

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
VIA ZOOM
October 15, 2020**

The Meeting was called to order by Chairman Norm Casini at 3:02 p.m. and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman
Michael Gero, Building Official
Don Ramm, City Engineer
Steve Rega, Fire Chief
Don Reis, Fire Lieutenant
Jeff Markley, City Planner**

New Business:

- 1. 6836 Bradford Circle, Sublot 101, Pulte Homes** - Proposed construction of new single-family dwelling.
- 2. 6906 Linden Lane, Sublot 109, Pulte Homes** – Proposed construction of new single-family dwelling.
- 3. 6917 Linden Lane, Sublot 122, Pulte Homes** – Proposed construction of new single-family dwelling.

Late Addition:

- 4. 7064 Brecksville Road, Fortuna Funeral Home Arrangement Building** – Represented by DesignWise, Inc. for the exterior renovation of the existing residential dwelling.

Chairman Norm Casini asked if there were any corrections or additions to the Minutes of the October 1, 2020 Architectural Board of Review meeting. There were none.

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 October 1, 2020.

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

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6836 Bradford Circle, Sublot 101, Pulte Homes - Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that it was the Castleton floor plan which would be approximately 4,000 square foot. There will be a full brick front on the home. Country Road would be the brick color shown there. He stated that there will be horizontal siding. The front will be Harvard Slate which was a medium gray tone. He stated that there will be a side entry garage.

He stated that the one thing that was different was the customer reached out and asked them to adjust the gable returns. He doesn't want the returns. Mr. Kirksey stated that they took the returns out and kept a more traditional gable. He stated that he will resubmit that along with anything else they come across today.

Chairman Casini stated that he had a few questions. He stated that he looked at the site plan, and the site plan indicated quite a drop to the back side, but the elevations did not show that.

Mr. Kirksey stated that the drawings on the screen were updated. He stated that there was an access door out of the back. He stated that he adjusted that elevation with the topo. He stated that if you would look at the topo, the grade would start about halfway back and goes down to the garden level. He stated that what was shown on the screen today was accurate. Mr. Kirksey stated that he was not sure what drawings the Board had. He stated that their coordinator took a week off, and he was not sure what drawings were submitted.

Chairman Casini stated that he was just looking at the drawings that were submitted to the Architectural Board, and he stated that the left elevation indicated just a straight drop. He was not sure if there would be a retaining wall or Mr. Kirksey was going to drop the grade all the way down. The Chairman stated that when he looks at the drawing on the screen, it shows the grade being drawn correctly based on the topo.

Mr. Kirksey stated that he will resubmit the drawings so the Board would have an accurate elevation per the grade.

The Chairman stated that his drawing did not indicate that. He was not sure what drawings were being submitted for review and approval.

Building Official Gero stated that on the left elevation referencing what the Chairman was saying, the grade line would go straight across on the left elevation. The grade line would go straight across with the garage door bottom all the way across and picks up right underneath the door. The Building Official asked if the door would remain there.

Mr. Kirksey stated that the customer asked them to move it from the rear of the house to the side. He thought they were planning on building something after the fact off the side.

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Building Official Gero stated that was the rear door.

Mr. Kirksey stated that if they would look at the rear elevation, they have an egress as they normally would.

The Building Official stated that he had a note to mention the fact that the door comes out right at the building line.

Mr. Kirksey stated that they put it on the side to give the customer a chance to be able to build some sort of a deck to the backyard.

Building Official Gero stated that made sense. He stated that they need to get that right with the construction plans.

Building Official Gero asked Chairman Casini if he was okay with that.

Chairman Casini stated that he was okay with that as long as the grade would drop as shown on the screen, not his drawing; and the door would remain and it would be secured based on them going ahead and developing a set of stairs or whatever.

The Building Official stated that as far as room there, they have plenty of room on that side. He stated that he took a quick look for look-alike homes, and he didn't see anything that matched.

Mr. Kirksey stated that he had some exhibits on the screen. He stated that the subject lot he will show on the top right corner of the screen, and it would be located right next to a vacant lot, Sublot 100 was indicated in green there. He stated that he had the rest of the houses on the cul-de-sac accounted for. He stated that Sublot 102 and 103 at the end of the cul-de-sac were both stone fronts. There was quite a bit of difference. He stated that Sublot 104 and 105 across the street, there were major differences in the roof line and overall massing. He stated that they were brick. He stated Sublot 104 was a brick that was totally different. He stated that the siding would be shake, so it would be different. He stated that Sublot 106 and 99 were both all stone, and had plenty of differences.

Chairman Casini stated that he didn't think there were any problems as far as the look-alikes.

The Building Official agreed.

The Chairman stated that the Board didn't have a problem with that. He stated that on the roof plan there was a sliver of a break, and he stated that if he was the owner, he would not like that because of the valley that they would have to build in it. He asked Mr. Kirksey if he saw the sliver adjacent to one of the lower sections. He stated that he didn't know if Mr. Kirksey could

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do anything about it. He stated that he thought it might be taken into consideration. He stated that he had no other questions on this submittal except the right side elevation would be very visible from the road because of the appearance on the site plan. He stated that he thought Mr. Kirksey should take another look at the elevation. He stated that he didn't know if anything could be done about it, but it was facing the roadway. He would like Mr. Kirksey to take a look at it and see if he could improve it by any means. The Chairman stated that the two other proposed dwellings would be the same. They would all face the roadway, the side elevation.

Mr. Kirksey asked what have they done in the past with elevations like that to try to (inaudible) in the community.

Chairman Casini stated that he didn't know if Mr. Kirksey had some symmetry in the windows and maybe a little bit of a break up on the mass of the elevation; but he would like Mr. Kirksey to take a look at it only because it would face the roadway.

Mr. Kirksey stated that he will see what he could come up with. He stated that at a minimum, he would look for a couple of good spots for windows.

The Chairman stated that it was a minimal look.

Mr. Kirksey stated that as far as adding something in, at a minimum he will find another spot for a window and just see what would make sense with the floor plan. He stated that he knows that it was a two-story great room in there. He will take a look and see what he could come up with.

City Planner Markley stated that perhaps they could do something window headers across the top, maybe even shutters on that side.

The Chairman agreed.

Mr. Kirksey stated that maybe they could do something like a band board across it.

The City Planner stated that if they look at the front elevation, maybe they could take and wrap some of that treatment around the windows. It might work.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the new single-family dwelling, subject to review of right elevation, the elimination of the returns on the gable roof and site plan review and approval by the City Engineer.

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

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6906 Linden Lane, Sublot 109, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

Mr. Kirksey stated that it was the same floor plan, the Castleton. He stated that it was a different elevation. They were showing a three-car front entry garage. He stated that there would be a stone front. They will have deep grays and browns on the front. He stated that it would be a Craftsman style elevation with a shed roof dormer with gable spindles. He stated that as far as lot placement, he stated that the elevation might be visible from the left, so they could look into that.

Mr. Kirksey stated that with regard to look-alikes, they were neighboring Sublot 110 which would have stone. The proposed stone was an Aspen color which was basically browns. He stated that there was a different appeal as far as Sublot 111, a totally different massing. He stated that with regard to the homes across the street, they had full brick fronts, various features; and again just the stone and the brick as far as comparables went. Mr. Kirksey stated Sublot 92 and 91; he stated that he didn't know if the street mattered, but he would rather too many than not enough. They were both full brick homes with century garages as far as comps went.

Mr. Kirksey stated that as far as high visibility with the gable end, it would open it up a little more for him. He stated that he could throw in a couple gables on the side to keep it symmetrical and make it stand out a little more. He stated that he could take a second look at windows on the high visibility side. He stated that he would be open to comments that the Board had.

Chairman Casini stated that he had a couple of comments. He stated that on the front elevation, he stated that he thought Mr. Kirksey should place another light fixture on the right side of the garage with the stone address below it so it could read.

Mr. Kirksey stated that it would not be a problem.

The Chairman stated that he could move another light fixture over and drop the stone address right below it. He stated that he had no other comments on the elevation.

He stated that on the other elevations and the rear, Mr. Kirksey eliminated the frieze board on the side elevation, but he was putting it on the back and front; so he thinks it was maybe an error on the draftsman's part.

Mr. Kirksey agreed. He stated that they could draw those back in.

The Chairman stated that there was a six foot frieze board on the left and right elevation; and again on the left elevation, it would be very much prominent based on the location of the road. He stated that the same thing would apply here, he wanted Mr. Kirksey to take a look at it in reference to see what he could do about the architectural aspect of that particular elevation.

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Mr. Kirksey asked about the frieze board. He asked the Chairman if he was talking about the gables or was it straight across above the window headers.

The Chairman stated that he was just talking about the elevation in general. He stated that he thinks Mr. Kirksey would need some symmetry in windows and maybe window trims what the City Planner mentioned before.

Mr. Kirksey stated that as far as the high visibility side, he was talking about the frieze board comment that the Chairman had so he could understand it correctly. He stated that they do show the band board running across the second floor.

Building Official Gero stated that the Chairman was referring to the frieze board along the rake.

The Chairman stated that he was talking about the frieze board along the gable ends.

Mr. Kirksey stated that he understood.

Several people began speaking at once.

The Chairman stated that he wanted Mr. Kirksey to look at that particular elevation and see what he could do.

Building Official Gero stated that he didn't have anything else.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the single-family dwelling, subject to review of the left elevation and subject to the City Engineer's review and approval of the site plan.

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

6917 Linden Lane, Sublot 122, Pulte Homes – Gabe Kirksey of Pulte Homes was in attendance.

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

Building Official Gero stated that he didn't have any questions.

Mr. Kirksey stated that they would have that high visibility again. He stated that he didn't think about that when he was putting those together, the common areas. He stated that he will take a good look at the right side elevation because obviously it was probably the cleanest of the three

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and see if there was something he could work out since it would be a high visibility area. He could get some more windows there for sure.

Chairman Casini stated that the only comment he had on that particular submittal was that the right elevation was very much exposed based on the roadway. He stated that he wanted Mr. Kirksey to take a look at that also.

Mr. Kirksey agreed.

Building Official Gero asked Mr. Kirksey if the three houses were sold or were they on spec.

Mr. Kirksey stated that all three of the homes were sold.

The Building Official stated that the seemed to be the last of the lots.

Mr. Kirksey stated that the new phase opened, and it was kind of drawing a lot of traffic in there. He stated that some of their sales were new, and some were backtracking to the existing phase.

The Chairman stated that the color scheme was good. He stated that he had no problem with that. The look-alikes were fine.

A motion was made by Chairman Casini, seconded by Building Official Gero, to approve the new single-family dwelling, subject to review of the right elevation and subject to the City Engineer's review and approval of the site plan.

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

7064 Brecksville Road, Fortuna Funeral Home Arrangement Building – Randy Matejka of Designwise and John Fortuna of Fortuna Funeral Home were both in attendance.

Chairman Casini asked Mr. Matejka to give a cursory review of what was intended to be done there.

Mr. Matejka stated that he would like to leave up the site plan on the screen. He stated that what the Fortunas were doing was that the existing house will become a family meeting arrangement building; and they need to bring some people over from their property. He stated that there was an easement granted by the Planning Commission. He stated that the easement from his understanding has not been, based upon his discussions with Law Director O'Brien, that it had not been determined yet if it was to be a use easement for the property or if there would be any restriction on it with regard to where the drive would need to be located, if there would be

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parking. He stated that once he started going through with the Fortunas the layout, they realized that there was really no place for any parking for the families other than back at their existing facility, and they would then have to walk across to this building in bad weather. It was probably not a good idea to have that for the safety. So, that was why they wanted to see if they could add some parking.

Mr. Matejka stated that traffic will come in their existing funeral home and then go as the red arrows show go into those parking areas. When they would leave, they would go out the existing driveway of the annex building. He stated that on the back side of the annex building, they would have a handicap ramp and also stairs. He stated that it will be the main entrance on the back. He stated that when they get to the floor plan, they will see that. He stated that they will put the handicap parking space in the rear of the building and slide it to the north so that way the existing garage would not be blocked.

They would also add a fence along the property line to the north and to the west. That fence would be the same board-on-board that they have, the same style, that was separating their existing funeral home to the residence to the west.

Mr. Matejka stated that across the front of the building, they plan on doing a renovation inside the building for two offices, meeting rooms and a display area. The front of the building that has semi-major renovation work, the south and the other three sides they would put new vinyl siding on matching the color of the gray siding that they have on the second floor of their existing funeral home. The garage in the back they were looking at just having that painted all gray, no highlights or anything, just to try to help make it fade away.

Mr. Matejka stated that the landscape areas, they have shown those as areas that they would plan on putting some plantings. He would think it would be something similar in front of the building as what they have in front of the funeral home existing now. He stated that by the parking they would probably do something very similar to what they have along the road at Brecksville Road. There would be some lower bushes and that to help hide the cars.

Mr. Matejka stated that he wanted to show the elevation drawing. He stated that on the main front elevation there was existing brick that was there now. He stated that they plan on putting some piers on the right and left, two foot piers with quoins that reflect what's on the existing building. They were also taking the 3 ½ inch stone across the top between the siding and the existing brick and the new brick and putting a larger stone cap. He stated that he thought it was calling for a six inch stone. He stated that they would be putting in new windows, balancing the windows out. He stated that they would reduce the size a little bit and get them the same dimensions off the outside of the building to get some balance.

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He stated that also there was a dormer gable to the right over the existing window. They would take that out and put a portico with steps to the front door, which would not be an entry door. That was why they didn't have a sidewalk on the site plan going to that. There will be a landing.

Going to the rest of the building, the gray siding walls will have white trim, fypon trim, white vinyl siding that would be right underneath the soffit and also at the corners of the vinyl siding and around the windows. It was very similar to what they have on their existing building. He stated that the remainder of the building, they would be doing the same thing with the windows and putting the white vinyl band up above right below the soffit and down on the corners and then putting all new siding on. They will also re-roof the building. There were some old basement windows that they were looking at replacing with glass block windows. They could be white vinyl slider windows. They were showing glass block on the drawing.

He stated that on the rear, they will have the handicap ramp with the stairs. That will be the main entrance. That door will match the entry doors that they have on their existing facility. The front door will match, but it will only be glass lights at the top. There was an existing door on the south side of their facility; and they would be matching that. They would be six panel doors. He stated that the window on the south elevation, the reason that they were reducing the size for that was because that will be their display room, and they would need the wall space. They also wanted to bring some light in.

On the north side, they would be removing the two windows because the house next door was very close, and the house next door also likes to leave their trash in between the properties. They don't want to be looking at that.

Mr. Matejka stated that he didn't think they needed to go over the inside floor plan.

Chairman Casini stated that they didn't have to. He stated that he just had a couple of questions. First of all, on the north side, would that board-on-board fence, how far down would it go toward 21?

Mr. Matejka stated that it would stop at the northwest corner of the house. It will not go between the two houses.

Chairman Casini stated that just to get some separation, maybe some of the plantings that they could stand down there. He stated that was fine. He asked if the fence would be six foot.

Mr. Matejka replied that it would be six foot.

The Chairman stated that on the site plan, he would just want them to give some compatibility to the existing building. He stated that he thought probably a few piers to be built right at the beginning and probably with some lights compatible with the lighting. He would like to see a

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couple of brick piers or relocate one of the units down into the lower where the first parking lot was into a lower area that would be landscaped. He stated that he thought the curb should be shortened up so it would be a better turn around there.

Mr. Matejka stated that made sense on the curb.

The Chairman asked if Mr. Matejka understood what he was saying.

Mr. Matejka stated that he did understand.

The Chairman stated that whether Mr. Matejka would put another pier across from it or not, it might be a little incidental. He stated that the two entering from the main parking lot, he thinks it should have some compatibility and also some strength to it to indicate that it would be a different area but compatible to the building.

Chairman Casini stated that the garage will remain. He stated that he thought they ought to pay that all one color, everything, the gutters and everything. He stated that it shouldn't be white. He stated that it should be the gray color that was on the building to give it a disappearing type of a look to it.

He stated that on the front elevation, they would be putting two windows. He asked if there was a possibility because they would be new windows, to put a fypon or a efface or whatever; he would like Mr. Matejka to take a look at it and put a little arch on it just like the ones that they have at the funeral home to be compatible and the side elevation the same thing. He stated that he would like the same thing on the proposed south elevation. He wanted Mr. Matejka to take a look at it and see if they could develop that.

The Chairman stated that on the proposed south elevation, if they could break it up, take it from the top of the new pier that they would be building all the way across. He might split that into two different colors or like a frieze board going across just to break up the elevation.

Mr. Matejka stated something like the white board at the top, maybe break it up there and do a darker gray or something below.

The Chairman agreed. He stated that he thought the third thing was on the back elevation they would pick up the door that would match the funeral home and the fypon above the one window. He stated that he would like to see the ramp developed out of brick.

The Chairman stated that more importantly than anything else, he stated that if they could get the window treatments that way and get the entrance to give it some authentic compatibility with the building, he stated that he thought it would look good.

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Mr. Matejka stated that he will do that. He asked if John Fortuna was on the meeting.

The Secretary stated that Mr. Fortuna was on the meeting.

Mr. Fortuna stated that he was there.

Mr. Matejka asked Mr. Fortuna if he had anything else to add about what they discussed.

The Chairman stated that he thought maybe on the front elevation, he didn't think it was that important because it should be played down, but a small cupola or a finial might look good there. He stated that it would be up to them. He wanted them to take a look at it.

The Chairman asked if there were any questions on the site plan.

Building Official Gero stated that he didn't have any questions on the site plan, but he did have a couple comments he wanted to make referring to the building. He stated that the brick veneer that was on the front of the house right now, he asked if it would be replaced or painted.

Mr. Matejka stated that it would be cleaned.

Building Official Gero stated that the brick was such a different brick from what the funeral home building was.

Mr. Matejka stated that the white brick would be cleaned off. He stated that scraped it with a key, and it was not even a glaze. He stated that it looked like an old paint. He stated that they would clean it up, and they would have the new stairs going in and the piers going in, the cost of taking all that down, the brick was in solid shape other than the stone that was across the top. They have to take a course off the top to put the stone on, but they weren't planning on removing that.

The Building Official stated that especially with the white. He stated that the brick was a different brick, a different size, different color, it was completely different. He stated that the white brick was such a different brick. He stated that two columns the side and the pillars, he asked if they would be brick to match the existing or to match the funeral home.

Mr. Matejka stated that he was thinking that they would have something to match the funeral home with the quoins.

The Building Official stated that brick itself, would it be the red brick?

Mr. Matejka stated that they will get close to matching. He stated that he thought they would have something that could be in between the two, complementary to both. He stated that he was

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not looking to have the piers as speckled as the way it looked right now. He stated that with the white obviously it looks worse. He stated that it would be one color brick, it would not be a blend for the new stuff.

Chairman Casini stated that the white brick with the tools that they have today, it could be removed and replaced with compatible brick.

Mr. Matejka stated that if it was removable, it would be a lot less expensive to do. He stated that cleaning it off would be a lot less expensive than having a mason come out and cut and put that back in.

The Chairman stated that maybe they ought to paint it then.

Mr. Matejka stated that could be an option.

The Chairman stated that they could put a lot of shrubbery in front of it.

Mr. Matejka stated that the landing will be wider than what was there now, so they were picking up two feet on each side; so they would be reducing the width of the brick. He stated that on the corners of the building, they were coming in two feet with the piers; and then if there were plantings in between, then there would not be a lot of exposed existing brick. He stated that if they clean it, he believes they will be in good shape.

Chairman Casini stated that any new brick would be matching the funeral home.

Mr. Matejka agreed.

Building Official Gero stated that the other thing he wanted to mention, at the rear entrance, he was wondering what the chances were since the building was getting re-roofed, what would be the chances of building an overhang over the ramp to protect it over that rear entrance since that would be the door that would be used all the time. He stated that it could be some type of weather protection.

Mr. Matejka stated that was something that they hadn't discussed, he and Mr. Fortuna. He stated that he knows that the cost of putting something like that over that would not be inexpensive. He stated that they have to look at it in that aspect to see what could be put in. He stated that if it would be a permanent structure or something along the lines of an awning type structure.

Chairman Casini stated that it would be pretty wide.

Mr. Matejka stated that it would be about 10 or 11 foot.

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The Chairman stated that the length was pretty far. He stated that the only way they could do it was to take the whole roof.

City Planner Markley stated it would become a porch.

The Chairman stated that they would have a ridge line at the top. He stated that it might be a consideration, and Mr. Matejka should take a look at it.

Mr. Matejka stated that they will take a look at it. He stated that he knows that there were limits what they were able to do.

The Chairman stated that the other aspect they might consider would be ice and snow melting devices.

Mr. Matejka agreed.

Building Official Gero asked what would the ramp be made out of. He asked if it would be all concrete.

Mr. Matejka stated that they had it all concrete initially, and then they were thinking to skin it just with the brick to match. He stated that if they do that, it would help tie into the existing building. He stated that it would tie into the two columns that the Chairman discussed earlier. He stated that it would help start to blend the building in to next door.

The Building Official stated that was the back of the structure from the road, it would be the entrance that everyone would use. He stated that he didn't have any other questions right now.

City Planner Markley stated that he didn't know if the City Engineer got the street view image that could be shared. He stated that going back to the site plan, given that the house would be now used as a commercial use, they would need to see the landscape plan for not only the parking area but the building as well since they do have the ability to soften the brick façade a little bit with some plantings. That would be good.

He stated that specifically as it would relate to screening the parking, he didn't think the parking was shown to the Planning Commission; so if you would look from the street view, they will end up seeing cars parked head on in that space. He stated that the 50 foot Florian Boulevard really was the buffer, the separation between what was commercial and what was residential. He stated that they were now kind of blending that a little bit. He thinks that the buffer that they use to screen the parking should be significant enough to screen the parking. He stated that it didn't have to be a 20 foot evergreen to block everything; but it should probably be higher than the landscaping that they used in front of the existing funeral home. He stated that it looked like a lot of it was low shrubs and a lot of perennials like daylilies and things. He stated that the buffer

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would need to be substantial enough to really screen the cars at a four to five foot height anyway and year round. That could be addressed that way.

He stated that it was basically tweaking the existing house and the existing parking of Fortuna where the new parking was proposed.

He stated that the other aspect was that they didn't have an aerial, but if they would look at how the angled parking was going to work on the back side; they would have cars pulling into those angled spaces and presumably in the evening. The landscape buffer between that and the backyards of the homes on Dora; they would end up with the headlights of cars going right into people's backyards. He stated that they have a landscape buffer between the existing funeral home, but they will clear some of that to bring the cars even closer into the backyard and then directly into the backyards of the neighbors. He stated it would be like three houses probably.

Mr. Matejka asked the City Engineer to pull up the site plan.

City Planner Markley stated that he was thinking they should do a landscape buffer on both sides of the parking.

Mr. Matejka stated that he was thinking that, they have the fence that they were stopping at the garage, maybe they could continue the fence across the rest of the property.

The City Planner stated that they would be bringing the fence into that easement area into the boulevard. He stated that if they wanted to do that, he didn't want the cost associated with that would be over the cost of landscaping.

Mr. Matejka stated that they could look at that and see, but he understood what the City Planner was saying with the lights shining back that way.

The City Planner stated that the cars would be that way, and that would be where the lights would be directed.

Chairman Casini asked the City Planner if he was aware of where Mr. Matejka was showing the parking lot to the street, all the trees were just cut down.

Mr. Matejka stated that they caught on fire.

Mr. Fortuna stated that the Building Official was out, and they talked about that. He stated that they had an arrangement there about a month and a half ago. He stated that the family was parked along there, and someone threw a cigarette into the mulch. He stated that they could see the Fire Department report, everything went ablaze. He stated that it was unbelievable. He stated that it was a hot Saturday afternoon.

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City Planner Markley asked if it was between the parking lot and Florian.

Mr. Fortuna stated that was correct.

City Planner Markley asked if the big trees caught on fire too.

Mr. Fortuna stated that they were the evergreens.

City Planner Markley stated that they have some landscaping to do anyway.

Mr. Fortuna stated that he agrees with the City Planner about buffering the parking. He stated that would make total sense to hide the cars from the street. He stated that he knows they didn't address much of the landscaping up to this point yet, but as they could see by the rest of their property, they would be more than willing to go ahead and do what they have to regarding that to match the existing property. He stated that they were trying to take the first steps so that they could get started on the building. He stated that he understood where the City Planner was coming from with the landscaping.

City Planner Markley stated that he would say that it would be on the both sides of the parking lot, one to kind of buffer the views of the cars from Brecksville Road, and then the other to buffer the headlights from the cars to the backyards of the residents. He stated that or they could extend the fence.

Mr. Fortuna stated that Mr. Matejka and he will definitely take a look at what would be best.

City Planner Markley stated that he was just trying to continue that transition between residential and commercial.

Mr. Fortuna stated that in looking at the angled parking, he thought the angle of the car lights would be more directed toward the garage itself and the fence that Mr. Matejka talked about putting in already. He stated that he would have to park a car there and see exactly where the headlights would be going, and what they could do best to remedy that.

City Planner Markley stated that if the site plan could be pulled back up, he thinks they would get a sense of how those spaces actually extend slightly beyond the garage and really they would be angled into the yard space; but the fence would do it. He stated that they might want to make sure it would be curved; and he thought it indicated it was curved so that none of the cars hit the fence as they would be pulling in. He stated that the parking spaces to the left would actually be in and past the garage. He stated that the neighbors due north will not ever see those cars because of the garage. He stated that those were the only comments he had.

Chairman Casini asked Mr. Matejka how did he determine how many parking spots they needed.

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Mr. Matejka stated that they were originally looking at, like he stated in the beginning, the Fortunas were not thinking about the parking when they went for the easement. He stated that he looked at what they could fit in the space. He didn't do any calculations. He stated that he was sure that they probably don't need all the spaces. He asked if the City had changed their parking requirements in the last five years. He stated that he knows about ten years ago, you would need more parking than what was called for.

Mr. Fortuna stated that the six spots that Mr. Matejka thought would work fine because they will have two offices in there and many of the arrangements that they had, the number of people would vary. It could be from one person or a spouse and three or four children. He stated that at any given time, if they had two appointments going on at the same time, if they would have ten or twelve people in the building, and if they would ride together; they thought that the six spots would be more than adequate to be able to take care of any families who would have more people coming in and making the arrangements.

He stated that they had talked about the drive at first, but then Mr. Matejka stated that after taking a look at things, he stated that they only had the handicap one on the back. He stated that the other ones were pretty far from the building itself.

Building Official Gero stated that they were actually only losing four spaces and creating seven, so they were at a plus three. He stated that it was not as if business was changing, just the location of it. He was not sure that parking would be an issue.

Mr. Matejka stated that he spoke to Richard Kole this afternoon from R.M. Kole. He stated that he was getting a proposal together for the Fortunas in regard to doing the civil drawings; and also he would do the legal description for the easement. Mr. Matejka stated that when he spoke to Greg O'Brien, it really wasn't defined at that time because obviously it wouldn't have been able to be defined. He stated that he would think it would be something that the City would want to do; but he thought the easement would extend the Fortuna's annex west property line straight down. He stated that they would probably go ten feet or so to the right side of the parking, somewhere in that area and make that portion the easement.

City Engineer Ramm asked if the aisle way would need to be so wide, 20 feet.

Mr. Matejka stated that he thought because of the angled parking, they could have cars pulling out. He thought that 16 feet might have been alright, but if someone would pull in with a truck and then they were trying to back around if someone would be parked next to them. He stated that with the angle, it could become an issue. He stated that everyone was driving bigger vehicles nowadays.

City Engineer Ramm asked if the intent was still going to be one way.

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Mr. Matejka stated that was correct. He stated that what they were planning on doing was on the side of the building, the annex building to the north, on the south elevation, it will be under a separate submittal. He stated that the Fortunas would like to put a name to the building after their father, Joseph Fortuna. It will be called the Arrangement Annex or something, and then on the main entry on the west side put some signage there so that when people come walking out of the parking space, they will see that it was the main entrance. He stated that towards the front like they had off of Brecksville Road, they have "Enter Only", "Do Not Enter", for the one that would be closest to Hillside. He stated that they would put a sign that would say "Do Not Enter" on the driveway of the annex. He stated that everything would be planned to be one way to come through their existing parking lot to this facility.

Chairman Casini stated that he thought the Board threw a lot at Mr. Matejka today. He stated that he wanted to make a motion to table the matter so that Mr. Matejka could review everything and come back in two weeks.

Mr. Matejka stated that he thought that would fine. He stated that he would definitely have to sit down with Mr. Fortuna and the family and see what they want to do.

Chairman Casini stated that they would have to get a site plan by the civil engineer and review how they want to do the parking. He stated that he might have a suggestion for Mr. Matejka.

The Chairman stated that the City Planner would review their landscaping, and the City Engineer would review the site plan and drainage. He stated that he would be glad to sit down with Mr. Matejka in his office, in Independence, Ohio, to go over all the items that he has marked up as they talked so that maybe they could have a clear view of what would have to be done and get approved at the next meeting.

Mr. Matejka stated that he and Mr. Fortuna will get together and talk; and he will set something up with Chairman Casini. He will also talk with the City Planner and the City Engineer.

The Chairman stated that once the site plan parking would be designed, he could give it to the civil engineer and maybe get a proposal on the landscaping; and then they could go from there.

The Chairman stated that at this point he wanted to table the matter until the next meeting.

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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**

There being no further business, the Architectural Board of Review virtual meeting of October 15, 2020 was adjourned at 4:00 p.m.

Chairman Norm Casini

**Debi Beal, Secretary,
Unapproved at Time of Release 10/16/20**