

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
July 31, 2019**

New Business:

- 1. 7719 Hillside Road, Anna Loboda** – Represented by Marek Builders for the construction of a two-story addition to the east side of the existing dwelling.
- 2. 6311 Dora Blvd., Wayne & Kelly Bilinovic** – Represented by Down to Earth Landscape for the installation of an in ground swimming pool.
- 3. 6591 Bexley Court, John & Kaye Tonsetic** – Represented by Lustik Homes for the construction of a new single-family dwelling.

The meeting was called to order at 3:09 p.m. by Acting Chairman Building Official Michael Gero and the following responded to Roll Call:

PRESENT: **Michael Gero, Building Official**
 Don Ramm, City Engineer
 Jeffrey Markley, City Planner
 Don Reis, Fire Lieutenant

ABSENT: **Norm Casini, Chairman**
 Steve Rega, Fire Chief

Acting Chairman Gero stated that the Chairman had something come up, was running late and would try to attend the meeting.

The Acting Chairman stated that the Board will wait to approve the Minutes.

7719 Hillside Road, Anna Loboda – Bob Marek of Marek Builders was in attendance on behalf of the homeowner.

Acting Chairman Gero asked Mr. Marek to explain the project.

Mr. Marek stated that he would be doing an addition on the side of the house. It would be a two-story addition.

The Acting Chairman asked Mr. Marek if he had a site plan. Mr. Marek stated that he did not. He stated that there was plenty of room. They would still be 25 to 30 feet off of the side yard.

City Engineer Ramm provided an aerial map of the property.

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Mr. Marek stated that the addition would come to the first tree on the map. He stated that there would be a lot of room.

Mr. Marek stated that they would be putting the addition onto where the gable came out.

Acting Chairman Gero asked if everything was brick that was existing on the home. Mr. Marek agreed. He asked what color was the existing brick.

Mr. Marek stated that the brick was a reddish color, and they would be painting the house in a color comparable to the siding which was called Storm. He stated that they would be putting new windows in the existing house. They would be white with white trim and white overhangs. He stated that the roof was only four years old, so they would try to match that as close as possible.

Acting Chairman Gero asked about the stone fireplace. He asked Mr. Marek if they would be painting that.

Mr. Marek stated that it might stay. He stated that it was more of a Taupe color to begin with.

The Acting Chairman asked if the fireplace was stone. Mr. Marek stated that it was stone and not brick.

The Acting Chairman asked about the doors. Mr. Marek stated that they had a matching door on the house right now. The doors would be a wood stain and match the existing door.

Acting Chairman Gero stated that the left elevation was all existing.

Mr. Marek stated that the addition will have a foundation under it.

Acting Chairman Gero asked the City Engineer if he had any questions.

City Planner Markley stated that they were trying to get a sense of what would be seen from the road.

Mr. Marek provided what would be seen from the road.

Several people began speaking at once.

Mr. Marek stated that there was a side load garage on the existing house.

Acting Chairman Gero asked about the gutters and downspouts. He asked if Mr. Marek would be able to tie into the existing ones.

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Mr. Marek stated that there was a storm running up. He stated that it was a shallow storm, but he saw it going to the culvert by the street. He stated that he thought they should be able to tie into that one.

City Engineer Ramm asked if there was a sump pump in the current basement. Mr. Marek stated that the house did not have a basement. It was on a slab.

Mr. Marek stated that he checked, and the footers were approximately 42 to 48 inches down. He stated that there was nothing in the basement except they would put a sump pump in coming out to the drain tile to the storm.

City Engineer Ramm asked if there would be basement service for sewers.

Mr. Marek stated that there would be nothing in the basement, only bathrooms on the first and second floors.

City Planner Markley stated that there was not much grade change.

Acting Chairman Gero asked if the lot sloped off a little bit. Mr. Marek agreed.

Acting Chairman Gero asked if there would be any foundation exposed on the front. Mr. Marek stated that it would be a little bit. They will put grade brick on the front.

The Acting Chairman asked the City Engineer if he had anything further.

City Engineer Ramm stated that there was nothing further.

The Acting Chairman asked the City Planner if he had anything.

City Planner Markley asked Mr. Marek if he was losing the driveway.

Mr. Marek stated that he would not be changing the driveway.

The Acting Chairman asked the City Engineer if he would need a site plan.

The City Engineer stated that he didn't think so.

Mr. Marek stated that the addition would be coming perfectly square off the gable.

City Engineer Ramm asked Mr. Marek if he would be matching the finished floors. Mr. Marek stated that he was, but they would have to drop it a little bit on the new foundation. The City Engineer stated that there would be not much to veer from.

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Acting Chairman Gero stated that the foundation would have to match the existing so there would not be an elevation change.

The City Engineer stated that he thought he was fine with no site plan.

City Planner Markley stated that there was a mailbox at the road, so there would be an address on that.

Acting Chairman Gero stated that the address should be on the house.

Mr. Marek stated that they could put something by the new front door or on the siding.

Acting Chairman Gero stated that it would be fine.

Acting Chairman Gero made a motion, seconded by City Engineer Ramm, to approve the addition.

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

6311 Dora Blvd., Wayne & Kelly Bilinovic – Adam Ressler from Down to Earth Landscape was in attendance on behalf of the homeowners.

Mr. Ressler stated that they would be installing an 18' x 34' in ground swimming pool. He stated that it would be directly behind the residence. He stated that he provided scaled drawings.

Acting Chairman Gero asked if the shed would be 70 feet from the edge of the pool. Mr. Ressler agreed. There would be plenty of backyard.

Acting Chairman Gero asked if the deck was existing. Mr. Ressler stated that it was. Acting Chairman Gero asked if the pergola was a future project. Mr. Ressler stated that it was to be done in the future. He stated that the homeowners had an architect do the renderings. Mr. Ressler stated that they would be doing just the pool. He stated that they would also be doing the concrete around the pool. He stated that the concrete would just come straight across the back, probably 8 or 10 feet out.

The Acting Chairman asked if there was going to be an automatic pool cover. Mr. Ressler stated that there would be one.

Acting Chairman Gero asked where the equipment for the pool be located. Mr. Ressler stated that it would be on the side of the house. He stated that the air conditioner was there already, so

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the equipment would be adjacent to the air conditioning. Mr. Ressler stated that the gas meter was located on that side, and the electrical comes in there as well.

Acting Chairman Gero stated that it would be located on the garage side for the neighbor.

Acting Chairman Gero asked the City Engineer if he had anything.

City Engineer Ramm asked if Mr. Ressler was higher than the existing grade. Mr. Ressler stated that he would be. The City Engineer asked about the drain lines connecting. He asked if the footer would also connect to the downspouts. Mr. Ressler stated that he would connect it to the downspout on the southwest corner of the house. He stated that the other side was on a slab so there was not a basement underneath it.

City Planner Markley asked Mr. Ressler if it was typical with their pools that they did not do floor drains anymore.

Mr. Ressler stated that they do floor drains on the deep ends, but the pool will only be 5 ½ to 6 foot pool with the water level; so it would be nothing but a toe buster if they would be in there. He stated that they were so big and bulky, and you would need two of them 24 inches apart so you wouldn't get your hands stuck to them. You can't put those in the shallow pools. There would be no main drain.

City Planner Markley asked about draining the water out. Mr. Ressler stated that he has yet to drain the water out of any of those; but he would suppose that you would just put a sump pump in there.

City Planner Markley stated that you would keep the water in all winter long.

Mr. Ressler stated that you would drain it down below the skimmer just to winterize the pool, and that would be it.

Acting Chairman Gero asked the City Engineer if the yard was pretty flat.

City Engineer Ramm stated that there was a gentle grade to due north.

City Planner Markley stated that the pool area looked fine.

City Engineer Ramm stated that it seemed like it would fit pretty nice there.

Mr. Ressler agreed.

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City Engineer Ramm asked Mr. Ressler if he was going to get a concrete permit and also a miscellaneous patio permit.

Mr. Ressler stated that once they get the pool in, he will flag it and come back and get the concrete permit and give dimensions.

City Engineer Ramm stated that he would also need a sewer permit for the drain tile and connection to the downspouts.

Mr. Ressler stated that he never did that before, but he could.

Acting Chairman Gero asked Mr. Ressler if the fence was already up.

Mr. Ressler stated that it was up in some sections, but there were three different fences going on from adjacent neighbors. That was why he provided the information on the latching fence that they would put in when it was done.

Acting Chairman Gero asked if it would go completely around.

Mr. Ressler stated that it would go around the whole yard again like it did before.

Several people began speaking at once again.

City Engineer Ramm stated again that they should have a storm sewer permit.

Mr. Ressler stated that it would not drain anything because the pool and concrete would be higher. He stated that they weren't meant to drain anything other than in the event the water would get around the gravel.

The City Engineer asked Mr. Ressler if he was still running a pipe in and tying it into the downspouts.

Mr. Ressler stated that he was. He stated that it was PVC on that side of the house.

City Engineer Ramm asked if that was the side Mr. Ressler was going to.

Mr. Ressler stated that he would be going to the northwest side. He stated that when he digs his trench he will tie it in.

City Engineer Ramm stated that he thought they should have a simple storm sewer permit.

Mr. Ressler agreed.

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Acting Chairman Gero made a motion, seconded by City Engineer Ramm, to approve the in ground pool.

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

6591 Bexley Court, John & Kaye Tonsetic – Gene Lustik of Lustik Homes was in attendance.

Acting Chairman Gero stated that new dwelling would be right at the bend on Bexley. Mr. Lustik stated that it was right next to the house that was being constructed now.

Acting Chairman Gero stated that the chimney would need to be stone or brick, not siding.

Mr. Lustik stated that the homeowners had their own architect do the drawings. Acting Chairman Gero asked what were the colors of the proposed house.

Mr. Lustik provided a brochure showing the colors that were picked out. Mr. Lustik stated that the shutters would be Brown.

The Acting Chairman asked if there would be White trim around the windows. Mr. Lustik stated that it would be White.

Acting Chairman Gero stated that the driveway would be located on the left side.

The Acting Chairman asked the City Planner if he had any questions or comments.

City Planner Markley asked about the screened porch. He asked if it would be a three or four season room.

Mr. Lustik stated that it was just screened.

City Planner Markley stated that he was not sure initially if those were just panels. He stated that he saw a screened panel. When he was looking at the floor plan, he was trying to figure out if that was an all-purpose room or not.

Mr. Lustik stated that it would be strictly a screened porch.

Acting Chairman Gero asked Mr. Lustik if he was going to do grade brick around the three elevations and on the front would be stone.

Mr. Lustik agreed.

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Acting Chairman Gero asked the City Engineer if he had any questions.

City Engineer Ramm stated that he didn't have any questions. He thought the site plan looked pretty thorough, but the Engineering Department hasn't reviewed it yet. He asked Mr. Lustik if he submitted it yet.

Mr. Lustik stated that he submitted it. He stated that he brought it to the Building Department.

Acting Chairman Gero stated that Mr. Lustik would need to have an address plaque on the hosue.

City Planner Markley stated that the most pronounced location was the garage.

The Acting Chairman agreed. He stated that he had no other questions or comments.

Acting Chairman Gero stated that the brick on the house would be Gold Ledgestone.

City Engineer Ramm made a motion, seconded by Acting Chairman Gero, to approve the new dwelling, subject to the review and approval of the site plan by the City Engineer, address plaque on the house and the chimney being revised to stone or brick.

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

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

Acting Chairman Michael Gero

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