

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
August 4, 2022**

The Meeting was called to order by Acting Chairman Michael Gero at 3:05 p.m. and the following responded to Roll Call:

PRESENT: **Michael Gero, Building Official
Don Ramm City Engineer
Don Reis, Fire Lieutenant
Anne Lynch, City Planner**

ABSENT: **Norm Casini, Chairman**

New Business:

- 1. 8211 Brookside Road, John & Laura May** - Proposed 2,394 sq. ft. addition and exterior alteration to the existing dwelling.

Acting Chairman Gero asked if there were any additions or corrections to the Minutes of July 21, 2022. There were none.

A motion was made by City Engineer Don Ramm, seconded by Acting Chairman Michael Gero, to approve the Minutes of July 21, 2022.

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

8211 Brookside Road, John & Laura May - Homeowner John May and Architect Rick Jozity of Meraki Architects were both in attendance.

Mr. Jozity stated that the owners would like to put an addition on their existing house. He stated that it would be a one-story addition consisting of a bedroom, expanding the kitchen, adding a laundry room, half bath and a four-car garage. He stated that the plans that were submitted keep the character of the existing house, and the materials would be typical materials found in other areas of Independence. There will be vinyl horizontal siding, vinyl shakes.

Mr. Jozity stated that they were before the Zoning Board. He stated that they were approved for an encroachment into the side yard setback on the east side of 11.7 ft.

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Acting Chairman Gero stated that he knew there was a variance granted a few months ago for the project, and they had submitted to the Architectural Board and then it was withdrawn to revise the drawings.

Mr. Jozity stated that the owner had some revisions to elevations so they wanted to make sure they had everything that they wanted before they formally submitted again.

Acting Chairman Gero stated that on the renderings that were provided, it appears that the whole house exterior would be getting done.

Mr. Jozity agreed. He stated it would be done with siding. He stated that there was an existing stone veneer on the front next to the front door where the bay window was located. He stated that was the only stone that would remain. He stated that they would match that on the lower portion of the front and the garage, and then the remainder of the house would be re-sided.

Acting Chairman Gero asked if the face brick below the siding would match the existing?

Mr. Jozity agreed.

Acting Chairman Gero asked if the house was presently sided.

Mr. Jozity stated that there was horizontal siding.

The Acting Chairman asked if it was wood or vinyl siding.

Mr. Jozity stated that the siding was aluminum. They would replace the existing siding with vinyl siding all the way around the house.

Acting Chairman Gero asked about the roof material. He asked if they would be replacing the entire roof. He stated that he knows there was a whole lot of addition going on, so there will not be much existing roof left.

Mr. Jozity stated that it was all be re-roofed completely.

Acting Chairman Gero stated that it was a nicely done design. He stated that he didn't foresee any other questions other than the colors, he asked Mr. Jozity what the colors would be for the addition.

Mr. Jozity stated that the horizontal siding would be manufactured by Provia, and it would be a Sandlewood color which would be like a beige. He stated that the shake shingles would also be by Provia, and that color would be Stone. He stated that they would all be earth tones to pick up

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colors in the existing house. He stated that some of the windows would remain, so they would try to match the finish of the windows as well.

Acting Chairman Gero stated that on the rendering that Mr. Jozity provided, the areas that were shake were not showing up as shake. He stated that it just looked like horizontal vinyl siding.

Mr. Jozity stated that the gray color would be shake shingles.

Acting Chairman Gero asked City Engineer Ramm if he had any questions or comments.

City Engineer Ramm stated that it would be just to ensure that the downspouts will be tied to the original house system.

Mr. Jozity agreed. He stated that there would be a new basement with the addition, so all of the perimeter drain tile would be tied in.

City Engineer Ramm asked if there was currently a basement.

Mr. Jozity stated that there was.

City Engineer Ramm asked if there was a sump pump.

Mr. Jozity stated that it was not to his knowledge.

Mr. May stated that for some reason the house never had a sump pump. It was one of the only ones on Brookside that he knows of.

City Engineer Ramm asked if the gravity outlet was to the north or to the south towards the street.

Mr. May stated that he didn't know that.

City Engineer Ramm stated that they might want to do some dye testing. He stated that he wanted to make sure that he would know where it was outleting and making sure that the additional roof water would not amplify or cause a problem coming out of that pipe somewhere, if it would daylight to the ground, somewhere in the backyard and ultimately end up to the east. He stated that it was something they could investigate with the owner.

Mr. May agreed.

Acting Chairman Gero asked if anyone else had any questions.

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Fire Chief Rega asked if there was going to be an address sign on the front of the house.

Acting Chairman Gero stated that he didn't know if it was indicated, but there would need to be one, preferably on the part that was sticking out close to the street. He stated that he was thinking that area between the front door and the garage door might be the best spot for the address.

Mr. Jozity stated that they could show that.

Acting Chairman Gero stated that the house sits back a little further than 75 feet from the street, so they would want to make sure that in addition to the mailbox, the house would have the address for the safety forces.

Mr. Jozity agreed.

Acting Chairman Gero asked if there was anything else.

A motion was made by Acting Chairman Gero, seconded by City Engineer Ramm, to approve the addition, subject to the address being put on the front elevation, and coordinating with the City Engineer for the stormwater discharge.

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

Acting Chairman Gero stated that what Mr. Jozity would need to do now was put together the drawings for construction and submit those with the building permit, and he would get them in the queue to review and go from there.

Mr. Jozity stated that it sounded good.

There being no further business, the Architectural Board of Review virtual meeting of August 4, 2022, was adjourned at 3:14 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 08/05/22**