

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

The Meeting was called to order by Chairman Norm Casini at 3:04 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
 Jeff Markley, City Planner

New Business:

- 1. 6360 Pebble Creek Drive, Andrew Gallo & Amanda Beacher** – Conversion of existing covered porch into living space and addition of covered patio.
- 2. 6595 Brecksville Road, #2, J. Lynn Design Group** – Replacement of existing sign and addition of wall sign.

Chairman Casini asked if there were any additions or corrections to the May 6, 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 May 6, 2021.

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

6360 Pebble Creek Drive, Andrew Gallo & Amanda Beacher – Tammi Graf of Hurst Construction was in attendance on behalf of the homeowners.

Chairman Casini stated that he had a few questions. He stated that since the documents didn't show the front elevation, he did look at it. He stated that there was going to be quite a resemblance.

Ms. Graf agreed. She stated that their intent was to match the materials.

Chairman Casini stated that there was an indication that there was no wall or support between the dinette and kitchen on the right side.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

Ms. Graf stated that it was currently a non-bearing wall that they were removing.

The Chairman stated that on one drawing it showed a post which was between the hearth room and dinette.

Ms. Graf stated that they were putting in a new header because they were opening up the opening from the hearth room. She stated that it will be a solid bearing that would be under the (inaudible).

Chairman Casini asked if all the materials would match the existing.

Ms. Graf stated that they would except for on the inside of the sunroom they wanted to do a James Hardy or LP Smart, a panel to make it smooth and not siding. It will match the color of the existing siding. Other than that, everything else will match. Ms. Graf showed a sample of the stone which would be a Prestige Stone Charcoal Ledge stone on the exterior. Then the stamped concrete will be an Ashler with a Desert Tan undertone and a gray release on top to pull the warm and cool colors that they were putting in with the new chimney.

Chairman Casini asked if the trim would be white.

Ms. Graf stated that the trim will match the existing.

Chairman Casini stated on the rear elevation, he wanted to know what the material would be.

Ms. Graf stated that it was a fire pit.

The Chairman stated that he hoped it wasn't right against the house.

Ms. Graf stated that it would be 15 feet away from the house per code. She stated that it was shown on the site plan. She stated that it would be a masonry pre-assembled stone fire pit.

Building Official Gero stated that it would be in the patio area.

Ms. Graf agreed.

The Building Official asked if it was wood burning or gas.

Ms. Graf stated that it would be wood burning with no gas start.

Chairman Casini stated that the last question he had on the building, which was concrete block foundation. In the elevation it showed face brick.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

Ms. Graf stated that it would be concrete block, and then it will have the cultured stone because that was only the chimney box; so the cultured stone would go within 8 inches of grade. They will then landscape around that.

Building Official Gero asked what was under the siding on the addition part. He asked what was on the foundation wall.

Ms. Graf stated that it was brick to grade. That was an existing foundation. She stated that the only foundation they were adding was underneath the new fireplace. She stated that instead of adding brick to grade there, they would have the cultured stone go to grade.

The Chairman stated that was fine.

Ms. Graf stated that the only thing that would be exposed would be the few inches that they require it not to sit on the ground, and that will be landscaped so you won't see any exposed block.

Fire Chief Rega asked how far was the fire pit from the house.

Ms. Graf stated it was 15 feet. She stated that was the code. She stated that it was 15'6" from the covered porch and 15'2" from the house.

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

City Engineer Ramm stated that he had no questions.

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**

6595 Brecksville Road, #2, J. Lynn Design Group – Jen Getchell and John Getchell of J. Lynn Design Group were in attendance.

Ms. Getchell stated that the sign they wanted to put out front would be the same as the existing sign.

Chairman Casini asked if the sign was an existing format? He asked if it was there, and just the face was being changed.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

Ms. Getchell stated that as far as she knows that was yes. She stated it was a totally new sign, but it was the same size as the existing sign.

Building Official Gero stated that he would like to state so that everyone will be on the same page, the only sign that the Board would be considering right now was the rectangle sign that would go on the fascia on the front under the gutter on the building. He stated that any other changes to the building were not on the table right now for discussion.

Ms. Getchell agreed. She stated that was what they were told.

Building Official Gero stated that other things were for a future discussion. Right now it was only the sign to be put on the building so Ms. Getchell would know where to go when she was going to work.

City Planner Markley asked if the circular sign would not be included.

Building Official Gero stated that as he stated, the only sign being considered by the Board was the rectangular sign.

Ms. Getchell asked if they could have the round sign.

Building Official Gero stated that right now that would constitute a variance request; so the round sign would have to be considered with the other features that they want to put on the exterior of the building.

Mr. Getchell stated that they could do that at a later date when they visit that.

Building Official Gero stated that he may have talked to Mr. Getchell when he called about it, and he stated that they just wanted to get the rectangular sign up there so they could get their presence known, and they would figure out the rest of the stuff afterwards.

Mr. Getchell agreed.

Chairman Casini stated that he thought the sign was taking up and blocking out the entire fascia. He stated that he didn't see any fascia above or below it.

Mr. Getchell stated that the sign was the exact same sign as the existing one.

The Chairman stated that he knew, but the other sign was white. He stated that it would cut it right out. He asked Mr. Getchell if he could reverse the colors.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

Mr. Getchell stated that he could. He asked if the Chairman was concerned that he didn't see any white on the fascia.

The Chairman stated that he was concerned because it would take it out of context with the other two signs. He was wondering if Mr. Getchell could either reverse the colors or cut the sign width so that they would see some of the fascia.

City Planner Markley asked if Mr. Getchell intended to have the entire building, first and second floor.

Mr. Getchell replied no. He stated that the second floor was already occupied.

City Planner Markley stated that what he was going to suggest was that if they did, maybe the black sign could go on the fascia up above the windows as a thought.

Mr. Getchell stated that you wouldn't even really notice it from the road. He stated that there would be no point in that. He stated that it would be way above eye level from looking out of your car window and passing by.

City Planner Markley stated then back to the Chairman's point of making it white, it would make sense with black letters.

Mr. Getchell asked if there was a way to get around that. He stated that he gets what the Board was saying. He asked what if there was a two inch border around it or on the top and bottom that was white.

Chairman Casini stated that might help.

Mr. Getchell stated that their whole point was to have the J. Lynn Group illuminated, and not the surrounding of the sign.

Building Official Gero stated that the letters will be projected from the sign face.

Mr. Getchell stated that they were going to be projecting light. He stated that it was not like the whole sign was going to be illuminated, it would just be J.Lynn Design Group in light. He stated that was the whole point of the design for the sign.

Chairman Casini stated that they understood that Mr. Getchell was going to back it up with LED's or something.

Mr. Getchell agreed.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

The Chairman asked Mr. Getchell if he would consider the white band all the way around.

Mr. Getchell asked if the top and the bottom would be okay.

Chairman Casini stated that the top, the bottom and the two ends also.

Building Official Gero stated that he wanted to ask a question. He stated that since they were going to paint the cabinet black, would the sign face go behind the edge of the cabinet or over the edge of the cabinet. He asked if there was a return on the cabinet for the sign to hold it in place.

Mr. Getchell asked if it was as far as the depth of it going back towards the fascia?

Building Official Gero asked if there was a return that would come around the front of the sign panel to hold it in place.

Mr. Getchell asked if he was talking about the bottom one.

Building Official Gero stated it would be the top one.

Mr. Getchell stated that he was not entirely sure. He stated that there was a front that would get screwed in with the lighting, and then it would get set right on top. He stated that it was basically in there with a set screw that would hold it in place from the top and the bottom.

Building Official Gero stated that maybe an inch to two inch white border on the top and bottom to frame it.

Chairman Casini stated that they might as well make it on the side too. They had a lot of room all the way around.

Building Official Gero asked Mr. Getchell if he could put something together like that.

Mr. Getchell stated that he could. He stated that it would be 8 inches for the lettering. He stated that they could see what that would look like. He stated that it would shrink their lettering.

Chairman Casini stated that Mr. Getchell might want to measure the fascia board to see how wide it was.

Several people began speaking at once.

Mr. Getchell stated that it was 13 inches.

The Chairman asked if it was the same size as the white board.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

Mr. Getchell stated that it was the same size as the existing one.

The Chairman stated that it looked like it was blocked off.

Mr. Getchell asked if they would need an inch and a half or two inches all the way around it.

Chairman Casini stated that he wanted Mr. Getchell to take a look at it.

City Planner Markley asked if he could shrink the black. He stated that maybe the J. would have to be shrunk.

Mr. Getchell asked if there was any way around that. He stated that it would make everything a little bit smaller. The Board just wanted to see white without the sign blocking it.

City Planner Markley stated that they could go with a white background and illuminate the letters that way.

Mr. Getchell asked if they got the sign made the way that it was because they didn't know what was going on in the next couple of years. He stated that they plan on taking the sign with them if they move. He stated that if they had it made the way it was, and they just had an inch and a half white stripes going around it, they would basically place them on top of the sign; so they wouldn't see the black. Then they could take them off when they wanted to and move the sign over. He asked if that would make sense. He stated that it would not be part of the sign, but they would add white to it.

City Planner Markley stated that it would be like white tape.

Mr. Getchell stated that they would have a piece of plastic made that will wrap around the top and the bottom.

Building Official Gero stated that would be acceptable because it would give the appearance of the white on there. He stated that it would do the trick.

Mr. Getchell stated that he was trying to avoid messing with the sign.

Building Official Gero stated that he understood what Mr. Getchell was saying. They want to be able to take the sign with them. He stated that would be acceptable. He wanted Mr. Getchell to put that together and send it into the Building Department. He stated that he should be able to administratively approve that.

Mr. Getchell stated that sounded good. He stated that their biggest concern was that they don't know what the City plans on doing with the building and the timeframe.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
May 15, 2021**

Chairman Casini stated that the building was not going away for a long time.

Several people began speaking at once again.

Chairman Casini stated that on the underside everything would be white on the sign so you would not see any black.

Mr. Getchell asked when you would look up at it.

Chairman Casini stated wherever the connections would be. He stated that they could just paint that.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the wall sign, subject to the resubmittal of the plan with a white border around the sign.

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

5503 Eastview Drive Joe & Nicolina Mancino – Building Official Gero stated that this matter was from the last meeting. He stated that the Chairman asked the applicant to submit a drawing that showed the dimensions and the windows; and the applicant has done that. The Chairman and he reviewed it, and it was acceptable to approve at this time.

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

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

There being no further business, the Architectural Board of Review virtual meeting of May 20, 2021 was adjourned at 3:27 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 05/20/21**