

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
MARCH 5, 2008**

Chairman Casini asked if there were any additions or corrections to the Minutes of the Regular Meeting of February 20, 2008.

City Engineer Elewski, seconded by Building Commissioner Opatrny, made a motion to approve the Minutes of the Regular Meeting of February 20, 2008.

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

7604 Scenicview, Tom Muntean – Butch Bilinovic of Remodelers Plus was in attendance on behalf of the homeowner. The homeowner would like to put on a 30' x 18' addition that would go directly behind the garage that was previously added to the home last year. Mr. Bilinovic stated that he would match the brick to the existing house. The side of the garage is now vinyl sided, so it will be matched along the side. There will be a bay window on the side of the addition. There will be a foundation underneath. There are no issues with the side or rear yard.

Building Commissioner Opatrny asked Mr. Bilinovic if he would be matching the brick on the foundation. He stated that the homeowner presently has exposed cinder block on the side of the house. However, they will be matching the brick on the foundation in the back of the house.

Building Commissioner Opatrny, seconded by Chairman Casini, made a motion to approve the addition to the existing dwelling.

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

6855 Rosewood, Tom Goebel – The homeowner, Tom Goebel, was in attendance. He is proposing putting up an accessory building behind the fenced area in his yard. The accessory building would match the brick on the existing house. The roof will also match the existing. Building Commissioner Opatrny stated that this matter would have to go to the Board of Zoning Appeals for the height of the accessory building. Chairman Casini asked if there would be finishing brick just on the front of the accessory building. Mr. Goebel stated it would be all around the building. Mr. Goebel stated that there will be a roll door on the front of the accessory building. Building Commissioner Opatrny asked if there was a drive that would go to the accessory building. Mr. Goebel stated that there would not be a drive. He just wants to be able

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
MARCH 5, 2008**

to store patio furniture and pots for planting in the building. City Engineer Elewski asked about the drainage. Mr. Goebel stated that he was not going to put gutters on the building as there is nowhere to run the gutters to. Mr. Goebel stated that there is a drain behind the fence that circles the whole yard.

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the accessory building as presented, subject to Board of Zoning Appeals' approval for the height.

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

5905 Brecksville Road, Cornerstone of Hope – Mr. Bob Kessler of Kessler Sign and Mr. Mark Tripodi of Cornerstone of Hope were in attendance. A rendering of the proposed sign was shown to the Board showing different letter styles. Mr. Kessler stated that the stone on the sign would match the stone on the building. Mr. Kessler stated that they know that there are required setbacks, and they will meet with Zoning on those. Building Commissioner Opatrny asked the applicants if they needed the sign to say all that is included on the sign. The sign should let people know that is where the bereavement center is. He thought it was an awfully busy looking sign for a residential area. Chairman Casini stated that possibly “children, teens and adults” would be eradicated. The Chairman also felt that the address should be on the end since it is a two-sided sign. Some of the Board members also felt the sign was a little large for the area. City Planner Markley stated that the applicants should almost treat it like a subdivision entranceway with possibly a column. To the City Planner, the sign seems to scream out that there is a commercial activity in a residential area. He knows that they put a ton of effort into the landscaping and property to try to make it compatible with the whole residential theme. This sign kind of changes that.

Mr. Tripodi stated that they could also work with the color of the sign. The Chairman stated that if they look at the Cavs sign, it is very subdued and very elegant. The Chairman thinks that if the applicants reduce the sign in height, put the address on the end and lower it, it would make a difference. The Chairman believes they need to soften up the sign.

City Planner Markley asked if the sign would be close to the entrance. Mr. Tripodi stated that the sign would be located just south of the drive. Mr. Tripodi stated that the permanent sign would be located pretty much where the temporary sign is now. Mr. Tripodi stated that they do want the colors of the sign to match the house and be more earth tone.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
MARCH 5, 2008**

The Chairman would like the applicants to take back what was discussed at this meeting and re-submit the sign. The applicants would not have to come back to another meeting, but the Board could approve the sign. The Chairman re-iterated that the applicants would have to go to the Zoning Board for the sign. Mr. Kessler suggested making the sign possibly 2' x 8'. Mr. Tripodi stated that he would like people to know what the center is also. They have put so much heart and soul into it. If they could show the Board finished colors and maybe a smaller look, he would still like a tag line in there.

Chairman Casini asked if the sign would be internally lit. Mr. Kessler stated that the only thing that would be lit would be the letters on the sign. The sign would also be only lit when the bereavement center is open.

City Engineer Elewski asked the applicants how far off the sidewalk would the sign be located. Mr. Kessler stated that they know there are regulations that have to be followed. Building Commissioner Opatrny stated that the sign needed to be located 5' off the right-of-way. City Engineer Elewski stated that there is also a sanitary sewer easement outside of the sidewalk. Mr. Kessler stated that they would stake it and make sure they are back far enough.

Chairman Casini stated that possibly the stonework should be a little lower. City Planner Markley stated that possibly the applicants could drive around and look at some of the subdivision signs, they may come up with something totally different than what was proposed.

Mr. White stated that the applicant should also be aware in the sighting of the sign that there are no sight line issues to the driveway to the entrance.

Mr. Kessler stated that they will use a more earth tone, more stucco material and possibly tone down the stone work. Chairman Casini asked if the sign had to be as wide as presented. Mr. Kessler stated that they could go from 18" to possibly 12".

The Chairman would like to table this matter until the next meeting.

5800 Rockside Woods Blvd., Embassy Suites - Mr. Mike Bizjak of Sign Lite was in attendance on behalf of Embassy Suites. Mr. Bizjak stated that the main monument sign will not be addressed. Mr. Bizjak stated that there is some kind of agreement with the City. Mr. White stated that the Embassy Suites own the node sign. They have control of it. Mr. White stated that the City facilitates the sign. The City sets the guidelines and criteria for the sign, but Embassy operates the sign and pays for the electricity. Everyone began speaking at once. Mr. Bizjak produced a rendering of what would be proposed for the monument sign. Mr. Bizjak

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
MARCH 5, 2008**

stated that it would be a metal based sign, metal face cabinet. The Chairman was under the assumption that the node sign on Rockside would eventually add some names of new businesses. The Chairman stated that this particular sign is not on the Agenda today. Mr. Bizjak stated that the color of the new signs would be a gold color.

Mr. Bizjak stated that the Embassy is updating their look, updating their colors. There will be new letters on the wall sign, but they will be the same size. They will be individual LED letters. Mr. Bizjak stated that the two directional signs would be re-faced and re-painted. City Planner Markley asked about the landscaping around the directional signs. Mr. Bizjak thinks that they may have put a little bit of landscaping around the signs; however, it is seasonal.

Chairman Casini asked if there was a border around the two directional signs. Mr. Bizjak stated that the drawing may be a little exaggerated. It will not be any different than it is now.

Building Commissioner Opatrny asked about an address being added to the signs. Mr. Bizjak stated that there is an address up on the building, underneath the canopy. Brian Foltz from the Fire Department stated that they don't really need addresses on the directional signs as the Fire Department knows where Embassy Suites is located.

Chairman Casini asked about the corporate color for the Embassy Suites. Mr. Bizjak stated that it is actually a dull gold. It is difficult to depict the true color on a rendering.

City Planner Markley stated that he would like to see more than just seasonal landscaping. Mr. Bizjak suggested some ground cover. Mr. White will supply the name of the General Manager to the City Planner so that he can work on the ground cover landscaping.

Mr. Bizjak referred to his site plan showing the signs that will be taken down. He stated that on the photos, #36, #37 and #38 will be taken down.

Mr. Bizjak asked the Board what their thoughts were on the monument sign. Commissioner Opatrny stated that there is supposed to be space for additional companies on the node sign. The node sign is actually larger than the recommended size for a node sign. Mr. White stated that the sign was originally in a median. When the City removed the sign during the Rockside Road expansion, it was put where it is now. Mr. White stated that there is a signed agreement in place with regard to the node sign. Mr. Bizjak wanted to know if they would re-face the existing sign with stainless steel panels to the new color scheme, with white letters and the bronze outline and the green logo, would there be an issue. The Chairman stated that the Board is trying to keep some continuity with the node signs. Mr. Bizjak stated that they would only remove the stainless panel, replace it with the new colors of the letters and the logo. The Chairman stated that it could work. Everyone began speaking at once.

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
MARCH 5, 2008**

Building Commissioner Opatrny, seconded by City Engineer Elewski, made a motion to approve the signs, subject to adding the address on the ground sign and additional landscaping.

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

6131 East Sprague Road, Fred Waski – The homeowner, Fred Waski, was in attendance. He is planning on putting an addition on the right of the existing house. There will be a two car garage with a master suite above. Downstairs there will be a laundry room, bathroom and mud room. Chairman Casini asked if the existing accessory building on the property would be close to the new addition. Mr. Waski stated that it would be about 80 feet away. Mr. Waski referred to his site plan that was submitted. Mr. Waski stated that he had his property surveyed, and it is staked out.

Chairman Casini asked if the windows would be double hung. Mr. Waski stated that they would be. Mr. Waski stated that the existing house has a sandstone foundation, and he would continue that with the new addition. Mr. Waski will match the existing house and new and also match the existing roof.

Chairman Casini stated that the only problem he had with the addition is that Mr. Waski has masonry hanging at the second floor. It is just unusual. The Chairman wanted to make a suggestion. The Chairman showed Mr. Waski a rendering of what he thought might look better. Discussion was had regarding the Chairman's suggestion. Mr. Waski stated that the one thing he was thinking about changing was the stone and continuing the shake theme which is on the existing house.

Mr. Waski stated that probably a year after he does the addition, he will put a concrete drive in. City Engineer Elewski asked Mr. Waski about the drainage. He stated that it would go to the street. Mr. Waski stated that when he purchased the house he did the waterproofing. There will also be a crawlspace instead of a full basement where the addition is.

City Engineer Elewski, seconded by Building Commissioner Opatrny, made a motion to approve the addition, subject to the applicant re-submitting the elevation to the Building Department.

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

**MINUTES OF A MEETING OF THE ARCHITECTURAL BOARD OF REVIEW
CITY OF INDEPENDENCE, OHIO
MARCH 5, 2008**

There being no further business to discuss, the regular Architectural Board of Review meeting was adjourned at 9:18 a.m.

Norm Casini, Chairman

Debi Beal, Secretary