

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
September 19, 2019**

New Business:

- 1. 6618 Brettin Drive, Khaled Tabbaa** -Proposed horseshoe driveway to be located in the front of the dwelling.
- 2. 6575 Bexley Court, Irene Burma** - Represented by Rio Pools for the construction of an 18' x 36' in ground swimming pool.
- 3. 7708 Brecksville Road, Dan Komoroski** - Represented by Great Day Improvements for the addition of a seasonal sunroom.

The meeting was called to order at 3:05 p.m. by Chairman Norm Casini and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Michael Gero, Building Official
 Don Ramm, City Engineer
 Jeff Markley, City Planner

ABSENT: **Steve Rega, Fire Chief**

Chairman Casini asked if there were any additions or corrections to the Minutes of the Architectural Board of Review meeting on September 5, 2019.

A motion was made by City Engineer Ramm, seconded by Building Official Gero, to approve the Minutes of the Architectural Board of Review meeting of September 5, 2019.

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

A motion was made by City Engineer Ramm, seconded by Building Official Gero, to approve the Minutes of the Architectural Board of Review meeting of August 15, 2019.

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

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A motion was made by City Engineer Ramm, seconded by Building Official Gero, to approve the Minutes of the Architectural Board of Review meeting of July 31, 2019.

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

6618 Brettin Drive, Khaled Tabbaa – Homeowner Khaled Tabbaa was in attendance.

Building Official Gero stated that Mr. Tabbaa was building a home that was destroyed by fire on Brettin Drive. He stated that the site plan was accurate in the sense that it was where the home was, and that would be where the driveway would be going; but the owner's name on the site plan was not correct.

Chairman Casini asked if that was the home that burned down. Mr. Tabbaa agreed. The Chairman asked if it was there now. Mr. Tabbaa stated that they were building a new home.

Building Official Gero stated that Mr. Marek was building the new home.

Chairman Casini asked Mr. Tabbaa if he would have a driveway back to the garage. He stated that there was an existing driveway, and he was proposing the horseshoe drive in the front of the property. The Chairman stated that it would be just a drive to get out. Mr. Tabbaa agreed. He stated that there would be parking in the back, and they would not park in the horseshoe drive.

City Planner Markley stated that there was a lot of existing landscaping still in the front. Mr. Tabbaa stated that half of that was cut by the construction of the road. He stated that there were no trees or no shrubs. The City Planner was looking at an old picture. He stated that all the trees were down.

City Planner Markley stated that Mr. Tabbaa would be able to start from scratch. He stated that Mr. Tabbaa will have to landscape the front. Mr. Tabbaa stated that with the new construction of the road, they would redo the elevations in the front because it will be quite a few inches higher.

City Engineer Ramm stated that they will be putting in new sidewalks across the frontage.

City Planner Markley stated that it was safe to say that Mr. Tabbaa would wait until all of that would be finished, and then he would do something. Mr. Tabbaa stated that he will allow them on his property because they volunteered to redo the front.

The Chairman stated that Mr. Tabbaa could consider some landscaping. Mr. Tabbaa stated that he pushed the proposed drive all the way to the front of the house because of the slope that they will have when they put the new sidewalk in.

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The Chairman stated that Mr. Tabbaa should consider doing some landscaping. Mr. Tabbaa agreed. The City Planner stated that he should screen any parking of cars that would be out in the front. Mr. Tabbaa stated that they usually don't park out front. He used to live on Pebblecreek, and he had a horseshoe driveway and never parked there. He stated it would just be to pull in and pull out and turn around. He stated that it was so much easier than pulling in straight. He stated that it was a narrow driveway.

City Planner Markley stated that he thought it would be very convenient for Mr. Tabbaa.

Chairman Casini stated that if Mr. Tabbaa had a party he could park there.

City Engineer Ramm asked how wide would the new drive be. Mr. Tabbaa stated that it would be the same width. He would match the width of the existing driveway. He stated that he thought it was 14 feet or 12 feet. The Chairman stated that Mr. Tabbaa might even consider 16 feet. He stated that he thought they could go up to 16 feet. Mr. Tabbaa stated that he would do 16 feet if he was permitted.

City Engineer Ramm stated that he could go 16 feet.

The Building Official stated that it would depend on the curb cut.

City Engineer Ramm stated that all the curbs would be ripped out. They were reconstructing the whole street.

Building Official Gero stated that whatever would be allowed to fit in there. The City Engineer stated that Mr. Tabbaa would be held to 3 feet off the property line because that was code. Mr. Tabbaa asked if that was 3 feet off for the drive or the opening of the apron. The City Engineer stated that it would be just the drive. Mr. Tabbaa stated that should be fine.

City Engineer Ramm asked Mr. Tabbaa if he would wait for the road to get built before putting the driveway in. Mr. Tabbaa agreed. The City Engineer stated that they should meet and pound some stakes so that they will be on the same page as to where the curb and curb cut would be. Mr. Tabbaa stated that he thought he was going to follow the Engineer's apron if they install the apron there. He would follow it and then just go on with the radius.

The City Engineer stated that they want to make sure they were setting the apron where the driveway would be. He asked Mr. Tabbaa if he was out there typically during the day. Mr. Tabbaa stated that he wasn't there now as they were doing construction on the road. He will coordinate with the City Engineer.

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

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Nays: None
MOTION CARRIED

6575 Bexley Court, Irene Burma – Homeowner Irene Burma and Bob Rios of Rios Pools were both in attendance.

Chairman Casini stated that he had no problem with the pool, but there was no indication of fencing on the site. Mr. Rios stated that the homeowner would be doing an auto cover. He stated that there was existing fence in the yard; and they would completely close the backyard. The Chairman asked if the entire yard would be enclosed by a fence? Mr. Rios stated that it was enclosed, and they would add to the fencing on the side of the house and across. He stated that there was a big grade change. The Chairman asked if there would be a gate per code. Mr. Rios agreed.

Chairman Casini stated that he didn't see the grades being adjusted on the site plan. Mr. Rios stated that they would be coming right off the patio.

City Engineer Ramm stated that they set it up when they did the final grade and built the wall. Mr. Rios stated that they planned for the pool.

Several people began speaking at once.

Chairman Casini asked if the pool would be above ground. Mr. Rios stated that it would be in ground.

City Planner Markley asked what was the backfill along the steel panels. Mr. Rios stated that they would use the spoils from the excavation. The City Planner asked if they did drainage. Mr. Rios stated that they did drainage. They would do drainage on the outside. They have drainage behind their wall. He stated that they would put in a trough drain between the patio and the pool. He stated that there was a large manhole also. City Planner Markley asked if they had to do perimeter drainage behind the pool. Mr. Rios stated that normally, if they didn't have drainage there, they would do it. He stated that there would be so much water and pressure.

Chairman Casini asked about the steel. He asked if he put drain tile around the pool. Mr. Rios stated that they do it around the concrete deck. The Chairman asked about the steel. Mr. Rios stated that it would be the G2 35 galvanized. He stated that it was the same as they have been using for the last 25 years.

Chairman Casini asked where do the pool components come from. Mr. Rios stated that the steel would be from Pennsylvania. He stated that Haywood was the manufacturer of the pool. The liner will come from Youngstown.

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City Planner Markley asked where would the equipment be located. Mr. Rios showed on the site plan where the equipment would be located. The City Planner asked if there were any neighbors at this point. Mr. Rios stated that there were no neighbors. The City Planner asked if that was future development on that side. Mrs. Burma stated that it was a lot, but it was from the people who own it on Sprague. She stated that there was a home on Sprague, and that was their back.

Building Official Gero stated that the drawing for the pool stated it was 18' x 36'. He asked if it would be rectangle. Mr. Rios stated that it would be rectangle.

Chairman Casini asked if there would be a stone gravel bed. Mr. Rios stated that it would be done for the decking.

Several people began speaking at once again.

Chairman Casini asked if the water sloped toward the pool or away from the pool on the top deck. Mr. Rios stated that it would be away to the drain.

Building Official Gero asked how deep was the pool going to be. Mr. Rios stated that it would be 7 feet at the deepest end. It would go from 4 feet to 7 feet. He stated that it would have a step bench at the shallow end.

Chairman Casini asked City Engineer Ramm if he had any other questions on the site.

City Engineer Ramm stated that he just wanted to note that Mr. Rios should pull a storm sewer permit for putting in the pipe from the track drain to the catch basin. He would like to see that sketched in on the site plan and issue a minor permit for that. Mr. Rios agreed.

City Planner Markley asked if they would be having a sanitary connection. Mr. Rios stated that they would not drain the pool.

The Chairman asked how long would it take for Mr. Rios to put the pool in. Mr. Rios stated it would be six weeks. He should be able to finish it in the fall to get it ready for next spring.

Chairman Casini asked if Mr. Rios was doing the pool and the deck. Mr. Rios stated that they were, but they were not doing the fence.

Building Official Gero asked if the pool was going to be freshwater. Mr. Rios stated that it would be salt water.

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

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

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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

7708 Brecksville Road, Dan Komoroski – Rob Hanna of Patio Enclosures was in attendance on behalf of the homeowner. He stated that the homeowner was not able to get away from work.

Chairman Casini stated that he was just looking at the section, and he asked if Mr. Hanna would be underpinning that or was that existing. Mr. Hanna stated that it was existing.

The Chairman asked if Mr. Hanna would be matching the existing shingles. Mr. Hanna stated that he would be.

Building Official Gero stated that he wanted to confirm that the pad was already in place. Mr. Hanna agreed. The Building Official asked Mr. Hanna how he was going to attach the walls. Mr. Hanna referred to his submitted drawings.

The Chairman asked if the concrete was in good shape. Mr. Hanna stated that it was in good shape.

Building Official Gero asked Mr. Hanna how long ago was the pad put in. Mr. Hanna stated that he didn't have any idea. He stated that the owner did not know either.

The Chairman stated that it looked like the pad had been in there for a while.

Building Official Gero asked Mr. Hanna what would the colors be. Mr. Hanna stated that the color on the walls would be bronze.

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The Chairman asked if there were panels. Mr. Hanna stated that it would be all glass with a frame. He stated that the window would slide. He stated that all the framing will be bronze.

The Chairman stated that the house had that particular color. Mr. Hanna agreed. He would match the trim.

Building Official Gero stated that he hasn't seen this type of roof on a patio enclosure. He stated that usually it was the flat roof. The Chairman stated that the pitch on the roof would be 4/12. There would be shingles on top. Mr. Hanna agreed.

The Chairman asked if the downspouts would connect to the existing. Mr. Hanna stated that they would.

City Planner Markley stated that you would not be able to see it from anywhere.

Chairman Casini stated that Mr. Hanna would have to flash between the two points. Mr. Hanna agreed. The Chairman asked if Mr. Hanna was sliding it underneath the other one. He stated that it looked like an overhang. Mr. Hanna stated that it would all be flashed in.

Chairman Casini asked the City Engineer if he had any questions. The City Engineer had no questions.

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

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

There being no further business, the Architectural Board of Review of September 19, 2019 was adjourned at 3:24 p.m.

Chairman Norm Casini

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