

**MINUTES OF A REGULAR MEETING  
ARCHITECTURAL BOARD OF REVIEW  
CITY OF INDEPENDENCE  
January 17, 2019**

**Old Business:**

1. **8219 Brookside Road, Mike Bublik** – Represented by Platinum Construction for the construction of a new 30' x 40' garage.

**New Business:**

2. **5415 Sprague Road, Angela Conklyn** – Represented by Power Home Solar for the installation of 14 roof mounted modules on the existing residence.
3. **7436 Midland Road, Chris Anderle** – Represented by David Sabol Architect, LLC for an addition to the existing dwelling.
4. **5099 West Creek Road, 6055 Properties, LLC** – Represented by Boyer Signs & Digital Graphics for the installation of a new directional sign.
5. **6839 Bradford Circle, PPN 562-31-098, Pulte Homes** – Proposed new single-family dwelling.
6. **7021 Hawthorn Trace, PPN 563-04-065, Pulte Homes** – Proposed new single family dwelling.
7. **7177 Hawthorn Trace, PPN 563-04-056, Pulte Homes** – Proposed new single family dwelling.

The meeting was called to order at 3:01 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 3, 2019 Architectural Board of Review Minutes.

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There were no additions or corrections.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the Minutes of January 3, 2019.**

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

**8219 Brookside Road, Mike Bublik** – Lafayette Watkins of Platinum Construction was in attendance on behalf of the homeowner.

Chairman Casini asked Mr. Watkins if the Board of Zoning Appeals had approved the variance. Mr. Watkins stated that the Board had approved the requested variance. The Secretary concurred.

Chairman Casini asked Mr. Watkins if he knew why the homeowner wanted to build such a large garage. Mr. Watkins stated that there were a few other large garages in the area. The Chairman stated that the floor plan indicated an 8 inch high door. He believed that it should be 8 foot. Mr. Watkins agreed.

Chairman Casini asked about the down spouts. Mr. Watkins stated that they had a sewer system already, and they would be connected to that system.

City Engineer Ramm asked if there would be any water service in the garage. Mr. Watkins stated that there was no service in the garage. The Chairman stated that there were no floor drains in the garage, and Mr. Watkins agreed.

Chairman Casini asked if there was a reason they were in the back of the garage. He stated that if they were in the front, they would be closer to the drainage. Mr. Watkins stated he would look at it. He stated that the existing were connected to the back. He would tie into those. The Chairman stated it would look better too.

Chairman Casini asked if there was any heating or lighting going into the garage. The Chairman stated that if there would be, Mr. Watkins should submit that to the Building Department.

Mr. Watkins stated that there will be two lights in the front of the garage because he was asked to break up the vinyl. The Chairman stated that he thought the owner would want some lighting inside. It should be handled with the Building Official.

Chairman Casini asked Mr. Watkins if there was a reason to put drain tile on the garage. The Chairman stated that it looked there were trench footings or forms. He stated that he didn't know

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what the reason was for the drain tile. He wanted Mr. Watkins to talk it over with the homeowner because he might not need it.

Chairman Casini stated that on the elevation he was going to try to get Mr. Watkins to cut down the height of the roof; however, it was a 4/12 pitch. He should probably leave it alone. The Chairman stated that the scale was correct. He had checked it.

The Chairman stated that Mr. Watkins would have to put an address sign.

Chairman Casini stated that he was not sure of the detail on the existing window. He stated that it looked like it had a surround around it. He stated that he wanted to make sure Mr. Watkins would repeat it so it would match. He stated that the house would then look the same. The Chairman stated that because of the breakdown of the windows, all of the fenestration, that Mr. Watkins might pick it up by molding or by windows on the garage door so it would tie altogether.

Chairman Casini asked Mr. Watkins if the color scheme would match the existing house. Mr. Watkins stated that it would match.

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

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the proposed new garage.**

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

Mr. Watkins asked the Secretary how long it would take for the approval and permit process. The Secretary stated that the Building Official was out of the office and asked Mr. Watkins to call the Building Department next Tuesday.

**5415 Sprague Road, Angela Conklyn** – Tim Perry of Power Home Solar was in attendance on behalf of the homeowner. He stated that he was the Field Energy Consultant that wrote up the deal for the customer.

Chairman Casini asked Mr. Perry why he didn't square it off and put one more panel on the roof. He stated that it seemed like one panel was missing. Mr. Perry stated that it was probably an oversight on his part. He stated that when he does a proposal for a customer, a lot of it was based on the output of the system; and sometimes they can only put so many panels on. The Chairman stated that Mr. Perry might want to check that. He stated that he was not saying that

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Mr. Perry would have to do it. The Chairman stated that he thought it would complete the block. He stated that he knows the house was set way back.

Mr. Perry stated that he tries to find the ideal price for them to make it affordable for the homeowner. He stated that was the number he came up with. The Chairman stated that he might talk it over with the homeowner for aesthetic purposes.

City Planner Markley stated that he had a general question. He wanted to know if the panels would cover a portion of the house's power needs.

Mr. Perry stated that normally it would have to cover at least 50% of the electric bill average. He stated that they take the whole year and divide it by 12; and if it was \$200 a month, it would have to cover at least \$100 a month. He stated that they usually do between 50% and 90% offset.

City Planner Markley asked if the power that would not be needed go back to the grid? Do they have batteries that they maintain?

Mr. Perry stated that it doesn't use batteries. He stated that they use the grid for the metering. If on a particular day it would produce more electricity than what the homeowner would need, it would go back to the grid. There would be a digital meter that would go backwards. He stated that in the winter time the days were shorter, it would draw from the electric company. It would produce a small amount. He stated that in the summertime, it would probably produce more than what the homeowner would use and will go back into the grid and they would get a full credit. He stated that they average out over the year. He stated that the usage would vary month-to-month as well.

Chairman Casini asked Mr. Perry if they would drop the voltage back into the line site coming into the home before the main breaker? Mr. Perry stated that he did not know that. The Chairman stated that he thought it would because then it would feed back.

Chairman Casini asked Mr. Perry if he knew how much amperage it would produce, an average. Mr. Perry stated that the panels were 300 watt panels. He stated that on a 20 panel system, it would produce 6,000 kilowatts a year. He stated that assuming there were no shading issues. He stated that would be a ballpark. He stated that it was really based on the precise angle. He stated that facing south would be ideal. If it would face south it would capture more than an east/west roof. He stated that 20 panels would produce roughly 6,000 kilowatt hours a year.

Chairman Casini asked if anyone had any questions. There were no other questions.

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Mr. Perry stated that the 30% Federal tax credit would end at the end of this year. He stated that last year and this year they have been crazy busy. In 2020 it would drop to 26%, and then the year after would be 22%, and the year after that it would go away.

City Planner Markley stated that they would have to be eligible. He stated that the home would have to be sited well enough. Mr. Perry disagreed. He stated that you would have 5 years to collect the Federal tax credit. He stated that an average system would be \$30,000; and 30% would be \$9,000. Somebody who pays \$9,000 in a given year would get it back the first year. He stated that some of his clients were retired, and they don't pay \$9,000. You would have up to 5 years to capture that 30%. He stated that most people who were working capture it in the first year. So, they would get it on the following year on their taxes.

Chairman Casini asked if there were any other grants. Mr. Perry stated that there were none for Ohio. He stated that Pennsylvania had 10%, but that was a state grant. Ohio didn't have any. There was just the 30% Federal.

City Planner Markley stated that they would be responsible for the 70%. Mr. Perry stated that they usually get a loan for the whole amount; and then they give them a receipt after it's installed. When they file their taxes they get that money back.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the solar panels.**

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

**7436 Midland Road, Chris Anderle** – Dave Sabol of Dave Sabol Architect, LLC was in attendance along with homeowner Chris Anderle. Mr. Sabol stated that the Anderles purchased the house in July of last year. They wanted to add some amenities to the existing house. Mr. Sabol stated that they would be putting on an addition to the rear of the house, expanding the kitchen, adding a master bath and master bedroom area and some first floor amenities.

Mr. Anderle stated that they received a variance in October of 2018.

Chairman Casini asked if the addition would be blending right into the roof line based on the roof plan. Mr. Sabol agreed. The Chairman asked if the roof shingles would be replaced. Mr. Sabol stated that entire house would be replaced with new shingles. Mr. Sabol stated that they would also be painting the entire house. The brick right now was a tan brick, and it would be painted.

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Chairman Casini asked Mr. Sabol what the color scheme would be. Mr. Sabol stated that it would be a gray color. He stated that if they could get shutters up, there would be black shutters with white trim on the windows. Mr. Sabol stated that the siding would tie into the gray brick. Mr. Anderle stated that the roofing material would be black with gray and white specks in it.

Chairman Casini stated that he had not problems with the addition. He asked the City Engineer if he had any questions.

Mr. Sabol stated that they would try to salvage a lot of the brick that was on the back of the elevation as a brick face, and then they would have siding to complement the painted brick along the front.

City Engineer Ramm stated that all the rear yards in the area were kind of flat, and there was a history of drainage issues. He stated that it was not flooding per se, but just water getting stuck. The City Engineer stated that they were looking at the possibility of working with Mr. Anderle to try to get something in there before the addition because it might make things tighter. He stated that he wanted to reach out and talk to Mr. Anderle. Mr. Anderle stated that would be great. The City Engineer stated that the City sometimes participates in some projects if they feel there is a benefit.

Mr. Anderle stated that when he was at the Zoning meeting, the woman who lives behind him brought that up; and apparently someone a couple of doors down had an addition and took the gutters out, and all the water was falling to the back of his property. Mr. Anderle stated that he and his neighbor want to take the tree out in the backyard. He stated that he would like to put a shed back there to store items because they have a small garage. He stated that they would also like to put some nice shrubbery to give them privacy.

City Engineer Ramm asked if the new down spouts would tie into the existing house. Mr. Anderle stated that they would.

Several people began speaking at once.

City Engineer Ramm asked Mr. Anderle when he was going to start the addition. Mr. Anderle stated that it would probably be in late March or early April. He stated that he thought he had to get a shovel in the ground because of the variance. It would expire in June.

**City Engineer Ramm made a motion, seconded by Chairman Casini, to approve the addition.**

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

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**5099 West Creek Road, 6055 Properties, LLC** – No one was in attendance.

**6839 Bradford Circle, PPN 562-31-098, Pulte Homes** – Jamey Heinzman of Pulte Homes was in attendance. She stated that the proposed house was to be located in the new phase. She stated that it was the first lot in the new phase. There was nothing to compare it to since it was the first lot sold.

City Engineer Ramm asked if it was a sold house and not a model. Ms. Heinzman stated that he was correct. She stated that they were keeping the same model. She stated that Sublots 124 and 126 will not be developed until later since they were located near the model.

Ms. Heinzman stated that the proposed house was the Lyon plan, which the Board has seen a couple of. She stated that it was the ranch with the first-floor master. She stated that it was really popular. She stated the house would have a loft and a bedroom on the second-story area with a standard basement. She stated that there would be a covered porch on the house. It will be cedar posts and columns. She provided a rendering. It would also have a natural cedar stain. The Chairman asked if the brackets would be cedar also. Ms. Heinzman stated that they would be.

Chairman Casini asked if there was any reason not to match the width of the masonry. He stated that there was a foot difference. Ms. Heinzman stated that it was to center the door on it. The Chairman stated it would be alright.

Chairman Casini asked Ms. Heinzman to put something on the side elevation to break up the mass. He stated it could either be a slight projection or a wide board. Ms. Heinzman stated that they could do a band board. She stated that they didn't have the same concerns in that area as they did on Hawthorn. She stated that you would not see the sides of these houses. The Chairman stated that the neighbors would see them. Ms. Heinzman stated that they could do a band board. The Chairman stated that he thought it needed something based on the scope of the massive size.

City Planner Markley asked if Ms. Heinzman could put some of that shake that she would be doing on the dormer on the side. Ms. Heinzman stated that they would do the band board so the homeowner would not have to incur additional costs. She stated that finding a distance halfway between the top of the window header and the top of the gable would work.

Chairman Casini stated that the house looked good. He didn't compare the look-a-likes. Ms. Heinzman stated that there were no look-a-likes. There were no other houses over there.

Ms. Heinzman stated that the only item of note is they were either going to do tall walls for the covered porch, or they might have to do a deck. She stated that the grade does drop off. She stated that they will handle that with the Building submittal.

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Ms. Heinzman stated that the color scheme was presented. She stated that they also had an address block. Ms. Heinzman stated that for the comment that came out of the last Architectural Board of Review meeting; they were working on two different solutions to the lighting, either getting with the HOA to have up lighting on the address block or a lighted box. She stated that there would be more to come, but those were the two avenues they were working on.

Chairman Casini asked if the cedar columns on the front would be solid. Ms. Heinzman stated that she believed they were wrapped. She stated that the color scheme would be Weatherwood. She stated that they have Flagstone siding. The shake would be Weathered Gray. The front door would be Foothills. She stated that there would be shutters on the front and Black Rundle brick. The trim would be white.

Chairman Casini asked if there were any questions. City Engineer Ramm had no questions.

City Engineer Ramm asked Ms. Heinzman how quickly was she looking to get the building permit. She stated that they would probably submit early to mid-next week. She stated that Jim had talked to the City Engineer. She stated that she knows that there was some stuff that would have to happen with the plat and stuff. She stated that she didn't know where that was. She stated that she knew earlier in mid-December when she knew she was submitted to the ARB; they were trying to say they were going into building on "x" date. It sounded like all the things were check marked so they could just continue on their normal permit timeline that they have going on. She stated that if there were any red flags, perhaps they could meet. She stated that they had two lots lefts, and the two on the other side of the model. The next time she comes, she believes she has two or three houses she was coming for the next phase.

City Engineer Ramm stated that he knows they were looking to be on the Planning Commission for final plat approval and dedication for February. He stated that was just Planning, and Council would need to accept the final plat. He stated that there was a process, but he didn't think it would hold up the permit because he thought that they consider the first permit to go with the whole permit. Ms. Heinzman stated that in communities with models, she stated that the model was different.

City Engineer Ramm stated that he was sure that Phase 4 was the same way. They were kind of out in front of the model before the planning and dedication. He stated that it all worked out. He stated that they will have to be creative and find that common line.

City Engineer Ramm stated that the final plat was for records purposes only recorded. Ms. Heinzman stated that was why Lori was asking about the final addresses. She stated that they had an address, but she didn't think it was the final recorded one.

Lieutenant Reis asked about the mailboxes for the next phase. City Engineer Ramm stated that there would be the one.



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City Engineer Ramm asked if there was a way to incorporate possibly an arm with a hanger underneath the post lamp. Ms. Heinzman stated that she mentioned it a few minutes ago. She stated that she talked to Keith Filipkowski about that. She stated that they were working on two proposals. She stated it would either be up lighting on the address; but the new houses weren't nearly as far back. She stated that the other one would be the LED light boxes on the house. It would be one of those two. They were just working through it.

Chairman Casini asked if it would be the new development. Ms. Heinzman agreed.

Chairman Casini stated that he wished she would look at half overhangs on overhead garage doors. He asked if Ms. Heinzman knew what he was talking about. Ms. Heinzman stated that she did remember. The Chairman stated that he was going to show her one now. The Chairman stated that they just don't look right, and they don't protect the overhead door. Ms. Heinzman stated that she had never heard one customer in all of their communities have a concern with that. The Chairman stated that they don't understand it that was why. Ms. Heinzman stated that she didn't know if it was a need. The Chairman stated that it was aesthetics looking at it; and secondly, it would be functional. He stated that overhangs on overhead doors were fantastic for protection. Ms. Heinzman stated that she agreed, but she didn't think it was something that the homeowner would be desiring. They don't want to pay for it.

Chairman Casini asked if Ms. Heinzman breaks down that little piece. He stated that it wouldn't cost them another \$1,200. Ms. Heinzman stated that when you add it onto the price on the top of it. The Chairman stated that once they would design a basic house, they wouldn't tell a customer they could take it out. Ms. Heinzman stated that the pricing had already been established, and those were already bought homes at "x" cost. The Chairman asked if the home was already bought in the new development. Ms. Heinzman stated that they have a signed contract. She stated that the only spec they have done and it was now a sold house was the first Lyon. She stated that every single house she brings the Board was a sold contracted home.

Chairman Casini stated that he was not sure where the new development was. Ms. Heinzman stated that it was the extension.

Several people began speaking at once again.

Ms. Heinzman stated that the new phase would be a combination of front load and side load garages based on the lots. She knows that the first few she was bringing were side load, but they will have, depending on the lot conditions, they will have front loads in the new phase.

City Planner Markley asked if they would be bringing new models into the new phase. Ms. Heinzman stated that there were a few smaller. She stated that the Lyon, and a few smaller houses due to the lot fit that they could not be as deep. She stated that would be the Greenfield and the Riverton. She stated that they were a bit smaller in square footage and price point. She

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stated that they would still meet Gene's approval. She stated that they had to work through some stuff like that. They would all fall within those HOA guidelines.

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

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

**7021 Hawthorn Trace, PPN 563-04-065, Pulte Homes** – Jamey Heinzman of Pulte Homes was in attendance.

Chairman Casini stated that he was okay with this house.

Ms. Heinzman stated that house will be built on Sublot 153.

Chairman Casini stated that he had no questions on the house, except that Ms. Heinzman could extend the garage roof a little bit. Ms. Heinzman stated that she thought the Chairman liked them, but then he didn't like them.

Ms. Heinzman stated that there would be a combination of Fort Harris and Bucks County. They have Heather siding. The front door would be Gray Harbor. The roofing would be Weatherwood, and the trim would be Extra White.

City Planner Markley asked Ms. Heinzman if they would keep the large model or put up a small model in the next phase. Ms. Heinzman stated that she didn't know the answer to that question. She stated she didn't know of a new model location. She was not for sure about all those things, and there were lots of different things to consider with that lot because it's a smaller lot. She stated that there were things to be considered.

Chairman Casini asked the City Engineer if he had any questions. The Chairman stated that the house was very nice. He liked it. The Chairman stated that there needed to be an address sign on the house. Ms. Heinzman pointed out where the address sign was. The Chairman stated that he missed it.

City Engineer Ramm asked about the overhang.

Several people began speaking at once again.

Ms. Heinzman stated that halfway through they were doing overhangs, and halfway through the community the Board didn't like them anymore so that was why she stopped doing them. Ms.

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Heinzman stated that she could look at what the other Deer Valley houses have. Chairman Casini stated that he never said he didn't like the overhangs.

Ms. Heinzman stated that they did do an overhang on Sublot 137. She stated that they have since added a window. She stated that if the Board wanted the overhang, they could add it back, but in the new phase since the sides were not exposed.

Several people began speaking at once again.

Chairman Casini stated that the overhang would need help. It was so thin. He didn't know if there was any way to bring it down there. He stated that it didn't look good. Ms. Heinzman stated that they could not do because they don't have the space. If they could extend the garage, it would be increased, so they could continue out the plane without it looking like it was tacked on. She stated that they did it on Sublot 139 and 140, and it wasn't well received. The Chairman asked if Ms. Heinzman had a complaint from the owner. She stated that other people saw it. The Chairman stated it had no body to it, there was no mass. Ms. Heinzman showed an example of one they did. She stated that from the front it looked disproportional. The Chairman stated that she needed to do something to the plan. Ms. Heinzman stated that the only way they could do it would be to pull the garage out so that it made the garage wider; but they don't have the space to do that with that lot to make the garage wider. The Chairman stated that he wasn't saying it on this lot, but she should take it into consideration for their future development, some of them. He stated that it may fall into place. Ms. Heinzman stated that they do have other places where they do different things on the side elevations. She stated that she will let it be known.

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

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

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

**7177 Hawthorn Trace, PPN 563-04-056, Pulte Homes** – Jamey Heinzman of Pulte Homes was in attendance. She stated that it was the same elevation that the Board saw on Sublot 106, but it was just a different color. She stated it was a similar elevation. She stated that they could apply the same band board on this house as they will on the other elevation.

Ms. Heinzman stated that they put an optional bay window on the back of the house, so they have a cantilever bay on the owner's retreat.

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Chairman Casini stated that this house was similar to the other one presented. The Chairman asked what the color scheme. Ms. Heinzman stated that the siding was Soft Maple. The shake was Natural Cedar. The front door was Van Dyke Brown. There were no shutters on this house, and the trim will be White. She stated that the stone would be Aspen. She stated that this house would have the same cedar on the elevation.

City Planner Markley asked Ms. Heinzman how they would treat the bottom of the bump out. Ms. Heinzman stated that she believed it would be a soffit material because it would be exposed.

City Planner Markley asked if Pulte builds the decks for the houses. Ms. Heinzman stated that they could add the deck into the mortgage, but Pulte contracts out. The City Planner asked if they had done cantilevers on the deck. Ms. Heinzman stated that Klassic Decks is one of the people they have the arrangement for that. She stated that they would come out and put the ledger board in. City Planner Markley stated that with cantilever they would be going into the house. Ms. Heinzman stated that if they would be adding a deck as part of the process, they would come out mid-stream.

Chairman Casini asked if there were any questions. The City Engineer had no questions.

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

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

Ms. Heinzman wanted to know if the Building Official gave approval on the houses for look-a-likes. The Secretary did not know. Ms. Heinzman stated that she thought they were fine. The City Planner stated that he was sure the Building Official would look at that administratively.

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

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

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**There being no further business, the Architectural Board of Review of January 17, 2019 was adjourned at 3:55 p.m.**

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**Chairman Norm Casini**

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**Debi Beal, Secretary, Unapproved at  
Time of Release 01/18/19**