

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
January 21, 2021**

The Meeting was called to order by Acting Chairman Michael Gero at 3:04 p.m. and the following responded to Roll Call:

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

ABSENT: **Norm Casini, Chairman**

New Business:

- 1. 7081 Brecksville Road, Independence Nutrition** – Proposed wall sign to read: Independence Nutrition.
- 2. Rockside Woods Blvd. North, Saucy Brew Works** – Proposed temporary sign to read: Independence Future Home of Saucy Brew Works.
- 3. 6824 Dora Blvd., Elliott & Stacy Kirth** – Proposed addition to existing single-family dwelling.
- 4. 6803 Sprague Road, Matt Brzoska** – Proposed three-car garage.
- 5. 6848 Bradford Circle, Sublot 100, PPN 562-31-092, Pulte Homes** – Proposed single-family dwelling.
- 6. 6857 Linden Lane, Sublot 117, PPN 563-01-098, Pulte Homes** – Proposed single-family dwelling.
- 7. 5355 Acacia Court, Sublot 170, Pulte Homes** – Proposed single-family dwelling.

Acting Chairman Gero stated that the Chairman was not in attendance for the meeting. He stated that the Chairman might come in later. He stated that he did meet with the Chairman yesterday to take any comments that the Chairman had on any of the submitted applications.

Acting Chairman Gero asked if there were any corrections or additions to the Minutes of the December 17, 2020 Architectural Board of Review meeting. There were none.

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A motion was made by City Engineer Ramm, seconded by Acting Chairman Gero, to approve the Minutes of the Architectural Board of Review meeting of December 17, 2020.

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

7081 Brecksville Road, Independence Nutrition – Bob Bottomley of FastSigns was in attendance.

Acting Chairman Gero asked Mr. Bottomley to explain to the Board what he had going on there with the sign.

Mr. Bottomley stated that it will be a typical sign board sign that you would see on a storefront. He stated that there would be cut vinyl lettering. He stated that it would be basic black and white. He stated that there was other signage in the area there that has a similar appearance. He stated that there was a dog groomer in that shopping center. He stated that the sign would not be illuminated. It would be located right above the door. He stated that the sign would be 13.3 sq. ft. He stated that there would be a frontage of 25 ft., and he believed that was within the code. The sign itself would be 10 ft. wide and over 1 ½ ft. tall.

Acting Chairman Gero stated Mr. Bottomley stated that there was a similar sign a few doors down, but there were also other signs that had individual lettering. He stated that the Chairman wondered if the proposed sign could be individual letters as opposed to just a sign board type of sign.

Mr. Bottomley stated that he went over all the different options with the customer, and from a budgeting standpoint; and he believed they were opening up a number of those locations. He stated that it was the option that the customer wanted. He stated that the customer was told they could have the sign illuminated, but they didn't want that.

City Planner Markley stated that he actually had a similar concern when you look at the building itself. It begins to start to diminish the appearance of the building when there were individual letters and then you have basically what would amount to a sticker on a building. He stated that there was no dimension to the sign, and he understands the budgetary concerns, particularly in this climate. The City Planner stated that if nothing else, he guesses he could maybe consider approving the sign for a limited amount of time until they get their feet underneath them and then actually go to a sign with individual letters, something that would be more consistent with the building.

Acting Chairman Gero asked what would be the chances of using the same sign panel, but putting a letter on there that would be more than just a stick on vinyl.

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Mr. Bottomley stated that it was purely a cost factor. He stated that he could present that to the customer and tell them how much it would cost.

Acting Chairman Gero stated that he would like Mr. Bottomley to try that just to give it some depth. He stated that he gets the border and the nice frame around it and all that; but it would be just stick on lettering. He stated that he was not sure that the dog groomer sign was ever approved.

Mr. Bottomley stated that he will ask the customer. He asked if they could still put up the proposed sign with the dimensional letters over it.

Acting Chairman Gero stated that the customer has some time yet because he was just getting the permits for the buildout. It was not as if the sign would have to go up for business right away.

Mr. Bottomley stated that the Board wanted to see some individual letters, what they would call pin mounts so there would be no backer board at all. They would pin mount right to the building. He asked if the Acting Chairman was suggesting that or they could also, and he thinks it would be less costly for the customer, they could mount the dimensional letters right to the board so instead it being a flat black sticker, they would have some dimension.

Acting Chairman Gero stated that either way, so they could get some dimension, some depth to the lettering, whichever way the customer would like to go with.

Mr. Bottomley stated that would help out with the customer's installation costs if they would put it on the backer board there.

Acting Chairman Gero stated that putting the backer board up would be acceptable. He asked the City Planner if he would think the same.

City Planner Markley asked if the backer board would have any dimension or would it be that thin metal?

Mr. Bottomley stated that it would be that thin metal.

City Planner Markley stated that the board itself would not have any dimension, but the letters would stand out an eighth to a quarter of an inch.

Mr. Bottomley stated that it would be something to that effect. He would not want to go much thicker, then the price would go way up also.

City Planner Markley stated that he thought it would be fair to state that the Board's jurisdiction would be tied more to the appearance and less to the budget; but again in these times the Board is

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mindful of what the businesses were going through. He stated that Mr. Bottomley mentioned that the customer had several locations, and he didn't know if the sign was a standard that he would be utilizing in every location or if it just happens to be what he can afford for this particular one. The City Planner did not know the answer to that. He stated that he would put as much depth as Mr. Bottomley could present on there so there would be a little bit of a shadow line, and it would be more consistent with the other signs on the building which were individual letters.

Mr. Bottomley asked how he would come back to the Board with that.

Acting Chairman Gero stated that the Board will table the matter. He wanted Mr. Bottomley to talk to the customer and see what he would want to do. He stated that the Board meets again on February 4th.

Mr. Bottomley stated that they probably wouldn't do anything before then.

Acting Chairman Gero stated that in looking at the sign, and he didn't know if it was just an illusion to his eyes; but he asked if the width of the lettering was the same.

Mr. Bottomley agreed.

Acting Chairman Gero stated that it was almost looked like Nutrition, those letters were wider; and he thinks it was just an illusion of his eyes.

Mr. Bottomley stated that it probably was. He stated that the computer would not arbitrarily draw that.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to table the matter.

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

Acting Chairman Gero stated to Mr. Bottomley he could put together the revised sign, drop it back off, and the Board will go from there.

Mr. Bottomley agreed.

Rockside Woods Blvd. North, Saucy Brew Works – Brent Zimmerman of Saucy Brew Works and Architect David Maison were both in attendance.

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Acting Chairman Gero asked the applicant to tell the Board what the proposal would be for.

Mr. Maison stated that they were hoping for approval on an announcement sign for the Saucy Brew Works project that will be coming over on Rockside Woods Blvd. He stated that they were looking for a Future Home of Saucy Brew Works sign. They were proposing a 4' x 8' sign which was within the ordinances, and they have it set back from 25 feet from both the street and side property line. He stated that they will position it to try to get as much view as they can, presenting to the traffic that would be moving up and down the road. He stated that it would be a temporary sign to announce the coming project.

City Planner Markley asked how long do they anticipate the sign being up, and would it be up during construction or would it just be anticipating the construction schedule and then something else would go up? He asked what kind of timeframe?

Mr. Zimmerman stated that they were starting the re-vetting process with Planning Commission. They will be on the February meeting. He stated the Board would have a better idea of how long it would take to get approval, but they will start construction as soon as they can after they get the approvals. They think construction will be somewhere between 123 and 15 months.

City Planner Markley asked Mr. Zimmerman if he would like the sign up for that period of time?

Mr. Maison stated that unless the Board would object, they think it would be nice. They would put it in a place that would not interfere with what would need to happen in the development of the site.

City Planner Markley stated that the reason he asked was maybe to dress up the appearance of the sign itself. He stated that he could hear the Chairman's thoughts in his head. He stated that just the posts and something that could dress up that appearance a little bit more. He stated that he knows the Chairman usually likes a border around the sign to some degree so it would not look like just a piece of 4' x 8' material and maybe doing something with the columns because they would typically be 4' x 4' posts.

Mr. Zimmerman stated that it would be painted a matte black. He asked if the Board would like to see it wrapped in something.

City Planner Markley stated that it was not a treated post so that would be a good start to begin with. He stated that typically the Board would see a little border around the frame of the sign, and sometimes if the posts were a little bit more pronounced to where they would extend beyond the top of the sign and a little bevel could be put on it just to dress up the sign so it would not just look like a billboard or a 4' x 4' treated wooden post. That was what he was thinking out loud. He didn't know if the Chairman had any comments on the sign or not.

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Acting Chairman Gero stated that the Chairman's comments were that he was kind of okay with the sign in general, but the permanent sign, when it would come time for a permanent sign; he did not think that something that looked like that would be appropriate as a permanent sign.

Mr. Zimmerman agreed.

Acting Chairman Gero stated that along the City Planner's comments, perhaps just a one inch or a border trim around the perimeter of the sign, just to frame it in a cream color. He asked Mr. Zimmerman if it was white or cream.

Mr. Maison stated that it was an off white, a cream.

Acting Chairman Gero stated it could be something that would give it a perimeter to frame it. He asked if that was possible.

Mr. Zimmerman stated that was easy to do.

Acting Chairman Gero stated that to the City Planner's points, the posts would be going all the way up?

Mr. Maison stated that they would be on the back side.

Acting Chairman Gero asked about some type of a post cap on it that would protrude?

Mr. Maison agreed.

Acting Chairman Gero stated that it was a temporary sign, but this way would dress it up a little bit. He asked the City Planner what he thought about that.

City Planner Markley stated that given that it might be 12 to 15 months sitting up there, he thought that there might be some room for improvement. He stated that it looked like the sign was going to be in a landscape bed, so maybe they would be putting something temporary around it to give it some grounding and a little bit of a pop as opposed to just a construction site sign. He stated that if they could extend it a little bit.

Mr. Zimmerman stated that they were planning on putting some landscaping stuff around it to make it look nice. He stated that they were pretty high graphic, high end; so they don't want to put a terrible representation up there anyway.

City Planner Markley stated that would be great. He stated that he knows it is construction and temporary, but just a little bit more to it given the fact that it would be up for as long as it would be, a year and a half potentially. It would be good to dress the sign up a bit.

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Mr. Zimmerman stated that he was not an architect or engineer, he asked if they went through the hassle of lighting it, would it be a no or yes or would it be a different process.

Acting Chairman Gero stated that would be a different process as far as lighting a temporary sign. He stated that he didn't know how they would do that easily.

Mr. Zimmerman stated that it would be with solar. He stated that it would be pretty easy.

Acting Chairman Gero stated that would make sense. He stated that he was an electrician, so he always thinks wire.

City Planner Markley stated that solar would require their collector to be located nearby the sign, and then there would be a battery pack that would either be in the ground or in a box somewhere. He stated that the landscape plan should be submitted just so that it would screen what it would need screen, and the collector would have the appropriate angle. He stated that he has seen those lights as well.

Mr. Zimmerman stated that he wanted to know if that was a route if they wanted to they could; but if they do, could they just come back. He stated that right now they don't have it contemplated, but he thinks it is probably smart if the sign would be there for that long.

City Planner Markley agreed.

Acting Chairman Gero stated that he wanted to double check the code to see if there was any prohibition on that, and he will shoot an e-mail out to Mr. Maison with that response. He stated that then they could decide what they want to do. He stated that if there was no prohibition, then it could just be administrative approval on that.

City Planner Markley asked if the sign would be running parallel to Rockside Wood, or would it be a two-sided sign going perpendicular.

Mr. Maison stated that they were only permitted to have a single-sided sign, and it would be parallel to Rockside Woods.

City Planner Markley stated that the views on the ends would be what he was thinking maybe dressing it up a little bit because you would be looking at the ends of the posts.

Mr. Maison agreed.

Mr. Zimmerman stated that as a recap, they will frame the sign with the off white color that was in their logo. They will clean up the end up tops that they were talking about. Separately, the

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Board will come back to them and say whether they can light the sign or not. He asked if he was picking up the pieces?

City Planner Markley asked if the back of the sign would also be black.

Mr. Zimmerman stated that it was all painted the same.

City Planner Markley stated that was great.

City Engineer Ramm stated that he had one concern or comment. He stated that there were some underground utilities running through there. There might be a utility easement, and he wanted them to be cognizant of that and make sure they call OUPS before they drill the posts.

Mr. Maison stated that they tried to keep the sign out of the utility easement. They will make sure that call is made.

Acting Chairman Gero asked if there were any other questions or comments.

City Engineer Ramm asked if there was a way they could just address the lighting. He asked if that would have to come back before the Architectural Board?

Acting Chairman Gero stated that if there was no prohibition against the lighting the temporary sign, they could do it administratively. He stated that it would be a 4' x 8' sheet of board. They would not put a searchlight on it. It would be some type of solar lights, maybe three heads, something to that effect. He stated that it could be done administratively unless the City Engineer was thinking something else.

City Engineer Ramm stated that he was just thinking trying to facilitate the scenario in the approval today.

Acting Chairman Gero stated that the only thing that he will add was that since the project has not been officially approved, a permit for the sign could not be issued yet.

Mr. Zimmerman stated that it was approved one time.

Acting Chairman Gero stated that those had expired. He stated that once the approval comes from the Planning Commission and Council; once the approvals were issued and granted, then they could go ahead and issue the sign permit.

Mr. Zimmerman stated that he got it.

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A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the temporary sign which will include the border, the posts to include some type of cap, possibly lighting if not prohibited, landscape plan and verifying the utilities near the sign, subject to Planning Commission and Council approval.

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

6824 Dora Blvd., Elliott & Stacy Kirth – Homeowners Stacy and Elliott Kirth were in attendance.

She stated that they have a proposed addition for the existing home.

Acting Chairman Gero stated that he was going to start with some of the comments that the Chairman had, and that was concerning the lower left elevation, the brick lower wall; he wanted to see some windows in that to align with the windows above. He stated that then on the east wall, that brick underneath the addition part on top, that there would be some windows in there, possibly one centered underneath the three above it. He stated that it would be something to break that wall up. He stated that those were the comments the Chairman had.

Acting Chairman Gero stated that anything at the Board, there were variances required for the proposed project. The applicants will be going before the Board of Zoning Appeals this evening. He stated that there was a variance for a side yard reduction of 1 foot on the addition part. There was a variance to make the driveway wider than 20 feet, to make it 23 feet; and a variance to put the driveway right on the property line. Those would be considered by the Board of Zoning Appeals this evening.

He asked the City Engineer if he had any comments.

City Engineer Ramm stated that when they looked at and tried to get oriented on the project, and the one thing that jumped out at them was the fact that the proposed addition would span two individual parcels. He stated that he thought when that happened in the past, they have required a consolidation.

Acting Chairman Gero stated that would definitely have to happen.

Mrs. Kirth stated that she wanted to make sure they proposed the addition, and then her next step was going to be the lot consolidation.

City Engineer Ramm stated that then the obvious concern would be there would be just a lot of additional impervious area between the roof and the concrete addition and being constructed in

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such close proximity to the property line, just the requirement to manage the stormwater adequately. He stated that it looked like from the contours that the water generally tries to flow southwest to northeast through the site. He stated to be cognizant of not dumping a bunch of water on the neighbors or not overwhelming your own storm sewer system with all the gutters.

Mr. Kirth stated that they would actually be looking to improve that. He stated that they have a lot of standing water back there between the properties which was pretty rough at times. He stated that they will have swale in there as well to prevent anything else.

City Engineer Ramm stated that any sort of site work, drainage work could be shown on the site plan as they would develop it.

Mr. Kirth agreed.

City Engineer Ramm stated that one thing they were trying to get their hands around was the mass of the structure and how it would fit. He stated that he knows it would be in the rear, but knowing that the height of the new roof will be well higher than the height of the existing roof.

Mr. Kirth stated that was why their architect was trying to step that up rather than just going straight from their existing to that high elevation. There would be a little step in there to gradually carry that. He stated that if you would be looking at it from the front aesthetically, it would not look like a gigantic wall back there. It will have a little transition between the existing to the new.

City Engineer Ramm stated that the top of the house was still up somewhere.

Mr. Kirth agreed.

City Engineer Ramm stated that he thought that would be helpful to show that in the elevations just so they had a reference. He stated that what they tried to do was a crude exhibit of what the massive height would look like from the street. He stated that they didn't know how accurate that was.

Mr. Kirth stated that he thought the City Engineer was missing that one step, but he didn't think that the back portion would be really any higher or any lower than the existing the way it was. He stated that what they were seeing from that existing picture was really what they would see.

Acting Chairman Gero stated that one of the things that the Architectural Board was charged with was looking at how projects, additions, houses, fit into the neighborhood. How existing structures would blend in for characteristics, and the proposed addition was just a huge addition. He stated that it was an 80 foot addition on the back of the house. He stated that it would be 28 feet tall, and he knows that the Chairman made those comments.

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Mr. Kirth stated that the adjacent neighbor's was pretty close to that he would assume, if not maybe a little higher. He never really checked it. He stated that they were aware of that.

Acting Chairman Gero stated that he didn't think it was 28 feet. He stated that then they would have the 80 foot addition on the back that would be right in the neighbor's sight line there, right there next to his property line. He stated that they want to bring it even closer. He asked what the reason was for such a large addition? He stated that it seems like they were trying to squeeze something into an area that would not seem practical. He stated that they have a 60 foot wide lot. He asked what was the reason for such a large addition?

Mr. Kirth stated that in the past, they had this conversation, the big issue that they have was that their particular home, they do not have a basement. He stated that they do not have any attic space, that was the big concern. That was how the addition grew to that size. He stated that they were only doing this one time; they don't want to be sorry that they didn't given themselves the space that they know that they need.

Acting Chairman Gero stated that he was curious if they had talked to their neighbors about the addition.

Mr. Kirth stated that they had.

Acting Chairman Gero asked the homeowners what their thoughts were adding windows to the lower section.

Mr. Kirth stated that he would have to re-approach that. He would have to take a look at that again because it was on that back side, he would have concern that somebody might be peeking in or trying to get in on that back side there. That would be his concern to that, but he was just thinking if there was a way they could break something up in the brick work or something to make it look more appealing rather than a straight wall; but he didn't know what that would take. He would have to re-approach that, but the windows would not be completely out if they had them up high.

Acting Chairman Gero stated some break in that brick work or something.

Mr. Kirth stated that he understood. He stated that maybe they could come up with something that cosmetically would look good in that transition between the two.

Acting Chairman Gero asked what was the pitch of the roof.

Mr. Kirth stated that it was no more than the existing. He stated that it was pretty spread out.

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Acting Chairman Gero stated that Mr. Kirth stated it was no more than the existing, but the existing wasn't two stories up in the air; that was the thing. That was why the existing pitch would give them some height there.

Mr. Kirth stated that he can't change that. The height would be the height. He stated that he could not change that back. He stated that he remembered having a conversation that he wanted to draw it out to keep it as low as possible. He stated that they originally had a peak style, and they already changed that because it was too much at that point. He stated that the roof would be more of a hip style which would bring that down. He stated that it would flow more with their roof. He stated it was more money, but it would match with their existing roof. He stated that it was just the height.

Acting Chairman Gero asked City Planner Markley if he had any comments.

City Planner Markley stated that a lot of what was talked about was his concern. He stated that it was certainly a large mass of building. He stated that if they would go back to the site plan that indicated the relationship to the other property owners; he was concerned about the property owner as you would be facing the house to the left. He stated that the back living area at 6830 Dora would be right up against that building. He stated that they would effectively create, depending on the height of the structure, a pretty sizable wall along whatever the length of the building would be along their backyard, their living space. He stated that it would be significant enough in height that even if they think about landscape screening, they wouldn't be screening much of that. He stated that then they would have drainage issues. He stated that the concern he had on that was that was the blank wall side. That would be the wall that 6830 Dora was basically facing.

He stated that he liked the City Engineer's sketch, but he would like to understand whether that would be accurate; so maybe if the architect could really present a street view elevation that would incorporate the proposed building with the existing. He stated that would be helpful because he thinks what he was hearing the applicants say was that it wouldn't look like that, it wouldn't be nearly as high, and you really wouldn't be able to see the house in the back, it would be stepped. He stated that he was struggling to understand how that would be possible. He stated that those were his initial comments. He stated that it was a sizable structure that would affect for sure the character of the neighborhood, and if it was as Don had presented it, for sure. He stated that if that was not an accurate depiction, then maybe their architect could give the Board a better elevation that would show the addition in the back. He stated that those were his thoughts. He stated that there is a lot of lot coverage. He stated that when you look at all that pavement. He stated that there looked like there was a sidewalk going from the existing driveway to around the side of the existing house to a really large area of concrete. He asked if he was catching that correctly.

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Mr. Kirth stated that they don't think it was any larger than several doors down. He stated that they tried to keep it close to what they have existing around them.

Mrs. Kirth stated that at the back side of the house, they have not determined if they were going to put concrete there or do pavers for a patio there. She stated that was showing a lot larger area.

City Planner Markley asked if they had enough room between the side yard lot line and the end of the house to get their cars through to that space or would they do a drive through. He asked what exactly was the plan?

Mr. Kirth stated that they had close to 10 feet there.

City Planner Markley stated to the property line.

Mr. Kirth stated that it was like 9 foot 8 inches.

Acting Chairman Gero asked if it was from the house or the overhang.

Mr. Kirth stated that it was from the house.

Acting Chairman Gero stated that if he remembered the overhang was about 2 feet.

Mr. Kirth stated that there was a 17 inch overhang. He stated that he could get his truck back there. He stated that he could drive his truck back there without any problems. He stated that it was a Silverado.

Acting Chairman Gero stated that he just ran some numbers real quick. He stated that it would be almost a 3,600 square foot addition that they were proposing, and it was a lot. He stated that the houses that Pulte were building down at Hawthorn aren't that big.

Mrs. Kirth stated that they had evaluated this several times. She stated that they have looked for other properties that meet their needs. She stated that they have lived there for 20 years in that home and to try to go out and buy something that meets their needs versus adding onto their existing property, it just made more sense to add on. She stated that they would be getting what they need, what they want and obviously staying in Independence because they love Independence and everything it has to offer.

City Planner Markley stated that the only other element of this that he was looking at was the setbacks, and maybe it would help if the setbacks would be consistent with the existing structure that they would be pushing it a little bit away from the neighbor's house. He stated that he didn't know what that would do on the driveway for vehicles in that area, the other side.

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Mr. Kirth stated that it would make it more of an issue there by doing that. He stated that he would only come off the house 2 feet which then shrinks the side yard down to 5 feet there. It would be 1 additional foot from what would be okay.

City Planner Markley asked what was the distance between the side lot line and the front of the garage proposed addition building.

Mr. Kirth stated that it was close to 24 or 26 feet.

Mrs. Kirth stated that she thought it showed on the site plan that they provided.

Mr. Kirth stated that they generally wanted that to jog over. He stated that once they got past between the homes, that pavement would jog back over so that way they weren't staying on that line. He stated that it was just to get them past the house.

Acting Chairman Gero stated that Mr. Kirth mentioned the other properties on either side. He stated that he thought they had garages behind their houses or attached garages. He stated that he didn't think they had a full second story structure on top of their garages. He stated that 6906 Dora, he didn't know if that was a full story on top of there. He stated that he appreciated the applicants attempt to do it one time and be done with it, but they would be adding a lot of living space up; and he didn't know how that would work. He stated that when they get the better rendering from the architect with regard to how that would look from the street, how that would compare to the existing house, there might be a better perspective on that. He asked if there were any concerns that the Board hadn't mentioned?

City Planner Markley stated that the applicants mentioned that they didn't have a basement under the existing home, but he didn't see a basement plan for the addition. He asked if they were planning on doing a basement under the proposed plan?

Mrs. Kirth replied no.

City Planner Markley asked if that would be something they would consider doing to bring the scalability down and do a basement in the building.

Mr. Kirth stated that it would go into sump pump concern and drainage concern because after taking the existing height of where their storm drain was and sanitary was, they would have to pump up to get it out. He stated that the lowest part in their yard, it was only 7 feet down. They never went any lower than that.

City Planner Markley stated that if they wanted to approve it as bathrooms and things.

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Mr. Kirth stated that if they wanted to go down and do something down there, just drainage concerns. The storm line was not that low, there was nowhere where it was that low.

City Engineer Ramm stated to drain it by gravity.

Mr. Kirth agreed, and he stated that he didn't want to get into mechanical concerns there at all with drainage. He stated that he wanted things to happen naturally if they can.

City Planner Markley stated that he was just throwing that out there.

Acting Chairman Gero stated that he thinks the Board has expressed the concerns that they have immediately here. He stated that there were variances that were required, so whatever the Board would do would be subject to the variances. He stated that he was going to suggest that the Board table the matter pending the additional information for revised considerations on some of the exteriors and see what the Board of Zoning would have. He stated that should Zoning turn down a variance or modify the plan at all, they would have to come back anyhow.

Mrs. Kirth stated that the two things the Board was looking for was the street view elevation of the structure as well as some windows that would be incorporated into the brick on the rear as well as the side.

Acting Chairman Gero stated that the elevation with the three doors and the windows above and the little deck and the windows for the man door and the sidelights; that was a great looking elevation. Then they go to the back of that view, and there will be brick all along the bottom.

Mrs. Kirth stated that she could understand. She wanted to be sure that when they were coming back.

Acting Chairman Gero stated that the other thing they can do would be to put together their proposal and submit it to have the Chairman review it before coming back to a meeting.

City Engineer Ramm said more of an informal.

City Planner Markley stated a work session.

Acting Chairman Gero stated like an informal review and discussion. They could plan that when they get the revisions taken care of.

Mrs. Kirth stated that those would be the only two things that the Board would be looking for them to provide. She stated that she would welcome meeting with Chairman Casini in an informal meeting.

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Acting Chairman Gero stated and some consideration to the height.

City Planner Markley stated that if they were to project the line down all the way past the window to the ground, they could do something like that where they would have different materials. He stated that they won't often hear him say that, and again it is something that the City has to also think about, but that would be a lot of brick. He stated that it was a lot of brick, and he knows that it will be very, very expensive too. It will be a significant cost of their construction, and while the Board doesn't like to see big blank walls, maybe there might be an opportunity of taking that line where the step down would be from one roof pitch to the other and bringing that extension down and then some kind of treatment or trim or otherwise that they would be separating the two elevations almost. Then they could treat that as almost two facades of the same building and pull out a lot of that brick which would be creating a mammoth element to that structure.

Acting Chairman Gero stated that it was a massive wall. He stated that they could come up with something.

City Planner Markley stated that he thought the combination of windows and things back there would make sense. He understands that they don't want people looking through windows or you don't want them to have access to doors and things like that. He stated that maybe there would be another element they could add to it.

Acting Chairman Gero stated some other type of feature or something in there.

Mr. Kirth stated that maybe some windows in there down that corner or something where they would be fixed, they don't actually operate.

City Planner Markley stated that maybe they could do a trellis structure, some kind of ornamentation.

Mr. Kirth stated that it was solely for security purpose right there. He stated that he didn't want to see glass block going in there.

Acting Chairman Gero stated that it was Independence.

Mr. Kirth stated that his truck was rummaged through.

Acting Chairman Gero stated that he had a question. He asked about the garage doors on the other side, the three that would be added. How tall would those be?

Mr. Kirth stated that they would be 10 foot doors. He stated that it was to help the turning radius and give them plenty of room in there when the car door would open.

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Acting Chairman Gero stated it was the height.

Mr. Kirth stated that the height of the doors would be 8 foot high and 10 foot wide. He stated that they would not be 10 foot high.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm to table the matter, pending the items discussed above with regard to the revisions and Board of Zoning Appeals variances.

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

Mrs. Kirth stated that they only two things they were looking for would be the street view elevations and the windows and brick to be modified. They will schedule a meeting with Chairman Casini, and they would have to come back to the Architectural Board.

Acting Chairman Gero stated that the Architectural Board meets every two weeks, it was the Board of Zoning that would only meet once a month. He stated that it would not be that they would have to wait a whole month to get it going; but if they would get the revisions done and everything, they would send it in, and then he would get with the Chairman and discuss it and then have an informal discussion with the applicants and go from there.

City Engineer Ramm stated that he wanted to reiterate that he would think it would be beneficial to extend the elevation and show the true height of the structure of the house to give everyone an understanding of how it would fit.

Mr. Kirth stated that he would leave that up to the architect.

City Engineer Ramm stated it would dovetail into the front elevation from the street.

6803 Sprague Road, Matt Brzoska – The applicant had withdrawn from the agenda because there was some additional information that would be needed to be submitted.

6848 Bradford Circle, Sublot 100, PPN 562-31-092, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that it was the Castleton floor plan with a finished basement. It would be approximately 4,500 sq. ft. with 4 bedrooms and 3 ½ baths. He stated that there would be a stone front which would be Breakwater Ledge stone with light grays and some browns mixed in. There would be shake siding in Sterling and the Ironstone horizontal. He stated that they were going with the dark blue there.

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He stated that the side elevations were shown. They did extend the roof line as the Chairman had requested that they do on the sides. There would be a two-car garage. There would be typical windows that they have done before. He stated that he was open to comments from the Board on the elevation.

Acting Chairman Gero stated that he had a question. He stated that he was looking at the site plan. He asked if there was a 30 foot rear building line. He stated that the house would go right up to it.

Mr. Kirksey stated that the lots were a little shallower than typical out there.

Acting Chairman Gero stated then the guy will want to come in and put a deck on the back; and then he would have to go to the Board of Zoning Appeals and Zoning chews up the deck guy because Pulte put the house on the back of the building and gave the guy the impression he could build a deck.

Mr. Kirksey stated that they always disclose the building lines to their customers up front; and they were on the front and the back with the footprint and space given to the lot due to the retention basin.

Acting Chairman Gero stated that he was looking at the house on the site plan, and there were two tapered walls; and he wasn't seeing the two tapered walls on the structure. He stated that something was not right.

Mr. Kirksey asked if he was talking about the footprint.

Acting Chairman Gero stated that he had the incorrect elevation. He stated that was the only concern. He stated that the homeowner would have 3 feet that he could construct a deck.

City Planner Markley stated that the deck would end up having to go on the side.

Mr. Kirksey stated that it was probably due to the fact that he was adamant on the three-car side entry garage which would push the building a little back due to the extension up front.

Acting Chairman Gero stated that given that; where the door was located, the deck would go on the side that he doesn't have any side yard.

Mr. Kirksey stated that the deck was on the rear of the house. He stated that he was not really sure on future plans for the lot, what the homeowner had discussed with the sales. He stated that they try to stay within their boundaries.

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Acting Chairman Gero stated that he understood that, but it was the once Pulte is gone that they have to deal with the poor homeowner.

City Planner Markley stated that he thought it had been misleading because they offer a door coming off of the café/breakfast room, and they have to build a railing from a safety perspective because there was no deck there at the time. It interferes that they would be able to step out onto something, and there was no way to step out onto anything without getting a variance.

Mr. Kirksey stated that was a typical floor plan. He stated that they didn't tailor the house to the lot more or less. They have the floor plans.

City Planner Markley asked what if they eliminated the door?

Mr. Kirksey stated that they could easily do that. He stated that it sounded like the concern was with future plans with the homeowner. He stated that he didn't have a lot of visibility into that.

City Planner Markley stated that if they didn't give the homeowner access, that would take away the urgency to put a deck out there. It wouldn't preclude them from building a patio or something in the back; but they don't have access to anywhere in the back of the house. He stated that the only way to get to it would be to walk around the sides to get there. He stated that they would be taking away that.

He stated that the other option was to throw it in the Deed Restrictions that there was not any deck or patio built; but that would be painful and complicated.

Mr. Kirksey asked if the Zoning Board had many variance applications in the neighborhood? He thought he saw one on the schedule recently.

Acting Chairman Gero stated that every single house almost that had a deck on it. He stated that he would have to say that 75% of the houses would come for a variance. He stated that it was serious. He was not just making it up.

Mr. Kirksey stated that he got exactly what the Acting Chairman was saying, and he understood what the Acting Chairman was saying about having the door there.

Acting Chairman Gero asked if they would put the door on the other side of the bump out.

Mr. Kirksey stated that they have done that a few times to kind of chase the contour of the yard.

Acting Chairman Gero stated that if they put it on the other side, at least the homeowner could build a walkway to a deck that would be compliant.

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Mr. Kirksey asked and attach to the driveway side?

Acting Chairman Gero replied yes. He stated that there was somebody else who did that that.

Mr. Kirksey stated that it was typically suggested by their sales team when it comes to them like that. He stated that really the concern was if they were being forthcoming with the homeowner about what the restrictions were and where the house would sit on the property line.

Acting Chairman Gero agreed.

City Planner Markley stated that he thought it was a disservice, not only to the customer giving them the impression that they could actually build a deck right off the back of the door; but it was also kind of a disservice to the Board of Zoning Appeals because it forces them to have to take action and be the bad guys on a request from a homeowner.

Mr. Kirksey stated that realistically there were a couple of ways around it, depending on what the homeowner would like to do. He stated that if they wanted to look at a front entry garage scenario or a two-car side. He stated that he just didn't know what the conversation was about their needs or what they wanted to do with Pulte from the start.

City Planner Markley stated that they were requesting a three-car garage which then pushed the building back on the property line. That would be kind of self-imposed. It would be like look we could do this, but we have to take this door off the back because there wouldn't be access out that way.

Mr. Kirksey stated that he could reiterate that. They were right on the property line, they have flexibility to go front entry; of if the homeowner wanted this, they would have to reiterate the situation.

City Planner Markley stated then they wouldn't be pushing the envelope. Or to the Acting Chairman's point, if they wanted to be super flexible on this, they could throw the door on the other side and then they would end up doing like a raised walkway that wrapped the corner of the left elevation. He stated that it would not be an appealing side to have a deck, but it would give the homeowner an option. He stated that he would lose the door and call it a day.

Acting Chairman Gero stated that he would like Mr. Kirksey to take it back and talk to them a little more.

Mr. Kirksey asked the Acting Chairman if he was looking for them to lose the door 100% or swap it over?

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Acting Chairman Gero stated that it could be either or, swap it over or lose it 100%; and it would simply be because they were right at the line. They were a foot off the line.

He stated that the Chairman had a couple comments on the right elevation. He suggested a window on the first floor underneath the window on the second floor.

Mr. Kirksey stated that they have a stairway. It would end up straddling the wall between the powder and the flex room if you line it up there.

Acting Chairman Gero stated that the other thing the Chairman suggested was some kind of ornamental fypon or something up in the dormer, the gable end. Something up there just to break up that wall a little more on that side.

Mr. Kirksey stated that he had no problem putting a gable vent in. They have no exposure; they were covered on both sides of the lot there. He stated that typically they were like high impact, high visibilities. He stated that it was no sweat for them to throw a gable in. He would probably just match it and put one on each side.

Acting Chairman Gero stated that it could be something similar to what you have on the front there. He stated that whatever Mr. Kirksey would want to do, just something up there in that gable.

Mr. Kirksey stated that he would probably just lean towards a rectangular fypon.

Acting Chairman Gero stated that he wanted Mr. Kirksey to have a conversation with the owner that they would need variance, and the variance could not be guaranteed.

Mr. Kirksey stated that they could do something to cover all bases. He kind of likes where they have with the egress situation. He wanted to agree to take that egress from the café off, and then that will tell the homeowner that they can't use the back on the building line. He stated that if they would want to reconfigure the home, they could come back in with a front entry garage and a new submittal. With no door there, it would be understood that they would not be looking to build a deck off the back.

Acting Chairman Gero agreed.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the removal of the door off the café area, adding a fypon to the gable and site plan review and approval by the City Engineer.

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

6857 Linden Lane, Sublot 117, PPN 563-01-098, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that it was another two-story home. It was the Deer Valley model. He stated that the basement would be finished which would push the home to over 5,000 sq. ft., 4 bedrooms and 3 ½ baths. There would be brick and stone on the front elevation. He stated that the colors would be Country Road Breakwater LedgeStone. The horizontal siding would be Granite which was a dark gray color and then fypon accents on the gables. He stated that they would be showing a front entry garage. He stated that they did have some optional windows throughout the side elevations as well.

Acting Chairman Gero stated that the Chairman had a couple of comments on the side elevation. Mr. Kirksey had the frieze board on the garage, and if he could take it and extend it down the whole side. He stated that it would be the same thing on the other side of the house. The Chairman stated that he wanted it to be broken up.

Mr. Kirksey stated that he thought the left side would be difficult because they have that full side brick return which would be vinyl siding corners. He stated that they would not have a good stop point towards the rear of the house. He stated that on the side of the house, he thinks it would make sense. He stated that they were showing it wrapping the side and the rear of the garage as it was. If they run it over the windows to the vinyl siding corner; and if they kept wrapping the rear, they would hit the roof rake.

Acting Chairman Gero stated that he was not saying wrap it around the whole house.

Mr. Kirksey stated that where they would stop it on the sides towards the rear of the house, they would have the 4 inch vinyl siding corner and then run a 2' x 10' into it; it would look kind of awkward just stopping there on an outside corner.

Acting Chairman Gero asked instead of taking it all the way around the house?

Mr. Kirksey stated that they would be forcing it in there.

Acting Chairman Gero stated that the Chairman made the suggestion.

Mr. Kirksey stated that he will have to fold on the next one because they have a high visibility elevation.

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City Planner Markley asked about the alignment on the windows on that left elevation.

Mr. Kirksey stated that they could either push the one back or pull the one forward, whatever would keep him away from that interior wall.

City Planner Markley stated that he can't really move the bedroom window to the left, he would have to move the lower window to the right.

Mr. Kirksey stated that they could bring it towards the front of the house.

City Planner Markley stated that the only other question he had on this house was it looked like they have underneath the porch the cultured stone product. Then they have brick on the left side. He stated that he was trying to picture which would look better at the end of the day. Would the bottom of the porch area be better wrapped in brick with the stone pediment out front.

Mr. Kirksey asked if the City Planner was talking about the foundation wall.

City Planner Markley asked Mr. Kirksey if he saw where he was getting with that.

Mr. Kirksey stated that the pillars would be set back so there would be separation there. He stated that they could run grade brick or stone either way. He stated that he could see personal preference either way. It would be a wash to them.

City Planner Markley stated that he was thinking matching the brick that they were using just to the left of the entrance.

Mr. Kirksey stated that they just had it on there because it projects in the projection elevation stone; so they match that projection material on the porch. He was flexible on that if they had a strong feeling either way.

City Planner Markley stated it was a suggestion. He was just trying to figure out what would ultimately look better for that elevation. It was a suggestion, not a requirement on his end.

Mr. Kirksey stated that he made a note to align the windows on the left side. He asked if he should scroll through the comps.

City Planner Markley stated that he looked at them, and he wasn't too concerned.

Mr. Kirksey stated that they did a pretty nice job breaking them up, even though they were filling in holes in the community; but they have a lot of variation in their elevations out there.

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City Planner Markley stated that the closest one they had was just the one previous; that was the closest he had seen. He stated it was the same structure of the house, it was just some of that stuff was flipped, and there was the center pediment.

Mr. Kirksey stated that it was similar but different with the gable fronts and the hip roof.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to aligning the windows on the left elevation and review and approval of the site plan by the City Engineer.

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

5355 Acacia Court, Sublot 170, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that the house would be over in the new phase, Phase 6. He stated that it was a Woodside elevation. There would be 4,385 sq. ft. with another finished basement. It will be 5 bedrooms and 3 ½ baths. There will be a full brick front. They were showing a railing on the porch. There will be a stacked gable architecture. The brick will be Cedar Creek which would be a medium brown with horizontal siding which will be Flagstone which was a mid gray color with a lot of trim exposed on the front elevation painted white.

He stated that on the rear elevation, he will have to redraft in the frieze board on the rear gable. He will make note of that. He stated that they did carry the garage eyebrow over to the end of the garage doors from previous suggestions.

Acting Chairman Gero stated that he had it on his drawing.

Mr. Kirksey stated that it was on there, just from the presentation it did not translate well when he shrunk it down. It was on the prints.

Acting Chairman Gero stated that the Chairman's comment on the house was where they extend the garage roof over, he thought it would be nice to have a little dormer right there.

Mr. Kirksey stated that he didn't think they had ever done a side facing dormer. He would question how that would look to the front elevation when you would be looking at the front of the house and see the side of the dormer.

Acting Chairman Gero stated that the Chairman's reason was, and the Acting Chairman was not saying it could be done or can't be done. He didn't know if he was a fan of it himself; but both

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of those elevations were high profile because of the way they sit on the street. He just wanted to make sure that they got something that would look substantial there.

Mr. Kirksey stated that he would argue that the left wasn't necessarily high profile. The right was for sure. He stated that he sees what the Acting Chairman was saying with Sublot 169 sitting back a little bit.

Acting Chairman Gero stated that they would see the garage door area definitely.

Mr. Kirksey agreed. He stated that he thought adding a dormer was a little too eccentric for him. He stated that if it was more of a suggestion rather than a requirement, he would like to stay away from it. He stated that they have not done that before. He stated that as far as dressing up the elevation, he would expect to do something there. He was thinking along those lines. They do have a frieze in the rear of the home already there so they could wrap the side elevations and make it a four sided frieze board.

He stated that with the dormer, it would depend which way the Board would want to go with it, but he would almost rather run a band board around the house and try to avoid putting a dormer on. He would question how that would look from the front of the home.

City Planner Markley stated that he never really considered that. He asked Mr. Kirksey to go back to the left elevation. He asked what was the one lower first floor window.

Mr. Kirksey stated that it was the laundry room. He stated that right through the entry they have a closet as well, and then the pantry. They stuck a window where they could on the wall.

City Planner Markley stated that he was trying to figure out if a double window there would line up with the upper window, putting two windows on the lower left might add a little to the mass. There might be a little alignment with the upstairs window, but there would be no way they could get a second window in there with that floor plan.

Mr. Kirksey stated that he could increase the size, but then it would also be right over a sink; so he didn't know if he wanted to do a 3060 window.

City Planner Markley asked about the other window.

Mr. Kirksey stated that was their planning center. He stated that there three windows up top.

City Planner Markley stated that the planning center window, he asked if Mr. Kirksey could double that window up.

Mr. Kirksey stated that he could.

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City Planner Markley stated that if they would look at that elevation, and there was enough of a furniture wall there. He asked if they doubled up that window how would it align with the window directly above it on the second floor.

Mr. Kirksey stated that possibly they could go with a double 20 would line them up or go with a 40 if they would like to see alignment on one side with the second floor.

City Planner Markley asked the Acting Chairman if he saw what he was trying to get to.

The Acting Chairman replied yes.

Mr. Kirksey asked if they could take a 40 window and aligned it, or if they would move the window over.

City Planner Markley stated he didn't know what it did to the room in there because they have it centered in the room.

Mr. Kirksey stated that he thinks they will be able to achieve alignment inside the room and line it up with the walkway instead of the planning center. He stated that if he could avoid ordering a new window with a 15 week lead time; if he could just move the window over. He stated that they were getting killed on windows lately.

City Planner Markley stated that if he could line it up with at least one of the sides on that elevation, that might help a little bit.

Mr. Kirksey stated that he didn't have a problem with that.

City Planner Markley stated that he was not sure what else could be done on that elevation.

Mr. Kirksey stated that what they could there was achieve a four sided band board wrap.

City Planner Markley asked about the extension of the little garage roof and carry that line all the way across over the tops of the other windows and kind of create (inaudible) over the other windows.

Mr. Kirksey stated that it would work in the back and the other side. He stated that they could always step it up. He stated that he was just kind of freestyling. He stated that it would work out where the eave would run just between the windows. He stated everything would line up nice on this side, and to the right side which would be high visibility, it would carry across the head of the windows there. He stated that they do have definitive end points there. He stated that they could do a four sided band board wrap.

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City Planner Markley stated that he thought it would break it up a little bit.

Acting Chairman Gero stated that he agreed. It would add a little bit. He stated that he thought it would look good.

Mr. Kirksey stated that he could do it on the left and run it out the rear too.

City Planner Markley asked if either of the windows on the left side of the right elevation go anywhere.

Mr. Kirksey stated that he thought it was the same situation as the last one; so he would have plenty of room to pull the first floor one up. He would make an alignment there.

City Planner Markley stated that those were the only comments he had.

Acting Chairman Gero stated that he thought that would be good. He stated that it would definitely add some enhancement to the elevations. He stated that he was not even sure how Mr. Kirksey could get the dormer over the garage door like that with the roof line and how it would look from the front.

City Planner Markley stated that it would look like a shed roof.

Acting Chairman Gero stated that he was not necessarily a fan of that at all.

Mr. Kirksey stated that he would like to stay away from that. He stated that would be a major elevation change also.

Acting Chairman Gero asked if there was anything else.

City Planner Markley stated there was nothing more.

City Engineer Ramm stated that this phase was in the process of being dedicated and accepted by Council so it will be coming.

Acting Chairman Gero stated that they would give Architectural Board approval, but do not submit construction drawings until after the plat gets approved.

Mr. Kirksey stated that he wanted to bring that up. He stated that sales have been consistent to say the least. He stated that they have 7 homes in the queue in the new phase. He stated that what he would like to ask was that he could send construction drawings on anything through ARB to run parallel while they were waiting on Council approval of the new plat. He stated that it would be 4 or 5 homes that they have already received Board approval on. He would like to

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get the construction documents in so they would not be log jammed right after approval. He stated that there will be 2 more coming next week, maybe 3.

Acting Chairman Gero stated that then they have to deal with the log jam.

Mr. Kirksey stated that if he would send 4 now instead of 8 later.

Acting Chairman Gero stated that he understood what Mr. Kirksey was getting at, but the flip side of that was he has to store them and he has to put them somewhere.

Mr. Kirksey stated that Jim O'Connor, Pulte's Planning Director was on line. He stated that he thought phase approval would be sooner than later. He stated typically they were looking at a 30 to 45 day review. He stated that he thinks they would be inside of that with Council.

Acting Chairman Gero asked the City Engineer what were his thoughts.

City Engineer Ramm stated that he wouldn't have a problem with it. They could try to plug away on the site plans, and it wouldn't hurt our feelings if they just went and sat on a shelf to take advantage of the time. He thought it was a smart way to go.

Acting Chairman Gero stated to Mr. Kirksey that he could send them in, but as long as he was aware they would issue one permit until the plat was approved and finalized and accepted. Then they could issue the other permits.

Mr. Kirksey stated that they had been clear about that. He stated that he didn't expect to have 7 or 8 houses back there the first month.

Acting Chairman Gero stated that before the Board went further, he wanted to wrap up the approval on the house.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the band board being added, alignment of the windows as discussed and the site plan review and approval by the City Engineer.

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

Jim O'Connor of Pulte stated that he just wanted to give a recap of where they were at on Phase 6. He stated that they hit a snag with the electric. They lost about 4 ½ weeks. The gas was on site and wrapped up. They have done a preliminary punch list. He stated that Don will be reaching out to the inspector to do the final punch list and walk through. They have been to one

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reading with Council; so they would expect to have everything wrapped up for the February 9th Council meeting.

He stated that Sublot 168 was the initial house in permit to be treated as a model, similar to how they did Phase 5. They got that first home out of the gate.

He stated to Mr. Kirksey's point, and they certainly want to be sensitive to everybody's time. What they don't want to do is send in 8 permits at one time. He asked if there would be a way to get started with the advanced review of 165, 176 and 167. He stated that those would be the next coming at them. They have been approved by ARB. He stated that they should have those packaging on the engineering side and also the architecture side. They would like to go ahead and submit them if they could run parallel tracks, assuming that mid-February the plat will be filed and recorded; they would not be starting with 45 days from then. They could actually get the permits issued fairly quickly from there.

He stated that he wanted to get feedback and make sure they were doing the process properly and do whatever they can to help ease everybody's workload. They want to make it as easy as possible versus being the guys that walk in with 10 homes at one time. He stated that hopefully that would make sense.

Acting Chairman Gero stated that he appreciated what Mr. O'Connor was saying, and as long as Pulte appreciates where the Board was coming from also. They have to make sure they do things the right way.

Mr. O'Connor stated that they want to be a partner. They want to be good partners.

Acting Chairman Gero stated that he knows there is a woman who keeps calling from the new section who says that Pulte was telling her that the City was holding up her house.

Mr. Kirksey stated that they quote a delivery date, and they want it 3 months earlier.

Acting Chairman Gero stated that he just tells her that Pulte will tell her that.

Mr. Kirksey stated that they were in a lose-lose situation.

Acting Chairman Gero stated they were also.

Acting Chairman Gero asked if there was anything else.

Mr. O'Connor stated that he hoped the Board had everything for Sublot 168.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
January 21, 2021**

Acting Chairman Gero stated that they had the construction drawings the other day. He stated that he thought Engineering had the site plan already to review also.

City Engineer Ramm stated that they had completed the review. He stated that he was going to check with his Engineer. He stated that he thought they were ready to approve it.

Mr. Kirksey stated that he owes the City Engineer a revision, but it will be coming.

Acting Chairman Gero asked if there was anything else.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to adjourn the January 21, 2021 Architectural Board of Review meeting.

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

There being no further business, the Architectural Board of Review virtual meeting of January 21, 2021 was adjourned at 4:34 p.m.

Acting Chairman Michael Gero

**Debi Beal, Secretary,
Unapproved at Time of Release 01/21/21**