

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
April 15, 2021**

The Meeting was called to order by Chairman Norm Casini at 3:02 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

New Business:

- 1. 7360 Dania Drive, Mark Chaney** – Proposed addition to existing dwelling.
- 2. 7190 Hawthorn Trace, PPN 563-04-038, Sublot 125, Pulte Homes** - Proposed new single-family dwelling.
- 3. 6995 Great Oaks Parkway, PPN 563-05-104, Sublot 175, Pulte Homes** – Proposed new single-family dwelling.

Chairman Casini asked if there were any additions or corrections to the April 1, 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 April 1, 2021.

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

7360 Dania Drive, Mark Chaney – Homeowner Mark Chaney was in attendance.

Chairman Casini stated that he didn't see any zoning problems. He asked if the brick would match the existing.

Mr. Chaney stated that it would match, it would be very, very close.

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The Chairman stated that it would be a separate sort of a mass. It was not bad. He stated that he had no other questions. It was a simple little addition.

Building Official Gero stated that it seemed that only the front side by the driveway was getting a window.

Mr. Chaney agreed.

The Building Official asked if there would be any windows on the other wall.

Mr. Chaney stated that it was just the window. There would be steps going out to the back deck patio.

Chairman Casini asked if the windows would be operable.

Mr. Chaney stated that they would be operable.

Building Official Gero stated that the brick would match, and the gutters would be tied in, and the roof would match the existing.

Mr. Chaney replied correct.

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

City Engineer Ramm replied no.

City Planner Markley had no comments.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the addition.

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

7190 Hawthorn Trace, PPN 563-04-038, Sublot 125, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that the proposed home was an older one so he only had a visual on one comparison block. He stated that they could refer to the submittal.

Building Official Gero asked if it was the lot next to the model.

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Mr. Kirksey stated that it was the old parking lot there. He stated that all the elevations were archived because they were older, and he didn't have access to them today.

Mr. Kirksey stated that they would be building a Woodside. He stated that it was 3,325 sq. ft. with a brick front and a three-car left side entry garage. He stated that the color scheme was brown with a little bit of gray mixed in. He stated that the horizontal siding would be Flagstone. The brick will be Cedar Creek with white painted trim. He stated that they will have a daylight elevation that curls around the back left corner of the home. He stated that he had some help on the drawings, he didn't do those. He stated that the Board could talk about the eyebrow over the garage door. He stated to the City Planner that they had some windows to line up.

Mr. Kirksey stated that he had to tag in some help as they were getting swamped. He stated that they were straight off the shelf today.

Chairman Casini asked if the roll lock courses and the soldier courses be projected slightly to give a little shadow line.

Mr. Kirksey agreed. He stated that there was a little architectural detail in there showing that specifically. He stated that it was typical.

Chairman Casini stated that at the rear elevation, Mr. Kirksey had the frieze board everywhere except there, and the Chairman would like to see it on the gable end.

Mr. Kirksey agreed.

Chairman Casini stated that Mr. Kirksey still had the overhang on the garage hanging.

Mr. Kirksey asked if the Chairman wanted him to adjust that to carry through to the end of the doors.

The Chairman agreed. He stated that he let this one go by.

Chairman Casini stated that on the front elevation, above the double windows below to the left of the doors there was a quick return. The Chairman stated it was the brick return on the floor plan. He stated that it was shown on the second floor, bedroom 2.

Mr. Kirksey stated that it would return to the inside corner.

The Chairman stated that he didn't have any other questions. He stated that it looked pretty good.

Building Official Gero asked if there was a railing going in the front.

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Mr. Kirksey stated that there would be a white vinyl railing.

Building Official Gero stated that Mr. Kirksey mentioned the windows. He asked if Mr. Kirksey was able to adjust any of the windows on the side elevation.

Mr. Kirksey stated that they would line them up and down in the right elevation, the front two. He stated that it was something that he typically would do. He stated that he didn't think they would have a problem moving them.

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

City Engineer Ramm asked if this would be the final home in that parking pad, and it will be removed as part of the site work for this lot.

Mr. Kirksey stated that the pad would be demolished either prior to excavation, maybe just piggybacking while they have a machine on site. He was not sure what construction had planned for it.

Building Official Gero asked Mr. Kirksey if the house was sold or just a spec home.

Mr. Kirksey stated that it was sold. He asked the City Engineer if there was something to keep in mind while they removing that so he could pass it on to the construction crew.

City Engineer Ramm asked if the parking lot took up the space where the permanent sidewalk will be located.

Mr. Kirksey stated that he thought so. He stated that he hadn't been to that phase in a while. He stated that he thought you would just pull right off the curb. He stated that it would depend where the apron to the parking lot was located compared to the apron for the driveway. If it would be a redo or not. He was not sure offhand.

City Engineer Ramm stated that he wanted Mr. Kirksey to be cognizant of it. He stated that was a full accessible sidewalk there now, they would like to maintain it as much as they could but for the construction drive at least until it would be time to replace the sidewalk across the whole frontage.

Mr. Kirksey asked if they would typically pour the sidewalk with the driveways at Chestnut.

City Engineer Ramm replied yes.

Mr. Kirksey stated that he was guessing that they would remove everything and pour it new with the house. He stated that was typical practice.

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City Engineer Ramm stated that they would leave the existing pad there throughout most of the construction, and they would rip it out when it would be time to pour the new.

Mr. Kirksey stated that he would have to confirm. He asked if that would be the preference.

City Engineer Ramm stated he thought so. He stated that it would facilitate the public sidewalk.

Mr. Kirksey stated that it would probably be easier putting a temporary drive in and everything. He stated that he will make a note of it and talk to the construction guys.

City Engineer Ramm stated that he will make notes too on the site plan when it gets reviewed.

Mr. Kirksey stated that he will send the City Engineer a follow up when he talks to the construction guys.

Chairman Casini asked on the front elevation looking at the extreme right side where the grade would drop off, the lines were dashed versus the horizontal lines above that being brick. He asked what would that indicate.

Mr. Kirksey stated that the version of CAD they use dashes them or straight lines; they do not have a brick hatch necessarily.

The Chairman asked if that was brick.

Mr. Kirksey stated that it would be brick. He stated that the brick would go to grade.

The Chairman stated that the only reason he asked was there were two different connotations with the brick and the dash lines.

Mr. Kirksey stated that he was not smart enough to handle the full version of auto CAD so he got the dumbed down version.

The Chairman stated that he could do it by hand then.

Building Official Gero stated to the City Engineer that he just pulled up Google Earth on the lot, and the drive, actually the parking area actually extends probably about five feet past the sidewalk, the edge of the sidewalk to the north from the parking to the north; but the sidewalk would tie in on the south side. He stated that there would be an existing sidewalk. He stated that all the parking pads would have to come out in order to be able to install a sidewalk. He stated that he didn't think it was installed as a separate thing.

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Mr. Kirksey stated that he pulled up the site plan, and they could see the underlying pad and where the sidewalk would run through to the Building Official's point. He stated that he was guessing that it would be ripped out and replaced. He stated that to the City Engineer's point, he will talk and see if they could save that towards the end and leave intact and work through it with some egress for the residents.

City Engineer Ramm asked if there was a gap like it was shown there on the north end.

Building Official Gero stated that there was.

Chairman Casini asked if anyone else had any questions.

The Chairman asked what was the color scheme.

Mr. Kirksey stated that they would have the Cedar Creek brick, and a medium gray siding. He stated that it would be white trim.

The Chairman asked if the front door would have an accent color or would it match the colors they have.

Mr. Kirksey stated that it would be a gray accent.

The Chairman asked about the windows.

Mr. Kirksey stated that the window frames will be white, and the shutters will be a dark brown color.

The Chairman stated it was a nice color scheme.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to the frieze board being added on the rear elevation, adjustment of the windows, roll locks and soldier courses identified on the plans, and review and approval of the site plan by the City Engineer.

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

6995 Great Oaks Parkway, PPN 563-05-104, Sublot 175, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

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Mr. Kirksey stated that they were building their Deer Valley model here. He stated that it would be a northern craftsman elevation. They will have the stone with brick as well as horizontal siding. He stated that the horizontal siding will be a darker gray. He stated that the stone will be a black stone, and the Driftwood brick which will be a lighter to accent. He stated that the gable features and all the trim will be painted white. He stated that the entry door and the shutters will be black.

He stated that there will be a walkout configuration here. He stated that there will be a three-car side entry garage. He stated that the grade will wrap around the rear at the back left. He stated that he believed that both of the homes will have pretty deep lots so there will be no access issues right off the back of the homes. He stated that he was open to any comments from the Board.

Chairman Casini stated that he had two comments on the front elevation. He stated that there was a little small window on the left on the second floor. He asked if Mr. Kirksey would need it. He stated that it seemed out of place.

Mr. Kirksey stated that it was basically just to get some natural light in the master bathroom. He stated that they couldn't fit anything except a 202 over there due to the gable roof. He stated that it was positioned in the nook of the bathroom to let some light in.

The Chairman asked what would the space be used for.

Mr. Kirksey stated that they could option in a drop in tub. He stated that the customer chose not to so it will be an open space. It would be up to their interpretation.

Chairman Casini asked what was Mr. Kirksey's feeling about the small window on the front elevation. He asked if Mr. Kirksey felt it was out of place or not. He stated that he thought maybe on the other side they could put one. He stated that it would have to be an exit window out of the bedroom.

Mr. Kirksey stated that he was sure that the intention was just to balance, but he stated that he saw what the Chairman was saying. He stated that it was kind of out of balance. He stated that he was pretty neutral on it.

Chairman Casini asked Mr. Kirksey to ask the owner if they would want to eliminate it. He stated that they could leave it up to the owner.

Mr. Kirksey agreed.

Chairman Casini asked if the dormer above that point be split a little bit to the right instead of lining up with the rake of the roof on the other side.

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Mr. Kirksey stated that he didn't see why not.

The Chairman stated that it was not even centered on the lower section, so he could move that over a little bit.

The Chairman stated that his third question was that at the entrance, like the other drawing the Board was just looking at, the other house, he asked why Mr. Kirksey couldn't take the grade right over the edge of the stone straight over and then drop down.

Mr. Kirksey stated that he wanted to pull up the site plan. He stated that he knows that being a walkout they have to lose a full 9 foot there; and he believes that they were dealing with existing grade in the common area; so there was not a lot of room to adjust.

The Chairman stated that he wanted Mr. Kirksey to take a look at the front elevation again. He stated that they only have two or three feet at the max, and they would only be rising above about 8 inches.

Mr. Kirksey stated that the only reason the engineer would ever do that was because they want to keep a 4 to 1 slope as well; so they can only step every four foot. He stated that the only reason they would ever do that was because they would need to get down low on the side of the house. He stated that if they move it over, it will raise the grade on the side of the house; and he believed that the City Engineer might be able to confirm that the grade was already set in the common area around the pond. He stated that it was pretty dialed as to where it would need to be. He stated that he was just guessing why it would be set like that.

The Chairman stated that they would only be moving it about 16 inches, and they would only raise it about 6 inches, maybe 8 inches. That would be it. He stated that it would bring it right back to the edge of the door.

Mr. Kirksey stated that he could ask the question.

The Chairman stated that they did it on the other dwelling, the one the Board was just looking at. He stated that he thought it was a little bit too sharp at the steps. He stated that he would just suggest at least that Mr. Kirksey move it over a little bit. He stated that he didn't see a problem moving it over.

Mr. Kirksey stated that he will reach out to the engineer and see if there was anything he wasn't thinking of. He stated that he didn't have a problem with it either. He stated that he did agree that it would look better.

The Chairman stated that it wasn't a big deal, but he thought it would look a little better.

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Mr. Kirksey stated that they always have a different perspective than he does aesthetically when he talks to them.

Building Official Gero asked if Mr. Kirksey was talking about engineers in general.

Mr. Kirksey stated that was fair. He stated practical versus aesthetics.

The Chairman asked when will Mr. Kirksey give the Board a drawing with a gable end over the garage.

Mr. Kirksey stated that he believes he has one coming for the Board. He stated that he has one in the pipe. He will make a note for it.

The Chairman stated that he will expect it with the next one.

Mr. Kirksey agreed.

The Chairman asked if there were any more questions.

There were no other questions.

A motion was made by Chairman Casini, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to moving the upper left dormer slightly off the ridgeline, off of the rake line, possibly eliminating the small window that was on the left side of the second floor elevation, seeing if the grade could be moved over slightly at the main entrance and review and approval of the site plan by the City Engineer.

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

There being no further business, the Architectural Board of Review virtual meeting of April 15, 2021 was adjourned at 3:24 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 04/16/21**