

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
October 3, 2019**

New Business:

- 1. 6204 Sunset Avenue, Linda Benes** -Proposed addition and remodel to existing dwelling. **Withdrawn**
- 2. 6938 Hawthorn Trace, John & Katie Muniac** - Represented by American Construction Group for the construction of an in ground swimming pool.
- 3. 6902 Daisy Avenue, 6902 Daisy LLC** - Represented by Donald Bohning & Associates for a proposed garage addition and elevation updates.
- 4. 5405 East Schaaf Road, Element** – Represented by L3 Sign & Image for the proposed sign.

The meeting was called to order at 3:04 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
 Don Reis, Fire Lieutenant

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 19, 2019.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of the Architectural Board of Review meeting of September 19, 2019.

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

6938 Hawthorn Trace, John & Katie Muniac – Shane Heckert of American Construction Group was in attendance on behalf of the homeowners.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Chairman Casini asked Mr. Heckert if there were any side line or rear setback requirements for the proposed pool.

Building Official Gero stated that he would have to look at it. He stated that the City Engineer had a copy of the original topo. The Building Official stated that the homeowners were well of any easements that were on their property when they were talking about the proposed pool. He stated that he thought it was part of the original house plan that they wanted to put a pool in and where they could put it. He stated that it looked like they were not affecting any of the easements. He stated that it looked like the pool would be right at the edge of the easement. He stated that they were putting a fence in. He asked the City Engineer if that would work.

City Engineer Ramm stated that the homeowners did not have final grade approval yet, but he knows that they were chomping at the bit to work through and get approval. He stated that there will need to be some retaining walls. He stated that he thought the site plan would need some work, and they proposed some stamped concrete patio that would be over top of the storm sewer access easement. He stated that the pool itself was probably in the best spot it could be in. It was just a matter of working around some other details.

Building Official Gero stated that as he was seeing it, it appears that the edge of the pool, the curb of the pool, would be encroaching into the easement by a foot. He wanted the City Engineer to look at the other drawing. He stated that he didn't know if the drawing was actually to scale.

City Engineer Ramm stated that it would be an access easement. There were no facilities through there. He stated that he would probably make the homeowners sign an agreement.

Building Official Gero stated that the four foot aluminum fence does encroach into the easement area, so the homeowners would definitely need that.

Chairman Casini stated that it looked like the inside edge of the pool should be 22 feet from the easement only because the upper part of the scum gutter and the supply and return was part of the structure of the support of the pool. He wanted the other members to look on Page A-503. He stated that the section there indicated that the interior gutter in the pool was part of the structure. He stated that the structure could not be on the easement. He stated that if they would just calculate from the inner face of the pool, it was almost two feet of structure; so they would have to be 20 feet away from the easement. He stated that from the easement to the inner side of the pool should be 22 feet.

City Engineer Ramm stated that if the goal was not to have any portion of the pool in the easement.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Chairman Casini stated that it was a structure in the easement. He stated that the sidewalk could be there, and the fence could be on it; but not the structure itself.

City Engineer Ramm asked Mr. Heckert if they had room to push the pool closer to the house.

City Planner Markley stated that they could. They had a 12 foot patio and a 6 foot terrace, and none of that was built yet. He stated that if they would go down to 16 instead of 19 foot. The fence will still be in the easement area. It would probably end up being 6 foot into the easement area.

City Engineer Ramm asked if there would be a concrete border around the pool.

Mr. Heckert stated that there would be pavers around the pool. He stated that the fence would go up against the concrete. He stated that the pool would have to be enclosed with a fence.

Several people began speaking at once.

Mr. Heckert referred to the site plan showing where there would be a Phase 2 of the project, if the Board would give approval for the pool. He stated that in talking with the homeowners, they agreed to pull their fencing back so there wouldn't be as much to remove if the City would need access.

City Planner Markley stated that if the pool came in two feet within the easement line, and the fence was able to go right on the edge of the concrete paver, they would be maybe six inches or a foot into the easement.

Chairman Casini stated that a fence could go into the easement.

Several people began speaking at once again.

Building Official Gero asked what was the hashed area on the drawing. He asked if it was shrubbery.

Mr. Heckert stated that it was natural plantings.

Building Official Gero stated that the fence would continue around the outside of that.

Mr. Heckert stated that the fence was on the outside and would cut in. It would enclose the entire pool area.

Chairman Casini stated that they could move the pool a little bit down. There were some options.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Mr. Heckert stated that if the homeowners needed to they could pull it back another two foot if need be. He stated that he could talk to the homeowners. They were just trying to get the process moving so they could get the pool in.

Chairman Casini stated that part of the construction was there, and if it was 20 foot, then that should be 22 foot.

Mr. Heckert stated that he would make sure that it would be 22 foot away.

The Chairman asked City Engineer Ramm if he had any questions on the site itself.

City Engineer Ramm stated that it would be challenging. He stated that he believes that the Board could recommend approval, subject to the review of the site plan and a site visit and things of that nature.

Building Official Gero stated that it would meet all the qualifications. He asked Mr. Heckert where would the pool equipment be going.

Mr. Heckert stated that the equipment pad was going to be tucked in right along the house at the back side. He referred to the drawing. It would be partially inside the fence.

Building Official Gero stated it would be behind the center section of the house. It would not be seen from the street.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the in ground pool, subject to the City Engineer's review of the site plan and location of the in ground pool relative to the easements that were on the property.

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

6902 Daisy Avenue, 6902 Daisy LLC – Todd Sciano of Bohning & Associates, Sam Messina and Architect David Maison were all in attendance.

Chairman Casini asked Mr. Messina to give a brief description of what they were going to do.

Mr. Messina stated that he received a call from a broker for a house that was on the abandoned side of things, and he was talked into buying it to upgrade it to look like the rest in the neighborhood. He stated that they asked early on to get an enlarged garage that was non-compliant; and since they have scaled it back to be in compliance.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Chairman Casini asked if the only addition would be the garage.

Mr. Sciano stated that was correct.

The Chairman stated that they would clean it all off.

Mr. Messina stated that the old owner left it in disarray, down to studs, abandoned essentially.

The Chairman asked if the wall depicted on the drawing was a bearing wall.

Mr. Maison stated that it was not a bearing wall, but it was a wall, the studs run wall to wall. There was no footer or foundation under it. It gave it a little support.

The Chairman stated that he didn't want anything to happen. He stated that he just didn't want that to be a bearing wall. It will still be supported.

Mr. Maison stated that they came back with LDL's and really braced.

The Chairman stated that he was just pointing it out.

The Chairman asked if that was the only addition.

Mr. Maison agreed.

Chairman Casini asked if there was a site plan.

Building Official Gero asked about the intention of the barn.

Mr. Messina stated that barn would come down, if they could build a garage.

The Building Official stated that he would like to see the barn down just because of the condition it was in and where it sits on the property and everything.

Mr. Sciano stated that they agree, but they have to replace it with something to be a livable property.

Chairman Casini asked if there were any problems with the setback.

Building Official Gero stated that there were no problems because they meet that requirement because that is what they need. That would be the minimum on that lot. It was a 50 foot wide lot.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Chairman Casini asked what type of remodeling would they be doing to the existing house?

Mr. Messina stated that the house was sided. There were some new windows installed. He stated that he believed the intention would be to re-roof the entire thing, including the addition. He stated that the siding, he believes they will get to that point to where they would have to re-side the entire home.

Chairman Casini asked if the overhang was existing over the windows.

Mr. Maison stated that the planter bed and the little awning over the window would be new. He stated that they wanted to dress it up.

Mr. Messina stated that it was a pretty plain frontage.

Chairman Casini stated that it looked great.

Building Official Gero asked if the garage was the only addition, other than the overhang to the structure.

Mr. Messina stated that they were in filling the front door nook.

Mr. Messina referred to the drawing. It would be part of the livable space. It will be enclosed.

Chairman Casini asked if the roof line would overhang the main entrance.

Mr. Maison stated that it did.

The Chairman stated that he thought it looked very nice. He stated that he didn't have any problems with it. He asked if there were any other questions.

City Engineer Ramm asked if the downspouts would be tied into the existing house.

Mr. Messina stated that there would be new downspouts.

City Engineer Ramm asked about putting a little side yard swale on the back side in that six foot space.

Mr. Sciano stated that they were thinking about taking it to the west. He stated that he thought it would benefit both properties moving forward.

City Engineer Ramm asked if it would be on the west side of the home.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Mr. Sciano stated that they were thinking about wrapping it around, they were not for sure; but rather than having a split swale. They would take it out and around all the way to the west. He thinks that the owner will need it.

Mr. Messina stated that they didn't know what the next door neighbor's plans are. There was a vacant lot there.

Mr. Sciano stated that one way or another, he believes they need one.

City Engineer Ramm stated that the water would be moving through south to north. He asked if the pavement in the back of the house that goes to the barn be all ripped out?

Mr. Sciano stated that they will replace the driveway from the road to the new garage, and then most likely green space.

Mr. Sciano stated that they will use the swale to drag that water out and around. He stated that there was a covered porch in the back that was covered now. It will stay, except the walls will be removed, and it will have a concrete slab. He stated that it sits fairly low, so he thinks they will need something to pull that water out.

City Planner Markley asked if there was a catch basin in the barn.

Mr. Sciano stated that they were just lucky that it didn't fall down while they were in there.

City Engineer Ramm stated that before they start doing any grade changes or piping or re-shaping things, maybe touch base with the Engineering Department and maybe have a minor grading plan, a change of grade permit with a simple sketch showing some things.

Mr. Messina stated that they would like to get the barn down because it does sit on old rafters. He stated that they want to get that out and see how low it actually is.

City Planner Markley asked if it was sitting right next to the other house.

Building Official Gero stated that it crossed the property line. He stated that they would need to get that barn out of there so they can assess what they were dealing with.

Mr. Sciano stated that the barn has a wood floor.

Building Official Gero asked if the wood was any good? They could find somebody to reclaim the wood.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

Mr. Messina stated that it would be great to find somebody. If they could find the right person, the timbers inside were beautiful.

Several people began speaking at once again.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the garage and remodeling, subject to site plan review and approval by the City Engineer once it is determined how the drainage should be done and subject to the barn demolition.

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

5405 East Schaaf Road, Element – Mark Hanna of L3 Sign & Image was in attendance on behalf of the business owner.

Chairman Casini asked Mr. Hannah if he was replacing the sign in the same position it was in.

Mr. Hannah stated that they would be replacing the sign. It will be a little smaller.

Building Official Gero asked if the whole sign would be replaced or was he using the existing posts.

Mr. Hannah stated he would be using the existing posts.

Chairman Casini asked the Building Official if he had any questions on the sign.

Building Official Gero stated that he didn't have any questions, and Lieutenant Reis was good where the address was.

Lieutenant Reis agreed.

Building Official Gero stated that he thought the sign looked good. He stated that it was a nice, clean sign.

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

City Engineer Ramm stated that he had no questions on the sign.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

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

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

Other Business:

Building Official Gero stated that there was one more item to come before the Board.

6125 Rockside Place, Candlewood Suites - Building Official Gero stated that the Board needs to approve the signage at Candlewood Suites. They needed variances, and they obtained their variances a couple of weeks ago. He stated that they would be the signs that would go on the building and some parking lot directional signs.

Building Official Gero stated that as far as the node sign went, he had to go back and look at some specifics on that sign.

Chairman Casini asked where the node sign would be located.

Building Official Gero stated that it would be right where the current Holiday Inn sign was at the corner of the intersection where you would come off of Rockside.

The Chairman asked what material it would be, sandstone.

Building Official Gero stated that it would be stone like the building.

The Chairman stated that he didn't want stick on. He stated that they don't want stick on stone. They would want a substantial, solid material going in place. He stated that was his opinion.

The Chairman stated that they did the node sign in a traditional style, and there was nothing down there that was traditional.

Building Official Gero stated that he agreed with the Chairman, but the sign didn't match any of the other signs either.

The Chairman asked if the sign was to scale.

Building Official Gero stated that he didn't know. He didn't think it was right.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
October 3, 2019**

The Chairman wanted to take a look at the node sign.

The Chairman stated that the other signs were good. He liked them. He asked what did the Building Official want to pass.

Building Official Gero stated that it would be all the signage except for the node sign.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the proposed signage for Candlewood Suites and the Independence Conference Center, holding the node sign for a separate approval.

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

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

Chairman Norm Casini

**Debi Beal, Secretary, Unapproved at
Time of Release 10/04/19**