

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
September 1, 2022**

The Meeting was called to order by Chairman Norm Casini at 3:01 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
 Jessica Hyser, Economic Development Director
 Anne Lynch, City Planner

New Business:

1. **6203 Brookside Road, Gretchen Miklovic** – Proposed 12’ x 12’ turnaround.
2. **6107 Elmwood Avenue, James & Kimberly Romanchik** – Proposed home and garage addition.
3. **6994 Kingscote Parkway, Dave & Aryn Derryberry** – Proposed addition to rear of existing dwelling.
4. **6322 Ranchview, Tom & Annelise Sheehan** – Proposed addition to rear of existing garage.
5. **6101 Chestnut Road, Adam Zmija** – Proposed renovations to existing garage and addition of covered patio on rear of existing garage.

Chairman Casini asked if there were any additions or corrections to the Minutes of August 18, 2022. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of August 18, 2022.

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

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6203 Brookside Road, Gretchen Miklovic – Mo Alrajabi of Precision was in attendance on behalf of the homeowner.

Chairman Casini stated that he had a couple of questions. He stated that first of all there was an ordinance that you are not permitted to park in front of a house. He stated that there was shown a parking area that would be located in front of the house.

Mr. Alrajabi stated that the homeowner was an older woman, and that was why she wanted it closer to the house, but if there was an ordinance, he stated that he might be able to talk the homeowner into moving it down the driveway a little bit, would it make everything easier.

Building Official Gero stated that wouldn't work. He stated that he could put a turnaround in, but if there would be any parking, they would like to see some landscaping blocking the parking pad from the street. He stated that there was not supposed to be any parking in front of a house. He stated that was what the ordinance stated.

The Chairman stated that if it would be a space, he asked if 12 feet would be long enough for a car.

Mr. Alrajabi replied yes.

The Chairman stated that it would probably overhang unless the homeowner would have a miniature car.

Mr. Alrajabi stated that if the Board wanted the space to be bigger, he didn't think the homeowner would have an objection.

The Chairman asked if it would be in compliance with the City's ordinance. He stated that if it would be plausible, he would put some sort of turns into it instead of squaring it off as she would be going over the grass. He stated that if that would be permissible, the Board would want some landscaping done and propose it to the Building Department.

Building Official Gero stated that the Chairman was saying that instead of squared off corners there, he could put some radiuses in.

Mr. Alrajabi agreed. He stated that he could soften it up and get rid of the corners.

The Building Official stated that Mr. Alrajabi should make that change to his drawing and identify it as a turnaround. He stated that there should be some landscaping in front of it, some small shrubs to soften the look.

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Mr. Alrajabi stated that would be no problem. He asked if the Board would want him to make it more 12 feet. He stated that he didn't care for the area that the homeowner wanted the turnaround in. He stated that if he could do it another 15 to 20 feet away from the house, he felt it would make more sense for the turnaround. He asked if that would be okay with the Board.

Building Official Gero replied yes. He stated that Mr. Alrajabi would need to make those changes on the permit application and submit it.

Mr. Alrajabi asked if the Board was okay with the 12 feet.

The Building Official stated he was going to say that 12 feet was fine. He stated that the homeowner only had a 65 foot wide lot, and if they would get any wider, they would be getting more than half of the lot.

Chairman Casini asked how would that relate to the depth of the front of the house. He asked if they would go past the front corner.

Mr. Alrajabi replied no.

The Chairman stated he would take it at least to the corner of the house, that depth.

Mr. Alrajabi stated that if they would go into the front yard with the turnaround, even if they would add another three feet and made it 15' x 12', it would not cover the whole front of the house. He stated that there was plenty of room in the front yard. He stated that it was pretty wide.

The Chairman stated that he might consider a curb back there so the homeowner wouldn't roll into the grass.

Mr. Alrajabi stated that he could put a curb on it.

The Chairman stated that the vehicle would overhang a couple of feet, and that would be alright.

Mr. Alrajabi asked if he should show the little landscape bed in front of the turnaround.

Building Official Gero stated that Mr. Alrajabi should make a notation that there would be landscaping on the drawing. He stated that Mr. Alrajabi should submit that for permit, and that would go to the Engineering Department.

City Engineer Ramm stated that he had a couple of questions. He stated that he didn't know what Mr. Alrajabi was gaining by putting the turnaround closer to the street. He stated that he

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thought where it would be located was nicely not visible. He asked if they wanted it to be more visible because then they would move it closer to the street.

Mr. Alrajabi stated that he wasn't thinking too much closer to the street. He stated that if it would be a couple feet, the homeowner still would have over 30 feet from the actual sidewalk. He stated that you never really see turnarounds so close to the front walkway of the house. He stated that he thought it would look a little goofy.

City Engineer Ramm stated that Mr. Alrajabi was talking a few feet.

Mr. Alrajabi stated that the homeowner might not agree with that. He wanted to do a few feet. He stated that way it was not right up against the walkway in the front of her house.

City Engineer Ramm stated that he misunderstood. He thought it was the public sidewalk.

Mr. Alrajabi stated that they will be well over 30 feet from the sidewalk.

City Engineer Ramm stated that he wanted to bring to Mr. Alrajabi's attention that there was a storm sewer easement encumbered right through the front yard, and they may require an acknowledgment agreement to be signed by the owner. He stated the driveway already goes over the sewer, but they would be adding more pavement over top of sewer. He stated if and when they would need to excavate the sewer, any new pavement or old pavement could be subject to tear out. He stated that the parking pad would be within the 30 foot easement. He stated that they were talking about surface work, and they were okay with it. He stated that he was just making Mr. Alrajabi aware of it. He stated that the homeowner should understand that it could be subject to damage or removal if there would be a need to get to the pipe. He stated that the pipe was in good condition. It was a reinforced concrete pipe. He stated that they were there not too long ago doing something on that pipe. He stated that he thought a joint had opened up, and they needed to get in there and excavate. He stated that the homeowner has lived through that as well.

Mr. Alrajabi stated that the pipe would be running right under the new driveway.

City Engineer Ramm stated that the pipe has been there for a good number of years.

Mr. Alrajabi stated that he will let the homeowner know the pipe was there and make her aware that if they ever have to tear out a section of the driveway, that could happen possibly in the future.

The City Engineer asked the Building Official if he thought a revocable license would be in order.

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Building Official Gero stated that it would make everybody aware of it, and that might be the best thing. He stated that Mr. Alrajabi was putting a whole new driveway in and adding the parking pad.

Building Official Gero stated that he was also putting a walkway around the house. He stated that there was going to be some work there, so they probably should get a revocable license set up.

City Engineer Ramm stated that it was an agreement that the homeowner would sign. It would get recorded, runs with the land, and it would protect the City.

Mr. Alrajabi asked if that was something that would be sent to him, and he would have the homeowner sign.

Building Official Gero stated that they would have the Law Department prepare it, and then they will give it to Mr. Alrajabi for the homeowner's signature. He stated that there would be an additional filing fee with that once it was signed.

The Chairman wanted Mr. Alrajabi to make sure he identifies it as a turnaround, and not as a parking pad.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the turnaround, subject to moving it closer to the street and landscaping and the inclusion of a revocable license signed by the homeowner.

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

6107 Elmwood Avenue, James & Kimberly Romanchik – Homeowner James Romanchik was in attendance.

Chairman Casini stated that he had a couple of questions. He stated that the drawing scaled 8' x 10', but the drawing plan showed it 12' x 14'. He stated that the front elevation would indicate it to be 8' x 10'.

Mr. Romanchik stated that it was not 8' x 10'. He stated that there were two 8' x 10' doors, but they would be on the side of the garage, not in the front as it would face the street.

The Chairman stated that he just scaled it.

Mr. Romanchik stated that the architect did the drawing, and it should be 12' x 14'.

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Chairman Casini stated that on the front elevation there were two numbers on the side. He stated that he was not sure what they would represent.

Mr. Romanchik stated that he assumed that those numbers were something the architect added.

The Chairman stated that he didn't think that they should be there for whatever reason.

Mr. Romanchik agreed. He stated that he didn't know what they represented.

Chairman Casini stated that in looking at the overhead door, the new one, the area above it and slightly above the existing, that was the only area that you could see from the street.

Mr. Romanchik agreed.

The Chairman stated that his only other comment because it would have such large area of roof, it would be nice, he has a dormer over the area to the extreme left, if he was to put a dormer over the existing garage. He stated that it would look great.

Mr. Romanchik stated that he was looking at the drawings and currently the dormer would face the back. He asked if the Chairman wanted him to put it up front as well.

The Chairman stated that it was just a suggestion. He stated that the Board didn't have a topography of the property. He stated that the one side would be cut into the earth. He asked if that correct.

Mr. Romanchik stated that he was not sure by what the Chairman meant by cut into the earth.

The Chairman stated that he would take that back. He was corrected.

Building Official Gero stated that Mr. Romanchik went before the Zoning Board for variances.

Chairman Casini stated that on the right elevation, if Mr. Romanchik could get some windows placed in it instead of it being totally blank.

Mr. Romanchik agreed. He stated that the windows would be similar to the ones that were shown in the back of the garage. He stated that they would be higher up just for light.

Building Official Gero stated that at the Board of Zoning meeting he made the comment to Mr. Romanchik about him getting his architect to put some detail to the overhead door. That was a contingency of the approval for the variance. He stated that they also discussed the side elevation. He stated that the drawings had not changed any since then.

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Mr. Romanchik agreed. He stated that the architect had been on vacation.

The Building Official stated that once Mr. Romanchik would get the revised drawings, they could be resubmitted.

The Chairman asked Mr. Romanchik if he wanted to match the rear windows on the side.

Mr. Romanchik agreed.

The Chairman asked if the windows would be operable.

Mr. Romanchik stated that they would not be. He stated that they will be high enough up just for light.

The Chairman stated that Mr. Romanchik should put a series of those on the back, and they would be symmetrical based on the entire elevation.

Mr. Romanchik stated that it would be the east and north side to be symmetrical.

Chairman Casini asked City Engineer Ramm if he had any questions.

City Engineer Ramm stated that he didn't have any questions, or than to comment that he would assume all the downspouts would be connected to the existing house system.

Mr. Romanchik replied absolutely. He stated that there will also be a drain in the garage that would be connected to the sewer.

Building Official Gero stated that it would need to be connected to the sanitary.

Mr. Romanchik stated that he would like the garage drain connected to the sanitary.

Building Official Gero stated that the drain inside the garage would need to be connected to the sanitary system.

Mr. Romanchik stated that he understood that. He stated that the downspouts would go to the storm system.

The Chairman stated that he wanted the architect to look at the scale of the drawing on the front elevation to check it out.

Building Official Gero asked Mr. Romanchik if he had a contractor yet.

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Mr. Romanchik stated that Butch Bilinovic would be the contractor.

Building Official Gero stated that he thinks the Board should table the matter and get revised drawings submitted for the next meeting.

Mr. Romanchik agreed.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to table the matter.

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

6994 Kingscote Parkway, Dave & Aryn Derryberry – Homeowners Dave and Aryn Derryberry were in attendance along with their architect Scott Wallenhurst.

Chairman Casini asked for a description of the project.

Mr. Wallenhurst stated that the existing home was set back over 75 feet. The proposed addition would be 3,718 square feet, and it would sit behind the existing house. He stated that it would start at the back of the garage. He stated that they were proposing a new set of stairs from the exiting home down to the gym court area and then one off of the three-season room in the back that would get down into the basketball court area as well. He stated that there would also be a covered porch in the back. He stated that the only operable windows would occur inside of the three-season room. All the others would be impact resistant windows with it being a basketball court. They would all be placed higher up.

Chairman Casini asked if the colors would match.

Mr. Wallenhurst stated that as proposed right now the windows would match the existing windows. He then referred to the drawing.

The Chairman stated that the one side would face the neighbor's house.

Mr. Wallenhurst stated that was correct, however, there was screening there.

The Chairman stated that it looked a little odd.

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Mr. Wallenhurst stated that there were operable ones in the three-season room. He stated that there were two different types of windows. There were fixed windows in the basketball court area.

The Chairman stated that they looked out of context.

Several people began speaking at once.

Mr. Wallenhurst stated that they could put another window in the center.

The Chairman wanted Mr. Wallenhurst to take a look at what could be done to balance them out. He stated that it was on the side.

He asked if the City Engineer had any questions.

City Engineer Ramm stated that the new downspouts and gutter systems will be connected to the existing house.

Mr. Wallenhurst stated that was correct.

Building Official Gero stated that he wanted to be clear here, the Board was looking at the finished floor which in essence would be like a basement floor.

Mr. Wallenhurst stated it would align with the existing basement slab.

The Building Official stated that it would be all open, there was no other floor inside.

Mr. Wallenhurst stated that except when you get to the back, that area would have a floor area.

The Building Official stated that the roof area would be all trusses.

Mr. Wallenhurst agreed. He stated that they would follow the pitch of the roof to that certain extent and then be flattened out some point at the top. He stated that it would then match the existing roof line.

The Chairman asked if there was a basement on that portion of it.

Mr. Wallenhurst replied no. They would have to underpin it at that location. He stated that the grade goes down.

The Chairman asked the Building Official if he had any other questions.

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Several people began speaking at once again.

Mr. Wallenhurst stated that the roof and siding would match the existing.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the addition, subject to the window location being adjusted.

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

6322 Ranchview Drive, Tom & Annelise Sheehan – Homeowners Tom and Annelise Sheehan were in attendance.

Building Official Gero asked for an overview of the project.

Mrs. Sheehan stated that they wanted to put an addition behind the existing garage to add a laundry room on the first floor. She stated that you would access it from the kitchen.

Building Official Gero stated that the area was where the pool was.

Mr. Sheehan stated that they took it down.

Several people began speaking at once again.

The Chairman asked if the brick would match.

Mr. Sheehan stated it would match as close as they could get.

The Chairman stated that sometimes instead of coming from corner to corner, you could break it four inches, it would look a lot better. He asked if it was a Belden brick. He stated that it looked like it. He stated it would be one big room, and they were putting a large open.

Mrs. Sheehan stated it would be 36 inches.

Building Official Gero asked if they had a contractor yet.

Mrs. Sheehan stated that they were doing it themselves with their family.

Chairman Casini asked if they were putting a hip roof on the addition. He stated that only because of the way it was formulated, he could not pick it up exactly. He stated that it looked like they would get a lot of water, and he would suggest that they put snow melting devices up

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there in the winter because it's going to accumulate and put a big scupper right there. He stated that otherwise they would have a problem there.

Building Official Gero asked if all the gutters would be tied into the existing.

Mr. Sheehan stated that they would tie the gutters in.

City Engineer Ramm asked if there was a basement underneath the addition.

Building Official Gero stated that it would be a slab.

The City Engineer stated that he had no questions.

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

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

6101 Chestnut Road, Adam Zmija – Homeowner Adam Zmija was in attendance.

Chairman Casini asked if the drawing was what Mr. Zmija was proposing.

Mr. Zmija replied yes. He stated that it was the front brick garage, what he would propose to do.

Building Official Gero asked Mr. Zmija if he was changing the exterior brick.

Mr. Zmija replied no.

The Building Official stated that the building would stay the same, it was primarily for the roof and the patio.

Mr. Zmija agreed. He stated that he wanted to do an 8/12 truss to match the peak of the house because that is what the house is.

The Chairman asked Mr. Zmija if he would be matching the brick.

Mr. Zmija stated that the brick was existing, and it had been there since the 1930s. He stated that he would match the top with cedar to match the house. It was red brick already.

Chairman Casini stated that the front elevation looked like block.

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Mr. Zmija stated that it was an older style brick, it would be a little bigger than a current brick, maybe one inch bigger.

The Chairman asked if Mr. Zmija was going to try to match it.

Mr. Zmija stated that he was leaving the existing brick.

Building Official Gero stated Mr. Zmija would just be taking out the center pole and leave the two sides.

The Chairman stated that the drawing indicated a block looking masonry. He stated that was fine. He stated that Mr. Zmija was putting a gable in the front rather than a hip. He asked if that would happen on the back.

Mr. Zmija stated that the roof line would be the same 8/12 truss from the front to the back. The roof line will be exactly the same from the front of the garage to the rear of the patio will be the same roof line and same trusses.

Chairman Casini stated that Mr. Zmija would be changing the roof.

Mr. Zmija stated that the existing roof was in really bad shape, and it had four layers of shingles on it. He stated that he kicked out all the soft spots and really wasn't left with much, so he figured he would try to match the house as best he could.

The Chairman asked if the patio overhang would be on the north side.

Mr. Zmija agreed. He stated that it would be the back side. He stated that the building behind it would be coming down. He stated that he had all his stuff from the front garage in there right now, so once he would finish the front garage, it would come down.

The Chairman asked about the stormwater.

Building Official Gero stated to Mr. Zmija that he knows that he has been working with the City Engineer as far as resolving the stormwater situation, and if the Board were to approve the matter, he would need to know where it would be specifically from the City Engineer as far as where he was at moving along with the plan to resolve the issue.

Mr. Zmija stated that he talked to the City Engineer last week when he came in and met with everyone. He went there after, and he thinks it would be the City Engineer's call. He stated that he thought they came up with a plan, but he doesn't know if that got approved. He stated that it would be up to the City Engineer to say if it would be moving forward.

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City Engineer Ramm stated that he did discuss that with the Mayor, and it seemed like it was a very fair way to treat it. The City would provide him a connection through the right-of-way and into the back point where he could then run his pipe to grab it.

Mr. Zmija stated that as soon as that would get installed, he could tie everything in. He stated that he wanted to get his stuff tied in probably more than anybody else.

City Engineer Ramm stated that they haven't decided yet if it's going to be a small six inch pipe paralleling the one that was there, or if they would go with a bigger global project and make it deeper and bigger; but at the end of the day, wherever Mr. Zmija would tie in, there would be an outlet, whether it would be a big pipe or small six or eight inch, it will be there for him.

Mr. Zmija stated that it worked for him. He stated that as soon as the City would stub in whatever they would decide on and give him the go-ahead, he could tie everything in.

Chairman Casini stated that he knows the neighbor next door has always had an issue with flooding. He asked if that would be taken care of in the review.

City Engineer Ramm stated that either way they do it, whether they go with a separate six inch line or a bigger line, the issue for the neighbor, Mr. Juliani, will be mitigated.

Chairman Casini stated that he knows that the neighbor has always had a problem there.

Mr. Zmija stated that as of right now, he doesn't have anything off his shop tied into his line or the line that he put in that they share. He stated that he was trying to help his neighbor out as best as he could. He stated that it was in the City's hands, and as soon as they give him an idea or approval, he will tie anything he has to in.

City Engineer Ramm stated that while they were talking about a commitment, Mr. Zmija stated that when the sewer work was done and the garage project would be over, that is when he would be at a point to cement the driveway.

Mr. Zmija stated that if he does a driveway, he would have to do some sort of drainage in front of the garage, and with as much water as he would shed off that driveway, he would assume he would have to put some sort of under drain that would have to get tied in. He doesn't want to shed all that water right now if Mr. Juliani already has problems; so he would like to pour a driveway, but it would rely on when that storm line would get put in.

City Engineer Ramm stated that was their understanding as well, and he thinks once the drainage would be handled, he thinks everything else will fall into place then.

Mr. Zmija agreed.

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Building Official Gero stated that once the City Engineer would figure out exactly what the plan would be, he would be able to issue the permit, and then after the permit; the permit would be contingent upon 30 days after the permit was issued, that the shed would be demolished.

Mr. Zmija agreed. He would like to say that he would like to get Engineering to figure out something as soon as they can because he has no roof on the garage currently, and he has a lot of lumber sitting outside which he is sure Mr. Juliani would not want to look at. He stated that he was trying to get this put up as fast as he can.

Building Official Gero stated that they were trying to do what they need to as fast as they can, but they have to go through the due process.

Mr. Zmija stated that he would like to get this issue resolved. The stormwater has been going on for a couple of years now. He doesn't want to look at the lumber in his drive for another two years.

City Engineer Ramm stated that the City was committed to give Mr. Zmija the outlet, but they have i's to dot and t's to cross on their end. He doesn't know if it would be anything that would need to hold Mr. Zmija up any more than it has been to date.

Building Official Gero stated that he and the City Engineer would figure that out after as far as what the best thing may be and go from there.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new roof and patio roof along with the additional two feet in height, subject to a hard, fast plan from the City Engineer as far as what the homeowner's drainage solution would be before a permit could be issued.

ROLL CALL: Yeas: Casini, Gero, Ramm

Nays: None

MOTION CARRIED.

There being no further business, the Architectural Board of Review virtual meeting of September 1, 2022, was adjourned at 3:47 p.m.

Chairman Norm Casini

Debi Beal, Secretary,

Unapproved at Time of Release 09/02/22