. Mr. Monahan stated that it was man made stone, just like the field stone that they would use. He stated that for the brick it would be universal. They would put an outlet in, a box, mortar in the brick and they would install it.

Chairman Casini asked if Mr. Monahan had done one here yet. Mr. Monahan stated that he hadn't done one. Ms. Heinzman stated the first one would be Sublot 106.

Fire Lieutenant Reis asked when it would be on. Would it be on a timer?

Mr. Monahan stated that he believed it would be on a photo cell so it would just come on like their lamps.

City Planner Markley stated that it couldn't be switched off.

Mr. Monahan agreed. He stated that he could confirm that.

Building Official Gero stated that his only concern with that, there would be a half inch setback on the stone. He was wondering with the down light, if he would get (inaudible). The Building Official would like Mr. Monahan to do a mock up on it. The Building Official wanted to know

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

if it would block the light from catching on the address and just light up the bottom of the stone reveal.

City Planner Markley stated that Mr. Monahan might have to push that box out. The Building Official stated that they couldn't. Mr. Monahan wondered if they could modify the stone. He stated that the stone was so different, it would be the depths and everything. The stones would be different sizes. Mr. Monahan stated that he would look into it. He stated that with the brick it would be perfect.

Several people began speaking at once again.

City Planner Markley stated that was the brown woodgrain, but they also do a light almond and a white.

Building Official Gero asked Mr. Monahan how would they do the receptacles that were in the stone now. Mr. Monahan stated that they leave a box, and they flash their wire coming out with seal; and then they just leave a metal box. The mason then comes in, and if it was stone, they would send them with the package. Then they pull the wire, they push it through; and they will mortar that in and the box would get screwed in after.

Building Official Gero asked if there was one of those on the receptacle. Mr. Monahan stated it was on the GFCI's and the coach lights. The Building Official stated that he never noticed that. Mr. Monahan stated that it was easier driving by if you would look at the coach lights that were on the front, especially if it has stone in its return because all of their coach lights were on the side entrance. He stated that they should be able to see that. They don't have too many coach lights on the porches because they do mostly can lights; but each one has a GFCI, and it is in that. Mr. Monahan stated that it was LED white light. Building Official Gero asked about the voltage on it. It was indicated on the device.

Chairman Casini asked the City Engineer if he had any questions on the site. City Engineer Ramm stated that he has to review it, but he was wondering about some of the elevations. He thought they still needed to be tweaked a little bit. They didn't seem quite accurate at the front, the left side was coming down; but the front elevation made it look flat all the way to the end. He stated that from the porch left the grade was dropping. That was on the front. He stated that it was also the same thing with the left side elevation, right up at the corner it started grading down.

Ms. Heinzman stated that she could adjust that for the building submittal.

Several people began speaking at once again.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

Mr. Monahan stated that he and the salesperson has been talking about the site. She was bringing it up, and he does a pre-construction meeting with the homeowner. He stated that with the ones that had some issues, they have them talk to Phil Klonowski of Klassic Decks. He could always work with them.

Building Official Gero stated that there was six feet for a deck in the beck out the sliding door. Ms. Heinzman stated that she had flipped it. They would have the ten foot. The Building Official asked if she would flip it on the drawings that she was going to submit. Ms. Heinzman stated that they were on the prints she had submitted. She stated that there was a walk out. She stated that the door out from the first floor will be on the ten foot so they could do something over there.

Building Official Gero stated that Ms. Heinzman had the house squeezed in there. He stated that he hoped no one would mis-cut a board. It was .07 of a foot would be what they would have left between the rear setback and where the house was at. City Engineer Ramm stated that it would be tight.

Several people began speaking at once again.

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

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

**6954 Linden Lane, PPN 563-01-084, Sublot 89, Pulte Homes** – Jamey Heinzman and Chuck Monahan of Pulte Homes were both in attendance.

Ms. Heinzman stated that the color scheme was 20, with Signature Blend brick, Weathered Gray siding, gray garage door, and Tuxedo Gray shutters.

Chairman Casini asked if the only change was the brick. Ms. Heinzman stated that the whole color scheme would be different than the other house.

Building Official Gero asked if the lot was the first one coming in. Ms. Heinzman stated that she had an alternate design if needed. The Building Official stated that it was a side load garage. Ms. Heinzman stated that the other one the garage would be located on the opposite side. She stated that they would see the side of the house versus the garage when you would come down the bend.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

Building Official Gero stated that Ms. Heinzman had mentioned there would be some front load garages in that area. Ms. Heinzman stated that they would be Sublots 111, 112. She stated that she thought Sublot 99 was also a front load garage because of the setback being really close on that one. She stated that you could only get a front load garage on that house, and they have some smaller houses that they would be bringing in.

City Planner Markley stated that the elevation was on the left on Sublot 89. Ms. Heinzman stated that was not the correct elevation. She stated that it was Sublot 92.

Ms. Heinzman presented the elevation, and stated to the Board that it was the same exact elevation that they had just approved on Sublot 104. It will be the same house.

Ms. Heinzman produced what the elevation would look like coming around the bend. She stated that because Sublot 91 and 92 were also Deer Valley with similar roofs; she did provide a possible change. She stated that they did have approval, and she didn't know with Sublot 89; she had hoped they would be okay with it. She stated that they could change it to a full gable house and adding board and batten. Also, adding some board and batten to the side elevation to create more differences between Sublot 91 and 92. She stated that Sublot 91 was approved with the changes that they talked about at the last meeting. It created the waterfall effect to this house. She stated that she had to wait to know the outcome.

City Planner Markley stated that the right elevation on Sublot 89, it would be somewhat blocked by the house on Sublot 90. He stated that it would have a very visible left elevation. Ms. Heinzman agreed.

Chairman Casini asked if there was a break in the line. Ms. Heinzman stated that they would change it to a 9/12 pitch and then breaking up the sides about halfway up in the gable end of board and batten with a band board. She stated that she thought it was too much to take it down.

The Chairman stated that he didn't know if she could take something across there or something to break up the mass. He stated that there were all different types of windows there. He stated that it looked like a non-functional design.

Mr. Monahan asked about a band board. Ms. Heinzman stated that she didn't know if it would cut it off. She played around with that because it just made it chunky when she was playing with the elevation. The Chairman stated that it needed something.

Several people began speaking at once again.

Ms. Heinzman stated that board and batten comes in 8 foot sections. She stated that they would have a seam; so they were trying to negate having a seam in the board and batten. She stated that

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

they could come down where they would get that 8 foot dimension so they wouldn't have a seam.

Building Official Gero asked how far was that now. Ms. Heinzman stated that she didn't have a scale. She stated that she could probably come down another 2 foot. The Chairman stated that it would not help. She stated that she could work with the homeowners. Building Official Gero asked what was on the other side of the wall. Ms. Heinzman stated that it was the owners' retreat. She stated that it was the owners' bedroom, and it was the retreat area and the bathroom.

Building Official Gero asked if the windows were high. Ms. Heinzman stated that they were at the standard plate height. The Building Official stated it was showing 8 foot to the top of the window. Ms. Heinzman stated that it was their standard.

The Chairman asked Ms. Heinzman to take a look at it. Ms. Heinzman stated that she would look at the windows and work with the homeowner and redesign based on the furniture. The Chairman stated that if it had something to break it up the whole way across. He stated that the mass of it didn't look right. Ms. Heinzman stated that she agreed. She stated that they could play around with the windows working with the homeowner. She stated that on the other side they could easily create some alignment. The Chairman wanted her to look at it. He stated that if they came down with the batten and step back and come back down again with a T-1-11 to the peak so there would be a break. There would be a break at 8 foot, and they didn't have to match. Ms. Heinzman stated that the other option would be doing a smart panel with batten, but she would think it would not go with the elevation. She stated that it was a more traditional elevation. The Chairman stated that she might go to a slate look. He wanted her to take a look at it. Ms. Heinzman stated that she would.

Chairman Casini stated that he wanted Ms. Heinzman to take a look at the left side also.

Building Official Gero stated that with putting the gables on it, it would add a lot on the side.

Mr. Monahan stated that there was that common area. He stated that it was open. He stated that you have that one house that was on the corner, but it would sit back. He stated that there was nothing.

City Engineer Ramm stated that the woods there were kind of sparse. The City Planner stated that it was an important component of the plan, making that left elevation pop. Mr. Monahan stated that one would stand out more than the other side. Ms. Heinzman stated that with taking it to the gable, it would provide more open. There was more space. She stated that it would be better alignment of the windows on the side.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE, OHIO  
May 16, 2019**

---

Chairman Casini asked Ms. Heinzman if she was considering putting a gable on it. Ms. Heinzman stated that she was just playing around wondering if there was something they could do. The Chairman stated that it would fill it in and make it aesthetically look better.

Several people began speaking at once again.

The Chairman stated that the Board could table it until Ms. Heinzman would bring it back. The Building Official stated that the Board could approve it subject to resubmitting the elevations. Ms. Heinzman would not have to come back to another meeting.

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

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

**There being no further business, the Architectural Board of Review of May 16, 2019 was adjourned at 3:42 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary, Unapproved at  
Time of Release 05/17/19**