

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
June 4, 2020**

The Meeting was called to order by Chairman Norm Casini at 3:08 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**

ABSENT: **Fire Chief Steve Rega**

New Business:

- 1. 6618 Bexley Court, PPN 563-25-071, Nathaniel & Emily Czeck** – Represented by K. Hovnanian Homes for the construction of a new single-family dwelling.
- 2. Brettin Drive, PPN 563-26-071, Johnny & Priscilla Flynn** – Construction of new single-family dwelling on an existing vacant lot.

Chairman Casini asked if there were any corrections or additions to the Minutes of the May 21, 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 21, 2020.

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

6618 Bexley Court, PPN 563-25-071, Nathaniel & Emily Czeck – Natalie Westover of K. Hovnanian Homes was in attendance on behalf of the property owners.

Chairman Casini stated that he had a few questions. He asked if there was a frieze board in front of the dwelling on the front elevation.

Ms. Westover stated that it was. She stated that it will be that.

The Chairman stated that the Board will require it all the way around the house.

Ms. Westover stated that it will be all the way around.

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The Chairman stated that the rendering did not show that on the detail of the front elevation.

Ms. Westover stated that she could have the plans updated to reflect that.

The Chairman stated that he just wanted to make sure that the fascia board will be a little bit projected below the soffit to allow a drip. Ms. Westover stated that it would be.

Chairman Casini stated that the windows in the front elevation, she has a surround. He asked if that was a 4 inch surround going all the way around it, and the shingles would butt into it.

Ms. Westover stated that the trim piece will be the 4 inches, and then the shake and siding will butt up right against it.

The Chairman stated that it would be pronounced. He asked why were they keeping the stone so high off the ground, exposing concrete.

Ms. Westover stated that they did a change order to add stone so that there will be no concrete stone showing. It will be all stone around the front of the house.

Building Official Gero asked if it would be just around the front of the house would the stone go.

Ms. Westover stated that she believed that they only had stone on the front. She stated that on the side it will be exposed concrete. She stated that they only purchased stone for the front.

Building Official Gero stated that the Board will require the stone to wrap the corners 16 inches.

The Chairman stated it should be 16 inches to 24 inches, depending on the situation. He stated that the proposed house where the overhead garage was, they would probably go from the jam to the corner straight up. He stated that he would match the other side, whatever thickness that would be.

Ms. Westover asked if the Board wanted stone on the side of the house where the garage doors would be.

The Chairman replied yes. He stated that they have stone in the front. He doesn't want it to end up as a thin look right on the corner. It will be the same height as the wainscoting.

Building Official Gero stated that it should be just the area from the front of the house to the first garage door, not the whole side.

The Chairman stated that went for the opposite side.

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Ms. Westover asked for the east side of the house, how many feet did they want it to go back.

Chairman Casini stated that if they could get 24 inches that would be great.

Building Official Gero stated that it would be whatever it would match there.

The Chairman stated whatever it would match to the overhead door. He stated that it looked like 2 foot, 4 inches.

Ms. Westover agreed.

The Chairman stated that on the front elevation was there any way that they could on the garage side introduce another window up high. He stated that he knows that it was presently not accessible; but it could be only because they have such a high roof. He stated that the appearance would look much better.

Ms. Westover asked if the Chairman wanted them to add an additional window in between the 2 windows on the front elevation on the garage.

Building Official Gero stated it would be above, possibly something as a feature, either a window or some type of window.

The Chairman stated that he would think that the owners would have access to that space up above.

Ms. Westover stated that there was an attic above the garage.

The Chairman asked if it was all trusses.

Ms. Westover stated that it would be all trusses.

Chairman Casini stated that over the garage and over the basic part of the houses it would be all trusses.

Ms. Westover stated that the garage was trusses, the houses would be trusses; and then it was all insulated; they could access the attic, but as far as storage and getting up there, they wouldn't be able to see the trusses to walk because it would be insulated.

The Chairman stated that they can't have access because of trusses over the garage. He asked if that was correct.

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Ms. Westover stated that they could still access it, they have an access panel; but they will see the trusses when they were up there.

Building Official Gero stated that it was not usable space.

The Chairman stated that he wanted Ms. Westover to take a look at it and see if they could put something that would represent the balance of the windows or a circular section or something to fill that void because it just doesn't look totally complete.

Ms. Westover agreed.

The Chairman stated that on the rear elevation, he asked if there was any way where the gable was, they were going to put in frieze board; but he asked if they could overhang it slightly and run a board all the way across to break that whole elevation up. It would then become a big triangle so it would have a better appearance.

Ms. Westover stated that she could write that down and go back to CAD.

The Chairman stated that he thought if they did it, it would accent the pediment of the overhang a little bit, even if it was 6 inches or 8 inches. It would be helpful.

The Chairman stated the right side elevation, he was not sure if they could get another window there; but again the frieze board would go all the way around. They would be putting masonry at the bottom so that they wouldn't see concrete.

Ms. Westover stated that as far as she knows, it was just concrete from the poured wall.

Building Official Gero asked what type of poured wall.

Ms. Westover stated that they do a continuous pour in the basement.

The Chairman stated that on the left side of the house, it looked like there was maybe 3 feet of exposed concrete.

Ms. Westover agreed.

The Chairman stated that they need to either use a stamp that would convert it to a look.

Ms. Westover stated that with a poured wall it was kind of a stamped look so it would have a textured look to it. It would not just be all cement. She could send the Board a picture. She could go out and take a picture of their model. She stated that it would have a stamped element to it.

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Chairman Casini replied okay. He stated that again he wanted frieze board all the way around.

The Chairman stated that he had not had a chance to look at the site and the surrounding houses. He stated that he didn't have a problem with the front elevation. He stated that it looked good, but he wanted to take a look at the exposure of the house on that Bexley cul-de-sac and see how exposed the house will be on the left and right side.

Building Official Gero stated that he wanted to make sure that the foundation was not just smooth concrete or cinder block, that it did have some kind of texture to it, either stamped concrete or brick or stone to grade. He stated that as long as Ms. Westover stated that it was stamped concrete, he was good with that.

He stated that the other thing he wanted to confirm, they have a letter from the developer stating that he did not permit aluminum or vinyl siding on subdivision homes.

Ms. Westover stated that she talked to the property owners, and she let them know that they will be doing the smart siding. It will not be aluminum or vinyl.

Building Official Gero asked what about the front of the house. Will the shake also be the smart siding?

Ms. Westover replied correct.

Building Official Gero asked if that would require painting or would that come in a color.

Ms. Westover stated that it actually would come in a prefabricated color. The property owners chose a gray.

Chairman Casini asked Ms. Westover if she had the colors of the house.

Ms. Westover stated that she had all the samples right there. She stated that the shake and the siding would be Glazed Granite. It would be a dark gray.

Chairman Casini asked Ms. Westover if she had submitted those to the Board.

Ms. Westover stated that she did send pictures.

Building Official Gero stated that he did not see those.

Chairman Casini stated that he would have to take a look at it anyway.

Building Official Gero asked Ms. Westover to send over again the color samples for the house.

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Ms. Westover agreed.

Building Official Gero stated that he wanted to mention on the site plan. He stated that he knows that the Engineering Department hadn't formally reviewed it yet; but they have the house set at 76 foot setback. He stated that the City ordinance would require 75 foot.

Ms. Westover stated that she was seeing a 75 foot setback.

The Building Official stated that he was looking at the site plan, and there was a dash line that said 75 foot setback, which was what the topo would indicate as far as the way it was laid out; but the dash line from the right-of-way at the curve to the corner of the house, the northeast corner of the house, that line indicated 76 foot. He stated that it was kind of hard to read because there was another line through it which was the sewer connection.

Ms. Westover asked if it was because of the curvature of being on a corner lot.

Building Official Gero stated that it appeared that the house was set at 76 foot instead of 75 foot. He wanted Ms. Westover to be aware of it. He stated that the Engineering Department would pick up on that, so she might want to revise that before the site plan would be submitted to Engineering for review.

Chairman Casini asked if the drawings would indicate any aluminum or vinyl siding.

Building Official Gero stated that the drawings did not indicate any aluminum or vinyl. They had the smart siding noted on the drawings.

Building Official Gero asked City Engineer Ramm if he had any questions.

City Engineer Ramm stated that they have to look at the site plan. He wanted to put into the record regarding the challenge up there with the natural gas service and also the water size will need to be an inch and a half. He stated that there were residents in the neighborhood who submitted a letter of concern relative to drainage. He stated that he will need to investigate, but he has yet to do that. He wanted to put it into the record.

Building Official Gero asked if that would all fall under the site plan review.

City Engineer Ramm agreed. He stated that just to make the applicant aware about the natural gas.

Chairman Casini stated that the Board does require a stone address on the house that would be lit so it could be visible at night. He stated that he would suggest that the best location would be on the garage side, on the front side of the garage, either the left or right. The Chairman stated that

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he thought it would be better located on the garage side, facing the front. He stated that it should be on the front elevation on the garage side.

Ms. Westover agreed. She asked if it would have to be lit.

Building Official Gero stated that the Fire Chief likes it to be lit. He stated that hopefully it would be located in such a way that it would be legible, it would not be some small stone. It would be a simple light. It would not be required to have a spot or a flood on it or anything like that, but just a simple light. He stated that some developers use a little light above the stone that would shed a little light on it.

City Planner Markley stated that he didn't have any questions other than exposure from different sides, and the Chairman was going to look at it. He stated that it was virtually exposed from all sides.

Chairman Casini stated that the Board could just table the matter. The Chairman stated that they will review the site also. He also wanted to subject it getting the color samples.

The Chairman stated to Ms. Westover that the Board will look at the area and the proposed house and then get back to Ms. Westover very shortly.

Ms. Westover stated that she will also have the plans updated as well. She asked once she gets those updated, if the Board would want a revised copy.

Building Official Gero stated that would be great. He stated that the plans that she has submitted so far were for the Architectural Board, they were not the construction drawings.

Ms. Westover stated that she was not sure which ones she sent.

Building Official Gero stated that he won't have enough to be able to review them. He stated that they will have to have the frieze board all the way around the house, the wrapping of the stone around the corners of the front elevation. The Chairman will do the site review, and the window feature on the peak of the garage on the front elevation, address stone. He stated that when the Board does approve it, it will be subject to the Engineer's review and approval of the site plan.

Ms. Westover agreed.

Building Official Gero stated that the Board will table the matter and will come back to it at the next meeting.

The matter was then tabled.

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Brettin Drive, PPN 563-26-071, Johnny & Priscilla Flynn – Property owner Johnny Flynn was in attendance.

Chairman Casini stated that the front elevation had a pediment expression over the main entrance. He stated that it didn't fit the floor plan. He stated that Mr. Flynn had the columns at different sizes. He wanted Mr. Flynn to look at his floor plan and then his elevation. He stated that they were not matching. The Chairman suggested that Mr. Flynn set those columns about 9 feet apart, and there would be 3 of them. It would mean extending the roof line a little bit to the right; and the front elevation would indicate a pediment instead of a sloped roof like the side elevation would dictate. He stated that he was not sure what would happen to that elevation. He would suggest that Mr. Flynn just put a slope on it and take it right up from the rake of the new overhang of the main entrance and bring it right straight up. He stated that the front entrance will be a little wider; but he believes that aesthetically it will look a lot better.

Mr. Flynn agreed.

Chairman Casini stated that he believes Mr. Flynn should take that into consideration.

Building Official Gero stated that there will need to be an address stone.

Mr. Flynn stated that he liked that idea very much, and the wrap around. He liked that idea too. Chairman Casini stated that the right side of the garage would need a wrap around. He asked if there was any reason why Mr. Flynn had 2 different heights in the garages.

Mr. Flynn stated that one was larger for a truck.

The Chairman asked if the ceiling heights would be the same in both garages.

Mr. Flynn stated that the one door will be a little higher. He stated that the other side would be lower, and it would have storage from inside.

The Chairman stated that it looked a little odd that the roof lines don't match up. He asked why was there a break between the 2 roofs.

Mr. Flynn stated that they could make it all one.

The Chairman stated that he was not sure what the overhang was, but it was very shallow.

Mr. Flynn stated that he thought it was one foot.

The Chairman stated that Mr. Flynn could take the gutter line all the way straight across by picking up the garage door slightly up so he could just make the overhead of the 10 foot high

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garage. It would be one big nice piece up there. He stated that he thought it would look a lot better if he could take it all the way across.

The Chairman stated that on the right side where the garage was, he thought Mr. Flynn should split it or take the masonry all the way around to the jamb and then put a light there. That would be all brick then on that side like the other side. He stated that the other side would be the same thing. He would just wrap it on the opposite side, bring it around the same side.

Chairman Casini stated that he didn't see a site plan, but he sees that Mr. Flynn would be dipping the grade in the back to come out. He asked if that would fall straight and continue that way.

Mr. Flynn stated that the property does dip on the right.

The Chairman stated that Mr. Flynn would not need a retaining wall there.

Mr. Flynn agreed.

Chairman Casini stated that in looking at that same elevation, the right elevation, the brick will correspond and turn the corner. He stated that also Mr. Flynn does have a fascia or frieze board at the overhangs; and he should carry it all the way around.

The Chairman asked Mr. Flynn if he submitted a color scheme.

Mr. Flynn stated that he did submit a color scheme.

Building Official Gero stated that on the right elevation there was vinyl siding on the whole elevation. He asked Mr. Flynn if that was correct.

Mr. Flynn stated that on the east side, the right side of the house, that was correct.

Building Official Gero stated that on the rear elevation it stated that it was masonry on the lower part there on the left end of the rear elevation. He asked if that was the plan, or would the vinyl carry down.

Mr. Flynn stated that would be 8 inch stamped concrete basement wall.

The Building Official asked Mr. Flynn if he was going to leave that portion exposed on the rear.

Mr. Flynn stated that was the plan.

Building Official Gero asked what about on the left elevation, the same plan for that lower part.

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Mr. Flynn agreed.

The Building Official stated that he just wanted to make sure that he was looking at the drawings correctly.

Mr. Flynn stated that he may end up putting stone there if he didn't like the look.

The Building Official stated that the stone on the front of the house was going to be County Weatherledge. The shingles will be Timberline Fox Pebble Gray. The siding will be Sterling Gray.

Chairman Casini stated that he had one question on the front elevation. He stated that the windows, the 2 horizontal mullions, what is the item above that. He asked if it was glass. He asked if the windows were double hung.

Mr. Flynn stated that they were.

The Chairman asked if Mr. Flynn was going to put any muttons or mullions in. He stated that a lot of houses have a couple of mullions vertically and horizontally to dress it up.

Mr. Flynn agreed.

The Chairman asked if the upper piece was glass.

Mr. Flynn stated that it was not.

The Chairman asked what it was.

Mr. Flynn stated that it was a panel.

The Chairman asked what color was the panel.

Mr. Flynn stated that it would be a shade of gray.

The Chairman asked if it would match the material of the window frames.

Mr. Flynn stated that it would.

The Chairman asked about the shutters.

Mr. Flynn stated that they would be black.

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The Chairman stated that he had one other suggestion. He stated that the way Mr. Flynn had that vertical and 2 diagonals over the main entrance as a feature. He wondered if Mr. Flynn could do it on the left side near the peak to fill that elevation up a little bit.

Mr. Flynn stated that it was a good idea.

The Chairman stated that it would give Mr. Flynn's house a little distinction and a good focal point on the main entrance. He stated that Mr. Flynn will have to bring that back up to date because the front entrance was not drawn correctly.

Mr. Flynn stated that he could do that.

The Chairman asked if Mr. Flynn understood what the Chairman was telling him about the 9 foot on center and a larger pediment.

Mr. Flynn stated that he understood.

The Chairman asked if anyone else had any questions.

City Engineer Ramm stated that he didn't get the site plan yet.

The Chairman stated that the matter will be tabled until the City Engineer reviews the site plan, brings the documents up to date.

City Engineer Ramm stated that he wanted to put into the record that they had some concerns about the elevation of the natural lay of the land. He stated that it was in a low spot on the street in the local area. He stated that they will have to look hard at the site plan when it comes in. He stated that the walkout has a little bit of a cause of concern. They will look real hard at it.

The Chairman asked if it was a possibility that Mr. Flynn would have to raise it up.

Mr. Flynn stated that they were going to make sure that the basement was larger than the pond behind it, above it.

Several people began speaking at once.

Chairman Casini stated that the civil engineer should look at it. He stated that he wanted the City Engineer to look at it.

City Engineer Ramm asked if the matter was going to be tabled or approved subject to.

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Chairman Casini stated that the matter would be tabled. He stated that it would be subject to a revision of the documents as well as the site plan.

A motion was made by Chairman Casini, seconded by City Engineer Ramm, to table the matter.

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

There being no further business, the Architectural Board of Review virtual meeting of June 4, 2020 was adjourned at 3:40 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 06/05/20**