

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
September 5, 2019**

New Business:

- 1. 7611 Brookside Road, Raymond & Ann Kiss** – Proposed rear addition to the existing single-family dwelling to include great room, new deck and covered porch.
- 2. 6691 Renwood Road, Wendy Patton** – Proposed 16' x 20' enclosed sunroom.
- 3. 7575 East Pleasant Valley Road, Champion One** – Proposed wall sign to read: “Champion One.”

The meeting was called to order at 3:00 p.m. by Chairman Norm Casini and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Michael Gero, Building Official
 Steve Rega, Fire Chief

ABSENT: **Don Ramm, City Engineer**
 Jeff Markley, City Planner

Chairman Casini stated that they will forego the approval of the Minutes until the next meeting.

7611 Brookside Road, Raymond & Ann Kiss – Homeowners Raymond and Ann Kiss were both in attendance.

Chairman Casini asked if Mr. Kiss was going to be the builder. Mr. Kiss stated that he was going to be the builder. The Chairman asked if Mr. Kiss did the drawings. Mr. Kiss stated that he didn't do them this time.

Chairman Casini stated that the drawings looked good. The Chairman asked if Mr. Kiss would match the materials on the existing house. Mr. Kiss stated that they would be matching. He stated that they had the roof replaced in June. He stated that the siding will be the same.

Chairman Casini asked if there was brick veneer on the foundation. Mr. Kiss stated that it was.

The Chairman asked if there was a crawlspace under the new construction. Mr. Kiss stated that it will be dug down as deep as the existing was, but he stated that the room steps down a couple of steps. The Chairman stated it would be 3 ½ to 4 feet.

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Building Official Gero asked Mr. Kiss if he was going to have a full basement underneath the addition. Mr. Kiss stated that he will not.

Chairman Casini asked if the other part of the basement was built at 6 foot 8 inches. Mr. Kiss stated that was existing. The Chairman asked if there was a beam in the basement. Mr. Kiss stated that there was a block wall. The Chairman stated that if the ceiling height was 6 foot 8 inches, and they have a beam, he asked if the beam was below the ceiling. Mr. Kiss stated that it was.

Several people began speaking at once.

Chairman Casini stated that he didn't have any questions. He asked the Building Official if he had any questions. Building Official Gero stated that he didn't have any questions.

A motion was made by Building Official Gero, seconded by Chairman Casini, to approve the addition.

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

6691 Renwood Road, Wendy Patton – Homeowner Wendy Patton along with Bob Sliwinski were both in attendance. The Chairman asked if Mr. Sliwinski did the drawings. Mr. Sliwinski stated that he did not do the drawings.

Chairman Casini asked if the siding and roofing would match the existing. Mr. Sliwinski stated that they would match. The Chairman asked if there would be face brick below. Mr. Sliwinski stated that they would have face brick below.

Chairman Casini stated that he didn't have any questions on the application. He stated that it was just a simple addition in the back of the existing dwelling. Everything would be matching. He stated that it would fit nicely. He stated that the applicant would not need a site plan since there were no variations required.

Building Official Gero asked Mr. Sliwinski if he was going to be the contractor for the project. Mr. Sliwinski stated that he was going to be the contractor. He stated that he was Ms. Patton's father. The Building Official stated that he didn't have any questions at all. He stated that it looked good.

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A motion was made by Building Official Gero, seconded by Chairman Casini, to approve the enclosed sunroom.

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

7575 East Pleasant Valley Road, Champion One – Bob Bottomley of Fast Signs was in attendance.

Chairman Casini asked if the sign would be lit. Mr. Bottomley stated that it will not be lit. The Chairman asked how the sign would be fastened to the wall. Mr. Bottomley stated that it would be pin mounted, individual pin mounted letters.

The Chairman asked how far back was the building. Mr. Bottomley stated that it was the building behind the front building. The Chairman asked if Mr. Bottomley thought the letters would read being only one inch. He was not sure of the light green against the background. He was not sure what the background was. Mr. Bottomley stated that he thinks it will be fine. He stated that there was sign up there before this sign.

Chairman Casini asked if there were any restrictions. The Building Official stated that he was just looking at that. Mr. Bottomley stated that the mountings from the old sign were 20 feet long, and there was a huge frontage on the building. He stated that they were putting the new sign up where the old sign was.

Building Official Gero asked if the sign would be 75 square feet. Mr. Bottomley agreed. The Chairman stated that it was 78 square feet. The Building Official will check right after the meeting if Mr. Bottomley would need a variance. He was not sure.

Fire Chief Rega asked if there was a sign at the street. The Building Official stated that it would fit in that middle section of the building. Mr. Bottomley agreed. He also stated that there was a monument panel. He stated that they still have to design that one. There was an old tenant panel available on the monument sign that was on Pleasant Valley.

Building Official Gero stated that he didn't have an issue with the sign at all. He stated that it might be over the square footage and need a variance from the Board of Zoning Appeals. He would tell Mr. Bottomley as soon as the meeting was adjourned.

Chairman Casini stated that the only question he had was whether it would be legible based on the color. Mr. Bottomley stated that the banner that was up on the building now was the same color scheme. He stated that there was plenty of contrast.

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A motion was made by Building Official Gero, seconded by Chairman Casini, to approve the wall sign, subject to any variance that might be needed by the Board of Zoning Appeals.

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

There being no further business, the Architectural Board of Review of September 5, 2019 was adjourned at 3:13 p.m.

Chairman Norm Casini

**Debi Beal, Secretary, Unapproved at
Time of Release 09/06/19**