

**MINUTES OF A VIRTUAL MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
ANNEX CONFERENCE ROOM & VIA ZOOM
November 17, 2022**

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

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

New Business:

1. **7040 Twin Creeks Court, Amad Azadi** – Represented by Fluent Solar LLC, for the installation of 20 PV solar panels on an existing residential roof.
2. **6783 Delmur Drive, David Palider** – Proposed 14’x24’ addition to existing single-family dwelling and construction of a new 24’x44’ garage.
3. **6490 Brecksville Road, Upscale Tails** – Proposed addition of a sign to the front of the building

Chairman Casini asked if there were any additions or corrections to the Minutes of October 20, 2022. There were none.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the Minutes of October 20, 2022.

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

6783 Delmur Drive, David Palider – David Palider was in attendance.

Building Official Gero stated do you want to give us a quick overview as far as what you’re trying to do.

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Mr. Palider states basically what I am trying to do here, I am putting an addition on, I believe it is 14' by 24', 25'. Basically, just going to be like a mud room type set up, used for storage. Garage wise, the garage is going to be 24' by 44', I need the big garage for storage for some of my cars.

Chairman Casini states you have cars that you're working on.

Mr. Palider states no, not working on them, there just (inaudible).

Building Official Gero states so, you needed variances, and you went to BZA and (inaudible).

Mr. Palider states yes, the variances are all set. The building is actually going to be the back of the deepest part of the addition, the garage is going to be 35.6 after the variance, off the back property line. And again, the house on that side of the property, on the east side of me, where the addition is going, the neighbors house is 32' off the back property line. (inaudible)

Chairman Casini states I assume this roof here is for the area, the connection between the garage and the house, I think it's a little wider.

Mr. Palider states you can see it on the prints, but it's the back part of the house and it has to be (inaudible).

Several people start speaking at once.

Chairman Casini states it's 3'7" separation is what that is. It looks a little (inaudible), just maybe it's not quite that. It should be a little wider.

Mr. Palider states I understand.

Chairman Casini states what's the break in the roof here. Is that a break in the roof?

Mr. Palider states that's not a break in the roof, I don't understand what that is. I never even noticed that before. Again, with being here is (inaudible).

Several people start speaking at once.

Mr. Palider states it's not running, where the addition is running west to east, the existing roof is running north to south in the back part of the house and they had a little bit of a problem, you got two valleys coming down now, or one valley coming down now and you're going to have two later.

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Chairman Casini states I understand. (inaudible). It seems like they can eliminate it. Because of the complicated (inaudible) because you're attaching it to the existing also, to get rid of the valley problem.

Chairman Casini asks is this an entrance door? I didn't get a chance to look at it on this site.

Mr. Palider states on the existing house, in the front here, this is the front door of the house.

Chairman Casini states this is pushed way back.

Mr. Palider states actually the front of the garage is going to be in line with the front of the house.

Chairman Casini states You got an entrance here. Is this going to be your main entrance?

Mr. Palider states it's about 18' I think it is.

Chairman Casini states I'm just wondering are you trying to make that a main entrance, from this point to that point.

Mr. Palider states it would be more or less like a side entrance.

Building Official Gero asks is there a door in this area?

Mr. Palider states there's a door right in here.

Building Official Gero states (inaudible) this door is going to be set back and is going to be like a second entrance.

Mr. Palider states right now my existing door is right on this. Where the addition attaches to the existing house, it's just sideways.

Chairman Casini states my personal thinking and I'm ok with it, but I would probably re-address the main entrance because this is going to be pretty (inaudible) on your house. It overshadows your entrance, and I don't know if I would maybe put an 8'12' pitch on this. Just for consideration if you want, more of a focal point on this. What you have I don't have any problem with the aesthetics of it, it looks ok.

Mr. Palider states the existing porch has posts and stuff like that.

Chairman Casini states I didn't see it, so it may be more attractive than what I'm looking at here.

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Chairman Casini asks when it says optional gray brick, what does that mean?

Mr. Palider states your 16-inch brick, the existing house, actually the whole house first floor wise, is made of 8'x8'x16' block and it was sided over, but there's no gray brick on it. I'll be honest with you, right now I don't have it figured in, but probably right after this is done, I'm probably going to see what I can come up with.

Chairman Casini states well, I don't think you should have any existing block showing under new construction.

Mr. Palider states the thought is, you're looking at the house and you got a wall coming up the existing house wall and you got this much 8'x8'x16' and then you get into the addition, and you cut over and its fancy brick and then again going across the front of the house.

Chairman Casini asks do we allow block?

Building Official Gero states typically not on new, not block. You're going to put the gray brick on there?

Mr. Palider states I was just going to put the 8'x8'x16' on there now.

Building Official Gero states he's currently block. That's the front of his house.

Chairman Casini states yeah you can hardly see it.

Building Official Gero states he's got the cinder block on the foundation.

Chairman Casini states the question is, is it permissible.

Building Official Gero states nothing in the code they have to match, the only thing I would suggest is maybe use a split face block instead of putting the gray.

Mr. Palider states I understand what you're saying, but like I say probably when the additions done, I was going to at least do the whole front of the house to match.

Building Official Gero states so it'll all look the same.

Mr. Palider states yeah, but this would be, we're running into weather problems here right now, that's where I'm at.

Building Official Gero states so you're going to continue (inaudible) across the front of the house, so aesthetically it looks right.

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Chairman Casini asks how do you intend to run face brick on the block? You can only glue it or develop a new foundation that anchors in the block so you can set the brick on it if it's a full (inaudible).

Mr. Palider states well, the problem is, on the existing house it's going to have to be that little half brick. It's going to have to match so I figured doing it all at one time just in half brick.

Chairman Casini states so, your intent is to run this in block because it's a higher section based on your house and when you're all done, you're going to put the thin brick on.

Mr. Palider states yeah, the other problem I have as far as, again the driveway right now is gravel and right now I can't, I have a hard enough time trying to block it as it is. The driveway, that's going to be next spring also and probably the same guy I have (inaudible).

He states that is what's on my roof now.

Building Official Gero asks, and this is the siding?

Mr. Palider states that's the siding.

Building Official Gero asks did you tell me that the roof and the siding were not that old?

Mr. Palider states that roof is probably 10-11 years old.

Building Official Gero states ok, so you wouldn't be able to match the siding.

Mr. Palider states yeah, the siding is going to match. I may, what I'm trying to do is maybe cut a deal with the same guy that's doing the addition, while he's doing this roof, take that roof off and put a neutral color, give it a little fresh look and then it's all the same age because you know down the road, another 5, I know that's 25-year roofing, but you know how that goes.

Chairman Casini asks are you trimming the door, is it going to be that color or white?

Mr. Palider states just basically white. White trim on everything.

Chairman Casini asks Don do you have any questions about the site.

City Engineer Ramm asks this will have gutters and downspouts?

Mr. Palider states yes.

City Engineer Ramm asks will they be tied to the existing house?

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Mr. Palider states yes.

City Engineer asks where does the existing house system discharge to?

Mr. Palider states the existing house, I'm on Delmur Drive here, and behind (inaudible), behind the back property line, there's four-inch drain tile that runs all the way down into the grates and what happens is, right here it's actually, well you can't see it on this picture because, it's a patio there, there's steps that are on rollers and underneath it is like a basement with a sump pump. Just a big built in square and it's about 8-10 ft. deep, I know it's that deep because I used to go down there and change the sump pumps. It's tied in, and it pumps out into that.

City Engineer Ramm asks into the drain tiles?

Mr. Palider states the drain tile system, it dumps into the creek.

City Engineer Ramm asks is it visible, this drain tile?

Mr. Palider states no it's underneath, you have to dig down.

City Engineer states you've never had a problem with them.

Mr. Palider states no, (inaudible) I think the whole street is tied into that.

City Engineer Ramm states there's a basement in the main structure and it's been dry and elevation (inaudible), tied the downspouts into that system?

Mr. Palider states exactly.

City Engineer Ramm asks how will you establish the finished floor elevation in the new garage on the site, is it going to match the existing?

Mr. Palider states well my grade right now (inaudible), where it's coming off the house, from this point where the garage wall is, the addition's going to be the same level as the house, but the grade right now drops 28 inches.

Several people begin speaking at once.

Mr. Palider states well when you get to the existing driveway because that's over further, but from this point to the existing house the grade drops 28 inches. When you come out of this addition into the garage, you're going to be about 38-40 inches high and it's actually going to be steps down into the garage floor. In other words, the garage floor is going to be almost like this

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garage, ten-foot ceilings, ten and a half. In other words, the floor of the garage is going to be about 40 inches (inaudible).

City Engineer Ramm states the only reason I'm asking, let me ask it a different way. This looks like an edge of this gravel drive.

Mr. Palider states yes.

City Engineer Ramm states might be about 10 feet down off the property, but the elevation today (inaudible), is that going to be about where the garage floor is going to be?

Mr. Palider states that's going to be exactly where it's at, well they're going to have to dig it out a little bit, but it's going to be put back at the same level.

City Engineer Ramm states two things, probably going to require, request a field visit, come out there and meet with you. I'd like to see it staked, maybe the limits to the garage, if there's a way you can show me the finished floor elevation in the field somehow.

Mr. Palider states I think I can do it; I have one of those little lasers, we can set it up in the driveway.

Chairman Casini states put a stake here and put a stake here on each side of the driveway.

Several people begin speaking at once.

City Engineer Ramm states stake the corners (inaudible) and then put a mark on the (inaudible) or at the top of the hub. Somehow, I just want to be able to see the floor elevation, when you pour that cement in that garage I want to see where that's at.

Mr. Palider states okay so what you're saying basically you want me to stake here and stake here and then here, well the front of the garage.

City Engineer Ramm states yeah, all four corners staked horizontal, which is the corners and then vertical (inaudible) where the concrete, when you pour the floor. So, if this is the grass and gravel, is the floor going to be up here or down here.

Mr. Palider states it's going to be right on the gravel, sitting there.

City Engineer Ramm states so you're matching the surface of the garage.

Mr. Palider states exactly.

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City Engineer Ramm states so the concern that I wanted to bring up here, that I think you need to be thinking about is these are two foot (inaudible), so it looks like you got good fall to the north. This is 848 and 846 so the water (inaudible).

Several people begin speaking at once.

City Engineer Ramm states so right now this water that comes down your drive has no problem, just keeps heading north, but now you're going to have a structure there, so this water is going to come towards your front garage door and how are you going to keep it from getting in the garage.

Mr. Palider states when I put the driveway in, I'm putting a grate across the front, like a trench drain.

City Engineer Ramm states that was going to be my recommendation.

Mr. Palider states well my garage floor also, I'm figuring from about the middle is 44 from 22 towards the front about two and a half pitched, you know high in the middle, low in the front. You get snow or something in there it shoots out the front.

City Engineer Ramm states so the back corners will be higher than the front corners.

Mr. Palider states well I thought I would just come halfway with the pitch. Leave this level and just come back 22 feet from here to here 2 ½ inches, maybe 3 inches. If you want, I can pitch it that way too.

City Engineer Ramm states you might also try to get this concrete pitched.

Mr. Palider states I don't want to pitch it that way because, again, I promised you with my variance, the neighbor over there, their beef was that I was drowning out their house, but if you look at the paper I had with the (inaudible) for my variance, they're up about almost a foot taller than me right now and so what I would do is probably tie this in and also put a little trench drain this way also, just to pick up everything. (Inaudible) that ties in here, there's going to be a downspout here, and this one is on the back.

City Engineer Ramm states I think at this site meeting when you and I meet we'll go over a few things. I think it might require a side yard swale, which is not a good thing for you, you don't want the water coming down (inaudible) the garage, we're going to ask you to put a swale in, meaning that the (inaudible) will be at a point in the grass away from the structure, then there's good fall to the north.

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Mr. Palider states well, on that side of the garage was like a French drain. It perforated but with this much gravel next to the garage where all the water that came off that would go in there and drain out back.

City Engineer Ramm states so we're going to need a storm sewer permit for all these drains you want to put in, so you'll have to sketch it up on a site plan (inaudible) because we're going to want to inspect it. Those are things I think that we're (inaudible) site drainage, so I can approve it subject to those things site review, finished floor elevation, grading and drainage, and subject to a storm sewer permit.

Mr. Palider asks when can you come check it out?

City Engineer Ramm asks when are you looking to get this thing going?

Mr. Palider states the guys that are going to do this are waiting on me, so this season, they want to start it. They did say they didn't want to do the garage right now, so that's fine. I can get that done in the spring.

Chairman Casini states just one question, I was looking at your floor plans. I'd move this wall back and open this door (inaudible) and reverse this door, you'll get a lot of use out of the space, but it's just a suggestion.

A motion was made by Building Official Gero, seconded by City Engineer Ramm to approve the proposed addition and construction of a new garage, subject to an engineer site visit for storm water management, grade considerations, and putting brick across the front of the foundation on the existing house.

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

6490 Brecksville Road, Upscale Tails – Sherry French was in attendance.

Building Official Gero states so, this is going next to Subway, Subway is right here. This is going up, up there. (inaudible) metal with vinyl letters. Right?

Ms. French states yes, I believe that's right.

Chairman Casini asks will it fit right in there? How much space is there?

Ms. French states there's not a whole lot.

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Chairman Casini states I think it'll look a lot better if the letters were white, but that's up to you. It'll catch your eye; you know black and white.

Building Official Gero states it looks ok, you can take that if you want if not that's fine too. You got your sign permit already. I don't have any issues do you have any issues?

Chairman Casini states no.

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

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

7040 Twin Creeks Court, Amad Azadi – Pablo Aguilar from Fluent Solar LLC was in attendance.

Mr. Aguilar states we're building a solar panel on this customers roof and we're installing twenty panels on the roof, just scattered in certain places when I'm working that best get hit by sun and so that's our proposed build.

Chairman Casini asks looking at your, why are you scattered everywhere, why can't you sort of consolidate some of these panels, so they aren't all over the map?

Mr. Aguilar states the reason like the placement on how they are on the roof is to avoid shading basically. When some of the cells of the solar panels are shaded, they don't produce as well, so one they are strategically places so they can get the most sunlight and get the most power produced.

Chairman Casini states let me ask you a question, I'm looking at the roof and just going, I don't know what the direction is, you know where the (inaudible) are on some of them, they have a green circle around three panels (inaudible).

Mr. Aguilar states yes.

Chairman Casini asks why couldn't those be shifted to the other side of the roof, or they have a large roof area and consolidate some of the smaller ones on (inaudible).

Mr. Aguilar states I was saying before, they are best facing toward the sun and that just makes the best (inaudible) and the best investment for the customer.

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Building Official Gero states that's the problem this roof is so cut up.

Several people begin speaking at once.

Chairman Casini asks what's the purpose of that green line around there?

Mr. Aguilar states basically what the green outline is for that is that circle and if you go to the next page directly under it just shows you what that panel layout would like and what the top view would be, That's just the example portion, like how the railing would be, how they would be on the roof, like side A is from the side, and the top view is side B, that's from the top.

Chairman Casini states let me ask you one other question. Where you had the three (inaudible).

Mr. Aguilar asks the three panel?

Chairman Casini states there's only one area that has three (inaudible)

Mr. Aguilar states the three paneling, next to the green square, that one?

Chairman Casini states to the left (inaudible).

Someone says it keeps cutting out.

Mr. Aguilar states yeah it keeps cutting out. Are you saying the three panels next to the circled green, those ones?

Chairman Casini states I mean that seems like it has good exposure.

City Engineer Ramm states he didn't hear your question.

Mr. Aguilar asks yeah, I'm sorry, what was the question?

Chairman Casini states the question is the three-panel roof, could they be relocated just left of the green outline on that sloped roof, so it looks like sort of a roof in that area instead of different sections?

Mr. Aguilar states so, you want to move those three, those individual three over to the opposite side?

Chairman Casini states right, yes.

City Engineer Ramm states that's the question, why can't they be on the opposite side?

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Mr. Aguilar states that's for production. I'm pretty sure that roof is, so if you scroll up you can see the roof layout. You can see a top part (inaudible), during the day that catches, that other side where, if we were to relocate those three panels catches a lot of shadow, so that whole side catches a lot of shadow around like mid-day, so that's not what we're trying to do because then they wouldn't produce for majority of the day. So, we're putting them there to produce for more of the day.

City Engineer Ramm states you see the color is a little darker over there.

Chairman Casini states I would think the same shadow would be here as here, see these, Don. They're facing the same.

City Engineer Ramm states this is facing that way I think.

Chairman Casini states should have these put on a pole in the backyard.

Mr. Aguilar states the only reason why we wouldn't do the poles in the back is because the only good place to put those, in their property line would be the northwest and that would be covered up by shade.

Chairman Casini asks is the roof now existing?

Mr. Aguilar states the roof is existing.

Chairman Casini states yes, what color.

Mr. Aguilar states sorry, it's cutting out randomly. The color is, it's a grey color. They got like asphalt shingles.

City Engineer Ramm states grey you said, grey and (inaudible).

Chairman Casini states and your panels are black.

Mr. Aguilar states yes.

Chairman Casini states black paneling. What about the wiring?

Mr. Aguilar states so, it would all be wired through a conduit up on the side of the house and what we can do with the conduit is we can actually paint the conduit. We usually paint it to match the house and the roof just so that's not seen.

Chairman Casini asks and how do you cross the gutters, if any?

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Mr. Aguilar states usually what we try to do first and foremost is to run it through the attic and if that's not done, we do a conduit through the outside, but we would, to get pass through the gutters we would just pass underneath it.

Chairman Casini states we're sort of on restriction, the conduit, the wiring won't cross over at any point on the gutter, so you go through this outlet or back into the attic. Am I right?

Mr. Aguilar states yeah, we'd go back in through the attic. We're not going over the gutter, we're avoiding the gutter.

Chairman Casini states I don't have any other questions.

Building Official Gero asks Don anything?

City Engineer Ramm states no.

A motion was made by Building Official Gero, seconded by City Engineer Ramm, to approve the installation of the solar panels subject to the gutter restriction.

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

There being no further business, the Architectural Board of Review virtual meeting of November 17, 2022, was adjourned at 3:48 p.m.

Chairman Norm Casini

**Amanda Sharrer, Secretary
Unapproved at Time of Release 11/23/22**