

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
July 2, 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
Jeff Markley, City Planner**

ABSENT: **Don Ramm, City Engineer
Steve Rega, Fire Chief**

New Business:

- 1. 6512 Hillside Road, Josh Hall** – Proposed dormer to be constructed on the back of the existing dwelling.

Chairman Casini asked if there were any corrections or additions to the Minutes of the June 18, 2020 Architectural Board of Review meeting. There were none.

A motion was made by Building Official Gero, seconded by Chairman Casini, to approve the Minutes of the Architectural Board of Review meeting of June 18, 2020.

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

6512 Hillside Road, Josh Hall – Homeowner Josh Hall was in attendance.

Chairman Casini stated that he just had a couple of questions. He asked if the entire addition was on the back side of the house.

Mr. Hall replied that it was going to be located on the back side of the house.

Chairman Casini asked if the one portion of the roof would extend, and there would be a small peak.

Mr. Hall stated that was correct.

The Chairman asked if the shingles on the roof would match. Mr. Hall stated that the shingles would match very closely.

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Chairman Casini asked if the front of the house had an address on it.

Mr. Hall stated that there was an address on the mailbox.

Building Official Gero stated that Mr. Hall should have one on the structure itself.

Mr. Hall stated that he would make a note of that.

The Chairman stated that Mr. Hall could locate it right underneath one of the lamp lights at the main door. He stated that it would be lit up at night.

Chairman Casini stated that he not iced on the left elevation he had some mullions and muttuns on one of the windows. He asked if any of the other windows had them on the left elevation.

Building Official Gero stated that on the proposed left elevation, he asked if it was a porch with a door.

Mr. Hall replied that it was.

The Chairman stated that it looked like a window.

The Building Official stated on the front elevation, the window on the right and the one on the dormer; he asked if the window below would have any so the front elevation would all match. He stated that there were three windows on the front of the house.

Mr. Hall stated that the one kitchen window did not.

The Chairman wanted Mr. Hall to make sure that he matched the rest of them.

Mr. Hall agreed.

Chairman Casini that on Page 4 of the floor plan, you would go up the steps and turn and on the right side there was a door leading into a space. He asked Mr. Hall what the space was for.

Mr. Hall stated that it was a walk in closet.

The Chairman stated that it was for the master bedroom.

Mr. Hall agreed.

Building Official Gero asked about the areas over the front of the house. He asked if those would be storage areas.

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Mr. Hall stated that it was a fourth bedroom. It was a small room, but on the title work it was considered a fourth bedroom.

Building Official Gero stated that on Page 5 it indicated more of a bedroom. He stated that the Chairman was asking originally about that area that Mr. Hall stated was the fourth bedroom.

The Chairman stated that if they had to use any toilet facility, they would have to go downstairs.

Mr. Hall agreed, and stated that they could also go through the other bedroom.

Building Official Gero asked Mr. Hall if they were currently using that room as a bedroom or an office.

Mr. Hall stated that it was just like an office.

Building Official Gero asked how many bedrooms were on the first floor.

Mr. Hall stated that there were two bedrooms on the first floor.

The Chairman wanted Mr. Hall to be aware that on the second floor there was a bedroom that didn't have any access to a bathroom unless they would go to the first floor or use the master bathroom off the bedroom. The Chairman stated that it was permissible. He was just pointing it out.

Mr. Hall thanked the Chairman.

The Chairman stated that he had no other questions.

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

A motion was made by Building Official Gero, seconded by Chairman Casini, to approve the proposed addition.

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

Building Official Gero stated to Mr. Hall that he will look at the drawings. He asked Mr. Hall if he had submitted construction drawings. Mr. Hall stated that he had not submitted those. He stated that he was working with the lumberyard on the construction drawings.

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The Building Official stated then he would wait for the construction drawings to get submitted. He will then review them for permit.

There being no further business, the Architectural Board of Review virtual meeting of July 2, 2020 was adjourned at 3:06 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 07/06/20**