

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
August 15, 2019**

New Business:

- 1. 4799 Chestnut Road, Matt Snyderburn** – Represented by Recreational Warehouse for the installation of a 20' x 40' in ground swimming pool.

The meeting was called to order at 3:01 p.m. by Chairman Norm Casini and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Don Ramm, City Engineer

ABSENT: **Michael Gero, Building Official**
 Steve Rega, Fire Chief
 Jeff Markley, City Planner

4799 Chestnut Road, Matt Snyderburn – Homeowner Matt Snyderburn was in attendance.

Chairman Casini asked Mr. Snyderburn to give a quick orientation of the project. Mr. Snyderburn stated that the pool would be going on the side of the garage. He indicated where the in ground pool would be located. He stated that there was an existing garage on the property. Mr. Snyderburn stated that the pool would be a 20' x 40' in ground pool. There will be an outdoor kitchen and fireplace there as well. He stated that it will all be stamped concrete with regular concrete along the side. There will be a concrete deck all the way around the proposed pool.

Mr. Snyderburn stated that there would be a 4 foot aluminum fence going all the way around with a gate. It will be 4 foot high. He stated that it would be the standard pool fence.

Chairman Casini stated that the gates would have to be self-closing, and they would have to have the latches on the inside so children cannot get in.

The Chairman stated to Mr. Snyderburn that he should get together with the Building Official with regard to the footings. The Chairman asked how the fence would be coated. Mr. Snyderburn stated that it would be coated all black.

The Chairman asked Mr. Snyderburn if there would be lighting all the way around the pool. Mr. Snyderburn stated that there would be lighting all the way around. The Chairman stated that Mr.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 15, 2019**

Snyderburn will have to ask the Building Official if he will need an electrical drawing showing where he would be tying the lighting in.

Chairman Casini asked City Engineer Ramm if he would have to take a look at the pool from the standpoint of site work and storm drainage. He asked if it would be draining into the sanitary. Mr. Snyderburn agreed. The City Engineer asked if there will be a drain in the center of the pool. Mr. Snyderburn stated that there will be something in the center of the pool that will connect to the sanitary. It will be able to make a drain. The City Engineer asked about the sanitary to the house. Mr. Snyderburn stated that he had a sanitary sewer in the back of the garage. He will tie it right into that one. Mr. Snyderburn stated that the pool would be salt water. The Chairman stated that the pool water will have to go into the sanitary.

City Engineer Ramm asked Mr. Snyderburn if he would have to bust into the floor. Mr. Snyderburn stated that he had an outside tie in. The City Engineer wanted to get that on a sketch because there will be some outdoor piping and inspection for a sanitary sewer pipe inspection. Mr. Snyderburn indicated where there would be a clean out that he could tie right into.

City Engineer Ramm asked if there was a storm sewer easement on the property. Mr. Snyderburn stated that there was an easement. He indicated on his drawing where it would go. Mr. Snyderburn stated that there were two catch basins. City Engineer Ramm stated that Mr. Snyderburn will have to swale the water around. Mr. Snyderburn stated that the level of the pool will work out nice because it will be higher all the way around the back side of his property as well. He stated that everything would be pitched perfectly. There will be no issues.

City Engineer Ramm stated that if water was sheeting across his backyard and Mr. Snyderburn put something in that would go the other way because of the deck and the concrete. Mr. Snyderburn stated that there would be a swale that would go all the way around and to the corner catch basin. Mr. Snyderburn indicated on his drawing where it would be located. The City Engineer stated that would help Mr. Snyderburn with the project. He stated that they could use that drawing to represent some grading and swales. The City Engineer stated that they would issue a change of grade permit. It will be required just because of the little bits of the nuances that Mr. Snyderburn was changing. He stated that they would issue a sanitary permit and the change of grade permit and maybe a site visit where Mr. Snyderburn would set the elevations of the pool and everything.

City Engineer Ramm asked if Mr. Snyderburn needed any variances. The Chairman stated that Mr. Snyderburn was far away from everything. Mr. Snyderburn stated that he had plenty of room. There was 32 feet to the one property line from the pool; and then from the fence he would have 60 foot going to that property line. He stated that there was at least 100 foot going the other way. The Chairman stated that Mr. Snyderburn was 54 foot from the back.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 15, 2019**

City Engineer Ramm stated that City Planner Jeff Markley e-mailed some comments, and he wanted to read them into the record. The City Engineer read: "While there's no requirement at all for this, it may make sense for the applicant to consider moving the pool closer to either the garage/barn to hide and locate the equipment and supplies and for future modifications such as a deck, pergola, etc. The same might be said for moving it closer to their home and existing patio." City Engineer Ramm stated that the City Planner felt that Mr. Snyderburn should come either this way or that way. Mr. Snyderburn stated that the deck was existing, and the driveway was there. He indicated where the pool was going to be starting. The City Engineer stated that Mr. Snyderburn was pretty much as far as south as he could be. Mr. Snyderburn stated that he was going to put a putting green next to the pool. He stated that he had a grill over there, so he didn't want it too close. He would like to be able to get through there. Mr. Snyderburn stated that he didn't have any more equipment, everything he was getting rid of. He stated that he was out of his landscape business; so all the equipment would be gone. The whole backyard would be cleaned up and used for entertainment.

City Engineer Ramm asked where would the equipment for the pool be located. Mr. Snyderburn stated that the equipment for the pool would be on the back side of the garage in the corner. He indicated on the drawing.

Chairman Casini stated that the layout was great. He didn't see any problem with it.

The Chairman asked if that was the only comment the City Planner had. The City Engineer stated that they were just recommendations.

Chairman Casini stated that there will be a grill over there.

The City Engineer asked if there was a man door coming off the side of the barn. Mr. Snyderburn stated that eventually he would like to get a permit for one because he has a bathroom back there; so that was what the gate was for. He was going to put a man door so he could walk and have access to the bathroom from over by the pool area instead of having to walk all the way around and back through.

Chairman Casini asked about the structure by the grill. Mr. Snyderburn stated that it would be a pergola. The Chairman stated that Mr. Snyderburn will need to submit the drawings for that to the Building Department. Mr. Snyderburn stated that it would be just like a little overhang. The Chairman stated that there would be poles with open rafters. He stated that Mr. Snyderburn would have to have a drawing for it showing the footers for that. Mr. Snyderburn stated that the pergola would not be getting installed. He didn't know if he was doing it. He was doing the outdoor kitchen. He didn't know if he was doing the pergola yet. He stated that whenever he would do it, he would submit it. The Chairman stated that it will not be part of the approval then.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
August 15, 2019**

City Engineer Ramm asked if the outdoor kitchen would have plumbing. Mr. Snyderburn stated that there would be no sink, it would just have a refrigerator and a grill.

City Engineer Ramm stated that he had no comments.

A motion was made by City Engineer Ramm, seconded by Chairman Casini, to approve the in ground pool, fence and gates, subject to the City Engineer approving the required documents and the pergola or overhang on the grill being submitted at a later date or whenever the applicant would develop that structure.

ROLL CALL: Yeas: Casini, Ramm

Nays: None

MOTION CARRIED

There being no further business, the Architectural Board of Review of August 15, 2019 was adjourned at 3:31p.m.

Acting Chairman Michael Gero

**Debi Beal, Secretary, Unapproved at
Time of Release 08/16/19**