

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
March 18, 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**

Old Business:

1. **6824 Dora Blvd., Elliott & Stacy Kirth** – Proposed addition to existing single-family dwelling.

New Business:

2. **8311 Hillside Road, Ryan & Heather MacRaidl** - Proposed new single-family dwelling.
3. **7219 Hillside Road, Brenda Bilinovic** – Proposed addition to existing single-family dwelling.
4. **6490 Brecksville Road, Packard Plaza** – Construction of new wall sign to be located on the building to read: The Rusty Chandelier.

Building Official Gero asked if there were any additions or corrections to the March 4, 2021 Minutes. There were none.

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

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

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

Mr. Kirth stated that he and his wife would like to thank everybody for taking the time. He stated that they were before the Board today for a proposed revised home addition. He stated that at the last meeting they had there were some questions and the need to change the roof height. He stated that they lowered their roof height and also changed the pitch to a 4/12 pitch. They had a 6/12 and a 5/12, and Chairman Casini wanted them to make them all 4/12. He stated that he thought they met that. He stated that there were some options for the east wall of the addition looking for a couple of options of window details in the brick work or adding windows; and he believes that they have achieved that as well.

Mr. Kirth stated that Chairman Casini mentioned some controlled joints in that brick work; it doesn't show on the rendering, but he thinks that would be something that he would definitely consider in the final stages where they would have that for sure. He asked if there were any questions to their modifications that were requested.

Building Official Gero stated that he had a question. He asked on the wall elevation that he referred to, what exactly would the brick window detail be on the rendering.

Mr. Kirth stated that he stated that it was hard to see it in that, but it would have the look of a window with the recessed or the brick may stick out some to give that wall and appearance where it would be flat brick all the way across.

Building Official Gero stated that it would not really be a window, it was just a relief detail.

Mr. Kirth replied correct. He stated that he thought some folks had tried to hang things on there and make it look like a window, but it was an actual change in the brick work itself.

Building Official Gero stated that the Chairman was suggesting that the details should match the top detail. The Building Official asked City Engineer Ramm if he had any comments or questions.

City Engineer Ramm asked the homeowners if they were able to prepare a rendering; he knows that he tried to come up with a front elevation exhibit, and he thought that the Kirths were working on one.

Mrs. Kirth stated that they provided one.

City Engineer Ramm stated it would be from the street view.

Mrs. Kirth stated that they had provided one. She stated that it was not in this submission, but in the last submission. She stated that they had showed it to the Board at the last meeting. She asked the Secretary if she had a copy of that.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

The Secretary stated that she believed that she did. She e-mailed it to the City Engineer.

City Engineer Ramm stated that the concern was just for the mass, and that was the initial concern all along, the two-story with a high roof and how it would fit into the neighborhood, the length of an entire structure, the overall feel of an overall barracks' style; it was just a concern for making it fit.

Building Official Gero stated that was right, fitting in the neighborhood.

Mrs. Kirth stated that she thought that was why they had talked about how they had added on a portion to the backside of the house, so that it would be taking it back further into the yard so that the way it would look from the street would be much more representative of the elevation that they had submitted at the last meeting. She stated that if the addition was not kicked back as such, it might look that large being so close to the house; but because it would be further back, you wouldn't be seeing all that you were drafting and proposing.

Building Official Gero stated that even with the addition though, they would still have 83 ½ feet of wall on the side there.

Mrs. Kirth stated that which all of that was within the Building Code. She stated all the setbacks from the rear and side, it would be within.

Mr. Kirth asked if there was a height restriction that they should be considering for their residential building.

Building Official Gero stated that they would meet the height restriction.

Mr. Kirth asked what was the height, he asked the Building Official if he knew.

Building Official Gero stated it was 35 feet.

Mr. Kirth asked what were they right now.

Building Official Gero stated that whatever was on the drawing, he believed it was 25 feet 8 inches. He stated that the Architectural Board was charged with maintaining the character of the neighborhood, and that things would fit in as far as the architectural principles, designs, regulate use of materials, finished grade lines, orientation to buildings; and as he stated in the first one, he felt that this structure as the City Engineer had mentioned, had more of a barracks look would be too large of an addition for the property as it was being laid out. He stated that there was a variance that was required to access the addition with vehicles. He stated that it would be decided tonight.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

The Building Official stated that it would be his intention that the item be tabled once again, pending the outcome of the Board of Zoning Appeals' meeting; and then if they need to, before they would get back on the agenda, have some type of workshop meeting to discuss some of the characters and the drainage issues that would be involved with the property and things like that with putting that much concrete in that small area and creating all that impervious surface in that small area. He stated that would be his thought. He asked the City Engineer what he would think.

City Engineer Ramm stated that it would be a significant amount of impervious area, and the drainage plan would have to be something that would be part of the project and part of the approvals. He stated that he knows that the initial thought would be to discharge it to the rear ravine, but that would be surface water. There would be a significant noticeable amount of additional water. He stated that the proper way where they would not get complaints, and they would not create problems for neighbors would be when they were able to capture it, take it into a pipe system and discharge it to a main storm sewer so that there would be no visible, physical nuisances created anywhere for anybody, including the Kirths. He stated that he believes that would need to be thought about and vetted and shown along with the process here.

Mr. Kirth asked if there was any side issue of what they have proposed for the addition.

City Engineer Ramm stated that it was both, it was the size and the mass; but it was part and parcel for sure.

Mr. Kirth stated that they would meet all the building requirements for that addition right now with their changes to the roof height.

Building Official Gero stated that they made changes to the roof line that might be more acceptable as far as the roof compared to the pitch that it was; however, he just doesn't know that the overall appearance of, the size of the addition, was something that would fit into the neighborhood. He stated that was his opinion on it.

Mr. Kirth stated that with all due respect, he asked if there were any other two-story homes on their street, on Dora Blvd.?

Building Official Gero stated that he didn't believe any of them were 83 feet long.

Mr. Kirth asked if it was a height issue or length issue.

Building Official Gero replied yes. He stated that he was going to make a motion to table, pending Board of Zoning Appeals' results.

Mr. Kirth asked the Building Official yes on which part, the height or length.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

Mrs. Kirth stated that they were trying to understand what they need to do in order to move the process forward; and they continue to ask questions, and they were not getting answers. She stated that it was beginning to be very frustrating. She stated that the last meeting that they had, Chairman Casini stated that it was a good design, and that they did a good job of meeting the requirements of the narrowness of the lot. She stated that she scrubbed through the Code to look to see if there was a restriction as far as size. She stated that there was a minimum, but there was not a maximum. She stated that obviously they have taken into consideration that with regard to a turning radius and trying to get in there; they cannot make it too large in order to do that. They took all that into consideration. She stated that she didn't think that they would have an issue with having some kind of conference to talk about how they could make it work. She stated that to Mr. Kirth's question, was it a matter of the height or the length, or what was the actual issue? Building Official Gero replied yes and yes. He stated that those were the issues he had. He stated that he had a motion on the floor.

Mr. Kirth stated that they need to know, this was their third time back to ABR; and every time the things that were mentioned were the windows on the west side and the roof height. He stated that they have changed the roof height several times. He stated that they have met the 4/12 pitch for every roof line on the addition.

Mrs. Kirth stated that one other thing of note, and she could appreciate what the City Engineer was saying about the impervious surface, but they have looked at the other surfaces. She stated that their immediate neighbor, Steve, the Kobaks who were next to him, and actually the lot then further west; they have a lot of impervious surface and actually probably more so than what they were proposing.

Mr. Kirth stated that they do get quite a bit of their own water.

Mrs. Kirth stated that they were trying to understand that if they were doing it, and she was not saying because they were doing it; they were just looking at, they have looked at aerials, and they looked at the GIS maps and things like that. She stated that she guesses that was where they were not all on the same page. She was trying to figure out what they need to do. She asked if the next step was if they want to have an informal conference to talk that through to make it work.

Chairman Casini stated that he wanted to interject. He stated that they did reduce the roof line, which he thought helps the condition from the street. He stated that as far as the aesthetics of the elevation, he didn't have any problem with that. He stated that they complied with all of that. He stated that he thought the Board has a problem with the size of the building and length of the building. He stated that since it was going over to the Zoning Board, the Architectural Board cannot approve something until they approve it; and they might have to adjust their plans because of what would happen at Zoning. He stated that the Architectural Board will probably table it for the next meeting; but he thinks only because the Board has a problem with the length

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

of the building more than anything else; they might take into consideration, they might reduce it somewhat and take a look at it before they come back to the next Board meeting.

Mrs. Kirth stated that as to not waste anyone's time, and she had a question for the Building Official, what would he feel would be an acceptable length.

Building Official Gero stated that he was not a designer. He stated that the process was that they come up with a plan and bring it in. He stated that was why he suggested the informal meeting to discuss things; but he cannot tell them that this would be appropriate or that would be appropriate. He stated that he was not a designer. What he can tell them was that he doesn't feel that an 83 foot 28 foot high wall 6 feet off of a property line would bode well for a neighbor. He certainly would not want it next to his property. He stated that was his feeling, and he was just one vote on the Board. He stated that he has said what he was going to say.

Mrs. Kirth stated that she understood.
Building Official Gero stated that was it.

Mrs. Kirth stated that she wanted to be sure that they were all in receipt of the neighbors' letters that they were not opposed to that, just to have that on the record. She asked if they all received them.

Chairman Casini stated that they put the motion on the floor, he wanted to second it.

A motion was made by Building Official Gero, seconded by Chairman Casini, to table the matter.

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

Chairman Casini stated that they would set up a special meeting.

Mrs. Kirth asked if they could contact Debi in order to plan that.

Building Official Gero stated that the Board will be in contact with them as far as scheduling a workshop to discuss the plans and what may or may not be required to come up with some type of design for them.

8311 Hillside Road, Ryan & Heather MacRaild - Homeowners Ryan and Heather MacRaild and Architect Randall Matejka were all in attendance.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

Mr. Matejka stated that they would be constructing a new dwelling, new residence. He stated that it would be along the lines of a country farmhouse. He stated that they were aware that they would have to go to the Board of Zoning Appeals for a variance for 5 feet on the west side of the property. He stated that the reason they would have to ask for that variance was because they wanted to keep the house, they have an angled lot; and they wanted to keep the house in uniform going down the front facing Hillside Road and not turning the house to fit inside the setbacks. Mr. Matejka stated that they were aware that they have to do that. They were before the Board for the ARB approval.

Mr. Matejka stated that the house would be white vertical board and batten 12 inch vinyl siding, black window frames, black metal roof on the porch, the window eaves and then up on the second floor window for the main entrance above the porch. He stated that out back there would be an open covered patio with a double sided fireplace. There will be a brick base, and it will vary from 16 inches to maybe 18 inches because the grade does slope from west to east by about 5 feet. It will have a full basement, and the driveway and apron they would be bringing in very close to the existing apron that was there from the previous home that was on site.

Mr. Matejka stated that to the east there was a 15 foot easement for the National park; so with the garage facing that way, the minimum they would have would be 25 feet for turning into the three-car garage. So, that would push the house to the west, and that was why they were looking at the variance.

Building Official Gero told Mr. Matejka that there would be 2 variances needed. One would be for the 5 feet for the house sticking over. The other would be for the driveway being within 3 feet of the property line. He stated that those would be the 2 variances that would be required. There was a parcel next door that he believes was 25 feet wide that belongs to the National Park. It was not an easement.

Mr. Matejka stated that the Building Official was correct.

Building Official Gero stated that he didn't think there were any easements on that property.

Mr. Matejka agreed.

Building Official Gero stated that the property on the east side of Twin Creeks had a bunch of easements, and that was very tricky to plan a house for that one.

City Engineer Ramm stated that there was a small sanitary sewer easement encumbered on the parcel.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

Building Official Gero stated that it was in the front. He saw that. He stated that the easement would go, the driveway would be over top of that easement. He asked the City Engineer if that was an issue.

City Engineer Ramm replied no.

Building Official Gero stated that there was one other thing. He knows that the Engineer was planning sidewalks down there. He stated that since they would be building there, does the City want to hold that on the corner.

City Engineer Ramm stated that they have shared all of their plans with the surveyor, and he does believe he had represented sidewalks on the drawing. He stated that they were going to try to dovetail their work with theirs.

Building Official Gero stated that what he was thinking was that they wouldn't want to get the sidewalks put in by the City's contractors to have them tear them out.

City Engineer Ramm agreed. He stated that they might have to work on that.

Mr. Matejka asked what was the City Engineer's schedule for that.

City Engineer Ramm stated that they started that job just last week. It will be 60 days to complete, 2 full months; and they might do better than that. He stated that it would be weather permitting as well.

Mr. Matejka stated that they will definitely keep that in mind. He stated that he knows they have to put together civil drawings for what they will be doing on the grading and all that for permitting. He stated that they will keep that in mind and adjust that. They will move forward with that portion pretty quickly. At least they will have grades and ideas of what they were doing, and how the City Engineer was going so that in that way hopefully they would not be tearing something out.

City Engineer Ramm stated that it would be probably be the last lot that would get worked on as far as the sidewalks and fine-tuned because it was their staging and storage yard for the job; so they have that going for them.

Building Official Gero stated that the Chairman had some comments.

Chairman Casini stated that they will need an address on the garage elevation on the right side. He stated that it might be a good idea to put 2 coach lights or 2 light fixtures that would help that elevation. One could be over the address, and they might put one around the corner for the main

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

entrance just to light up the sidewalk, something very simple. He wanted Mr. Matejka to take that into consideration.

Mr. Matejka agreed.

Chairman Casini stated one other item he had was on the south elevation, he asked if that could be made just a little wider to be lined up with the columns down below.

Building Official Gero stated that the Chairman was talking about the dormer.

Mr. Matejka stated that they could make it 3 windows wide.

The Chairman stated that they could make it 2 windows wide, but they should just make it wider based on right above the (inaudible).

He stated that on the west elevation, the window that was to the extreme right, the window in the center, if they could run a panel below it just to match the side. It would be made out of the wood they would have.

Mr. Matejka stated that it would give them the same size.

Chairman Casini stated that Mr. Matejka might want to consider a louver at the top. It would be a good spot for it. He stated that the house was well designed.

Building Official Gero asked the City Engineer if he had the site plan yet or anything.

City Engineer Ramm stated that he didn't believe so.

Chairman Casini stated that the Board received the color scheme also for the house.

Building Official Gero stated that the Board will have to table the matter because they will need to get the Board of Zoning Appeals approval at the next meeting in April. He stated that the next BZA meeting was April 15th. The matter will be tabled pending the BZA approval for the variances. Then after that the Board could get it back on the agenda for approval. He stated that the site plan will need to be submitted to the City Engineer.

Mr. Matejka stated that they will work on that.

A motion was made by Building Official Gero, seconded by Chairman Casini, to table the matter, pending variance requests before the Board of Zoning Appeals.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

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

Mr. Matejk stated that he had one question before he goes. He stated that so the owners could move forward, and they could move forward on the construction drawings also understanding what they have to do at the Board of Zoning Appeals, basically once they were through the Board of Zoning Appeals, and if they have the approval, coming back to the ABR, he will not have any adjustments or changes other than reflecting what was discussed at today's meeting. He stated that he wanted to proceed with the drawings. He asked if that was a good assumption.

Building Official Gero stated that the Chairman stated that would make sense.

7219 Hillside Road, Brenda Bilinovic – Butch Bilinovic was in attendance on behalf of the applicant.

Building Official Gero asked Mr. Bilinovic to tell the Board what he had going on.

Mr. Bilinovic stated that what they were basically looking to do from listening to everyone else, all they were looking to do would be to extend the one-car garage to a two-car garage which would be going into the house. They would not make the footprint of the house any bigger. The footprint will stay exactly the same. He stated that what they will do will be take the roof off the house and put a second story on and put all the living quarters upstairs. He stated that in the meantime, no changes will be done to the exterior footprint of the house. He stated that everything will be going up.

Building Official Gero stated that it will be a two-car garage instead of a one-car garage.

Mr. Bilinovic agreed. He stated that the garage expansion will go to the west. He stated that the wall would stay exactly where it was at. He stated that the front door will be moved over, and from looking at the drawings, it would give a better illustration of what would happen. It will go straight up.

Building Official Gero asked Mr. Bilinovic for the record to tell the Board why they were doing the addition.

Mr. Bilinovic stated that the main reason for doing it was that it was his brother's property that he has had for about 15 years. They had renters in there, and there was an electrical fire that was started when the renters were in there. The smoke damage was substantial, and so at this time after sitting down and looking at all their options; they have a son who is 27 who is obviously been looking for a house in the City. He stated that this was coming right up into his fit, but it was only a 1,200 sq. ft. ranch; and he was to a point where he might be getting married in the

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

future and it would be a great house for them to build on. That was the reason they were looking to do this. He stated that house will stay in the family and lived in by one of Mr. Bilinovic's nephews.

Building Official Gero asked Chairman Casini if he had any comments.

Chairman Casini stated that he thought the front elevation would really help the appearance of the house with the two-story, even though there were only single-story houses adjacent to it; but he thinks it will fit in there very nicely. He stated that he liked the window arrangement and door arrangement. He stated that the whole front of the building would be totally renovated.

Mr. Bilinovic stated that all the existing windows that were on the first floor right now will be coming out. He stated that the whole first floor of the house will be kitchen and living room, and there will be a set of steps going up to 4 bedrooms upstairs with 2 full baths. The house will have 2 furnaces. There will be 1 furnace upstairs in a furnace room that will take care of the upstairs, and another furnace in the basement that will take care of the basement and the first floor because there will not be too many walls on the first floor to run heat ducts through. He stated that they have put some thought into the mechanicals and everything like that.

He stated that the only thing he believes was eliminated and not added into the drawings that was discussed, and it was something he wanted to touch base with the Chairman about, above the garage door, below the window, that will be the master bedroom above the garage which will be a very good size. They were thinking about doing a little shed up there that would match the porch roof to the left and give it a little bit more of a break between the garage door and the window upstairs. It would be just the standard 6/12 pitch with trusses, and they were trying to keep it as simple as possible. There might be a need to be changing some of the drain tiles around once they start doing some excavating based on the age of them. He doesn't know about those things at this point until they put a shovel in the ground.

Chairman Casini stated that he thinks that the garage extends out, and he would need something there. He stated that he could triple the windows or a little overhang.

Mr. Bilinovic stated that he wanted to ask one other question. He stated that his wife actually brought it up. He stated that by the time he was able to get the prints, he had 6 hours to turn them into the Building Department for this meeting before he could make the change. He asked the Chairman what would he think if there were 2 sets of double windows above the garage door instead of the 1 in the middle. He asked if that would give it a different appearance also.

Chairman Casini stated that he had a big mass up there. He stated that whatever Mr. Bilinovic would do over the garage, he thinks it will help it tremendously. He asked Mr. Bilinovic to provide a sketch or get together so they could go over that.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

The Chairman stated that the only other thing he had was what he called a frieze board, and Mr. Bilinovic called it a (inaudible) under the overhang. He wanted Mr. Bilinovic to run that all the way around.

Mr. Bilinovic stated that he knew exactly what the Chairman was talking about. He stated that they will wrap that in aluminum. He stated that was not a problem.

Chairman Casini stated that all Mr. Bilinovic needed was something by the garage door on that elevation and an address there also. He might think of a couple of light fixtures also on the wall. He stated that he thought it turned out great.

City Engineer Ramm wanted to ask a real quick question. He asked if the porch was going to be new.

Mr. Bilinovic stated that the porch will be new. It will come off the side of the new garage, and it will be approximately 20 feet wide by about 5 feet deep. It will be a slab with a shed roof over it.

Building Official Gero asked the City Engineer if he had any concerns with that.

City Engineer Ramm stated that he wanted to clarify and make sure the existing gutters and downspouts, he might need to replace some drain tile.

Mr. Bilinovic stated that once they excavate the front porch, he talked to his excavator; and they think it would be a good idea to at least go to the left of the porch and dig down and see what they would be dealing with. If they feel that they have to do it, then he would have to come back in and get another permit to excavate around the house to redo the drain tile. He stated that they will not put all this money into the house, and then have the guts that will not drain properly. He stated that there hasn't been any major issues at all with the people who lived there, but they don't want issues in the future. They might as well do it now if they have to.

Building Official Gero stated that if Mr. Bilinovic was doing this now, it would be the time to make sure the sewers were clean.

Mr. Bilinovic agreed.

A motion was made by Chairman Casini, seconded by Building Official Gero, to approve the addition.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

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

6490 Brecksville Road, Packard Plaza – Scott Prebish and John Hartzell were in attendance.

Building Official Gero stated that the applicants had submitted for a sign. He wanted them to tell the Board a little bit as far as what they have and where would the sign be going.

Mr. Prebish stated that they were opening a new business in that plaza. They signed a 12 month lease. They were going to go in and see how things go and then get a longer one if everything works out okay. They were looking to put in an aluminum sign in the lower portion of the building underneath the roof line. He stated that they provided a mock up picture of where it would sit.

Building Official Gero asked what would the material be of the sign.

Mr. Prebish stated that it would be aluminum.

Building Official Gero asked what was the letter going to be.

Mr. Hartzell stated it would be vinyl.

Building Official Gero asked if the sign would look like the image the Board was sent, not like the picture on the building. The Chairman wanted to confirm that.

Mr. Hartzell replied yes.

Chairman Casini asked if the location of the sign be a little higher. He was not sure based on some other signs on the building.

Building Official Gero stated that the building actually had a sign band up over top of the roof. He stated that the Board did not receive a picture of the whole building there.

Mr. Prebish stated that there was a narrow band on top of the roof line.

Building Official Gero asked if there was a chance of the sign being able to put up there.

Mr. Hartzell stated that (inaudible) on that end of the building was really narrow. He stated that where his store was going to be, it was the only part that had an overhang. The other places, the signs were just flat on the wall; and this would be an overhang so it would make the space really narrow above it.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

Chairman Casini asked what type of business were they opening.

Mr. Prebish stated that it will be a mixture of retail, some home goods and furnishings. They will have upscale furniture that they were redoing and selling. He also does event planning around weddings and Christmas as well.

Chairman Casini asked how will the sign be fastened to the wall.

Mr. Prebish stated that they will put molly anchors into the brick and screw it to the wall. He stated that it will only be 6 millimeters thick.

Building Official Gero asked who will install the sign.

Mr. Prebish stated that it will be Gearin Up in North Royalton. They will be making the sign.

Building Official Gero stated it will be a sign company installing the sign.

Mr. Prebish agreed.

Chairman Casini stated that he didn't have any problem with the sign, but he would like to take a look at the whole elevation. He stated that the Board could approve it, subject to if they come back and say they have some other issues, then they could go over it again somehow.

Building Official Gero stated that the Board could table it. He stated that the Chairman would go and review the site. He would like to see how it would fit in with the rest of the building.

Mr. Prebish stated that they were planning on opening April 1st.

Building Official Gero stated that the Board will approve the sign, subject to an administrative review; and if there were issues as far as the location of the sign, the sign itself was okay. If there were issues as far as the location of the sign, then the Board will reach out to the applicants and try to work something out. If not, then they would have to go to the next ABR meeting.

Mr. Prebish agreed.

The Chairman asked if the applicants were with the sign company.

Mr. Prebish stated that they were the owners.

The Chairman stated that the next time the sign company would do that, make sure they would draw the whole elevation up so the Board could analyze it based on the overall scheme of the location of the sign and how it would fit with respect to the other signs.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
March 18, 2021**

Mr. Prebish agreed.

A motion was made by Chairman Casini, seconded by Building Official Gero, to approve the sign, subject to an administrative review.

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

There being no further business, the Architectural Board of Review virtual meeting of March 18, 2021 was adjourned at 3:51 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 03/19/21**