

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
February 7, 2019**

**New Business:**

- 1. 5099 West Creek Road, 6055 Properties, LLC** – Represented by Boyer Signs & Digital Graphics for the installation of a new directional sign.
- 2. 6480 Rockside Woods Blvd., Northwest Bank** – Represented by Brilliant Electric Sign Company for the installation of an internally illuminated wall sign on the north elevation of the building.
- 3. 6800 Bradford Circle, PPN 562-31-094, Pulte Homes** – Proposed new single-family dwelling.
- 4. 6827 Bradford Circle, PPN 562-31-097, Pulte Homes** – Proposed new single-family dwelling.

The meeting was called to order at 3:03 p.m. by Chairman Norm Casini and the following responded to Roll Call:

**PRESENT:**           **Norm Casini, Chairman**  
                          **Don Ramm, City Engineer**  
                          **Jeff Markley, City Planner**  
                          **Don Reis, Fire Lieutenant**

**ABSENT:**           **Michael Gero, Building Official**  
                          **Steve Rega, Fire Chief**

Chairman Casini asked if there were any additions or corrections to the January 17, 2019 Architectural Board of Review Minutes.

There were no additions or corrections.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the Minutes of January 17, 2019.**

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

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**5099 West Creek Road, 6055 Properties, LLC** – Chase Fox of Boyer Signs was in attendance.

Chairman Casini asked what kind of signs would they be. Mr. Fox stated that they would be street signs. The Chairman asked if there was a reason why Mr. Fox made the letters so small. Mr. Fox stated that was per the customer's request. He stated that originally they had them taking up most of the sign, and the customer wanted to be the same size as the other directional signs on the property.

Chairman Casini asked how they would be placed. Mr. Fox stated that it would be vinyl placed over top of the aluminum.

City Planner Markley asked what was going on with the rest of the panel then. Mr. Fox stated that it would be nothing to his knowledge. The customer did not have any future plans for the sign. Mr. Fox stated that his assumption was that the reason he made them so small was just in case if for any reason in the future he would have to put more on the sign. He would then have the space to put more on it.

City Planner Markley stated that he was wondering why the sign wouldn't be smaller then or the letters larger. The Chairman stated that if that was his choice.

The Chairman asked where would the sign be located on the site. Mr. Fox produced a site plan showing where the sign would be located. He stated that there was a little island back towards the complex. It would be located there where the road splits off. The Chairman asked the City Engineer if it would affect the 35 foot triangle. The City Engineer stated that it would not.

Chairman Casini asked if anyone had any questions. There were none.

Chairman Casini stated that he would prefer if the sign was a little more in proportion. He thought Mr. Fox should at least double the sign size. He wanted Mr. Fox to pass it on to the customer.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the sign, subject to the sign letters doubling in size.**

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

**6480 Rockside Woods Blvd., Northwest Bank** – John Walsh of Brilliant Electric Sign and Diana Lis, Property Manager of Corporate Plaza were both in attendance.

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Mr. Walsh stated that Northwest Bank was based out of western Pennsylvania and have branches in New York, Pennsylvania, eastern Ohio; and three years ago they acquired (inaudible), so they have presence out in Lorain County. They have 172 branches, and they will be moving an office in Diana's building on Rockside Woods.

Chairman Casini asked what size was the building. Ms. Lis stated that it was over 200,000 square feet. There were three floors. Chairman Casini asked how many square feet of the building was Northwest Bank taking. Ms. Lis stated that they will be taking almost 10,000 square feet. The Chairman stated that Ms. Lis didn't expect to put signs all the way down the building. Ms. Lis stated that she did not. Mr. Walsh stated that the nature of the glass front of the building would not permit that to happen.

Mr. Walsh stated that the drawing that was presented was an architectural rendering. He stated that because it was a glass façade, and the mullions were not very deep; they would actually build a structure that to go over. There was a parapet roof up there, and the letters would be located on the opposite side of the parapet. They would get an engineered system to go over the top of the roof. There might be a little bit of an additional structure behind there, but it has not been finalized yet until they send it out to an engineer. He stated that once they would get approval from the City based on the aesthetics and the sizes; they will then have to take it and get it stamped by the engineer to make sure what their intentions are as far as wind load and things like that.

Chairman Casini stated that right now the letters were one inch returns. Mr. Walsh stated that they were actually probably three inches. He stated that they would be LED. The Chairman asked if the sides would be painted black. Mr. Walsh stated that they would be painted black. The Chairman stated that Mr. Walsh had submitted a revised sign that said Northwest Bank. Mr. Walsh stated that originally when they first started the process, they wanted to make the deadline and just the word Northwest was on there; so now they have added the word Bank. It would add to the square footage, but they didn't change the size of the height of the letters. He stated that the N, the TH, the other T and the B and K would be just a shade over 21 inches high. He stated that it would not be a monstrous sign. He stated that it would fit perfectly in the area there.

Chairman Casini stated that there was no question about the aesthetics of it and the appearance of the letters on the building. He stated that the only question the Board had was such a large building, why didn't they just do a node sign on the front that maybe others in the building might have wanted their name on it.

Ms. Lis stated that they proposed that to the tenant to do a monument, and they were not interested in it. The Chairman stated that the tenant might not have been interested in it, but the owner of the building might want it relative to the other occupants.

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Ms. Lis stated that they had actually given a couple of the tenants options to do that, and they didn't want to do it. She stated that they had two government agencies in Corporate Plaza One, and they didn't want to be known. She stated that they have asked before, but they have only been owners of the building for a little bit over a year. The Chairman asked if Ms. Lis owned the other building too. She stated that they were both in the same complex, and they also own Park Center Plaza 1, II and III.

Mr. Walsh stated that they sign would have white LED channel letters with the black trim. She stated that the faces would have translucent colors with LED's inside as well.

Chairman Casini asked if Mr. Walsh was going to develop the whole structure and the requirements. Mr. Walsh stated that was correct. He stated that because of the nature of the type of application, they were not just flush mounting to a building in this case. He stated that they would have to have an engineer stamp it to make sure that they would be in compliance.

Chairman Casini stated that he was not sure how they would support the sign. He stated that it looked like there was some kind of support or raceway in the back. He asked if anything except the letters and logo, would it blend back into the building.

Mr. Walsh stated that when they do that they attempt to paint it to try to match the colors of the glass or the building structure as close as possible. He stated that it would be done in such a fashion that it will kind of blend, and you would just see the logo and the copy. They would try to make sure no one could see the backing behind it.

Chairman Casini asked if it was possible to use the same glass as the raceway. Mr. Walsh stated that they couldn't. He stated that the material was not right to do that. He stated that it would be made out of aluminum. There would be no way to do any kind of a glass. The Chairman asked if Mr. Walsh was sure. Mr. Walsh stated that in his 17 years in the sign industry, he had never built a raceway using glass. He stated that they took a look, and Ms. Lis provided them with the drawings when the building was constructed. They have had some instances at the Cleveland Clinic and some other places where they have actually secured to the window mullions; but the only way they could do that the right way would be to do it when the building would be constructed. He stated that there was no anticipation of having any kind of structure on the window mullions. He stated that they had to go to Plan B, which was elevated all the way to the top. The client wanted that anyway, but then kind of go over. He stated that there was a structure there that was actually above the top; and they would secure that to the back of the structure.

Chairman Casini stated that the only item that would be above the parapet would be the logo. Mr. Walsh stated that it would just be a small portion of it. He stated that you really don't want

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to have half of the letters or anything like that up there because it was kind of a wind tunnel up there. He stated that structurally it would not be the right idea.

City Engineer Ramm asked if there was a reason Mr. Walsh would want it up above. Mr. Walsh stated that he thought the way it was set up now, and they have not engineered it yet; you would be talking a very small percentage of the sign being above the top. It might be 20% at the most. He stated that if you would be looking at it as you would be heading up Rockside Woods, he was not sure it would be that noticeable that you would see that some of it would hang over the top. He stated that if the Board would want to approve it contingent on putting the end logo as low as possible so there would be the least amount protruding above the roof line, he would be happy to entertain with his designers.

Chairman Casini stated that the only reason it would be set up as high as it would be was because of the parapet. Mr. Walsh stated it was that, and they didn't want to suspend any kind of a cage or any kind of a support structure any lower than they have to.

Chairman Casini stated that he was just wondering how the depth of the parapet on the roof side would be related to the span from the top to the band. Mr. Walsh stated that he could not remember exactly what it was, but there was an area there about 12 inches. He stated that the height was actually taller. The Chairman stated that it would allow Mr. Walsh to lower it a little bit and center it on the upper part. Mr. Walsh stated that if the Board would like the entire logo to be at that level or lower, he would not think they would have a problem with that at all. The Chairman stated that he thought it would look better too. He stated that he thought that the construction documents should show a section through it where it would actually be placed on the parapet, and they will take it look at it when it was submitted. Mr. Walsh stated that it would be fine.

City Planner Markley asked Mr. Walsh if he thought it would be a challenge to match the raceway because if it would be glass it would always be reflecting the different colors. Mr. Walsh stated that it could be different every day. He stated that he did not disagree with the City Planner. He stated that it would be tough. The City Planner stated that he didn't know if Mr. Walsh was going to be able to match the glass in the raceway. He may have to come up with a color, or it could be the banding color. The City Planner stated that he didn't know. Mr. Walsh stated that they could paint it just about any color. He stated that depending on the sunlight or lack thereof or evening or daytime. He doesn't know if there was a magical elixir that would make it perfect all the time; but they can paint to match as close as possible.

Chairman Casini stated that they would probably pick the color when the sun wouldn't be shining. Mr. Walsh stated that in Cleveland that would be most of the time. The Chairman stated that he thought the sun really would make the changes, but if it would be an overcast day. Mr. Lis stated that the building did not get a lot of sun because it was facing due north. The

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Chairman stated that facing north would get a little sun in the summertime when it would swing around.

Mr. Walsh stated that the whole idea of the raceways would be to blend in as best as possible. He stated that you always prefer to have some sort of a flush line. He stated that obviously with certain applications you cannot. He stated that he has seen where people have done a very poor job of painting the raceway. He stated that they will do their best.

City Planner Markley stated that given that it was the first sign on either building and his expectation would be that there would be another tenant in the building that will see the sign and will want a sign. The Chairman stated that they would not get another sign on the building. Ms. Lis stated that she thought they would be fine with that. She stated that they were 95% occupancy, and the other building is at 100% occupancy.

Chairman Casini stated that he didn't have any problem with the aesthetics of the sign. He stated that he thought they would have wanted a node sign.

Chairman Casini asked the City Engineer if he had any questions. He did not have any questions.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the sign, subject to the submittal of construction documents for final review.**

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

**6800 Bradford Circle, PPN 562-31-094, Pulte Homes** – Jamey Heinzman of Pulte Homes was in attendance.

Chairman Casini asked Ms. Heinzman if they were embarking on a new phase. She stated that she had come to the last meeting with the first house there.

City Planner Markley asked who would put together the map with the houses. Ms. Heinzman stated that maybe the Building Department did it. City Engineer Ramm stated that they might have printed it, but he didn't remember. He stated that his department could print something that big. The Chairman stated that the Board usually has the contractor do it. Ms. Heinzman stated that she provides the renderings of the houses for the board. She stated that she could print it off in black and white. She does not have access to color. She stated that there were just lots 124 and 126 left, and those will take a while to sell.

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Chairman Casini asked if they had the other extension of the road. Ms. Heinzman stated that she hadn't provided it. She stated that she could send the file if they wanted it in color; or she could provide the plat in black and white. The City Engineer stated that his department had the plat, both pdf's and hard copy, but it was black and white. If they wanted to something nice, she could send the pdf, and the City Engineer could plot it. Ms. Heinzman was going to send it to Lori in the Building Department and she could get it to the proper party.

Chairman Casini stated that usually they provide a roof plan, but this house didn't have one.

Ms. Heinzman stated that it was on the elevation file. She stated that it was on the second to last page.

Ms. Heinzman stated that just for confirmation, they would be doing the lighted number boxes. That was what was decided. She stated that they would be in the same place as the address stone, there would be lighted boxes.

Ms. Heinzman stated that they were talking about Sublot 102 which was in the back of the cul-de-sac.

Chairman Casini asked Ms. Heinzman if her guys could fix that. Ms. Heinzman stated that she must have pulled in the wrong detail. She could get that fixed for both houses.

Ms. Heinzman stated that on this house she did notice that the wrong elevation. She had to update for the side garden; and she had those prints. She stated that it would be the side with the windows because the wrong elevation got printed.

Chairman Casini asked if the other two windows could line up on the right. Ms. Heinzman stated that there was a bathroom right there. The Chairman referred to the drawing. Ms. Heinzman stated that she could ask the homeowner because it would take away from some of their wall in their flex room. She stated that she didn't know if the homeowner would be doing book shelves or whatever; but she could ask if they would like to line them up. She stated that the center was aligned right now. She stated it would give the homeowner more wall space. She could ask. The Chairman stated that he thought it would look better because there were the other two sets lined up. Ms. Heinzman stated that she could ask the homeowner.

Chairman Casini stated that Ms. Heinzman's grades show it dropping from here down and across. Ms. Heinzman stated that they were wrong. The Chairman stated that he knew. He could see it. The Chairman stated that he was looking at the drawings Ms. Heinzman had given to the Board. Ms. Heinzman stated that she apologized that the wrong elevation was submitted. The Chairman stated that both sets were submitted like that. He stated that she keeps sending the same drawings in, and they don't change them based on the grades. He asked if he was right. Ms. Heinzman stated that the detail was something separate, and that was her mistake in pulling

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that in. She stated that it got printed incorrectly. She apologized. The Chairman stated that it was not a big deal. He stated that when the Board was looking at the drawings, it should be per the site work and per what they were going to build. It would make a big difference to a contractor. Ms. Heinzman stated that was why she made sure when she noticed it was incorrect, she came today with the correct file.

Chairman Casini asked if that got changed. Ms. Heinzman stated that nothing on that side changed except for the grade will be flat. She stated that on the other side it will be dropped. The Chairman stated that was the side Ms. Heinzman was going to try to line up. Ms. Heinzman stated that she would ask the homeowner.

Chairman Casini stated that on the other side of the house there were four different windows out of five. Ms. Heinzman stated that three of ones would be because it would be a garden basement; and so those would be the windows that would be allowable for egress. You need to have those. On the opposite side there was two bathroom windows and above the bed wall and then back in the planning center. Ms. Heinzman stated that the 4020 is above the tub, and they wouldn't want any bigger than that due to privacy. That was the powder room, and the others would be above the bed wall so the homeowner would have enough room or the king size bed.

City Planner Markley asked if the one could split into two windows. Ms. Heinzman stated that it couldn't. You would either have it above your toilet, which she didn't think anyone would want. She stated that right now it was located in an area where they could put their hamper or whatever; but it would still give them privacy into their owner's bath. Then they would lose closet space if they were to move it any further down.

City Planner Markley stated that it was up in the ceiling. Ms. Heinzman stated that it was up high. She stated that was why it was a transom versus a full window. The City Planner stated that he was just saying split those up and just make them into small windows. Ms. Heinzman stated that in the toilet room you could do that.

Chairman Casini asked how thick was the sill line stone. Ms. Heinzman stated that she thought they were two inches. She stated that was standard.

Chairman Casini stated that on the overhead doors as you would go down the street, you would see the same thing over and over. He stated that he has asked to take a look at it to do something about it. Ms. Heinzman stated that the homeowner on this one, you could see that they added a two foot extension onto the garage to get the depth. The Chairman stated that he had no problem with this one. He stated that he just doesn't want to go down the street and look at the side elevation. Ms. Heinzman stated that he wouldn't see the sides like you did coming down Hawthorn. She stated that here you would not be coming down a hill. It would be a very different look of a community. It will look much more like the existing community back there where you would see much more of the front. The Chairman asked if Ms. Heinzman was telling



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him that he couldn't see the sides. Ms. Heinzman stated that he could see them, but they would not be as exposed. The Chairman stated that it was a repetitive, so if she could come up with one or two different ones, that would change the view of it as you would go down. Ms. Heinzman stated that she will bring it back to the table and bring it to Gene.

The Chairman stated that this house and the next house was okay because they will be remote from each other; but he was just telling her. Ms. Heinzman stated that she could understand on the exposed lots. The Chairman stated that in the future Ms. Heinzman should see if she could come up with an idea. He stated that he just drew a little gable area to make it a hip or whatever they would want. Ms. Heinzman stated that she cannot guarantee that the homeowner would want to pay for a garage versus interior items for their homes. The Chairman stated that he was just telling her in the future, he would just reject them if she doesn't come in with something a little different adjacent to the other houses. The Chairman stated that he would like Ms. Heinzman to correct that and the elevations. He stated that he doesn't want her to come in after, he wants the drawings to match. Ms. Heinzman stated that she apologized.

Chairman Casini asked Ms. Heinzman to go over the colors for the house. Ms. Heinzman stated that it was Color Package 13. There will be Flagstone siding. There was no board and batten on this house. She stated that the shake was Weathered Gray. The front door would be Foothill. The garage would be Pewter. The shutters would be Tuxedo Gray, and then white trim and Black Rundle stone. The Chairman had no issue with the colors.

City Planner Markley stated that they extended the garage. Ms. Heinzman stated that the homeowner wanted a certain depth in their garage. The homeowner had an oversized truck. The homeowner wanted more depth in the garage. The Chairman asked if they would pull the garage out then. Ms. Heinzman stated it would be pulled out two feet. The Chairman stated it would look better. There would be a better break. Ms. Heinzman stated that it was something the homeowner had chosen to do, so they were paying for that additional cost.

Chairman Casini stated that as far as the window goes, he has no use for it.

Chairman Casini stated that he had one question for the Building Official. He asked if they had to have an exit door out of the garage by Ohio Revised Code. Ms. Heinzman stated that she didn't believe so. She stated that she could have Keith Filipkowski respond. She stated that she could not remember exactly. She stated that she had the question before, but she believes that they have the front door and this door; and since you have the service door. She doesn't know in the new code that would come out later in the year. The Chairman stated that he wanted her to check the code. Ms. Heinzman stated that she knows in Aurora they do that too. The Chairman stated that it might comply, he didn't know. Ms. Heinzman stated that they were building side load garages all over the state. The Chairman stated he wanted Ms. Heinzman to double check it.

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Chairman Casini asked if anyone had any questions. There were none.

City Engineer Ramm stated that it was going to City Council. They have to accept the dedication. It will be on the agenda for Tuesday, but it would likely sit on First Reading because there was some stuff to do in the subdivision. It could potentially be approved at the March meeting if all the I's are dotted and the T's crossed. Ms. Heinzman stated that she assumed that Jim O'Connor knows all about that. City Engineer Ramm stated that he does know about it. Ms. Heinzman stated that Jim was handling that side of the thing.

**Chairman Casini made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to the City Engineer's review and approval of the site plan and subject to the approval and dedication of the plat by City Council.**

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

**6827 Bradford Circle, PPN 562-31-097, Pulte Homes** – Jamey Heinzman of Pulte Homes was in attendance.

Chairman Casini stated that they do a great job on the back of the houses. That was a compliment. Ms. Heinzman said thank you. The Chairman stated that everything lines up really nice.

Chairman Casini asked instead of the roll locks, could they put soldier courses in there to match the upper ones. It would give a little heavier look. Ms. Heinzman stated that she was afraid if they change something like that, it would get missed just because that was a standard package to do roll lock. She stated that she would have to make a thing. If they were going to do roll lock, do it for all of them; of if they want to do soldier, then do soldier. The Chairman asked why was that. Ms. Heinzman stated that she was afraid that it would not be something that they standardly practice and do, and the brick mason would miss it. She stated that if they didn't have consistency of this is what they do.

City Planner Markley stated that was the difference between production and custom.

Chairman Casini stated that he was just giving Ms. Heinzman an opinion that he would think it would look a lot better.

Chairman Casini asked why was the detail of the overhang different than the other one. Ms. Heinzman stated that she thought it was just a drafting detail. The Chairman asked if it was going to match or were they trying to do something different. Ms. Heinzman stated that it should match.

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Chairman Casini stated that he thought the grade dropped off. Ms. Heinzman stated that she believed it was pretty flat. The Chairman didn't think so. He stated that nobody looks at the site plan. Ms. Heinzman stated that she did look at the site plan. The Chairman wanted to look at it together. Ms. Heinzman stated that across the front of the house it was flush. The Chairman stated that it was all on the backside starting almost at the corner and it would go down. He stated that down at the other end at the right side of the house. Ms. Heinzman stated that it was sloping on the sides. The Chairman stated that the right side was correct, but the left side started up there. He stated that there was about a four foot drop. Ms. Heinzman stated that it ended at four foot, and she just needed to pull it that way. The Chairman stated that he understood. Ms. Heinzman stated that she was just going to bite her tongue. The Chairman stated that he was just saying that they aren't drawing it the way it was. He stated that it would be such a simple, easy change.

Chairman Casini stated that there needs to be something over there, a cross band or something to break it up. He stated that on another house they ran a big frieze board. Ms. Heinzman stated that they did on Sublot 41 because it was exposed to the road. She stated that they haven't done anything like that on non-exposed, highly exposed corner. This one wasn't a corner lot. There will be a house on either side of it. It was not highly exposed.

Chairman Casini asked if Ms. Heinzman could check and see if the windows could be relocated. Ms. Heinzman stated that the bedroom one, they could talk to the homeowner about if they would like to. The Chairman asked if they were up in the bedroom. Ms. Heinzman stated that they were on the bed wall. She stated that the king size bed would go there, and then two nightstands on the underside of them. The Chairman asked if they would comply with the exiting. Mr. Heinzman stated that they would comply.

Ms. Heinzman stated that the colors would be Harvard Slate siding, Weathered Gray shake. The garage would be Capstone. The shutters will be black. The roof is black. The trim will be white. The brick would be Country Road. Chairman Casini stated that it will look good.

Chairman Casini asked if the City Engineer had any questions. He did not have any questions.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the new dwelling, subject to the City Engineer's review and approval of the site plan, and subject to the approval and dedication of the plat by City Council.**

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

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**There being no further business, the Architectural Board of Review of February 7, 2019 was adjourned at 3:45 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary, Unapproved at  
Time of Release 02/08/19**