

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
July 18, 2019**

**New Business:**

- 1. 7009 Brecksville Road, Bill Gutermuth** – Proposed front turnaround.
- 2. 6418 Brecksville Road, Joe & Colleen DiGeronimo** – Represented by Rinello Builders for the construction of a rear addition to the existing dwelling and renovation to the front of the existing dwelling.
- 3. 5115 Brookside Road, PPN 563-23-039, Jerry Narduzzi** – Represented by Marek Builders for the construction of a new single-family dwelling.
- 4. 7800 Brookside Road, St. Maron’s Church** – Represented by Design Building Architects for proposed new church hall.
- 5. 6860 Bradford Circle, Pulte Homes, PPN 562-31-091** – Proposed new single-family dwelling.
- 6. 6893 Linden Lane, Pulte Homes, PPN 563-01-101** – Proposed new single-family dwelling.

The meeting was called to order at 3:02 p.m. by Chairman Norm Casini and the following responded to Roll Call:

**PRESENT:**           **Norm Casini, Chairman**  
                          **Michael Gero, Building Official**  
                          **Don Ramm, City Engineer**  
                          **Jeffrey Markley, City Planner**

**ABSENT:**           **Steve Rega, Fire Chief**

Chairman Casini asked if there were any additions or corrections to the Minutes of the Architectural Board of Review meeting on May 16, 2019.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of May 16, 2019.**

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

**MOTION CARRIED**

Chairman Casini asked if there were any additions or corrections to the Minutes of the Architectural Board of Review meeting on June 6, 2019.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of June 6, 2019.**

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

**7009 Brecksville Road, Bill Gutermuth** – Homeowner Bill Gutermuth was in attendance. Chairman Casini and the rest of the Board had no issue with the turnaround that was proposed by Mr. Gutermuth. The Engineering Department will issue a permit.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the turnaround.**

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

**6418 Brecksville Road, Joe & Colleen DiGeronimo** – Frank Rini of Rinello Builders was in attendance on behalf of the homeowners. The homeowners wanted to construct a rear addition on the existing dwelling, and they also wanted to renovate the front of their existing dwelling.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the addition and renovation to the existing dwelling.**

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

**5115 Brookside Road, PPN 563-23-039, Jerry Narduzzi** – Bob Marek of Marek Builders was in attendance on behalf of the homeowner. The homeowner wanted to build a new home on an existing lot.

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**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to review and approval of the site plan by the City Engineer.**

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

**7800 Brookside Road, St. Maron’s Church** – Robert Bajko, Richard Ziska and Gabriel Fey were all in attendance on behalf of St. Maron’s Church. The Chairman and Building Official had reviewed the plans prior to the Architectural Board of Review meeting and had no issues with regard to the proposed church hall.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the proposed church hall, subject to site plan review and approval by the City Engineer and approval of the landscape plan by the City Planner.**

**6860 Bradford Circle, Sublot 99, Pulte Homes, PPN 562-31-091** – Jamey Heinzman and Keith Filipkowski of Pulte Homes were both in attendance. Ms. Heinzman provided an updated rendering that showed a slider on the rear elevation of the proposed single-family dwelling. There was a discussion with regard to review of the front gable and two different looking elevations.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to review and approval of the site plan by the City Engineer.**

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

**6893 Linden Lane, Pulte Homes, PPN 563-01-101** – Jamey Heinzman and Keith Filipkowski of Pulte Homes were both in attendance. The Chairman wanted Ms. Heinzman to look at the front elevation and make an adjustment to the windows. Ms. Heinzman agreed to do that.

**Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to review and approval of the site plan by the City Engineer.**

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

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**There being no further business, the Architectural Board of Review of July 18, 2019 was adjourned at 3:45 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary, Unapproved at  
Time of Release 07/23/19**