

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

New Business:

- 1. 7524 Dalebrook Road, Andrew Kovesdi** – Proposed three season room.
- 2. 5005 Rockside Road, Burgers 2 Beer** – Represented by Mann Parsons Gray Architects for proposed interior renovation and patio addition to the former restaurant site.
- 3. 6803 Bradford Circle, PPN 562-31-095, Pulte Homes** – Proposed new single-family dwelling.
- 4. 6855 Brettin Drive, Mercedes Perz & Jorge Barrameda** – Represented by Great Day Improvements for a proposed seasonal patio room.

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**
 Michael Gero, Building Official
 Don Ramm, City Engineer
 Jeff Markley, City Planner
 Don Reis, Fire Lieutenant

ABSENT: **Steve Rega, Fire Chief**

Chairman Casini asked if there were any additions or corrections to the February 7, 2019 Architectural Board of Review Minutes.

There were no additions or corrections.

City Engineer Ramm made a motion, seconded by Building Official Gero, to approve the Minutes of February 7, 2019.

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

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7524 Dalebrook Road, Andrew Kovesdi - Homeowner Andrew Kovesdi was in attendance.

Chairman Casini asked for a synopsis of what Mr. Kovesdi would be doing. Mr. Kovesdi wanted to give the Board another sheet highlighting what was going to be new construction.

Mr. Kovesdi stated that he was going to enclose the back of his house. It was a "C" shape, and the Board could see the south view of the house on the presented drawing. Mr. Kovesdi stated that the top picture on the left was the existing back. The Chairman asked if Mr. Kovesdi would be enclosing the back. Mr. Kovesdi agreed. He stated that it would be on the south wall and a little on the east wall.

Chairman Casini stated that he noticed a beam. Mr. Kovesdi stated that there would be a laminated beam going across for extra support. That would be new. The Chairman asked what the panels would be made out of. Mr. Kovesdi stated that there would be knee walls which would be insulated. There would also be panels, and then sliding glass door. He stated that there would be sliding windows with screens. He stated that would be on the south side. On the east side there would be a knee wall with one sliding window also.

Building Official Gero stated that on the west side, the far west side, that would be existing and it would tie into an existing roof already. Mr. Kovesdi agreed. It was on the west side of the house. The Building Official asked if that area was already enclosed. Mr. Kovesdi stated that it was. He stated that other than the new wall being there, it was just a square opening right now. He stated that it was under cover there. It was not enclosed. Mr. Kovesdi stated that there was a door on the far left side going into the laundry room right there.

Chairman Casini asked if Mr. Kovesdi priced out the construction of the three season room. Mr. Kovesdi stated that he has the guy coming back from American Patio Rooms.

Chairman Casini asked if the patio floor was in place. Mr. Kovesdi stated that there was no floor there yet. He stated that he was waiting for the weather to break. The Chairman asked Mr. Kovesdi if he was going to heat the room. Mr. Kovesdi stated that he was not planning on heating it.

Mr. Kovesdi stated that they want to put a six inch gutter on the back of the new roof. It would be on the south wall and tying into the existing downspout that was on the left and right side. He stated that there were two downspouts already there. They would tie into those. The Chairman asked if they would tie into the overhang at this point. Mr. Kovesdi agreed.

Building Official Gero asked if the room would be a patio enclosure type of thing, extruded aluminum. Mr. Kovesdi asked if the Board needed to see the samples. He brought them with him. The Chairman asked what color was Mr. Kovesdi planning on doing the room in. Mr. Kovesdi stated that it would be a sand color. The Chairman stated that it would match the brick

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also. Mr. Kovesdi provided a sample of the ceiling insulated panel. There would be silicone on both sides. He stated that it would all be extruded aluminum. Mr. Kovesdi stated that the windows would be glass and screens. He stated that he was told once they get the bottom knee walls in and the sliding windows, then they would measure the fixed glass that will be on top.

Building Official Gero stated that the bottom panels would be solid, and the top panels above the sliding windows would be glass.

Chairman Casini asked if the section would be at least 18 inches off the ground. Mr. Kovesdi stated that he believed it would be about 18 inches. The Chairman stated that otherwise they would have to be tempered glass. Mr. Kovesdi stated that he was sure the sliding windows would be tempered glass and also the sliding door. The Chairman stated that they wouldn't have to be if they were above 18 inches off the grade.

The Chairman stated that the drawing didn't have any details, but he wanted to make sure that Mr. Kovesdi was careful tying into the building right there, especially with the winters. He stated that it should be properly flashed. He stated that if it would ice up and dam up, there would be a lot of problems there. Mr. Kovesdi stated that the existing roof was not that old. He stated that there were two rows of ice guard on there already. He stated that they would tie in under that. The Chairman stated that was the connection point.

Mr. Kovesdi stated that it was American Patio Rooms. They have been in business quite a long time. He stated that he knew a guy who worked for him 20 years ago. They have been around for a long time.

Chairman Casini stated that also on the outside walls, would Mr. Kovesdi be putting a foundation there. Mr. Kovesdi stated that there was an existing foundation there now, and it appeared that it was enclosed a long time ago or something was there. He stated that there was foundation work already underneath there. They would just be putting a fresh row of cinder block there. Mr. Kovesdi stated that they had already excavated it once to check for depth. He stated that if they have to excavate a couple of spots for the inspector to inspect all of that, they could do that.

Chairman Casini stated that normally the footers go down 42 inches. Mr. Kovesdi could check it to make sure so there wouldn't be any lift. There was a lot of façade, and it was pretty wide. The Chairman stated that he didn't want that glass to crack. Mr. Kovesdi stated that he understood.

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

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the three season room.

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

5005 Rockside Road, Burgers 2 Beer – Architect Ian Jones of Mann Parsons Gray Architects was in attendance.

Mr. Jones stated that the project was a whole restaurant buildout; but as far as the extra improvements, it was an outdoor patio with a bar area. Then the patio will have a stamped concrete floor, some fencing along the perimeter with planter boxes with a cement fiber board finish to them. Then the exterior improvements use more of the fiber cement to just clad the existing masonry exterior.

Chairman Casini stated that basically they were developing a structure at this point to support a cover over the bar. Mr. Jones agreed. The Chairman stated that the balance was really landscaping and closures. Mr. Jones agreed. Mr. Jones stated that it would also be the exterior elevations they would add a cement fiber board.

Chairman Casini asked Mr. Jones why did they (inaudible) instead of a tube to make it look neater or cleaner. Mr. Jones stated that they wanted that look. He stated that they tried to replicate. The Chairman stated that they had a polished looking building. He asked if they wanted to go rough looking? Mr. Jones stated that they wanted to bring the interior out.

The Chairman asked if the beams were all “H” sections. He asked if there were steel joists going across. Mr. Jones stated that they were louvers that were aluminum too. The Chairman stated he was wondering why they didn’t polish it up a little bit.

Mr. Jones stated that in the interior they were doing a lot of steel elements, so they will use the wire mesh. He stated that they were trying to bring that to the outside. The Chairman stated that it was rough looking, and it was an exposure of structure and that was fine.

Chairman Casini stated that he had one concern about something. He didn’t know if Mr. Jones checked the code. There was only one means of egress out of the control area, and there were at least 94 people in there. There was some exiting out of the building. The Chairman asked if the exit requirements meet the code? Building Official Gero stated that the Plans Examiner was checking that also. Mr. Jones stated that was something he should double check.

Building Official Gero stated that they would have two egresses coming out of the building. Mr. Jones stated that the Life Safety Plan did show both of those, and they would use that sole door.

Building Official Gero stated that it looked like an occupancy of the indoor bar of 22 seats.

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Mr. Jones stated that the occupancy total, including the patio, which would be considered 99; it would all add up to 237. He stated that the interior occupancy would be 138.

Building Official Gero stated that they would have that load coming out of those two exits, plus the main exits. There would be 100 people coming to the one exit there. The Building Official stated that Mr. Jones might have to look at that. There might have to be another gate somewhere. He stated that might come up on the plan review. The Building Official stated that he talked to Andy Gray when the drawings were submitted. He wanted to get them sent out right away, and the Building Official told him it could be subject to him having to redo something that came out of Architectural Board. The Building Official hadn't gotten any response back from the Plan Reviewer.

Several people began speaking at once.

City Planner Markley asked Mr. Jones about the safety bollards to keep from vehicles hopping the curb and coming in. Mr. Jones stated that they didn't have those designed as structural element. The City Planner asked Mr. Jones if he could. Mr. Jones stated that they could. He stated that they could conceal the bollards within the planter box.

Chairman Casini asked how close would they be from the curb. Mr. Jones stated that they were right on the sidewalk. The Building Official asked if there was a site plan showing the parking area. Mr. Jones stated that he did not. The Chairman stated that it was important.

City Planner Markley stated that given the tragedy that they had where the car hopped the curb and then went into the building.

Several people began speaking at once again.

City Planner Markley stated that they had somebody crash into a café and kill a woman, and it was an older gentleman who hit the gas instead of the brake. It was in Geauga County.

Several people began speaking at once again.

City Planner Markley stated that they could pour the walls of the planter, if it would be a masonry planter, and make it structural. Mr. Jones stated that they would have to make sure they were anchored. City Planner Markley stated that the fence posts could be structural also.

Chairman Casini asked if it would be a new structure right along the building. Mr. Jones stated that it was. The Chairman asked if there was support for the lighting. Mr. Jones stated that it would be an aluminum post by the fence manufacturer. The Building Official stated it was a tall post with the lighting being the Edison type patio light. Mr. Jones stated that it was correct.

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Chairman Casini asked if there were going to be any heating elements out in the patio at all. Mr. Jones stated that he didn't believe so. The Chairman stated that the patio would be seasonal then. Mr. Jones agreed.

Chairman Casini stated that he believed the Board would need a site plan indicating what they would be doing along the drive and the parking area that would be adjacent to it.

Building Official Gero stated that one other thing that would be needed for the building permit would be a letter of consent from the owner.

Mr. Jones asked the Board what they thought would be an adequate spacing for the bollards. He stated that a car was typically six feet wide. The City Planner stated that he was going to go with four. Mr. Jones stated that maybe it could be five on center. The City Planner stated that he was sure there was a standard for that. The Chairman thought it would be four.

Several people began speaking at once again.

Building Official Gero asked if the sidewalk would remain. Mr. Jones stated that it would remain. The Building Official asked if the bollard would be in the parking lot, the sidewalk portion.

City Planner Markley stated it would probably be inside the sidewalk integrated into that space. The Building Official stated it would be up by the fence. Mr. Jones stated that they would try to preserve the sidewalk and dig the footer for the bollard right inside the edge of the sidewalk.

Chairman Casini stated that he would think they would put some kind of stops for the automobiles not to get past that point also.

Mr. Jones stated that they could put a parking stop in front of the edge of the sidewalk. The Building Official stated that he thought there was a curb there now.

City Planner Markley asked if there was a parking stop also. Lieutenant Reis stated that there was not. The City Planner stated that the curb would be the stop. The Chairman stated that they had a wide sidewalk.

Several people began speaking at once again.

Building Official Gero stated that what would help too would be some photographs of the area.

Chairman Casini stated it would depend on how they would design the space. The Chairman stated that Mr. Jones would have to cut a section through the whole thing showing how it would

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be with a pre-strop and however their line of defense prior to another car continuing in and getting into the area.

The Chairman referred to the drawing asking if the poles would support the lighting. Mr. Jones stated that they would. The Chairman indicated where poles would be needed. Mr. Jones stated that they would be structural as far as the lights were concerned, but not substantial.

Chairman Casini wanted to have a cross section also showing how high the lighting would be, how it would be draped. The Chairman thought the City Planner would want to know what was going to be in the planters. City Planner stated that he was looking to see how detailed that safety structure was. He stated that the only other piece he would be curious about would be the exit because they would be serving beer out there. He would want to see the control points, an alarm system. Mr. Jones stated that typically it would be an emergency egress only. Nobody could enter from the patio then.

Chairman Casini stated that there was one exit shown, and he thought they would need another one somewhere around there. The Chairman asked if they would be using low level lighting. Mr. Jones stated that it was low voltage, 1.5 LED festoon light string. Mr. Jones stated that the canopy would be at 10 feet above finished floor. He stated that those posts would meet that elevation, and they would be strung directly across.

Chairman Casini asked if they would be picking up anything on the main entrance. He asked if they would be changing the colors or anything. Mr. Jones stated that they would be. The Chairman asked if anyone had a rendering of what it would look like. Mr. Jones stated that they had something that was preliminary, but they did not match the submitted materials exactly. He stated that if the Board wanted to flip to Sheet A2.1, that would show each elevation. Mr. Jones stated that the entry would be separate from most of the elevations. He referred to the three drawings showing the entry. They would all use the material presented. He stated that it would be cement fiber board, and it would be clad on top of the existing. It would use a type of metal bracket; and then it would be basically hung. The Chairman stated that it would just change the looks of it then. Mr. Jones stated that along the material they would use the different finish, the same system and then over the windows it will be the other pattern. He stated that between them there would be a seam, it would not be a water tight type of system; it would be more of a rain screen so the water would still go down the back. Mr. Jones stated that there would be drip edges. There would be a lot less for sure.

Building Official Gero asked the Chairman to flip back to the plan view. He wanted to see how the garage doors were playing into it. The Building Official stated that the drawing was showing three on A2.1. He asked if it would be fixed pane. Mr. Jones stated that was just the existing glass. The Building Official stated that there would be two garage doors in the building, not part

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of the new structure on the outside. Mr. Jones stated that it would be within the existing openings of the building. He stated that the center portion would just be existing glass.

Chairman Casini asked Mr. Jones if he was touching any of the granite there. They would be taking out the window. Mr. Jones agreed. The Chairman stated that they would then be putting in an overhead door. Mr. Jones stated that the garage doors would go to the floor. Mr. Jones stated that they would be black to match the structure.

Chairman Casini asked the members if they wanted to table the matter, subject to Mr. Jones bringing back the site plan. The Building Official agreed.

City Planner Markley asked about the fence. Mr. Jones stated that it would be a black ornamental fence. He stated that it was indicated on A1.1.

Several people began speaking at once again.

Mr. Jones stated that he was thinking they could do that similar detail, but they will have a bollard concealed.

Chairman Casini asked where the gate or fence was on the drawings. Mr. Jones stated that it was Note 5, but they don't call out whether it would be aluminum or steel; but most of the fences were aluminum.

City Planner Markley asked if the fence would be a flat rail fence. Mr. Jones stated that he didn't know. The Chairman stated that they would have to specifically identify the fence. He asked Mr. Jones to bring a drawing of the fence when he comes back.

City Planner Markley stated that the planter box would be wood. He stated that was why Mr. Jones would do some kind of structural bollard on the interior to preserve that architecture. Mr. Jones stated that it seemed like it would work. He would have to try it out and see how the spacing works out. The Chairman stated that he thought Mr. Jones had to analyze the whole thing. City Planner Markley stated it was an eight foot section. The Chairman stated that basically for every four feet you would have a bollard.

Several people began speaking at once again.

Chairman Casini stated that was a downhill slope in that parking lot. It was not flat. The Chairman asked if there were any other questions?

Fire Lieutenant Reis asked if the kitchen was being redone? Mr. Jones stated that it was being redone. He stated that they would be moving everything; so he was assuming that it would have a totally new hood system. He stated that basically the kitchen was gutted.

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Chairman Casini asked if there were any other questions. There were none.

Building Official Gero stated that the matter would be tabled, pending additional information. He stated that the Board would put them on the Agenda for the next meeting. He stated that if Mr. Jones could get everything to the Board in the next week or so. Mr. Jones agreed. The Building Official stated that the next meeting was March 21st.

Mr. Jones stated to double check, he will be creating a site plan and then addressing the parking, the tire stop and then how they do the bollards. The Chairman stated that then he was going to draw a section through the lighting, through the new canopy.

The matter was then tabled.

6855 Brettin Drive, Mercedes Perz & Jorge Barrameda – Wayne Chalker of Patio Enclosures/Great Day Improvements was in attendance on behalf of the homeowners.

Chairman Casini asked Mr. Chalker to give the Board a quick synopsis of what they would be doing.

Mr. Chalker stated that the homeowners have an existing outdoor space. He stated that it was constructed with the house. He stated that they would like to just put some enclosure walls around two sides of it. They have an existing knee wall on the outside of it. He stated that they would be doing a small roof extension to meet the edge of the deck line and putting up the enclosure walls. He stated that the customers already had existing planter boxes in front of the knee walls. Those were planters that were built into the deck.

Chairman Casini asked what did the cross hatch represent. Mr. Chalker stated that it was aluminum screen mesh. He stated that was the outside screen mesh panel. The Chairman stated that the patio itself was all existing. They would just be putting up an enclosure. Mr. Chalker agreed.

Building Official Gero asked if the enclosure would be going anywhere other than on the deck. Mr. Chalker stated that it would not be.

Chairman Casini stated that the foundation was all there. Mr. Chalker agreed.

Chairman Casini asked if there were any questions. There were none.

Building Official Gero asked if Mr. Chalker was going to be putting on a roof unit. Mr. Chalker stated that the existing roof line would end about three feet shy to the edge of the deck. They will just put an extension on it. The Building Official asked if they would extend the gutter.

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Mr. Chalker stated that there would be a gutter on the front edge and tied in. Mr. Chalker stated that it would have its own gutter on the front, and they would tie into the storm.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the seasonal patio room.

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

6803 Bradford Circle, PPN 562-31-095, Pulte Homes – Jamey Heinzman of Pulte Homes was in attendance.

Ms. Heinzman stated that the proposed house would be the other one off of the cul-de-sac. She stated that it was a ranch-style Lyon home. She stated that there would be approximately 2,400 sq. ft. on the first floor, and 169 sq. ft. on the second floor loft area. It would have three bedrooms and three and a half bathrooms.

Chairman Casini stated that there were two different setbacks on the topography drawing. Ms. Heinzman stated that it was the building setback and the utility setback.

Chairman Casini asked about Sublot 102. Ms. Heinzman stated that it was ready for approval.

Building Official Gero stated that he wanted to state something since he had been away for a little bit. He asked the City Engineer where they were with the subdivision being approved. City Engineer Ramm stated that the hope was that it was going to be ready for Tuesday's Council meeting, which would have been the second month it was on the agenda. He stated that it was on in February and sat on First Reading.

The Chairman asked if they had subdivision approval. The City Engineer stated that they didn't, and he didn't think they would be ready for this month.

Ms. Heinzman stated that she didn't know that.

City Engineer Ramm stated that the underground utilities were not even in. He stated that the plat had been approved, but it had not been accepted yet for dedication. He stated that the final acceptance and dedication was what needed to happen. He stated that there was still a good amount of work to be done. There were a lot of I's to be dotted. They have been submitting site plans, and Engineering has been reviewing them. They only approved the one site plan because Pulte could get one. They were kind of in a holding pattern.

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Building Official Gero stated that he just wanted to be sure because he has kind of been in a holding pattern. He stated that there were three homes for plan review, and he hasn't approved anything yet and not issued any permits.

Ms. Heinzman stated that she knew that was the discussion at the last meeting. She stated that everyone was aware of that timeline. She stated that she was out all last week, and she didn't circle back where everything had landed coming into this meeting.

Building Official Gero stated that his understand was that the building permits will not be issued. They might be ready to go, but they will not be issued until they have final approval. Ms. Heinzman stated that she believed that was the understanding. The Building Official wanted everyone to be on the same page. Ms. Heinzman stated that she will re-iterate that conversation, but she was pretty sure everyone was under the same understanding.

City Engineer Ramm stated that the one they did get a permit for. Ms. Heinzman stated that it was the first one, Sublot 106.

Building Official Gero stated that he had not issued any permits for Bradford. The City Engineer stated that they approved the site plan with the stipulation that they weren't going to tie into the sewers because nothing had been accepted. He stated that he thought the code allowed for one home on a big tract of land as if it was a model.

Several people began speaking at once again.

Ms. Heinzman stated that in other jurisdictions they allow them to do one to start.

Building Official Gero stated that he will get that one through plan review and processed.

Chairman Casini asked if the house next door had a driveway that was parallel to it. Ms. Heinzman stated that she would say that it was. The Chairman asked if parallel drives were allowed. Building Official Gero stated that they do not have anything restricting that. The Chairman was just wondering.

City Engineer Ramm stated that it was the highest side of both lots. Ms. Heinzman agreed. Building Official Gero stated that it was on Hawthorn in the areas where it crosses the wetlands. Ms. Heinzman stated that there were a couple.

Ms. Heinzman stated that she did check the map, and she knows that the building line did get a little close to the back corner; but with the change of grade there would be enough room for a three foot landing and steps to grade to a patio and still fall within the building line. She referred to the site plan.

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Building Official Gero stated that she had room where the notch was. Ms. Heinzman stated to run the steps. The Building Official stated that Ms. Heinzman was showing a gate, but if they want to they could do a step or a funky 45 degree deck. The Building Official stated that Klasic Decks just submitted one that had a funky cut on the square, but they still encroached past the building line, but the funky cut kept them out of the easement. He stated that Klasic Decks was in tune with what Pulte was doing, and what they need to do. Ms. Heinzman stated that they work with Klasic quite a bit.

Several people began speaking at once again.

Chairman Casini referred to the drawing and asked if the front would be all cedar. Ms. Heinzman stated that they didn't change the plot. The Chairman stated he was wondering about the design braces; they were more of a design braces. Ms. Heinzman stated that they were not there for structure. The Chairman wondered why Ms. Heinzman didn't pick up some of the cedar brackets of the roof in that area. Ms. Heinzman stated that she will mention it. She stated that they would have to be site built versus doing a fypon product. The Chairman stated that he just thought it would be nice to have a little continuity in it.

Chairman Casini asked what was the material above the overhang. Ms. Heinzman stated that it would be a roof material, so it would be shingle. That would be in both cases.

Ms. Heinzman produced the colors for the proposed house.

Building Official Gero asked about the columns, and if they would be natural cedar. Ms. Heinzman stated that they would be cedar wrapped with a stain. The Building Official asked what color would be the stain. He wanted to know how it would blend in. Ms. Heinzman stated that it was just like a natural cedar stain.

Building Official Gero asked what color would the stone be. Ms. Heinzman stated that it would be Echo Ridge Ledge stone which was the grays, and then you would have Flagstone and the Weather Gray shake with the Echo Ridge. The garage door would be Dorian Gray, and the front door would be Chateau Brown. Then there will be a black roof on the house.

Chairman Casini stated that the house was nice looking.

City Planner Markley asked what was the band board made out of. Ms. Heinzman stated that it was a Trex type material. The City Planner asked if would match the horizontal color. Ms. Heinzman stated that it would be white to match the trim. The City Planner asked where was the vertical that was black. He asked if it was out in front. Ms. Heinzman stated that the house didn't have any.

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Ms. Heinzman stated that she brought some samples and ideas. She had the prints done based on the last meeting. She stated that it was similar to what they did with Sublot 141 which was the one that was looking out to Hillside. She stated that they would do a faux, and she would shift over the windows to provide a bit more balance on that side. They could add an additional window on the side. She stated that she hasn't seen that constructed. She gave an example.

Chairman Casini asked if there was a break between the two. Ms. Heinzman stated that it was just trim board. She stated that the sample was from Lakes of Orange, from the City of Orange. She stated that the trim would match the siding. The Chairman asked if there was a foot break. Ms. Heinzman stated it was just flat. It was a detail to create that since they don't have to change the foundation; but they could provide that visual break across that. She stated that it was an example of something under construction at Lakes of Orange. She also produced another rendering. She stated that you could kind of see it would give that break across the board, but without having to change the foundation.

City Planner Markley stated that was the elevation that was visible from across the detention pond. Ms. Heinzman agreed.

The Building Official asked where the house with the example was at. Ms. Heinzman stated that it was on Miles and Brainard.

Several people began speaking at once again.

Ms. Heinzman stated that it was actually the same house, the Lyon, and they were doing a different elevation. She stated that there was also the cedar in a different application, but with the Echo Ridge it would be a very similar color.

Chairman Casini stated that those were nice details that she had. Ms. Heinzman stated that was why she was suggesting it there. The Chairman stated that she could even cut that off and come out six inches. It would give it a real shadow line. Ms. Heinzman stated that they could change the material up in there to shake. The Chairman stated that it was a few things that she could do. Ms. Heinzman stated that she was going to suggest bringing that down so they would have that break line. She would shift that window over so there would be some symmetry there. She stated that you would be able to see that all the way from the other cul-de-sac.

Chairman Casini asked if there were any other questions. There were none.

Building Official Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to site plan review and approval by the City Engineer and the approval of the final plat and dedication.

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

Ms. Heinzman wanted to ask if the homeowner wanted to change the color of their front door after they closed the house; did they need to go through ABR? She asked how the process would work. Would they need to submit a color change?

Building Official Gero stated that it would be his recommendation that they contact the HOA to be sure that the HOA would be acceptable with the color. Ms. Heinzman stated that if the house was still under construction, they would submit the color to the Building Official and the HOA or to Gene.

There being no further business, the Architectural Board of Review of March 7, 2019 was adjourned at 3:56 p.m.

Chairman Norm Casini

**Debi Beal, Secretary, Unapproved at
Time of Release 03/11/19**