

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
May 2, 2019**

New Business:

- 1. 7829 Dalebrook Road, PPN 564-14-004, Maciej Boc** – Proposed 24' x 36' three car garage.
- 2. 6930 Linden Lane, PPN 563-01-086, Sublot 91, Pulte Homes** – Proposed new single-family dwelling.
- 3. 6863 Bradford Circle, PPN 562-31-100, Sublot 108, Pulte Homes** – Proposed new single-family dwelling.
- 4. 6874 Bradford Circle, PPN 562-31-089, Sublot 97, Pulte Homes** – Proposed new single-family dwelling.

The meeting was called to order at 3:13 p.m. by Acting Chairman Michael Gero and the following responded to Roll Call:

PRESENT: **Michael Gero, Building Official
Don Ramm, City Engineer
Jeff Markley, City Planner
Steve Rega, Fire Chief**

ABSENT: **Norm Casini, Chairman**

Acting Chairman Michael Gero stated that the Board will put off the approval of the Minutes of the last meeting. He wanted the record to reflect that the Chairman was absent. The Acting Chairman stated that the Board will adjust the Agenda, and take the second item first.

6930 Linden Lane, PPN 563-01-086, Sublot 91, Pulte Homes – Jamey Heinzman of Pulte Homes was in attendance.

Ms. Heinzman stated that Sublot 91 was 6930 Linden Lane. It will be a Deer Valley HR3S10. It will be 4,081 sq. ft. with five bedrooms, four and a half baths. It will be a big house.

Ms. Heinzman stated that they could go through the colors. She stated that the brick will be Fort Harrison, and then the siding will be Harvard Slate. The front door will be Tricon Black. The garage door will be Pavestone. The shutters will be black. The roof will be Morey Black, and the trim will be extra white. Ms. Heinzman asked if the color submittal was brought in with the package? The Secretary stated that they did submit the color package.

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Ms. Heinzman stated that she could pull up the prints for Sublot 92. She stated that there were some concerns that Sublot 92 was also a Deer Valley; and she stated that some of the things that she was suggesting to create the difference. She stated that she will talk about materials first. She stated that Sublot 92 was a brick/stone elevation. She stated that there was a very different color package to Sublot 91. She stated that Sublot 92 had the grays and the very traditional Fort Harrison, and Sublot 91 will be brick and stone, mostly on the front with siding. She produced the color package for Sublot 92.

City Planner Markley stated that the color package was actually wrong. Ms. Heinzman stated that she had a new guy who started. The Acting Chairman stated that he had Scheme 13 on the other house. Ms. Heinzman stated that Sublot 91 should be Scheme 9, and she will make a copy of that.

Ms. Heinzman stated that they have a difference in the two color schemes going forward. She stated that the one had more taupes and earth tones. The other one had a different brick.

Several people began speaking at once.

Ms. Heinzman stated that they did the Fort Harrison brick with the color package 9 Scheme. They will have black shutters.

Acting Chairman Gero stated that the new house everything was brick except the area just above the garage.

Ms. Heinzman stated that the predominant color you would see on Sublot 91 would be the brick of the house.

City Planner Markley stated that it would really look like a red brick house.

Ms. Heinzman stated that Sublot 92 was brick and stone. City Planner Markley stated that it would be predominantly stone. Ms. Heinzman stated that was one of the strong differences. She stated that the other one would be the ridgeline length. The other one would be gables will be different and the composition of the front porch area. She stated that the suggestion would be if they wanted to make one further would be on Sublot 91 would be to pull out half of the garage to create a difference so there would not be a flat front garage face. They could break it in the middle and have one window bumped out. She stated that it would be like a two foot reveal. They would have enough room on their topo. The house would get pulled back two feet. They would break the gable too.

City Planner Markley stated that might help. Acting Chairman Gero stated that would definitely help.

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City Planner Markley stated that he was throwing out in discussion before the meeting started, adding a couple of dormers up on top. Ms. Heinzman stated that sketching that out, it looked a little off balance because there was a heavy mass. She stated that for the front elevation, if they were to split that two feet. She stated that they had it on another house. She stated that they would have enough room because it would create an offset. The house would just have to be moved back two feet, and they have room on the topography to do that.

Acting Chairman Gero stated that he thought it was a good thing to do. He stated that all three of the submitted houses had plenty of room.

Ms. Heinzman stated that the house would just push back. She stated that the dormers would compete with the rest of the house. She stated that on the side she created a break with the trim similar to what they did on the corner lot that faces Hillside. She stated that they didn't create any changes, but they broke the material up. City Planner Markley stated it was just siding, there wasn't a relief. Ms. Heinzman stated that she was going to suggest switching the two windows. She stated that they would switch those and possibly making the one a longer transom so the elevation would look different. She stated that Sublot 91 had a band board. She thought if they would switch the two windows, it would be another difference.

City Planner Markley asked about the side elevation.

Ms. Heinzman stated that she was trying to switch the windows and talking to the homeowner to see how to re-arrange the windows so they would have a different configuration.

City Planner Markley stated that as you would turn the corner on Linden Lane, you would see the two of them.

Ms. Heinzman stated that if the Board was concerned about the other side, she thought they could do some adjusting on the windows. They would keep the windows in the same area because of the room, but maybe work with the homeowner to flip them in the place. They could pull one forward or pull one back so that the spacing of the windows as you would drive down the street would not be identical. The Acting Chairman stated that he thought those were great ideas.

City Planner Markley asked if there was anything Ms. Heinzman could do in the space to differentiate that. Ms. Heinzman stated that they could add that same fypon.

Several people began speaking at once again.

Ms. Heinzman stated that she just wanted to recap. Her suggestions were splitting the garage by adding a two foot relief going forward. On the side she would flip the laundry and owners' entry windows. She would re-arrange the windows in the owners' wing. She would also re-arrange the

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windows on the right and then add fypons to the gables. She stated that they would be moving the fireplace, so they would be getting one more window on the rear elevation. She stated that it was something that came up later.

Acting Chairman Gero stated that he had not spoken to the Chairman about the proposed houses. He will speak with the Chairman tomorrow to make sure that he didn't have any major concerns. He stated that anything that the Board would approve would have a subject to his comments. Ms. Heinzman stated that she would probably then submit the on Monday for building permit. Acting Chairman Gero stated that Ms. Heinzman had time because they were still working on the plat and everything else.

Acting Chairman Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to the multiple changes that were mentioned and discussed, the Chairman's approval and site plan review and approval by the City Engineer.

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

6863 Bradford Circle, PPN 562-31-100, Sublot 108, Pulte Homes – Jamey Heinzman of Pulte Homes was in attendance.

Ms. Heinzman stated that it was a Deer Valley, and it was a different elevation and different from all the other ones.

City Planner Markley asked about turning onto Bradford. City Engineer Ramm stated that there were sparse woods. Ms. Heinzman stated that you would be able to see the side elevation of the house. She stated that it was 3,278 sq. ft. with 1,495 sq. ft. of finished basement. She stated it would be five bedrooms, five baths. She stated that the color scheme was 21.

Acting Chairman Gero asked if the windows would be egress windows. Ms. Heinzman stated that they would be the daylight egress windows. She stated they would be the 5030 sliders. She stated that the siding would be Heather which would only be seen on the front gable. The brick was the Fort Harrison. The garage door would be Pavilion Beige. The trim would be extra white. The front door would be Harvard Gray. The house would be wider. She stated that because of the highly exposed elevation, they would break up the side with end board and added that same window that they have in the front gable of the house to the side, and it will be blacked out.

City Planner Markley asked about the alignment of windows. He asked Ms. Heinzman if she looked at that at all. Ms. Heinzman stated that she could take the second floor window and pull it over. City Planner Markley asked if it would affect the furniture wall. Ms. Heinzman stated

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that she would have to double check. She stated that they could move both. They were both actually bedrooms. It would be a window in the stairwell and a window in the gathering room. It was going to be a two-story gathering room. She stated that one might move to the right and one might move to the left to line them up. She would play with what would work best.

City Planner Markley asked if there was a separation board. Ms. Heinzman stated that those were the height lines. The City Planner stated that the only other thing he could think of would be wrapping the windows. He stated that would be the only other treatment given the amount of exposure. Ms. Heinzman stated that there were no shutters on the front window. The City Planner stated that there was a wrap upstairs. He stated that they could just do a regular trim wrap. Ms. Heinzman stated that she will wait to hear what the Chairman would have to say. Ms. Heinzman stated that she could talk to the homeowner to see if they would be open to adding an additional window. She stated that it was a two-story volume area.

Several people began speaking at once again.

Ms. Heinzman stated that there would be a finished basement, so they would be going into a finished basement. She stated that aligning the windows in the stairwell going into the basement, and then maybe playing with the other window.

Acting Chairman Gero asked the City Engineer if Bradford was relatively flat or would it be like the way Hawthorn was and slopes down. City Engineer Ramm stated that Bradford was relatively flat. He stated that it was not sloped.

Several people began speaking at once again.

Acting Chairman Gero asked if there was anything else on the house? There was nothing else.

Acting Chairman Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to recommendations on the windows, comments from the Chairman and review and approval of the site plan by the City Engineer.

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

6874 Bradford Circle, PPN 562-31-089, Sublot 97, Pulte Homes – Jamey Heinzman of Pulte Homes was in attendance.

Ms. Heinzman stated that it would be a Woodside, HR3S11. It would be 3,277 sq. ft. It would have four bedrooms and two and a half baths. She stated the house would mostly be Black Rundle. The Fort Harrison would just be the grade brick on the sides and rear.

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City Planner Markley asked what would Ms. Heinzman use on the roll locks then. She stated that they would just be individual bricks. She stated that Flagstone was the siding. There would be Weatherwood shake, and the front door would be Foothills. The garage door would be Pewter Cast. The shutters would be Tuxedo Gray which would be like a dirty black. The trim would be extra white.

Ms. Heinzman stated that the house would go against Sublot 108 that was just approved and then 107 would be an Allison. It had different architecture altogether. It would have the Weathered Gray siding, but the full first floor was brick on the other house.

City Planner Markley stated that the right elevation would be pretty concealed. Acting Chairman Gero agreed. He stated that when Sublot 96 would get built, the left elevation would be concealed also.

Ms. Heinzman stated that they built the same elevation in the first phase, and any suggestions that she applied going forward on that house.

City Planner Markley stated that he knows what the Chairman would say about the house, the randomness of the different windows. Ms. Heinzman stated that she could align those up. She stated that the one was a powder bath with the small window, and then the other was a transom in a shower.

City Planner Markley asked if Ms. Heinzman could possibly align the two windows. Ms. Heinzman stated that she could. The City Planner asked if she could slide the transom over and center it. Ms. Heinzman stated that she couldn't do that.

Several people began speaking at once again.

Ms. Heinzman stated that they don't do that very often, but it was a Jack and Jill bath so it was tough. She stated that they could align those. She stated that she would see if they could sneak it over so at least the edges would be aligned. She might have enough. She stated that the transom upstairs was pretty much where it would be, but she would see if she could move the one a couple of inches over.

City Planner Markley stated that it was not that visible. The Acting Chairman stated that the front part would be more visible.

Ms. Heinzman stated that they did move the door off the rear of the house to the side. Acting Chairman Gero stated that he noticed that.

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Ms. Heinzman stated that to the comment from the Acting Chairman last time, they have been scrubbing their lot fit, and they do make the homeowners aware. She stated that she cannot say what the homeowners say when they come in, but they were being mindful of that.

City Planner Markley asked if they sign off on something. Ms. Heinzman stated that they sign off on the topo, and Chuck when he sits down with them, he will go over those building lines and different stuff. She stated that they were flagging houses that they do need to move any doors where they could not get in a three foot steps and landing out. They have flagged those. She stated that if they decide to move a door later, but they were not encouraging it. That was why they put the door on the side there.

Acting Chairman Gero stated that the back of the house was almost right on the building line. The City Planner asked if they could put a patio on the building line. Acting Chairman Gero stated that they could put a patio there, but not in the easement.

City Planner Markley stated that the only thing they didn't talk about was the address plaques. Ms. Heinzman stated that she was out of town so he didn't think about it until 12:30 p.m. today. She stated that they just started building Sublot 106, so she will make sure that the next time she comes back, or if Chuck comes, they will have a resolution. She stated that Chuck was leading the charge on that and coming up with a solution. City Planner Markley stated that he did see address plaques on all of them. Ms. Heinzman stated that they need to come up with how that would work.

Acting Chairman Gero made a motion, seconded by City Engineer Ramm, to approve the new dwelling, subject to changes in the window alignment, comments from the Chairman and site plan review and approval by the City Engineer.

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

7829 Dalebrook Road, PPN 564-14-004, Maciej Boc – Homeowner Maciej Boc was in attendance.

Mr. Boc stated that he was looking to build a three-car garage in the backyard.

Acting Chairman Gero asked Mr. Boc if he currently had a garage on the house. Mr. Boc stated that he did have a two-car garage. The Acting Chairman asked if there were other sheds in the yard. Mr. Boc stated that he did not.

City Planner Markley asked if the driveway started on the property line and then worked its way away from it. Mr. Boc stated that it was the way it looked like on the County website.

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Acting Chairman Gero asked Mr. Boc if he was planning on following the driveway straight back. Mr. Boc agreed. The Acting Chairman stated that Mr. Boc had 7 inches on the drawing. Mr. Boc stated that it was supposed to be 7 feet. The Acting Chairman stated that as long as Mr. Boc had at the point where the new concrete was going, he had to have 3 feet.

Mr. Boc asked if it was 10 feet for the garage on the property line. Acting Chairman Gero stated that the garage would need to be 15 feet from the property line.

City Planner Markley stated that they don't need the garage to be in line with the house as long as it would be 15 feet off the property line. Acting Chairman Gero stated that he would need to be 15 feet off the property line. Mr. Boc stated that the property did kind of start slanting

Acting Chairman Gero asked the City Engineer if he had the front dimension on the lot. Mr. Boc stated that the front was 100 feet. The Acting Chairman stated that Mr. Boc would need 15 feet on the side.

Acting Chairman Gero asked Mr. Boc if he was planning to build what he submitted on his drawings. Mr. Boc agreed. The Acting Chairman asked if Mr. Boc was having someone build the garage. Mr. Boc stated that he would do it himself.

City Planner Markley asked Mr. Boc what his foundation would be. Mr. Boc stated that he would do regular footers and then cinder block. The City Planner asked what would Mr. Boc do with the cinder block. The Acting Chairman stated that the area between grade and the siding would need to be a face brick. Mr. Boc stated that he could do either face brick or stone. The Acting Chairman stated that it would need to be stone or brick, the area between the bottom of siding and down to grade. Mr. Boc stated that he could probably get something that would match the house.

Acting Chairman Gero asked what color was the house. Mr. Boc stated that it would be red/orange brick. He stated that the roof would match his existing house. The City Planner asked if the doors and trim would be white. Mr. Boc stated that they would be.

Acting Chairman Gero stated that as he was flipping through the drawings he saw two different plans. He stated that one plan had 3 doors and the other plan had 2 doors. Mr. Boc stated that he was going to go with the 16 ft. door and the 8 ft. door. It would be the two door model. The Acting Chairman stated that they wanted to make sure with the construction drawings Mr. Boc would be showing the right thing. The Acting Chairman asked City Engineer Ramm if he had any questions.

City Engineer Ramm stated that the lay of the land was such that water, Mr. Boc probably experienced the water sheet flowing across the backyard. Mr. Boc agreed. The City Engineer asked if it comes on to Mr. Boc's drive. Mr. Boc stated that it did. The City Planner asked Mr.

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Boc if he had a catch basin in his driveway. Mr. Boc stated that he did in the middle. He stated that the when he does the garage he could do gutters and connect them to the downspouts on the house. The City Engineer stated that he showed that on one of the drawings. It would be a requirement. The City Engineer stated that he was more concerned about Mr. Boc would want to set the elevation up higher than the existing ground so that water would not come into the garage. He stated that the water would try to be coming right where this will be. The City Planner stated that Mr. Boc would have to swale it on either side.

City Engineer Ramm stated that the contour was pretty flat. Mr. Boc stated that his only other thought would be when he does it, do concrete in front of it. He could do another catch basin there. The City Engineer stated that the floor of the elevation of the garage would be above the existing dirt that was there.

Several people began speaking at once again.

City Planner Markley stated that one thing Mr. Boc could do was run a trench drain right along the side of the garage and tie that into the downspout. He could excavate right along that footer and stone that with pipe and bring that in.

City Engineer Ramm stated that the problem with that was you would bring surface water into your house. He stated that ideally he would take it out the back and outlet it onto his own yard if he would have enough fall. He stated that they were 2 foot contours so there was 4 feet to the back corner. He might be able to stay shallow up there and have enough fall to poke it out; but he would have to be careful so that he wouldn't be creating a nuisance.

Acting Chairman Gero stated that the drawing shows 50 feet and 52 feet. He asked if the 52 feet was to the side, the yellow highlighted area. Mr. Boc stated that it would be all concrete. It would be a concrete pad.

City Engineer Ramm stated that it would be the same thing with the concrete. Mr. Boc would want to pitch slightly away from the garage. That would be that much more higher he would need to be. Mr. Boc stated that he could pitch the concrete away. He stated that he could make sure the water would go away from the garage.

Acting Chairman Gero asked Mr. Boc where his doors would go on the garage. Mr. Boc stated that they would be on the front. The Acting Chairman asked if Mr. Boc would have a 10 foot walk around. Mr. Boc agreed. The Acting Chairman was just wondering if Mr. Boc was planning on a patio or something. Mr. Boc stated that he wasn't planning on it. The Acting Chairman asked if Mr. Boc would have a man door. Mr. Boc stated that he would have one on the side. The Acting Chairman would like Mr. Boc to reflect that on the drawings.

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City Engineer Ramm asked if there were any variances that would be needed on the size of the structure. Acting Chairman Gero stated that he was good for the height, and he was building a three-car garage; and he wouldn't need a variance for that.

City Engineer Ramm asked Mr. Boc if he was removing any of the concrete. Mr. Boc stated that he wasn't.

Several people began speaking at once again.

City Planner Markley stated that Mr. Boc had a 16 foot and 8 foot door, and the concrete would stop there, except he would have a surround of concrete. Mr. Boc stated that he thought he had 15 or 20 feet. He stated that eventually he wanted to do a patio there. Mr. Boc stated that the driveway did start to slant in.

City Planner Markley stated that his only concern was the amount of concrete going around the garage; and the reason he would say it was just from a neighbor standpoint. That would be a nice area for plenty of storage of stuff outside. He stated that would be the only concern. Mr. Boc stated that his neighbor had a fence. City Engineer Ramm stated that it was a 3 foot fence, but it was well off the property line.

Several people began speaking at once again.

City Planner Markley stated that was the only concern he had.

Mr. Boc stated that eventually he was thinking he would build a fence. He could probably build a fence along the concrete. The City Planner stated that it would depend on what he was trying to store or do over on that concrete pad. Mr. Boc stated that it would be more of an open area.

Fire Chief Rega asked if Mr. Boc could plant some arborvitae or something. Mr. Boc stated that he didn't like plants.

Mr. Boc stated that they were good with the neighbor. He didn't think they would have any issue with any of them. Mr. Boc stated that if he was 7 feet off, he could always do a fence if he wanted to right along his line.

City Planner Markley stated that Mr. Boc could always manage his storage, and if it was a clean look, the building rising up out of the concrete, that would be great. Ultimately, the Building Department would take care of it.

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

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City Engineer Ramm asked Mr. Boc how he was going to set the finish floor elevation. Would he come up, and if it would be 14 feet, would he use the existing concrete elevation and come up 3 or 4 inches to set it so it would be pitched down. He stated that Mr. Boc would want to fall down from the garage floor down to the existing concrete. Mr. Boc stated that it would be $\frac{1}{4}$ of an inch every 4. The City Engineer stated that a $\frac{1}{4}$ inch per foot was like a sidewalk pitch. It would be very nominal. Mr. Boc stated that he didn't want to be high up.

City Engineer Ramm stated that he wouldn't mind seeing if Mr. Boc could stake the corners of the garage and somehow put a string on what he would envision. The City Engineer wouldn't mind coming out to see it. Mr. Boc agreed.

Acting Chairman Gero asked Mr. Boc if he was planning to put a floor drain in the garage. He didn't see it on the drawing. Mr. Boc stated that he thought he did. The Acting Chairman stated that it would have to be tied into the sanitary.

Several people began speaking at once again.

Acting Chairman Gero stated that Mr. Boc would want to make sure he had the proper pitch as far as making sure he was allowing himself enough pitch and that he had pitch on the floor to go out the front. So, any water or moisture coming off the cars, snow melting or anything like that would be rolling out. Mr. Boc stated that he could always swivel it.

City Engineer Ramm stated that the septic went in the back. There was a ravine in the back. Mr. Boc stated that he knew there was sanitary going out there. He stated that he was pretty sure he could connect to that. He asked if the sewers drop into the bottom and go. He stated that it seemed like they went around the back and go in the front.

City Engineer Ramm stated that the septic was probably in the back. He stated that when they gave Mr. Boc a connection, it would have had to wrap around to the front. Mr. Boc stated that his go that way. The City Engineer stated that Mr. Boc could intercept it was it was working around. He asked if Mr. Boc had a toilet or wash tub with a floor drain? Mr. Boc stated that he had floor drains but he didn't know what they connect to.

City Planner Markley stated that Mr. Boc would be able to make that connection. The City Engineer stated that it was right there. He stated that the City would want to issue a permit to do sewer work if Mr. Boc wanted to do that. It would be a separate permit. The City Engineer asked where Mr. Boc was going to bust through the downspout. Mr. Boc showed where there was a downspout on the corner. He would grab it there. The City Engineer stated that whatever Mr. Boc would decide, he wanted him to let the Engineer know so they could issue permits accordingly.

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City Engineer Ramm made a motion, seconded by Acting Chairman Gero, to approve the new three-car garage, subject to a site visit after it was staked out by the City Engineer and any additional permits that might be required for the exterior plumbing work.

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

There being no further business, the Architectural Board of Review of May 2, 2019 was adjourned at 3:56 p.m.

Chairman Norm Casini

**Debi Beal, Secretary, Unapproved at
Time of Release 05/03/19**