

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
May 21, 2020**

The Meeting was called to order by Chairman Norm Casini at 3:00 p.m. and the following responded to Roll Call:

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

New Business:

- 1. 6610 Bexley Court, PPN 563-25-069, Perry Stancato** – Represented by Colabianchi Builders for a proposed new single-family dwelling.
- 2. 6870 Linden Lane, PPN 563-01-095, Pulte Homes** – Proposed new single-family dwelling.

Chairman Casini asked if there were any corrections or additions to the Minutes of the May 7, 2020 Architectural Board of Review meeting. 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 7, 2020.

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

6610 Bexley Court, PPN 563-25-069, Perry Stancato – Frank and Sandy Colabianchi of Colabianchi Builders were in attendance. Mr. Colabianchi stated that he was the builder who would be building the house on behalf of Mr. Stancato.

Mr. Colabianchi wanted to provide a brief synopsis of the new dwelling. He stated that they would be building Mr. Stancato a new dwelling. The house will be 4,319 sq. ft. of finished floor on the first floor. The house will be a ranch, but it will a walkout basement. There will be another 2,293 sq. ft. of finished in the walkout basement. Mr. Colabianchi stated that there will be two oversized garages. They will be approximately 1,210 sq. ft.

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Mr. Colabianchi stated that he was a bricklayer by trade. His dad taught him the trade; so he will dress up and accent the proposed dwelling with stone and slope the grades down to the walkout. It will be a nice addition into the neighborhood and to the neighbors on each side.

Mr. Colabianchi stated that he has colors. He asked the Board how he should proceed, and he will gladly tell the Board whatever he can. He stated that he had different sample boards and things like that. The shingles will be black Certainteed dimensional shingle. The color was called Moire Black. He stated that it would be a nice dimensional shingle. He stated that Mr. Stancato was going to go with the black and gray colors. He stated that they will go with a nice black pre-finished garage door with large windows on each panel up to the right hand side. He stated it would be a little different look, but he thinks it will look real sharp being that it will be a side entrance garage that could be seen from the front of the house.

Mr. Colabianchi stated that the siding will be Hardy board. It will be a Cobblestone. It is a lighter gray for a contrast between the house. He stated that the overhang and gutters will mimic that in black. He stated that the efface on the house will be a lighter gray color. He stated that it will be the same thing for the long board. There will be a little bit of an accent. It will be an upgraded more expensive look siding. He stated that there will be some accent panels on the front of the house, and he believes there will be one on the side of the house also. He stated that it will be in the Mill Gray family.

Mr. Colabianchi stated that the stone will be Elkwood. It was from Dutch Quality. He has used it many, many times in the past. It has a variation with Charcoal Gray in it and a medium and lighter gray. There is some contrast of some other lighter colors. He stated that Mr. Stancato was more laid back and not real extravagant. He was working with a decorator. They have worked on this for a long time.

Building Official Gero asked the Secretary if she had all the sample colors marked down. She stated that she did. Mr. Colabianchi was going to forward the sample colors to the Secretary. The Building Official wanted Mr. Colabianchi to bring the samples into the Building Department and drop them off for a few days; he can make sure they will get looked at.

Building Official Gero asked Mr. Colabianchi if the developer signed off on the plans. Mr. Colabianchi stated that they submitted them, but he doesn't think he has received a letter back. The Building Official just wanted to make sure that Mr. Colabianchi was contacting the developer.

Chairman Casini stated that he had a couple of questions. He will just run through the drawings. The Chairman referred to Page A2. He stated that Mr. Colabianchi changed all of the foundations from 10 inches to 8 inches, reinforced concrete. He asked Mr. Colabianchi if that was correct. Mr. Colabianchi stated that they have done multiple 10 foot walls. He stated that they always used 8 inches. He stated that even the guy who does their poured walls; he built an

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elaborate house for himself. He only used 8 inches. The Chairman stated that he just wanted to make sure.

The Chairman asked if the dimensions were taken out of the outside or inside. Mr. Colabianchi stated that they will take the dimensions from the outside. He stated that the house size and everything will be exactly the same. The Chairman stated that all the interior dimensions were correct. Mr. Colabianchi stated that they will hold the exterior. He stated that all the sizes would be the same.

The Chairman stated that over by the garage on Sheet A2, there was a box and an “x”. He asked Mr. Colabianchi what it was. Mr. Colabianchi stated that it was a raised porch there. He stated that it was a pillar foundation there. He stated that on the other wall and mostly across the back would be a stone wall; so they put a full foundation there. Then in the corner there will be a pizza oven and a fireplace on the next level. He stated that it would be full foundation. He stated that where the square was, that was where the pillar foundation would be.

Chairman Casini asked Mr. Colabianchi if he was looking at the same thing he was. He stated that it was the extreme left, about 8 to 10 inches. He stated that there was an “x” and a box. Mr. Colabianchi stated that it was going to be a foundation for a pillar. He would cross over with his footer.

Chairman Casini stated that on A5, the surround around the window; he asked if that was efface. Mr. Colabianchi stated that it was. The Chairman stated that there will be efface around the windows and the door. Mr. Colabianchi agreed. He stated that there would be a frieze board on efface and then another strip to accent around the windows and door. The Chairman stated that it looked about 7 inches wide. Mr. Colabianchi stated it would probably be 6 inches.

The Chairman stated over the main entrance steps, he stated that Mr. Colabianchi had a straight line for the steps. He asked if there would be stone on the treads and landing. Mr. Colabianchi stated that they would be stone on the treads and landing. The Chairman asked if all the stone would be cultured stone. Mr. Colabianchi stated that it would be cultured stone.

Chairman Casini stated that it was a super looking elevation.

The Chairman stated that there has to be a stone address. Mr. Colabianchi stated that he always put a stone address on the house. He stated that it didn’t show one on there. The Chairman stated that the stone address was on A5 where the garage was. He stated that would be the appropriate place to put it. Mr. Colabianchi agreed. The Building Official stated it could be in the area closest to the street so it would be visible from the street.

Chairman Casini stated that the wall section was going from a 10 to an 8 even though it was not drawn on there. Mr. Colabianchi agreed.

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The Chairman stated that on the section, there was a 2 foot overhang, and he has a 2' x 6' sub fascia. He stated that it seemed like the soffit would line up with it which it shouldn't be to get a drip on it. He stated that secondly, because they usually slope those slightly, the Chairman would think Mr. Coliabianchi would want a 2' x 8' or 2' x 10' to give it a nice wide look to it all the way across because it has such a great horizontal look to it. Mr. Coliabianchi asked if the Chairman was talking about the 2' x 6' that was on the house. The Chairman stated that it was on the end of the truss on the overhang. The Chairman stated that it seemed awfully shallow. He stated that all you would see would be gutter. He wanted Mr. Coliabianchi to change it to a 2' x 8' which would give him drip or 2' x 10'. He stated that it would totally enhance the front elevation and give him a wider look all the way across there because there was such a nice horizontal look to the building. The Chairman wanted Mr. Coliabianchi to take that into consideration. He has to get a drip there anyways. Mr. Coliabianchi stated that the Chairman was talking on the house where the soffit goes back into the house. He stated that in a lot of places there will be a double belt there because you would have that belt and then you have the belt that accents all the way around the windows. He stated that he would make it as big as he can so it would hit the top of the window.

Building Official Gero stated that the Chairman was referring to the board behind the gutter.

Several people began speaking at once.

Mr. Coliabianchi stated that they always put drip edges up on that too. He stated that he always takes the ice and water shield; and he will wrap it down over the 2' x 6' also. The Chairman stated that he was looking at more of the aesthetics of it. He stated that it will be very visible.

Chairman Casini stated that he didn't have any other questions. It was a well designed house.

Building Official Gero stated that he didn't have any questions.

City Engineer Ramm stated that he had a couple of things that he wanted Mr. Coliabianchi to make note of. He stated that in this subdivision, they have an issue with the pressure or volume of the water flow. He stated that right in the subdivision improvement plans it was always called out that every house would need a 1 ½ inch water service. He stated that he noticed on the site plan that Mr. Coliabianchi called out a 1 inch. He stated that Mr. Coliabianchi would want to make a note of that. The City Engineer stated that they will pick it up on the detailed review of the site plan. He just wanted to make mention of it now. Mr. Coliabianchi asked about the tap or connection at the street. He asked if that would be 1 inch or would it be 1 ½ inch.

City Engineer Ramm stated that was where he believes that the taps were already 1 ½ inch. He stated that it would be ready to accommodate the continuation and extension of that same size line. Mr. Coliabianchi stated that he wanted to make sure they have enough water pressure there.

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City Engineer Ramm stated he thinks Mr. Colabianchi will find what he needs out there. Mr. Colabianchi stated that he would upsize it even in the house then to carry it through the house.

City Engineer Ramm stated that he had one more critical item was, and they found it out sort of after the fact when the most recent home. He asked the Building Official if he knew what Sublot John Tomsetic was building on. The Building Official stated that he was already built. He stated that he was around the corner on Sublot 18. The City Engineer stated that there was an issue in the neighborhood regarding natural gas service. The Building Official stated that Mr. Tomsetic was building across the street with Gene Lustik. The City Engineer stated that in the course of that process, they found out the hard way that Dominion East Ohio, their gas service up to the subdivision was inadequate. They mentioned that the Tomsetic house across the house would be the last one that they could provide service to until such time as they had a gas line improvement project coming through the neighborhood. They stated it was slated for 2021 or something. The City Engineer stated that it was something they would want to get in front of. He stated that the City inquired and really had no ability to enforce Dominion to escalate their schedule; but perhaps the City Engineer could circle the wagons again now. The City Engineer stated that he didn't know the duration of Mr. Colabianchi's schedule was for this house. He stated that it was something they should be aware of.

Mr. Colabianchi stated that the gas line goes all the way around the cul-de-sac he was sure. He asked if the City Engineer was saying they would not have enough to add another house on to it. The City Engineer replied that was right. He stated that it was not that the gas line wasn't there, it was just that the amount of gas that they can push up to that area based on the limitations of their system in the surrounding neighborhoods that supply the street, it was at capacity. He stated that but for a major improvement that they were working on and designing and trying to construct at some point in the future, just not presently. Mr. Colabianchi stated that he was planning on definitely putting a larger size gas line going into the house and a larger meter because of all the gas appliances he will have. Mr. Colabianchi stated that he will check with Dominion and see what was going on with that. He stated that he appreciated the heads up on that. He stated that was a pretty important thing.

City Engineer Ramm stated that all the homes there were extremely large, and they have a large demand on the gas, and he believes it is part of the problem.

The City Engineer stated that they have some dialogue going back and forth through the Mayor's office and the Building Department, and Engineering Department with Dominion. He stated that they could quickly get Mr. Colabianchi into a conversation with the right people to talk through it. Mr. Colabianchi stated that he appreciated that.

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Chairman Casini asked Fire Chief Rega if he had any questions. Fire Chief Rega stated that he can't see the prints; he was assuming that the address will be clearly visible and there would be proper lighting to illuminate the address. Mr. Colabianchi stated that he will make sure of that.

The Chairman stated that they located the stone address on the building for Mr. Colabianchi. Fire Chief Rega asked if the setback was far enough that it needed to be illuminated. The Building Official stated that the setback on the cul-de-sac was only 60 feet. Fire Chief Rega stated that they have mailboxes there too. He stated that there wouldn't be a problem on the lighting. Mr. Colabianchi stated that they will do both. They will have it on the mailbox as well as the house also.

City Engineer Ramm stated that he had one more item. He stated that they received a concern from a resident in the existing subdivision. It was a concern about the drainage and the impact of large homes continuing to be approved and built. There was a detention basin there in the rear of this particular lot. There was just a concern of flooding and whether or not it will be adequate to accommodate the additional runoff generated by a lot of impervious area with the driveway and roof on such a large home. He stated that he didn't have an opportunity to read through it. It was just something to be aware of that there was concern in the neighborhood for the building permits being issued. The City Engineer stated that they have to do some investigation and put some history together for the Mayor and for some members of Council in response to the concerns that were raised. He stated that they were working through that presently.

Mr. Colabianchi stated that they were located, they should be in a little bit better shape than other people because the storm sewer goes right into that catch basin at the back. He stated that from there it should go right to the detention basin. He stated that hopefully they will not be part of the problem. They should be in front of all that.

City Engineer Ramm stated that the flip side was this sort of building was considered the cause or could be the cause of the problems. He stated that was what detention basins were designed for. He stated that they have to look at it closely.

City Engineer Ramm asked if there were any variances required for the lot in terms of the overall area of the home, the size for the lot.

Building Official Gero stated that the setback was at 60 foot which would be the platted building line. He stated that the rear yard was at 42 foot; and they meet that minimum. He stated that the side yards were 15 ½ foot each. They have met that minimum, and the overall lot was 29,000 sq. ft. which was 9,000 plus square foot above the minimum requirement there.

City Engineer Ramm asked if there was anything in the Covenants and Restrictions that would limit the size of a home on a parcel in terms of buildable area.

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Building Official Gero stated that there was nothing in the City's code that would have any type of ratio. He stated that the plans will need to be approved by the developer; and to his knowledge there was no association in that development.

City Engineer Ramm stated that there was an HOA. He stated that it was one person. He doesn't know if it was active or not. He stated that because of the detention basin, there was a requirement for an HOA. He stated that as the subdivision evolved, and the economy tanked; it was just a little bit disjointed. He was not so sure. He stated that there was an HOA on record.

Chairman Casini stated that before the Building Official could issue the permit, they will have to provide approval from the subdivision developer.

City Engineer Ramm stated that he just wanted to make mention of the fact that concerns had been raised; and they were looking at it.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to making the fascia on the gutters the 2' x 8' instead of 2' x 6', adding the stone address plate on garage wall closest to the street, 6 inch surrounds for the efface around the windows and doors, resolution of the gas line issue, site review and approval from the City Engineer and developer's approval of the proposed dwelling.

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

Building Official Gero asked Mr. Colabianchi if he was going to be making some revisions and submitting for construction. Mr. Colabianchi stated that the only change the Board wanted was the 2'x 8' gutter board. He asked if he could just write that in there? The Building Official stated that he could add a sheet; and he will make sure that they have everything else to submit. The Building Official asked if Mr. Colabianchi submitted the site plans to the Engineering Department. Mrs. Colabianchi stated that they had. She stated that she submitted everything to the Building Department. She did not bring it to the Engineering Department yet. Building Official Gero stated that he will look at what they have and see if there's anything else that would need to be submitted or added on to what she brought in and let her know.

Mrs. Colabianchi asked if she could bring the material by on Tuesday for submittal. The Building Official stated that she could bring it in at that time.

6870 Linden Lane, PPN 563-01-095, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

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Mr. Kirksey asked if he could share his screen. The Secretary stated that Mr. Kirksey could share his screen with the Board.

Mr. Kirksey stated that he had comparables on the slide to go through. He presented the front elevation of the proposed dwelling. He stated that the house will be built on Sublot 112. He stated that there will be Moire Black dimensional shingles, brick and horizontal siding.

Chairman Casini stated that he did have a question on the elevation. He stated that he thought the stone sign should go on the right side of the garage door instead of the left. He stated that on the elevation he asked if there was a vent above the garage. He stated that it looked a little bit out of scale for the whole space up there. He wanted Mr. Kirksey to double or triple or do something to the peak to make it look more in proportion to the house. He thinks if Mr. Kirksey doubled or tripled it, it would look a lot better. Mr. Kirksey stated that he could do a 16" x 30".

The Chairman stated that was the only question he had on the elevation.

Mr. Kirksey went through the look-alike houses. There was no issue with Sublot 113. He stated that the main entrance was they have a side entry garage, roof dormer, stone, contrasting porch columns and window placements in reference to the subject lot. Mr. Kirksey stated that Sublot 113 was directly to the right of Sublot 112.

Building Official Gero asked about Sublot 120 across the street. Mr. Kirksey stated that was a northern Craftsman elevation. There was a laundry list of differences on that one to the subject lot.

Building Official Gero stated Sublot 116, 115 and 111.

Mr. Kirksey stated Sublot 111 was right next door to the left from the street. The Building Official stated that was different.

The Building Official asked about across the street on Sublots 117, 118 and 119. He asked if there was anything plotted yet. Mr. Kirksey stated that 117 and 118 were still vacant. Building Official Gero stated that Sublot 119 was different than the subject lot. Building Official Gero stated that he thought they were good with the look-alike houses.

Chairman Casini stated on the front elevation with the soldier courses and roll offs; he asked Mr. Kirksey if they could be projected out a half to three-quarters of an inch to get a shadow line. It would give a little emphasis. Mr. Kirksey stated that they would do that in the field. He stated that he could definitely notate that. The Chairman stated that there was only one arch, but he was talking about the garage, the windows; he wanted Mr. Kirksey to project all of them out to a half inch. Mr. Kirksey agreed.

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Building Official Gero stated that he had nothing else on how far the house looks. He stated that he looked at the site plan, and the first floor door and the basement doors were on the wider side of the lot. He stated that a small deck could be accommodated without variances. Mr. Kirksey stated that the redesigned that area to make sure that a deck would fit after the build because their typical design would go further back. He stated that they shortened it and widened it.

Building Official Gero asked if the house was a sold house or a spec. Mr. Kirksey stated that it was a sold house.

Chairman Casini stated that he had one other question on the rear elevation. He stated that there was a very low profile 3/12 pitch on that section. He wanted to make sure Mr. Kirksey would put ice guard on the whole thing, not just at the dwelling. He stated that the one above it, he asked why Mr. Kirksey increased that. He thought Mr. Kirksey went to 4/12 there. He would think he would want to increase that to 6, 8 or 12. Mr. Kirksey stated that was more or less one of the standard details for that floor plan. The only one they would have redesigned was the roof there to accommodate the sun room change. The Chairman stated 3/12 was the minimum they could go to with the shingles. He wanted Mr. Kirksey to make sure he put ice guard under that whole section of the roof.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to relocating the address stone, increasing the size of the vent on the garage dormer, making all brick courses project out 1/2 inch minimum, 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 May 21, 2020 was adjourned at 3:43 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 05/22/20**