

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
August 18, 2022**

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
 Don Ramm City Engineer
 Don Reis, Fire Lieutenant
 Anne Lynch, City Planner

New Business:

- 1. 7700 Montello Road, Joe Mastroianni** - Proposed family room addition to the existing dwelling.
- 2. 8121 Dalebrook Road, David & Debbie Acciarri** – Proposed in-ground swimming pool.

Chairman Casini asked if there were any additions or corrections to the Minutes of August 4, 2022. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of August 4, 2022.

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

7700 Montello Road, Joe Mastroianni - Homeowner Joe Mastroianni was in attendance.

Chairman Casini asked if anyone had any questions relative to the project.

Building Official Gero stated that it appeared that the homeowner would put the addition out the back. He would not be creating any issues or requiring any zoning variances. He stated that the drawing looked good, the materials looked good. He asked City Engineer Ramm if he had any questions.

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City Engineer Ramm stated that he had no concerns, just a question whether the downspouts would be tied to the existing house system.

Mr. Mastroianni stated that they would be tied to the existing house system.

City Engineer Ramm stated that he didn't have any other questions.

The Chairman asked Mr. Mastroianni how long he had lived in the house.

Mr. Mastroianni stated that it was a little over five years.

The Chairman stated that he was just wondering. His brother lived close by, but Mr. Mastroianni probably didn't know him.

Mr. Mastroianni stated that he has only met a few of the people in the neighborhood.

The Chairman asked if there were any other questions. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed family room addition.

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

Building Official Gero stated that they would put the drawings in the queue for plan review, and he will let him know when the permit will be ready to be issued.

8121 Dalebrook Road, David & Debbie Acciarri – Homeowners David and Debbie Acciarri were in attendance along with Jim Kennedy from Ohio Custom Pools.

Building Official Gero stated that both the owners and the pool contractor were in attendance.

The Building Official stated that in looking at the pool, it would be a fiberglass drop in pool.

Mr. Acciarri agreed.

The Building Official stated that there would be concrete all around the pool. He stated that he had one question regarding the fence. He stated that there was an existing fence on the property.

Mr. Acciarri agreed.

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The Building Official asked if there was a fence along the rear of the property.

Mr. Acciarri stated that there was a six foot black chain link fence with a gate.

The Building Official asked if that was what was in the rear of the property. He asked if there was a wood fence on the sides.

Mr. Acciarri stated that in the rear, which was the north, it would be a six foot black chain link. He stated that on the east and the west it would be six foot board-on-board. He stated on the south, there would be a four foot gate across the driveway. It would be black chain link. He stated that then there was the house, and then a six foot board-on-board.

Building Official Gero stated that he knows that the lot goes further than the area that they have fenced in, but that was because the property drops off back there.

Mr. Acciarri agreed.

The Building Official stated that the area in the rear yard where the pool would be located would have a continuous fence all the way around enclosing it.

Mr. Acciarri stated that it would be 100% enclosed.

Chairman Casini stated that he had a question relative to that. He asked if they have an access gate to get in there from the outside.

Mr. Acciarri stated that there were two gates, one would be in the north, and then the driveway gate.

The Chairman stated that was good. He just wanted to make sure that the hardware would be correct for the requirement based on the pool being in the back. He stated it should be self-closing, self-locking so you wouldn't forget to leave the gate open so some child could come in. He wanted Mr. Acciarri to make sure he had the right hardware on the gate.

The Chairman stated that he didn't have any other questions, except that he might consider drain tile around the pool. He stated that the only reason he was saying that was if they would keep water in there over the winter, he wanted to make sure the buoyance of the pool empty might cause it to lift. He stated that drain tile would be a good answer to that.

Mr. Kennedy agreed.

The Chairman stated that he didn't have any other questions.

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Building Official Gero asked if there would be a drain in the pool.

Mr. Kennedy stated that there would be main drains underneath the bottom. That was where they would recirculate the water from.

Building Official Gero stated that they would not be connected to any storm line or sanitary line. He stated that if for some reason the pool needed to be emptied, it would have to be pumped out.

Mr. Kennedy stated that it would be with a sump pump.

Building Official Gero stated that the equipment on the renderings appeared that it would go on the southwest corner of the house.

Mr. Acciarri agreed.

The Building Official asked if he was seeing that there was a basement door access there.

Mr. Acciarri stated that was a walkout basement. He stated that there would be door access there.

Building Official Gero stated that he didn't have anything else. He asked City Engineer Ramm if he had any questions or concerns with the stormwater, the amount of concrete, drainage.

City Engineer Ramm stated that he had a question regarding, he asked if there was going to be any track drains in the area between the house and the pool. He asked if the concrete pitches away from the house, would there be a need for a track drain and piping.

Mr. Kennedy stated that there was no track drain in the renderings. He stated that everything would be pitched away from the pool. It would not go directly to the house. He stated that there was a soft area between the house and the pool decking.

City Engineer Ramm stated that Mr. Kennedy didn't anticipate any storm sewer piping work required.

Mr. Kennedy replied absolutely not.

City Engineer Ramm stated that they would require a change of grade permit which would be standard for all in ground pools just for the realization that they were building a completely flat surface over a yard. He stated that it looked like there was a gentle slope to the backyard. He asked if that was accurate west to east?

Mr. Acciarri agreed.

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City Engineer Ramm asked if they would anticipate any landscape walls or some grading to make up any differences.

Mr. Kennedy stated it would be grading. There would be no retaining walls needed.

City Engineer Ramm stated that he would probably want to make a site visit. He stated that they always are concerned for the finished elevation of the pool surface, how it would fit in the yard, and how everything would be done. He stated that he would just require maybe a site meeting, and they would have the pool staked and the elevations set. He would come out and take a look at things.

Mr. Kennedy stated that it had been staked for close to 10 days. He asked the City Engineer if he had made his visit out there yet.

City Engineer Ramm stated that he had not.

Mr. Kennedy stated that he was told that it needed to be staked before this meeting.

City Engineer Ramm asked if there was a way to tell the elevations just for horizontal elevation.

Mr. Kennedy stated that the top of the pool would be where the concrete was in the back. He stated that it would be 24 inches down from finished floor.

City Engineer Ramm asked if that would be evident with the stakes.

Mr. Kennedy replied absolutely.

City Engineer Ramm stated that with all the additional concrete back there, there could be a runoff concern with the neighbor to the east, and they would just want to make sure that any sort of necessary swales get installed that would take any sort of runoff to the backyard area.

Mr. Kennedy stated it was part of the rough grade, they do that.

City Engineer Ramm stated that those would be his concerns. He would make a motion to approve, subject to a field review, and they will issue a change of grade permit to account for the work.

Building Official Gero stated that he had two quick questions before he would second the motion. He stated that there was an enclosed sunroom on the back of the house. He asked if that was currently there.

Mr. Acciarri replied yes.

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The Building Official stated that there was also a hot tub in the rendering. He asked if that was currently there or would that be a new addition.

Mr. Acciarri stated that hot tub would be Phase 2. He stated that Mr. Kennedy's team would put down the pad. They haven't purchased the hot tub yet, that would probably be a next year thing.

Building Official Gero then seconded the motion.

A motion was made by City Engineer Ramm, seconded by Building Official Gero, to approve the in ground swimming pool, subject to a field review and change of grade permit by the City Engineer along with the proper hardware for the gate.

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

Building Official Gero stated that the Building Department would be checking to make sure they have all the information they need to be able to issue a permit, and then Engineering will check to see what they need as far as site visit, and if they would need any additional information also.

There being no further business, the Architectural Board of Review virtual meeting of August 18, 2022, was adjourned at 3:13 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 08/18/22**