

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
April 1, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:01 p.m. and the following responded to Roll Call:

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

Chairman Casini asked if there were any additions or corrections to the March 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 March 18, 2021.

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

New Business:

Hillside Road, PPN 564-17-007, Nathan & Alyssa Osysko - Jake Buss and Chad Enders of Petros Homes were in attendance.

Chairman Casini stated that he just had a few questions. On the frieze board which they have, he asked if it was a 2 x 10 running around on the front elevation. He asked if that could be carried all the way around because he thinks it will just give a little added detail to the dwelling. He didn't think it would be a big deal. He stated that if they could add that to the dwelling all the way around, that would be great.

The Chairman stated that the masonry looked good. He stated that the returns were good. He asked with the brick pattern if they were trying to match the color of the stone that they will install.

Mr. Buss stated that was correct. He stated that it would be exposed concrete base which will match once it would be finished.

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Building Official Gero asked if the brick pattern would be poured foundation.

Mr. Buss replied correct.

The Building Official asked if the pattern would be stamped in it.

Mr. Buss replied correct.

Building Official Gero stated that it would not be a face brick.

Mr. Buss agreed.

Chairman Casini stated that those were the only two questions that he had on the house because it was very nicely drawn. He stated that it will have good proportions, and it will look good. He asked Mr. Buss if he had the color scheme.

Mr. Buss stated that he dropped the stone off. He asked if the Board got the rendering that he had done.

Building Official Gero replied yes.

Mr. Buss stated that showed the color scheme there as far as window colors, siding colors, stone colors, roof.

Building Official Gero stated that for the sake of their printer and toner and whatnot, he asked Mr. Buss what color would the siding be.

Mr. Buss stated that siding will be white.

Building Official Gero asked what color would be around the windows.

Mr. Buss replied black.

The Building Official asked about the frieze board, he stated that it looked like that was a different color.

Mr. Buss stated that they would have black frieze board, black roof, black trim around the windows, white vinyl lap siding, and then the stone will be a concrete color.

The Building Official Gero asked Mr. Buss if he was wrapping the stone around the sides.

Mr. Buss agreed.

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The Chairman asked Mr. Buss if he thought he had too much black and white on the whole house.

Mr. Buss replied no. He stated that he thought it was perfect, especially with the lighter stone and the white siding. He thinks it will complement generally well with that trim and the black roof.

Chairman Casini stated that he looked at the other two houses, and he didn't see any infringement on it. He stated that they might consider the front door a subtle color to sort of pick up the black and white somehow. He just thought it might need a little punch, but they can take that into consideration. He stated that otherwise he had no other questions.

Building Official Gero asked Mr. Buss if the metal roof would be a black standing seam roof.

Mr. Buss replied correct.

The Chairman asked Mr. Buss if the windows would be tinted.

Mr. Buss stated that the windows would not be tinted, they will have a black aluminum clad frame on the outside. They will be wood windows.

Building Official Gero stated that he did notice on the site plan that they would be at a 107' setback from the road, so a variance would be required.

Mr. Buss stated that he thought they were meeting that because he thought the homeowner previously discussed the possibility of moving it up; and they searched the setback on that, and he thought they were in compliance with that. Mr. Buss stated that he will have to check on that. He asked what would the minimum setback be.

Building Official Gero stated that 75 foot was the setback. He stated that there was no minimum, it was 75 foot. He stated that if the house would not be touching the 75 foot setback line, then they would have to move it forward or apply for a variance.

Chad Enders stated that they were trying to move it on to the 75 foot, and they had an issue with the turnaround there and getting the swale due to the grade coming down from the left home off their driveway. He stated that by pushing it back, it allowed them to more space and allow for the 27 foot turnaround there.

Building Official Gero stated to the City Engineer that on the site plan that was on the screen, he was seeing that there was a building line of 100 foot.

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City Engineer Ramm stated that was what seemed to be approved by the Planning Commission for the lot splits for Block A and Block B.

Building Official Gero stated that it would not be 75 foot, it would be a 100 foot setback. He stated that the house would be 7.93 foot off of that; so it would just need to come forward 7 foot. Then they would not have to apply for a variance on that.

Chairman Casini asked if they knew how far the adjacent house to the right was set back.

City Engineer Ramm stated it was 100 foot. He stated that it was pretty much right on.

Chairman Casini stated that they would not have to move very much.

Mr. Enders stated that they would try to move it forward. He stated that he will have to dig into the neighboring lot and talk to the owner.

City Planner Markley asked what was the concern to bringing the house to the 100 foot line.

Mr. Enders stated that the way the driveway was, it was up higher; and it would drop down into the lot and trying to get that swale in there was tough. They were looking at putting something, a little berm there on the back end of the drive to allow for that swale. That was becoming an issue to get that squeezed in there.

City Planner Markley stated that it looked like that was retaining wall at the end of the driveway.

Mr. Enders stated that it was something to that effect. He stated that they have been playing around with the topo due to the fact that we are trying to locate storm connections, the sanitary connection, finding a way to connect to something that right now they didn't have a storm area for it to go.

City Planner Markley asked what if they would do something similar to an integral curve where it would serve as a retaining wall.

Mr. Enders stated that they were looking at that. He stated that was kind of why they put that there, the proposed retaining wall; but he thought they could do something with the concrete. Moving the house forward will adjust that, and they will have to look into how that affects with the grade lines.

City Planner Markley asked if they had any room to move the house further to the east or the right.

Mr. Buss stated that the house was at the 15 foot mark right now. It was pretty tight.

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Chairman Casini asked City Engineer Ramm if he had any other questions.

City Engineer Ramm stated that it was mentioned about the utilities. They will have to work with the builder and the owners to work through some challenges with the utilities. He stated that there was an encroachment of an existing structure. He asked the applicants if it was something they were aware of or will the garage be taken down or was there an easement.

Mr. Enders stated that there was no foundation. It was off the ground. He stated that the title company allowed the transfer of the title with that not being an issue. He stated that the homeowners seem to be okay with allowing it to stay there knowing that they purchased the lot from that neighbor. He stated that he thought they had a verbal agreement at the moment. He stated that they were planning on letting that stay where it was.

City Engineer Ramm stated that he just thought he would bring it up because it was glaring obviously.

Mr. Ender stated that he asked the homeowner what they would like them to do, and they were okay with leaving it; but they didn't want to be responsible for any of the maintenance on it at all. They had a verbal agreement.

City Engineer Ramm stated that they did some investigation also relative to the City right-of-way, and he doesn't know that they found any storm sewers; but they will likely require a drive culvert if the neighbor downstream has one just to allow the water.

Mr. Enders stated that there was no ditch whatsoever, and they didn't have anything underneath their particular driveway that he could see. He stated that he was out there, and it didn't show anything. He stated that they have been in talks with the land development side of things, Greg Modic, and they had talked to the neighboring lot in the rear. They were trying to gather some information to see if they could get permission to put storm toward the rear since there was nothing available, and the storm was far away down the road. He stated that they were working on that design now and to get permission as well.

City Engineer Ramm stated that was a little bit different of a scenario relative to the roadway runoff, whether or not there would need to be; but they will look at it when the initial site plan will be submitted.

Mr. Enders stated that putting a culvert for future water that comes down, he just didn't know where it would go into. They will have to look into that, work together on it.

City Engineer Ramm agreed.

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Mr. Enders stated that they will have to talk about the sanitary and the connection, it just seemed strange.

Building Official Gero asked City Engineer Ramm if there was anything else.

City Engineer Ramm replied no.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, subject to adding frieze board around the entire house, and review and approval of the site plan by the Engineering Department.

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

There being no further business, the Architectural Board of Review virtual meeting of April 1, 2021 was adjourned at 3:15 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 04/02/21**