

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
March 4, 2021**

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

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

New Business:

- 1. 6345 Latonia Road, Dale & Anne Scafaro** - Represented by Old World Classics for the construction of a new single-family dwelling.
- 2. 6982 Kingscote Park, Jackie Newman** – Represented by Mock Property Services for the installation of an in ground swimming pool.
- 3. 6812 Dora Blvd., Mallory Kobak & Mike Rebold** – Proposed additions to the back of the existing dwelling.

Chairman Casini asked if there were any additions or corrections to the February 18, 2021 Minutes. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of February 18, 2021.

6982 Kingscote Park, Jackie Newman – Homeowners Mr. & Mrs. Newman were in attendance.

Building Official Gero asked the applicants if they provided a fence detail that would be going around the pool.

Mr. Newman stated that it was in the submitted application.

The Building Official stated that he did not see it. He was seeing an image of the fence, but not a spec sheet.

Mr. Newman stated that the fence will go immediately around the cement that would surround the pool.

Building Official Gero asked what type of fence would it be.

Mr. Newman stated it will be black aluminum.

The Building Official asked how high.

Mr. Newman stated that he believed it was going to be 4 feet in height.

Building Official Gero stated that the fence would need to be at least 4 foot high.

Mr. Newman stated that their contractor was the one who filled out the application to the City, so he was sure he saw the specs; and he believes it will be 4 feet, he just doesn't want to misquote.

The Building Official stated that it would just need to be at least 4 feet high.

Mr. Newman stated that it will absolutely be 4 feet high.

Mrs. Newman stated that they have no problems with that whatsoever.

Building Official Gero asked if they were going to have a 6 foot concrete deck all the way around all 4 sides.

Mr. Newman agreed.

Building Official Gero asked where was the equipment going to go.

Mr. Newman stated that it would go on the north side of the house, next to the air conditioner. It will line up on that side.

Chairman Casini asked if the fence would be metal.

Mrs. Newman stated that it would be black aluminum.

The Chairman stated that the homeowners can submit the fence information to the Building Department.

Building Official Gero asked City Engineer Ramm if he had any questions.

City Engineer Ramm asked if the pool would have a drain in the bottom of it.

Mr. Newman stated that there will be a drain in the bottom of it, and he believed there was a sump pump that would go under the pool in case of any excess water. He stated that was the way the contractor described it to him.

City Engineer Ramm stated that the drain that will be in the pool, the contractor will need to understand that he will need to tie that to the sanitary sewer that serves the house. He stated that sometimes it could be complicated and expensive, but he wanted to make the homeowners aware of it.

City Planner Markley stated that it seems as if a lot of the newer pools do not have drains at the bottom, at least the ones that have been coming before the Board over the last year or so. So, the homeowners might verify that. He stated that he thought it was an important piece. If it did have a drain, it could get more expensive because of those connections.

Mr. Newman stated that he did discuss that with the contractor, and he talked about the sump pump going into the sanitary line.

City Planner Markley stated that otherwise they would be putting chlorinated water into a storm sewer which would then get into the creek.

Chairman Casini asked if they were proposing any landscaping facing the street.

Mr. Newman stated that they were in the process of doing a tree line around their property. They already did the east perimeter to the street, and they started around the south side of their property. He stated that they were only 2 or 3 feet tall at the moment, but they will probably have to pull those up and then put them back in. He stated that in time they will have a tree perimeter around the whole backyard. Other than that, that was the only landscaping they were doing.

Chairman Casini stated that it would be nice to put some screening, it would not be very expensive, at the street elevation.

Mr. Newman stated that they would prefer some privacy also.

City Planner Markley stated that given the site plan the way it was shown, there was a pretty long walkway to get to the pool. He asked if there was any reason for that type of distance or getting that pool closer to the neighbor's driveway.

Mr. Newman stated that there were electrical lines that run there, so they were just backing it off the underground electrical lines.

City Planner Markley stated that he was trying to understand that concept.

Mrs. Newman stated that there were power lines. She stated that they had OUPS come out and mark the yard. She stated that ideally they would have it just come off of that spot where you would see that exists presently, but they can't because of the power lines.

City Planner Markley stated that there was an easement that would run underneath there.

Mr. Newman stated that he didn't know the legality of it, but there were underground power lines there.

City Engineer Ramm stated that it was probably the main power to serve the house as opposed to any easement. He stated that it was underground power in the subdivision.

City Planner Markley stated that it was a service line, not a primary line. He stated that the only reason he asked that was they would be pushing the pool closer to the driveway in order to get the maximum amount of privacy for not only them but for their neighbors, kids in pools and noise and whatnot. It was being pushed closer to the neighbor's house; if they would want more privacy bringing the pool closer to their house. He stated that the challenge from that, it sounded like it would be relocating their primary electric line. He stated that was the only reason he was bringing up.

Chairman Casini stated that the other point was the house adjacent to it had garages on that side, so that would be plus. He stated that it would be farther away from the house. He stated that they might want to put an addition on the house on the back side, that would be helpful.

Mr. Newman stated that they didn't have enough lot for that.

Mrs. Newman stated that their property goes all the way up to the neighbor's driveway.

Several people began speaking at once.

City Planner Markley stated that was his only reservation, depending on the cost of relocating the electric, bringing the pool closer to their house, as opposed to putting it closer to the neighbor's.

Mr. Newman stated that the trees they will be planting at maturity will be 30 feet tall. He stated that they would make a nice hedge. He stated that it shouldn't take more than a couple of years.

City Planner Markley asked if it would be on the back side of the pool between the driveway and pool.

Mr. Newman agreed.

Mr. Newman stated that those had been in for a year and a half, and they have seen some decent growth.

Building Official Gero asked City Engineer Ramm if he had anything else.

City Engineer Ramm stated that the topographic map showed a good amount of fall, elevation drop in the southeasterly direction; and they would be spotting the pool. He stated that they were going to require a site plan, a grading plan because they see all the time that there was a large flat surface that would have to fit into a lay of the land that would be sloping. He stated that it would require little landscape walls or some grading associated with the work on the high side or low side to make it work and to make it fit. He stated that those were things that were important to

them. He stated that it should be important to the applicants as well, so they will require a site plan, plus with the sanitary and the drain in the pool that would have to tie to the sanitary, that was something that would need to be shown pretty well on the site plan.

City Planner Markley stated that they were good observations for the Newmans as homeowners, it would be costly with regard to the drain and also to the retaining wall.

Mr. Newman stated that they would definitely bring that up to their contractor, and he will submit a plan to the City Engineering Department.

City Engineer Ramm stated that it should be prepared by a professional surveyor, not just a sketch from a pool guy. He stated that it should be done by somebody licensed. He stated that getting back to what the City Planner stated, another good reason to put the pool closer to the house was that it looked like a flatter portion of the yard and to maybe minimize some of the site work that would be required when it would be otherwise further away. He stated that it was something to think about.

City Planner Markley stated that they could look into the cost of relocating the electric versus doing some of the additional grading and sanitary connection work. He stated that there might be an offset there. They may want to bring the pool closer to their home for their privacy.

Mr. Newman stated that they will follow up on all of that.

City Engineer Ramm stated that was all he had.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the in ground pool, subject to site plan and grading plan being submitted to the Engineer Department, submittal of the cut sheets for the fencing, the sanitary sewer resolution and any Zoning variances if needed.

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

6812 Dora Blvd., Mallory Kobak & Mike Rebold – Homeowner Mallory Kobak was in attendance.

Building Official Gero asked Ms. Kobak to give a quick overview of the plan.

Ms. Kobak stated that she wanted to start with the front porch. She stated that they went before the Board of Zoning Appeals to get a variance for the front porch. She stated that on the back of the existing home, they want to extend from where their sliding doors were on the kitchen to add in a dining room and a laundry room and then extend the master on the other side of that.

The Chairman asked if they will be adding a front porch to the existing dwelling.

Ms. Kobak agreed.

Building Official Gero stated that he had a question on the front porch. He stated that it showed metal roofing. He asked if that would go all the way back to the valleys of where the roof line would come out. The Building Official stated that they currently have a dormer on the house now. He asked if they would take the shingles from that area and put metal roofing, take the metal roofing all the way back.

Ms. Kobak stated that it would be as shown in the drawing.

Chairman Casini stated that they would need to take it all the way back.

Ms. Kobak stated that was fine with her. She was not the one building it, but whatever would work at this point.

Building Official Gero stated that the metal roof should come back. He stated that it was a nice feature.

Ms. Kobak stated that she would rather have her whole home in metal roofing; so whatever the Board would want, that was definitely something she preferred anyway.

Building Official Gero asked if it was going to be a standing seam metal roof.

Ms. Kobak stated that it would be.

Chairman Casini asked what color would the roof be.

Ms. Kobak stated that it would be black.

The Chairman asked what was the color of Ms. Kobak's home.

Ms. Kobak stated it was white, and then current shingles were black.

The Chairman asked if the addition would match.

Ms. Kobak stated that it would match.

Building Official Gero asked Ms. Kobak if she was planning on re-siding the entire house.

Ms. Kobak stated that they were not, but that will be decided when they get their proposal from the contractor, and whatever one would be more cost effective. She stated that if it would be more cost effective just to side the new additions, they will do that to match. She stated that if it would be more cost effective to re-side the whole house, they will do that in the same color.

Chairman Casini asked if on the left elevation was the existing overhang just short of the basic house.

Building Official Gero stated that they had a short overhang.

The Chairman asked if they were bringing it all the way out.

Ms. Kobak agreed.

The Chairman asked if they were going to match the roof line.

Ms. Kobak agreed.

The Chairman asked if they would take the metal all the way back.

Ms. Kobak agreed.

Chairman Casini asked if anyone had any questions.

City Engineer Ramm stated that he assumed they were tying in all the new gutters and downspouts into the existing house system.

Ms. Kobak stated that they would.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the front porch and new additions, subject to increasing the metal roof all the way back to the valleys on the front porch, and all colors to match the existing.

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

6345 Latonia Road, Dale & Anne Scafaro - Andrew Eggeman of Old World Classic was in attendance on behalf of the homeowners.

Chairman Casini asked if there was a house that was being taken down in that area.

Mr. Eggeman stated that it was an empty lot.

City Engineer Ramm stated that he believed that there was a house on it years ago.

The Chairman stated that he thought so too.

Building Official Gero asked what was the square footage of the house.

Mr. Eggeman stated that it would be 2,858 sq. ft.

Chairman Casini stated that the renderings did not indicate the windows lining up nor does it indicate the main door being centered, but apparently the construction documents have improved that. He asked if the main entrance door would be centered on the alcove, and the windows to the left would line up above and below.

Mr. Eggeman stated that was correct.

Chairman Casini stated that wherever there was masonry indicated on the front elevation, he stated that he should put that around the corner a couple of feet. He stated that was in three different locations.

Chairman Casini stated that looking at the left side, the brick should return two feet, and on the right side it should return all the way to the wall line of the walk in closet area. He stated that on the porch side, he asked if the face brick would go all the way back.

Mr. Eggeman replied correct.

The Chairman stated that going to the extreme right side, they would be bringing the brick back two feet on both sides. He asked if that was correct.

Mr. Eggeman agreed.

The Chairman stated that the only other thing that he saw was with the elevations. He stated that Mr. Eggeman had a frieze board on the front elevation. The Chairman wanted Mr. Eggeman to develop it on the left and right side also.

Mr. Eggeman asked if it was in the gable ends.

The Chairman agreed. He also stated that Mr. Eggeman should probably put some light fixtures on either side of the garage to light up that area.

Mr. Eggeman stated that there will be coach lights, there will be three of them on that side; he didn't have them on the floor plan. He stated that they will be included on the electrical plan.

Building Official Gero stated that Mr. Eggeman will also need to have an address stone on the house also. The Building Official asked what was the foundation going to be.

Mr. Eggeman stated that they would be poured concrete walls.

The Building Official asked if Mr. Eggeman would be putting face brick all around the entire perimeter of the house.

Mr. Eggeman stated that the client only wanted on the front.

The Building Official asked what type of pour walled would it be.

Mr. Eggeman stated that it would have a brick stamped pattern on it.

Chairman Casini stated that he had one more suggestion. He stated that the color scheme was basically white with Pewter siding. He stated that there was a dash of blue here and there, which looked good. He stated that the Weatherwood also looked good. The Chairman stated that the only thing he would suggest to give the front entrance a little more attraction, either a finial or some detail right above the main entrance door. He stated that maybe Mr. Eggeman could do a little bit of circular brick or square or something. He stated that the door was set way back, so all you would see is a little alcove there, but he thought to give it a little interest, he could do something above the segmented arch.

Mr. Eggeman agreed.

The Chairman stated that he thought it would give it a little more detail with it being the main entrance.

Mr. Eggeman stated that he thought the clients were doing a coach light above there that would hang out above the segmented arch there. It would be a wrought iron coach light that would protrude out in that space.

Building Official Gero asked if it would be on the face brick or inside.

Mr. Eggeman stated it would be on the face brick.

Building Official Gero stated that they will keep that note, and will see what the plan will look like when Mr. Eggeman would submit the plans. He stated that might resolve the issue of the plainness. He assumes it will be fairly high and almost centered in that area.

Mr. Eggeman stated that it probably wouldn't be quite centered, but maybe a third of the way up there. He stated it would be a pretty big light fixture. He stated that he could get the Building Official some detail on that.

Chairman Casini stated that they could put an opening through it with the light behind it. He stated that some little design to make the main entrance attractive since the door was way back. He stated that Mr. Eggeman should submit it on the construction drawings.

Building Official Gero asked City Engineer Ramm if he had anything.

City Engineer Ramm stated that he would have to look over the site plan.

City Planner Markley asked what were the squares in the other peak.

Mr. Eggeman stated that was a brick detail they were doing. He stated that it was not illustrated very well on the 3D there. They didn't have a great way to illustrate that. He stated that it was on the drawing. He would get them a better construction detail.

City Planner Markley stated that he was just curious.

Building Official Gero asked City Engineer Ramm if there was an existing sewer connection that they would be able to use.

City Engineer Ramm stated that there should be. He stated that they did some research, and provided the utility information to the surveyor as he was developing the site plan.

Chairman Casini asked about the soldier courses and roll locks, he wanted Mr. Eggeman to project them out a half inch to give them a little shadow line.

Mr. Eggeman agreed.

City Engineer Ramm stated that the setback would exceed 75 feet, he asked if there would be a variance needed.

Building Official Gero stated that he didn't see the site plan.

City Engineer Ramm stated that on the site plan stated that the house would be back from the 75 foot setback.

Building Official Gero stated that would require a variance. He stated that Mr. Eggeman could do one of two things, either they would need to go before the Board of Zoning Appeals for a variance for approximately one foot, or bring the house up. The Code requires that the house would touch the building line.

Mr. Eggeman stated that they will just move the house up five feet.

City Engineer Ramm stated that it might not be a full five feet.

Building Official Gero stated that it would be a small amount. He stated he didn't know if it was worth a variance or just to move it forward a little bit.

Mr. Eggeman stated that they will just move it forward.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling, subject to the comments regarding the frieze board, the wrapping of the brick around the front, the addition of an address stone, the detail above the door arch, projecting the soldier courses and review and approval of the site plan by the City Engineer.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 4, 2021**

A motion was made by Chairman Casini, seconded by City Engineer Ramm, to adjourn the March 4, 2021 Architectural Board of Review meeting.

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

There being no further business, the Architectural Board of Review virtual meeting of March 4, 2021 was adjourned at 3:37 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 03/08/21**