

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
June 3, 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

New Business:

- 1. 6803 East Sprague Road, Matt Brzoska** – Proposed three-car garage.
- 2. 5861 Hillside Road, Carolyn & Harry Caplan** - Proposed two-story garage addition, new front vestibule addition with front landing and steps, and new covered deck.

Late Addition:

- 3. 6001 Quarry Lane, Delmonico's Steakhouse** – Proposed new signage for existing restaurant.

Chairman Casini asked if there were any additions or corrections to the May 15, 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 15, 2021.

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

6803 East Sprague Road, Matt Brzoska – Homeowner Matt Brzoska was in attendance.

Chairman Casini stated that he had a couple of questions. He asked Mr. Brzoska if he was going to put any windows on the garage.

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Mr. Brzoska stated that he was not going to put any windows on the garage.

Chairman Casini asked if Mr. Brzoska was going to put gutters to control the water.

Mr. Brzoska stated he would put gutters on the garage.

The Chairman asked Mr. Brzoska how he would drain the water.

Mr. Brzoska stated that it would drain out into the yard.

Building Official Gero stated that he wanted to add that Mr. Brzoska has been to the Board of Zoning Appeals a couple of times for some variances. The public record has shown that there was quite a bit of concern as far as stormwater through this area of the backyard. He stated that all stormwater management and location of the structure will be subject to the approval by the Engineering Department so it will not adversely affect any of the adjoining properties and manages the water completely. He asked Mr. Brzoska if he understood that.

Mr. Brzoska replied that he could manage his water. He stated that he could drain it.

Building Official Gero stated that the City Engineer whatever Mr. Brzoska's plan would be along with his intent to manage the stormwater so it will not adversely affect any of the neighbors, and that the location would work as far as the swale that was back there.

Mr. Brzoska stated that whatever needs to be done.

Building Official Gero stated that he just wanted to state that so that everybody was aware of that.

Chairman Casini stated to City Engineer Ramm that he would review that aspect of it.

City Engineer Ramm stated that he will meet with Mr. Brzoska. He stated that he had been meeting with some concerned neighbors. He stated that he was meeting later this afternoon with another concerned neighbor. He stated that he was trying to get the full picture and the lay of the land. He stated that he will take that into consideration when they review the details.

Chairman Casini asked Mr. Brzoska if he was going to remove the shed that was on the property now.

Mr. Brzoska replied yes.

The Chairman stated that he had no further questions. He asked if the City Planner had any questions.

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City Planner Markley stated that he had no questions.

Building Official Gero stated that he had no questions, but he had a comment. He will need to see a little more detail as far as the construction drawings for permit.

Mr. Brzoska asked the Building Official what kind of detail was he looking for.

Building Official Gero stated that as far as a wall section, as far as how Mr. Brzoska will lay it out. He stated that the drawings were pretty generic. He stated that he would need to know what the spacing will be on the studding and things like that.

The Chairman asked if Mr. Brzoska would have a footer.

Mr. Brzoska stated that it would be poured footer with block and then a floating floor in between.

The Chairman stated that Mr. Brzoska would need one full section through there to get to the Building Official.

City Planner Markley stated that he had a question. He asked if the Board of Zoning Appeals require any screening.

Building Official Gero stated that the Board of Zoning Appeals wasn't involved in the matter. Mr. Brzoska previously requested variances for a larger structure, and now Mr. Brzoska was within the parameters that he was allowed to build for size, height and location. There were no variances needed or required.

Fire Chief Rega stated that he had a quick question. He asked what was the distance from the street back to the garage.

Mr. Brzoska stated that it would probably be about 325 feet from the center of the road.

Fire Chief Rega replied okay.

Chairman Casini asked if there was a stream in the back.

City Engineer Ramm stated that there was a natural flow of water, and there was some piping out there where the system was enclosed, and then it comes back to the surface and goes back into a system.

The Chairman stated that the reason he asked was that there was about a 12 foot drop.

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City Engineer Ramm stated that it was definitely the low ground.

Building Official Gero asked if there were any other questions.

City Engineer Ramm stated that he wanted to reiterate that today's Architectural approval would strictly be for that, the architectural aesthetics of the structure.

City Engineer Ramm asked the Secretary if there were any participants or anyone asking any questions.

The Secretary replied no. She stated that there was a resident, but there was nobody asking questions.

City Engineer Ramm stated that he wanted to make sure.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed garage, subject to Engineering approval of the stormwater management of the structure for location.

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

5861 Hillside Road, Carolyn & Harry Caplan - Homeowner Harry Caplan and Architect Tom Paul were both in attendance.

Chairman Casini stated that he had a few questions.

Building Official Gero stated that he thought the architect was also online.

Chairman Casini asked who was going to do the structural verification of size.

Mr. Paul stated it was the structural engineer. He was from CRJ Services. He had been working with Mr. Paul on it, and he will be the one that verifies everything with the structural sizes.

Chairman Casini stated that on drawing A-1.0, he was not sure what would happen right in the corner where the house breaks, and the garage comes in maybe 3 or 4 feet from it. He stated that it didn't seem like there was any construction there.

Mr. Paul stated that it would be closed off there.

The Chairman asked if he would return the same construction.

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Mr. Paul replied yes.

The Chairman asked how come they didn't show it on the drawing.

Mr. Paul stated that he didn't realize that he hadn't done that.

The Chairman stated that Mr. Paul would just return that back and line up with the wall that would extend out.

He asked if Mr. Paul realized that he only had 7 inches from the garage door to the wall on the 10 foot overhead door.

Mr. Paul stated that they were going to take the ramp out and move the stairs back.

The Chairman stated that Mr. Paul will need to re-draw it then because they wouldn't be able to get a car in the garage unless they would run track there.

Mr. Paul stated that they realize that.

The Chairman stated that the other question was on the 12 foot overhead door, could they fit 2 cars in there.

Mr. Paul stated that right now it was one, and they may go to a 16 foot door; but right now the intent was to get one car in there.

The Chairman stated that they were only giving 6 feet per car, and he stated that it was awfully tight.

Mr. Paul agreed.

The Chairman stated that he was not sure what Mr. Paul was going to do, if he was going to change it or not; and if they would change the ramp, they would need to (inaudible).

The Chairman stated that secondly he didn't see a second floor plan.

Mr. Paul stated that right now it was just storage. It would be cold storage.

The Chairman stated that Mr. Paul would need to draw the second floor plan.

Mr. Paul stated that the drawings that the Board had were not going to the City for permit. They have to finish those up.

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The Chairman stated that he was just pointing out some of the dimensions.

The Chairman stated that drawing A-1.11, the elevation of the area showed the corner of where the closet was and lines up overlapping the garage door. He stated that if you would go to A2.2, as they can see the line up of the addition on the drawing, it was the jamb of the overhead garage, but on the floor plan it looks like it was back 4 or 5 feet. He stated that something was not happening there.

Mr. Paul stated that he knows what it was. He stated that it was because they had a 10 foot addition originally for the entryway, and they cut it back 3 feet and he didn't change the elevation. That is what happened.

Chairman Casini stated the 4 foot porch overlaps the garage.

Mr. Paul stated that they know that.

The Chairman stated that he thought they should re-draw it so it can be seen clearly on the plan. He stated that also on A1.1.2, that addition was 9 foot 5 or 10 foot out, but it should be about 12 foot. He stated that Mr. Paul should be careful about that during the construction. He stated that he wanted Mr. Paul to take a look at that. He stated that there was something wrong with the scale of it.

Mr. Paul stated that the addition entry was not 10 foot deep.

Chairman Casini stated that he was just going by the drawings. He stated that the building was 10 foot, and there was a 1 foot overhang on each side, that would be 12 foot. He stated that it was scaled to only 9.4 foot on the roof line. He stated that Mr. Paul should be careful about that.

The Chairman stated that his last question was did they really want to put thin brick on it. He was not sure, he wanted to know if the existing house had thin brick or have a full brick.

Mr. Paul stated that it was a full brick.

The Chairman stated that he was just recommending it, in their section they could come up with instead of 2 8's, 2 12's and drop back to an 8 and put 3 brick courses over there. It would be much better, and it will give you a lasting construction versus the thin brick; and it would be so simple to do. It was just a suggestion, it would be the homeowner's option.

The Chairman stated that his last question was the windows. He stated that they need to be sized for means of egress. He stated that there can't be any bedrooms or sleeping quarters up there.

Mr. Paul agreed.

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The Chairman asked the Building Official if he had any questions.

Building Official Gero stated that along the lines of the windows, on Page A.2.1, they have the whole side of the garage, 36 feet long and approximately 21 feet high, the whole area there. It was being shown as nothing but vinyl. He asked what could be done to break that up.

Mr. Paul stated that he was thinking of putting a couple windows on the second floor like they were on the other elevation and match those to the back side.

The Chairman stated that would be good.

Building Official Gero stated that would definitely be an improvement. He stated that was his only comment. He stated that they were trying to avoid that much vinyl on any solid wall, especially when it was 20 feet high and 36 feet long.

Chairman Casini asked City Planner Markley if he had any questions.

City Planner Markley stated that the Building Official addressed his question. He just thought it was a huge blank wall.

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

City Engineer Ramm stated he had no questions.

Building Official Gero stated that he had one other question. He stated that on the elevation that was on the screen right now, the center part, they have the window and above the window there was a gable; and it was showing a dashed line. He asked if the gable was being eliminated.

Mr. Paul stated that it wasn't. It was the existing house that they would be bridging over.

The Building Official stated that the addition, the angled part would be a whole other plane.

Mr. Paul stated that it would be in the same plane as the back of the elevation of the garage that they just talked about for the windows.

Building Official Gero stated that the house would come out further.

Mr. Paul agreed. He stated that there would be some existing roof that would be sticking out.

Building Official Gero stated that was all he had.

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The Chairman stated it would be subject to revising the drawings and adding a couple of windows on the blank side and approval of the Engineer's review of the site plan.

City Planner Markley stated that he knows that the Secretary forwarded the material specifications, and every one of them stated it would be matched as closely as possible. He stated that the only concern that he had was it was a large structure and addition.

Mr. Paul stated that they found the siding. He stated that he sent that over to the Secretary today. They had found the box that had the label which was Certain Teed siding; so the actual match for the siding, they found that. They have the siding matched.

Building Official Gero asked about the roof.

Mr. Paul stated that on the roof they would have to do the best they can because it's an old roof.

Building Official Gero asked what were the chances of re-roofing. He stated that there wouldn't be that much existing roof.

Mr. Paul stated that was something the owner would have to speak on, he couldn't speak on that.

City Planner Markley stated that if it didn't match, what would they do after the fact.

Mr. Caplan wanted to speak. He stated that he was going to re-roof the whole thing.

The Chairman stated that there wasn't really much left.

Mr. Caplan stated that there wasn't much left, and the old roof would have to be re-done.

Building Official Gero stated that would be great.

City Engineer Ramm stated that he wanted to ask a question. He asked are all the new gutters and downspouts will be tied into the existing downspout system?

Mr. Paul replied yes. He stated that based on the survey they have, the storm and sanitary would come in on an angle on the other side of the house. He stated that it looked like they would have an opportunity to connect in there going to the east/southeast. He stated that he was showing the gutters coming down and connecting underground and connecting over there at that existing site.

City Planner Markley asked if they were going to have a floor drain in the garage.

Mr. Paul replied no.

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City Engineer Ramm stated that was all he wanted to know.

A motion was made by Chairman Casini, seconded by City Engineer Ramm, to approve the proposed addition as presented, subject to a revision of the drawings, addition of the windows, City Engineer’s site plan approval and a total re-roof of all existing.

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

6001 Quarry Lane, Delmonico’s Steakhouse – Owner George Schindler and sign contractor Dustin James were both in attendance.

Building Official Gero stated that Delmonico’s approached him about some signage a while back. Whatever the Board would approve today would be subject to the Board of Zoning Appeals’ approval for the additional signs on a building. They are actually going to re-face the existing sign on the structure. They are going to put new faces, put LED in there and get rid of the neon that was there. He stated that the pole sign that was there will be eliminated which would be a plus for the City. They were looking forward to that. The sign to the right here in the photograph will stay, and then they would like to add some signage over the door. He stated that is why they are before the Board today to review, and that was what they would be seeking approval for. The Building Official asked Mr. James if he would like to go over and describe anything. If Mr. Schindler has anything to say, he can also speak.

Mr. Schindler stated that the original sign that they put up in 2004 was the large pole sign. He stated that it has been problematic. He stated that the back face was a pretty good target for beer bottles and was always in disrepair. He stated that they needed to modernize it. They felt that when Frank & Pauly’s was up there and closed that people would see the Delmonico’s sign and relate to the building behind it which is now Winking Lizard. He stated that all along they felt that they needed to move it to the building.

He stated that they have worked through a number of designs, and what is presented was what they came up with.

Chairman Casini asked if the words “seafood and steaks” lit also.

Mr. Schindler stated that they were lit. The center sign that has the logo was lit as well as has a sort of a backlit halo if you will at night. He stated that the “steaks and seafood” would just be front lit.

Building Official Gero asked if Mr. Schindler said front lit.

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Mr. Schindler stated that there was no halo behind it. The center sign that was on the 45 degree angle of the building also has sort of a backlit halo. He stated that the shape of the sign will also have a backlit surround to it.

Chairman Casini stated that he thought the signs were well placed, and they look well-proportioned on the building. He stated that he thought they looked good. He asked if anybody had any other questions.

City Planner Markley asked what were the architectural details on the top and bottom banding on the fascia.

Mr. Schindler stated that was the actual brick that was painted the building color, and in anticipation of doing this, they painted it sort of a jet black so it would fit right in.

City Planner Markley asked if the cabinet would be mounted beyond the brick. He stated that it would be attached to the inner brick inside unless it was all one dimension.

Mr. Schindler stated it would be mounted to it. It would be 5 inches deep.

The City Planner stated that the brick itself would turn just a little bit into the cabinet on each end, top and bottom. He asked if that seemed right? He asked if he was describing that correctly. He stated that the cabinet either looks like it was too short given the width of the jet black brick going to the edges. It was almost like the cabinet should be expanded by that small difference. He stated that if the intention or the abstract was that the brick was returning, kind of taking that 45 degree and maybe it would be 3 inches on each side.

Mr. Schindler stated that if they were talking about the Delmonico's sign on the 45 degree angle, that was 118 inches wide which would also be the same dimension of the brick 45 degree angle. He stated that all the brick behind it would be painted from the 45 return and then both returns. He stated one was 192 inches wide, and the other was 155 inches wide. He stated that those returns from that crown molding up were all painted jet black. Those 3 panels would be all jet black. He stated that the Delmonico's sign should cover entirely, and then of course raises above it. The other 2 just fit in.

City Planner Markley stated that graphically there was showing that there was a small return on each end, but it sounds like they were measuring up that total 45, and the cabinet would be 118.

Mr. Schindler stated that he hadn't been up there to physically measure it, but the intention was that it will be the exact same dimension; and the drawings that he was looking at, they would both be exactly 118.

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The Chairman stated that on Sheet 7 of 8, he asked if the City Engineer could bring that up. He understands why Mr. Schindler didn't center it in that space. He stated that it was really a continuation of the format of Delmonico's coming right around the corner to seafood. There would be no break between either one of them. He stated that it looked like the black would go right around it.

Mr. Schindler agreed.

Chairman Casini stated that it looked very good.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the signage, subject to Board of Zoning Appeals approval.

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

There being no further business, the Architectural Board of Review virtual meeting of June 3, 2021 was adjourned at 3:32 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 06/04/21**