

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
July 16, 2020**

The Meeting was called to order by Chairman Norm Casini at 3:04 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. **6527 Brecksville Road, Independence Square, Carnegie Companies –**
Represented by Agile Sign & Lighting for the removal and replacement of the existing sign cabinet.
2. **6321 Brecksville Road, Michael Molchan –** Proposed 272 sq. ft. first floor master bedroom and bathroom addition.
3. **6436 Poplar Drive, Terry Boylan –** Proposed accessory building.
4. **6803 Sprague Road, Matt Brzoska –** Proposed four car garage.

Chairman Casini asked if there were any corrections or additions to the Minutes of the July 2, 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 July 2, 2020.

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

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6527 Brecksville Road, Independence Square, Carnegie Companies – Cione Belknap of Agile Sign & Lighting was in attendance.

Chairman Casini stated that in looking at the drawing, they have reduced the lines from 8 to 7, and they have an open bottom. He stated that otherwise everything else remained the same except for the face. It would also be LED lit.

Ms. Belknap stated that it would be LED lit. They did shorten the face by one column on the bottom because that one was being currently used; and everything will stay the same, except they will be putting in the LED lighting like the Chairman stated.

Chairman Casini asked if the letters would be black against the white background.

Ms. Belknap stated that was something that she did not have an answer to. She stated that they will be removable to be able to change out the tenant panels. She thought then they would keep them the same, but she could get confirmation on that.

The Chairman stated that the preference would be the letters would be the same color throughout; otherwise the Chairman had no other questions.

Ms. Belknap stated that she might be able to get that answer right over to the Board.

Building Official Gero asked Ms. Belknap if the dividers were in between the different panels, he asked if they would remain black like they were now.

Ms. Belknap stated that the panels will stay white. The color that the Building Official was asking about would remain black.

Building Official Gero asked if around the perimeter of the sign, the entire 16 tenant spaces; it was currently showing white on the sign. He asked if that would be black also to match the boxes.

Ms. Belknap stated that it would remain white. The cabinet will stay white, the H bars will be black. She could confirm that as well. She stated that she had Lou Belknap with her to confirm that.

Building Official Gero stated that the Board could approve it, subject to the confirmation of the colors.

Ms. Belknap stated that she had a question. She asked what would the Board prefer, would they prefer the whole cabinet to be white with the black around the tenants, and against the brick or would they prefer it to be all white.

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Chairman Casini stated that the Board's preference would be to make it all black, all the frames so it would be a white background and black lettering.

Building Official Gero stated that the preference would be that it would be black around each, all four sides of each tenant space would have a black frame around it.

Mr. Belknap stated that all the copy would be black.

Ms. Belknap stated it would be the cabinet and the H bars.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the removal and replacement of the existing sign cabinet.

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

6321 Brecksville Road, Michael Molchan – Homeowner Michael Molchan was in attendance.

Chairman Casini asked about the colors of the new addition, would they match the existing house.

Mr. Molchan stated that they would put on a new roof that would be black. The siding would be updated also to gray. The house would be completely re-roofed and re-sided.

Chairman Casini asked if the trim would be all white. Mr. Molchan agreed.

The Chairman stated that the Board's preference would be to put a frieze board at the intersection of the overhang and the vertical wall. Mr. Molchan asked for clarification with regard to the frieze board.

The Chairman stated the frieze board was a wide board that would go all the way around where the vinyl siding would intersect. It would be a six inch board right underneath the eave on the wall. Mr. Molchan stated that was not on the existing house.

The Chairman stated that it would make the house look a little bit better. It would give it a little more detail. Mr. Molchan stated that they could do that with the aluminum trim.

Building Official Gero stated that new section of the house, would the downspouts be tied in to the existing downspouts. Mr. Molchan stated that he would.

City Engineer Ramm stated that he had no questions.

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Mr. Molchan wanted to ask a question. He wanted the Board to go back to the photograph on the screen. He stated that there was an addition that was put on in the 1960's. He stated that the existing foundation was a crawl space. He stated that there was a concrete block. He stated that the rest of the house to the right of the addition was the 1896 portion of the house which was foundation. He stated that he was proposing to have the foundation be a crawl space and concrete block. He asked if that would be a problem.

Building Official Gero stated that the Board would like to see the exposed part being a split face which would tie in more with the original portion of the foundation.

Mr. Molchan agreed.

Chairman Casini asked Mr. Molchan if it was his house. Mr. Molchan stated that it was. The Chairman stated that he wanted to make a suggestion, if the Board was approving it as it was presented. He suggested Mr. Molchan look at the main entrance door to the house which was on the west elevation. He stated that if he could reverse the gable over it to give it some emphasis. Mr. Molchan asked if he should add an overhang right there. The Chairman stated to reverse the gable and slide it up against the wall to give it a center point or focal point of the house. The Chairman stated that he thought it would look better. He stated that he would protrude it out a couple of feet just to protect the door at the same time.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed addition, subject to the split face and the overhang over the door.

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

6436 Poplar Drive, Terry Boylan – Homeowner Terry Boylan was in attendance.

Chairman Casini stated that there were two floor drains that were going to the storm drain. He stated that he thought it would have to go to the sanitary. He asked the City Engineer if he was correct.

City Engineer Ramm stated that was correct. He stated that interior drains in a structure would need to go to the sanitary sewer.

The Chairman stated that he was not sure if Mr. Boylan had sanitary way back there.

Mr. Boylan stated that there were drains back there currently.

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The Chairman stated that he was not sure how he was going to handle the storm or the drain; maybe the City Engineer could take a look at that.

The Chairman asked if the colors of the accessory building would match the existing house.

Mr. Boylan stated that the house was brick. The vinyl siding they chose was a tan color that would match the trim of the house.

The Chairman asked what color was the metal going to be.

Mr. Boylan stated that it would be a darker brown color. It was as close as he could get to the color of the roof of his house.

Chairman Casini stated that he thought that would be fine. He stated that the only other question he had was Mr. Boylan had a 1" x 6" fascia, but they look like they were 2' by. He asked if the outside one was supposed to be a 1" x 6". The Chairman stated Mr. Boylan didn't need 2, he could use 1.

The Chairman stated the other thing was that right at the base where the studs would start, Mr. Boylan had a floor slab that would be flush with the top of the block. The Chairman would suggest that he would put the trench footing, he would bring it all the way up and put 2 blocks and keep 1 at 4 inches above the finished floor so the concrete floor has a 4 inch lip all the way around the building in case he had to wash it down.

Mr. Boylan agreed.

City Engineer Ramm wanted Mr. Boylan to elaborate a little bit on the floor drains, what the function, what the purpose was.

Mr. Boylan stated that he has an existing shed that water and storm drains back there for the gutters. He stated that he was going to keep the water back there in case he had to wash it down; he was going to tie the new gutters into the existing ones that were there.

The City Engineer asked the floor drains that were in the floor, would there be a bathroom facility in the structure.

Mr. Boylan stated that there wouldn't be. They were going to be there in case he would have to hose something down back there, the water would go down the drain and out, just like his current shed has.

Building Official Gero stated that the issue would become that any drain that was inside of a structure would be required to be connected to the sanitary.

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Mr. Boylan stated that he would have to look at that. He didn't know where those drains go on his current shed.

The Building Official stated he would think that would be something that Mr. Boylan should look at first to decide whether or not he would want to keep those floor drains in there or decide not to put them in there if he didn't have sanitary back there.

Mr. Boylan agreed.

The Building Official stated it was up to Mr. Boylan, or he could run a sanitary line back there; but any drains inside of a building have to be connected to the sanitary system.

The Chairman stated that the other option was that he would slope the floor an eighth or quarter of inch to the overhead doors so if he was sweeping it, it would be a low level slope. If he was washing anything down, he could just open the doors and let it out.

Mr. Boylan stated he would look at that option.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the accessory building, subject to the storm and sanitary drains issue being resolved by the Engineer Department.

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

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

Chairman Casini asked Mr. Brzoska if he was going to have any drains in the garage.

Mr. Brzoska stated that he would not have any drains in the garage.

Chairman Casini stated that Mr. Brzoska called for a 28' x 40' garage. The drawings show that those were the inside dimensions which would be then a 40'8" x 28'8" garage. The Chairman stated that Mr. Brzoska would have to make a connection there so that it would match up the site plan and the overall dimensions. The Chairman asked Mr. Brzoska what was the height of his garage to the peak.

Mr. Brzoska stated that the height would be 17 feet.

The Chairman stated that the calculations from the bearing point to the peak it was 5 feet. Therefore, 17 feet, he would have a 12 foot stud wall all the way around from the floor. He

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asked if that was what he was putting in. He stated that if that was the case, Mr. Brzoska's elevation doesn't show it.

Mr. Brzoska stated that he had a friend of his with him, he was on the call with him. His name was Mike.

Mike stated that he has been in Independence for 30 years. He has done the same garage. He stated that basically the way the slope of the land was, it would only be 17 feet from grade level there because the wall would be up a little bit. They will have to accommodate the grade there to hold the dirt back.

The Chairman stated that the grade had nothing to do with the size of the garage. He stated that his question was that there was a 5 foot rise on the bearing point to the peak of the roof; and by looking at the drawing, it looked like it was 9'4" from that point down to the floor line. He stated that they were telling him they have a 17 foot height. He stated that in looking at the elevation, it doesn't seem to match up.

Chairman Casini stated that the other question he had was the floor plan didn't show any dimensions across because of scale of the 28 foot dimension. He stated that the first door, the 10' x 8', he would assume that he would have 3 feet on the right side, 8 foot door, 4 foot center, 16 foot center and then 3 foot door, and a 3 foot edge to balance everything out. He stated that the drawings did not indicate that.

Mr. Brzoska stated that they just didn't have it on the drawing.

The Chairman asked how would they build it from the drawing?

Mike stated that he was building it. He stated that he built his house in 1991 in Independence. He was his own contractor and built everything. He stated that he has helped Mr. Brzoska with other things, but he built his own garage in the back. He was the one who told Mr. Brzoska to go a little bit bigger. He stated that he had a 24' x 36', and as they know, once you put the doors in, you have no room to get in with the vehicles. He stated that he was the one who told Mr. Brzoska to go a little bit bigger because he didn't want him to make the same mistake he did.

Chairman Casini stated that he didn't question Mike's construction ability and understanding, but if he would look at the floor plan, the 10' x 8' door was right up against the wall. That was not good.

Mike stated that it would be centered directly there.

The Chairman stated it should be about 3 feet.

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Building Official Gero stated that he would actually need drawings that would indicate the true dimensions.

The Chairman stated that he was suggesting to Mr. Brzoska, based on the size of his 40 foot (inaudible), he would stop on the right corner and develop 3 feet to the overhead door and 8 feet and 4 feet between doors, 16 feet, and then he would have 9 feet to put the door in the center which will give him a pretty good balance and give a lot of clearance.

Mike stated that it would be all balanced out.

The Chairman stated that the drawing didn't indicate that.

He stated that he believes the Building Official will need that drawing showing that, and then showing the height. Otherwise, there were no other problems with the drawings.

Building Official Gero stated that he would need accurate drawings submitted for construction. He stated that was the key that the Chairman was getting at.

Mr. Brzoska stated that it could be easily done. They will handle it.

Chairman Casini stated that if they would need some help, to let him know.

The Chairman stated that the Board could approve the garage, subject to the drawings being submitted and approved.

Building Official Gero stated that Mr. Brzoska was going to the Board of Zoning Appeals this evening; so it would have to be subject to their approval.

Chairman Casini stated to Mr. Brzoska if he was going to the Board of Zoning Appeals, he should take a look at the height because with the 5/12 pitch, if he was going up from the bearing point of the stud wall to the peak at 5'10"; so if he was going up 17 feet, he would be at 11'2" from the floor to that point. He stated that he didn't know if Mr. Brzoska wanted that. He could reduce that based on the elevation. He stated that based on the elevation, he would guess that it was 9'4" instead of 11'2".

Mr. Brzoska agreed.

Building Official Gero asked how tall would the garage walls be.

Mr. Brzoska stated that they would be 10'1".

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Building Official Gero stated and then he would have 5'10" on top; so he would be at about 16 foot and some change on the bottom. Mr. Brzoska would be right about close to that 17 foot mark.

The Building Official asked Mr. Brzoska if there would be windows or anything like that.

Mr. Brzoska stated that there would be no windows.

Building Official Gero asked what color would the siding be.

Mr. Brzoska stated that it would be dark green vinyl.

The Building Official asked about the roof.

Mr. Brzoska stated that it would be brown.

Building Official Gero stated that the Board will approve the garage, subject to Board of Zoning Appeals approval, and Mr. Brzoska will have to submit the construction drawings with the building permit.

Building Official Gero asked City Engineer Ramm if he was good with that.

City Engineer Ramm stated that he wanted to put in the record the many concerns that were raised that will be discussed more in detail this evening at the Board of Zoning Appeals relative to stormwater runoff.

Building Official Gero asked about Mr. Brzoska's downspouts.

City Engineer Ramm stated that he thought early on when this was contemplated, the thought was to, in fact he thought the survey drawing represents an excavated area that will be filled. He stated that the recommendation was to fill it full of limestone and be an area for water to discharge into and filter into the ground. He stated that the details have not been finalized, but that was the initial recommendation. He stated that the swale runs through the property, and there really weren't too many options.

Building Official Gero asked Mr. Brzoska what he would store in the building. He asked if he was going to use it for vehicle storage.

Mr. Brzoska stated that it would be his man cave.

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Building Official Gero stated that the only reason he asked was to get vehicles back there, if he would be putting a driveway in. He stated that if Mr. Brzoska was running vehicles back there, it would create some issues with the yard. That was the reason he asked.

Mr. Brzoska stated that he realized that. He stated that right now he would not use it much in the winter time; but right now the ground was hard as a rock. He stated that he would deal with that at a later date.

City Engineer Ramm asked if there was a discussion about the existing shed. He stated that there was no requirement for it to be taken down. He asked if there was a requirement.

Building Official Gero stated that Mr. Brzoska had an attached garage. The existing shed would need to come down. He stated that Mr. Brzoska was requesting a second accessory building from the Board of Zoning Appeals. He has requested a variance for that. He was also requesting a variance for the overall size of the structure, and the height of the structure.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the garage, subject to the Board of Zoning Appeals approval of the variances, and construction drawings being submitted.

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

There being no further business, the Architectural Board of Review virtual meeting of July 16, 2020 was adjourned at 3:35 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 07/17/20**