

**MINUTES OF A VIRTUAL MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
June 18, 2020**

The Meeting was called to order by Chairman Norm Casini at 3:06 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. **6575 Bexley Court, Burma Residence** – Represented by Rinello Builders for the construction of a pool house.
2. **6618 Brettin Drive, Khaled Tabbaa** – Installation of an inground swimming pool with concrete decking.
3. **6596 Brecksville Road, Gear Up Velo** - Represented by Fast Signs for the installation of a wall sign.
4. **6905 Linden Lane, PPN 563-01-102, Pulte Homes** – Construction of new single-family dwelling.

Chairman Casini asked if there were any corrections or additions to the Minutes of the June 4, 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 June 4, 2020.**

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

**6575 Bexley Court, Burma Residence** – Frank Rini of Rinello Builders was in attendance on behalf of the homeowner.

Chairman Casini stated that he had a couple of questions on the submittal. The Chairman stated that there was no size on the posts. He stated that they were just drawn with no size. He stated that there was no identification for the posts.

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Mr. Rini stated that they would be 6' x 6'. They would be wrapped in Azek.

Chairman Casini asked if there would be a toilet room in the pool house.

Mr. Rini stated that it would be a bathroom, changing room and then it would store the pool furniture in the winter.

Building Official Gero asked if there would be a shower in the bathroom or just a toilet and sink.

Mr. Rini stated that there would be a sink and toilet only in the room.

The Chairman stated that it would be a toilet room and not a bathroom.

The Chairman asked Mr. Rini why he wasn't just putting a trenched footing in there instead of building a spread footing for such a light load.

Mr. Rini stated that they just wanted to put a trench footer in. He stated that they will put two courses of block, and they will match the design of the existing house.

The Chairman stated that it would be up to the Building Official if he wanted it to be changed.

The Chairman stated that the stone veneer was pretty close to grade. He stated that it seemed awful high. He thought that Mr. Rini should take it down the same as the house.

Mr. Rini stated that they would match the house.

Chairman Casini stated that his last question was on the section, he had a 2' overhang, but the drawings indicated 6".

Mr. Rini stated that the person who did the drawing must have had a boilerplate on that because it also showed block all the way down. It was a trench footer with two courses of block. There was also cultured stone and EFS stucco to match the house. He stated that it would probably have a 1' overhang except for the porch which would be 4".

The Chairman stated that the drawings did not indicate a foot, and they didn't indicate a foot on the elevation or the section. He stated that the sections showed over 2', and the elevation showed 6". He asked who drew the plans.

Mr. Rini stated that the homeowner had their designer do the drawings. Mr. Rini stated that he didn't draw them.

Building Official Gero stated that they needed to get some clarification on that.

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Mr. Rini stated that he would have the drawings revised.

Mr. Rini stated that they have to go to the Zoning Board for the larger building. That was the only Zoning issue.

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

City Engineer Ramm stated that he didn't have anything. He was looking at the site plan. He asked Mr. Rini if the storm sewer would be impacted by anything with the new building.

Mr. Rini stated that it wouldn't be impacted. He stated that there were a couple of yard basins. He stated that one was about 8 to 10 feet off the property line, and he thought there was another one in the back that was pretty close to the property line. They would not be impacted.

City Engineer Ramm asked if there would be a sanitary sewer that would get tied to the house sanitary.

Mr. Rini agreed.

The City Engineer asked if it was shown anywhere on any site plan, or will Mr. Rini just submit for a permit at the time.

Mr. Rini stated that he didn't show it, but it would be trenched over to the main house in the unfinished area and put through the basement wall. He stated that he would have to get the water lines out there as well.

City Engineer Ramm stated that Mr. Rini could submit a simple drawing at the time when he was ready to do the work and get inspections.

The Building Official agreed.

Chairman Casini asked about the two windows on the house view elevation. He asked if they would operate as the drawing did not indicate that.

Mr. Rini stated that they would be operational.

The Chairman stated that Mr. Rini had a lot of correcting to do.

**A motion was made by Building Official Gero, seconded by Chairman Casini, to approve the pool house, subject to Board of Zoning Appeals granting of the requested variance.**

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

**6618 Brettin Drive, Khaled Tabbaa** – Homeowner Khaled Tabbaa was in attendance.

Chairman Casini stated that he had a question on the site plan. He was not sure where the pool was.

Mr. Tabbaa stated that there was an existing pool at that location before they tore down the house. He stated it was an indoor inground pool.

The Chairman stated that he believed Mr. Tabbaa would have to show the Engineer exactly where the pool will go because the shape that was indicated on the site plan was not indicative of the size of the pool.

Building Official Gero asked Mr. Tabbaa if the site plan that was submitted actually showed the old house. The pool with the shape like a diamond was what he was referring to.

Mr. Tabbaa stated that was the building. The pool was inside there.

Chairman Casini stated that Mr. Tabbaa would have to get another site plan.

Building Official Gero stated that Mr. Tabbaa would have to have that corrected so that it would show what the pool will be now. Mr. Tabbaa could use the same site plan, he would have to make alterations to it.

The Chairman stated that the submitted site plan was 32 years old. He stated that Mr. Tabbaa would have to get a site plan so the Engineer could look at it. He also asked Mr. Tabbaa to draw the details of the fence that would be installed around the pool.

Mr. Tabbaa stated that the fence would have pillars with stone and then wrought iron. He stated that he didn't think that he had to show how it would look.

The Chairman stated that they would have to see it on paper.

Building Official Gero stated Mr. Tabbaa could get a photograph of what it would look like so the Board would have it for the record.

Mr. Tabbaa stated that he would submit that.

Chairman Casini stated that he had no further questions.

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City Engineer Ramm asked Mr. Tabbaa if the pillars would be masonry.

Mr. Tabbaa replied that they would be masonry.

Building Official Gero stated that the pillars would be where they were indicated on the drawing. He stated that there were 10 pillars.

Mr. Tabbaa agreed.

The Building Official stated that the new garage would be located behind the pad. He asked Mr. Tabbaa if that was correct.

Mr. Tabbaa agreed. The northeast corner of the garage would be connected to the pillar.

Chairman Casini stated that Mr. Tabbaa would need a site plan so that the Engineer could look at it.

Mr. Tabbaa stated that he submitted a site plan.

The Chairman stated that he wanted one that was correct.

The Chairman asked if the pool water would go to a sanitary sewer.

City Engineer Ramm agreed. He stated that if the pool would have a drain that would drain the water, it should be connected to the sanitary sewer.

Mr. Tabbaa agreed.

Building Official Gero stated that a drain was not required, it was just if there was a drain it would have to drain to the sanitary sewer.

City Engineer Ramm stated that it would be helpful to have the image of the garage on the site plan. It should be accurate.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, subject to a revision to the site plan submitted to the City Engineer and an image of what the fence would look like.**

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

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**6596 Brecksville Road, Gear Up Velo** – Bob Bottomley of Fast Signs was in attendance.

Chairman Casini asked what the sign would be built out of.

Mr. Bottomley stated that the sign would be a flat panel sign with printed model graphics on it, and it would look identical to the current temporary sign that was on the building now.

The Chairman asked if the sign would be lit.

Mr. Bottomley stated that the sign would not be lit. He stated that it would be all flat.

The Chairman asked if the sign would be centered on the door.

Mr. Bottomley agreed.

The Chairman asked how thick was the panel.

Mr. Bottomley stated that the panels would be 4 mil, which would be about a quarter of an inch. He stated that it would be up against the wall. There was not a lot of weight to the sign.

The Chairman asked if the other sign on the building was white.

Mr. Bottomley stated that the other sign was black with silver lettering.

The Chairman asked why wouldn't Mr. Bottomley do the raised letters for this sign to match?

Mr. Bottomley stated that he thought it was a cost issue with the customer. He stated that they did talk about maybe upgrading at some point. They wanted to get their first permanent sign as quickly as they could within their budget.

The Chairman stated that hopefully they will agree to do it soon.

The Chairman stated that he had a question on one of the overhead plans. He showed an 18 foot dimension. He asked what it was.

Mr. Bottomley stated that it was the distance from the right-of-way to the face of the sign.

Several people began speaking at once.

Building Official Gero stated that there was 18 feet from the curb to the building.

Mr. Bottomley agreed.

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The Chairman asked if there was a reason for the 18 foot mark.

Mr. Bottomley stated that it was just the distance. They usually put those on plot plans.

Chairman Casini asked if there were any other questions.

Fire Chief Rega asked if there was an address on the sign.

Mr. Bottomley stated that he could check with the customer. The address was not on the sign. He would make sure they would have them on their door or window.

The Chairman stated that they should be on the door.

Mr. Bottomley stated that he would make sure that would happen.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the wall sign, subject to the address numbers being located on the door.**

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

**6905 Linden Lane, PPN 563-01-102, Pulte Homes** – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that they were presenting a Woodside model. He stated that they would be doing shake and horizontal siding with a walkout in back. Mr. Kirksey presented the color palette.

Mr. Kirksey stated that as far as comparables go, there were three look-alikes. He stated that there were two lots that were vacant. He stated that comps would be Sublot 110, 111 and 120. He stated that on Sublot 110 there was a stone front there. He stated that the biggest difference between the proposed house and the comps was the all the comps contain stone with no brick, and the proposed house will be full brick. He stated that was the one thing that would stand out.

Mr. Kirksey stated that the house next door to the left had shake siding, stone, a different pillar and different roof lines.

Mr. Kirksey stated that the house across the street was a full stone house with board and batten on the gable with clipped gables incorporated.

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Chairman Casini stated that first of all they have a stone address sign, and he thought they would need a light above it. He asked if the stone was lit up somehow.

Mr. Kirksey stated that it wasn't lit.

The Chairman wanted Mr. Kirksey to put the same light fixture they have on the left, on the right. Then they could just drop the stone address.

Mr. Kirksey stated that he wasn't sure if the address stone would get light from the coach light.

Building Official Gero asked the Fire Chief if he had checked out the Linden Lane houses with regard to the address light.

Fire Chief Rega stated that he didn't think the setback was as far on those houses. He stated that it might not be as much of an issue. If they would put a coach light there, it would probably work. It would spread a sufficient light to illuminate it.

The Chairman stated that it would balance the lights on either side of the garage which would look better.

Building Official Gero stated that there was a pretty substantial setback on the third garage.

The Chairman stated that he thought it would look better.

The Chairman stated that his only other comment was that he wanted to know if Mr. Kirksey was making all of the roll lock and soldier courses about a half an inch to give them a little emphasis.

Mr. Kirksey stated that was their typical install. He stated that he could add a note on there like he did on the last one they discussed.

The Chairman stated that his only other suggestion, and it was just a suggestion, if he could have the sills be soldier courses. There would be some repetitive design on the whole front. He wanted Mr. Kirksey to take that into consideration.

Mr. Kirksey stated that they have to keep a pitch on those for water drainage. So, that was why they go with a sill. They have a 15 degree pitch on those.

The Chairman stated that they could get it with the soldier course. He wanted Mr. Kirksey to think about it.



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He stated that his other suggestion was the right elevation. They have five windows on that elevation and four would be different. He asked why there were so many different windows shown.

Mr. Kirksey stated that the two in the master bedroom would be smaller because that would most likely be where the bed would be located. He stated that they would want to keep them clear for the nightstands. He stated that other was an optional tub area, and they have a 4020 just to leave it clear for a tub, whether Pulte puts it in or the owner puts it in.

The Chairman stated that there were four different windows out of the five windows. He asked if there was any way to complement some of those.

Mr. Kirksey stated that it was the same situation in the laundry room.

The Chairman stated that prior Pulte went back and made some corrections on it. He wanted Mr. Kirksey to take a look at that elevation and see if they could do something.

Mr. Kirksey stated that maybe they could do a 3060 in the laundry room to balance it out.

The Chairman stated that it would help.

Mr. Kirksey stated that he was wondering from a homeowner perspective.

The Chairman stated that it did have to function on the inside.

Mr. Kirksey stated that size might be a little big for the laundry room. He stated that most likely they would end up putting some sort of cabinet or sink in there, and that would obstruct that. He stated that they could shrink, the one. He stated that he was open to it. He wanted to make sure it would work for the customer.

The Chairman stated that he understood the function from the interior, but looking at the architectural view from the outside. He stated that maybe a panel or something.

Mr. Kirksey stated that he could shrink the one to a 2020 to make all the top windows match, and they left the first floor alone.

The Chairman stated that he thought it would work best.

Mr. Kirksey stated that he thought they could do that.

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

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Building Official Gero stated that the only thing he wanted to mention was the site plan was showing a pretty substantial drop off on the walkout area. He stated that there seemed to be plenty of room between the house and the building line. He stated he wanted to be sure that the temporary gate would be put on the lower set of doors also because there was a pretty quick drop there.

Mr. Kirksey stated that they were depicting a gate there. He stated that they were losing 9 feet from the garage to the basement with the walkout in general.

Building Official Gero stated that it would continue in the rear yard there.

Mr. Kirksey stated that they will make sure the gates would be installed as they were shown.

Building Official Gero asked if the City Engineer had anything.

City Engineer Ramm stated that he had nothing, but it would be subject to the site plan review.

**A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new dwelling, subject to the window revisions and site plan review and approval 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 June 18, 2020 was adjourned at 3:36 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary,  
Unapproved at Time of Release 06/18/20**