

**MINUTES OF A REGULAR MEETING
ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE
JANUARY 16, 2008**

AGENDA:

New Business:

- 1. 6400 Latonia Rd., Victor DiGeronimo, Sr.** – Represented by Rinello Builders for the construction of a proposed 2,800 sq. ft. addition to an existing dwelling.
- 2. 5555 Brecksville Road, Days Inn** – Represented by Cicogna Electric & Sign for two replacement wall signs on the roof, one wall sign re-facing and one ground sign re-facing.
- 3. 6400 Hillside Road, Jeffrey Kraig** – Proposed 30' x 24' three car garage to be located behind the existing dwelling.
- 4. 5405-5505 Valley Belt Road** – Represented by Sign-A-Rama to construct a 50 sq. ft. pylon ground sign to replace existing.
- 5. 6178 Brecksville Road, True North** – Represented by Jenkins Sign Co., Inc. for the replacement of pricer faces and car wash insert.
- 6. 6100 Rockside Woods Blvd.** – Represented by Fast Signs to install a temporary real estate sign for Grubb & Ellis.

The meeting was called to order at 8:37 a.m. by Chairman Casini and the following responded to Roll Call:

PRESENT: **Norm Casini, Chairman**
 Don Elewski, City Engineer
 Carl Opatrny, Building Commissioner
 Jeff Markley, City Planner

ABSENT: **Pete Nelson, Fire Chief**
 Ron White, Economic Development

Chairman Casini asked if there were any additions or corrections to the Minutes of the Regular Meeting of January 2, 2008.

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Chairman Casini, seconded by Building Commissioner Opatrny, made a motion to approve the Minutes of the Regular Meeting of January 2, 2008.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

6400 Latonia Road – Mr. Frank Rini of Rinello Builders was in attendance on behalf of the homeowner. Mr. Rini stated that the addition will be used as a family entertainment center with a commercial kitchen and an elevator and spiral staircase that comes from the existing dwelling down to a lower level. Mr. Rini referred to the drawings. Mr. Rini stated that the addition will be on slab with radiant heat. Chief Nelson asked if there would be a commercial kitchen. Mr. Rini stated that there would just be commercial appliances in the kitchen. The kitchen will strictly be for personal use. City Engineer Elewski asked if soil borings had been taken. Mr. Rini stated that they had been done. Mr. Rini stated that they will have to run another gas and electric line. They will come off of Waldorf for that. Mr. Rini will provide a site plan and utility drawings for the addition. Mr. Rini stated that they will use brick and stone to match the existing dwelling. The roof will be a clay tile roof in an earth tone. There will be copper gutters and downspouts on the addition.

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the 2,800 sq. ft. addition.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

5555 Brecksville Road, Days Inn – Mr. George Dragon of Cicogna Electric & Sign was in attendance on behalf of the applicant. Mr. Dragon stated that the ground sign will be re-faced. The existing wall sign will also be re-faced under the port. Mr. Dragon stated that they are removing the set of individual letters that are on the building now. The starburst on both signs on the building will be removed. After the letters are removed, the black painted box will be re-done to match the building. They will then install a set of raceway letters in blue on both sides of the building.

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the signs.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

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6400 Hillside Road, Jeffrey Kraig – Mr. Kraig was in attendance. Mr. Kraig presented a drainage plan for the proposed garage to the Board. Mr. Kraig stated that he is proposing a 30' x 24' three car garage. Chairman Casini asked Mr. Kraig what the setback was on his home from the road. Mr. Kraig stated that he was 220' off the road. City Engineer Elewski asked Mr. Kraig if he was putting in a new cistern. Mr. Kraig stated that there is nothing there now. Mr. Kraig stated that his neighbor is in a shallow area and has a problem with a lot of water. Mr. Kraig stated that the cistern will catch the water which will be better for his neighbor. Mr. Kraig stated that the driveway was in place already and goes to where the new garage will be located. City Engineer Elewski asked Mr. Kraig how large the cistern was. Mr. Kraig stated that it was 3' x 4' and 4' deep. Chairman Casini asked Mr. Kraig how far the garage would be located from the rear property line. Mr. Kraig stated that he would be approximately 20' off the rear property line. Mr. Kraig stated that he would locate the garage 15' from the side property line. Mr. Kraig stated that he will be putting T111 at the top. He will try to match the brick to the rest of the house. Mr. Kraig stated that the shingles on the garage would match the existing house. Mr. Kraig will have the gutters go to the cistern. He stated that the overflow will go into a catch basin.

Chairman Casini asked Mr. Kraig if he will have a concrete floor in the garage and footers all around the garage. Mr. Kraig stated that he will.

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the 30' x 24' three car garage.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

5405 Valley Belt Road – Mr. Joe Berdine of Sign-A-Rama was in attendance with regard to the replacement of the ground sign. Mr. Berdine stated that the existing sign would be taken down by the property manager. They would like to erect a new aluminum pylon ground sign to replace it so they can apply the listing of tenant names on the sign. The sign will not be illuminated. It will be a one-sided sign. The sign will be a dark gray to match the window framing and doors of the building. The sign will have white acrylic faces with black vinyl letters. There will be an address at the bottom on the skirt of the sign in white vinyl. The position of the new sign will be back further than the existing sign. Mr. Berdine stated that the sign would be parallel to the street. Chairman Casini made the suggestion to turn the sign. Mr. Berdine will take this suggestion back to his client. Building Commissioner Opatrny asked about landscaping around the sign. City Planner Markley stated that from the picture, there looks like there are existing beds. He stated that some low plantings could be done, but they should not be higher than the address on the sign.

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Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the ground sign.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

6178 Brecksville Road, True North – Mr. Joe Jenkins of Jenkins Sign Co. was in attendance. Mr. Jenkins stated that the owner of the Shell gas station would like to update the existing sign from manual pricers to an LED single product pricer. There would only be one price of gas on the sign. The sign dimensions would not change. Mr. Jenkins stated that they will be removing the “food mart” panel on the sign and moving the “car wash” panel. Mr. Jenkins stated that the color of the sign will stay the same. Chairman Casini stated that the upper piece of the existing sign is not there. The Chairman would like the top of the sign framed to make it look more uniform with the sides of the sign. City Planner Markley would like a top bar to be fabricated to create a more uniform look on the sign. Mr. Jenkins stated that he believes it could be done and will convey that to the owner. Mr. Jenkins stated that the structure of the sign will stay the same. The sign will not be moved. City Planner Markley had a concern about Shell putting other words in the blank panels at a later time. Mr. Jenkins stated that those will never change. They are going to a new program, and Shell does not allow any language to be put under their logo any longer. Therefore, those panels would stay blank. Chief Nelson would like to see an address on the side of the sign. The Chief stated that it could be located on the east side of the sign. Mr. Jenkins stated that an address can be put vertically on the side of the sign.

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the ground sign as presented.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

6100 Rockside Woods Blvd. – Mr. Paul Girgash of Fast Signs was in attendance on behalf of the applicant, Grubb & Ellis. They would like to erect a commercial, temporary real estate sign at 6100 Rockside Woods Blvd. The sign would be 3’ x 5’, double-sided which will be located in the grass area perpendicular with Rockside Woods Blvd. Building Commissioner Opatrny stated that the location of the sign was fine with him. Chairman Casini would like to see some white molding around the sign. It could be done with some wood molding painted white. It would help preserve the sign. City Engineer Elewski wanted to make sure the sign would be located outside of the easement. Mr. Girgash stated that it would be located outside of the easement.

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Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the temporary real estate sign for a period of six months.

**ROLL CALL: Yeas: Casini, Elewski, Opatrny
 Nays: None
 MOTION CARRIED**

There being no further business to discuss, the regular Architectural Board of Review meeting was adjourned at 9:13 a.m.

Carl Opatrny, Acting Chairman

Debi Beal, Secretary