

ARB MINUTES

September 28, 2009

The ARB held a regular meeting on Monday, September 28, 2009 at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order by Chairman Castrovillari at 6:10 p.m. Roll called.

Members Present: Frank Castrovillari, Linda Watkins and Laura Tworzydlo
Donna M. Babinec, Secretary
Members Absent: Joseph Kapitan- Motion was made by Frank Castrovillari to excuse Joseph Kapitan for cause, Mrs. Watkins second, Motion carried 3/0.
Others Present: Donna Vozar

1. Approval of Minutes of September 8, 2009 Regular Meeting

Chairman Castrovillari was not present at last meeting and moved to pass approval the minutes of the September 8, 2009 meeting to next meeting. Mrs. Watkins second. Roll called. Motion carried 3/0.

2. Old Business:

A. **Holy Cross Church.** Mrs. Babinec called for applicant. Mr. Richard Paratto present as applicant. Mrs. Vozar stated that, since Chairman Castrovillari, was not present at last meeting, the applicant may want to advise him what occurred at the last meeting, with assistance from the other Board members. At the last meeting, the matter was tabled for the applicant to obtain additional information. Chairman Castrovillari looked at the application from last meeting. He then moved to approve the application as submitted. Mrs. Watkins second. Mr. Paratto said the pole height and set back were the issues. He went on to say that the pole height has been changed and that he sent in a print with the new set back as required. Chairman Castrovillari asked Mr. Paratto if he will be submitting a revised drawing. Mr. Paratto said his wife had sent that in and he looked for a copy in his documents. Mrs. Tworzydlo stated that Mr. Alvarez' comments stated that the column height should not exceed 25% of the total sign and the application shows pole height at 45% of the total height. Mrs. Vozar asked Mr. Paratto if a revised plan was submitted. He replied that it was. She then asked if it was approved by the Building Commissioner. He said he did not know. It was mailed in last week. His wife took care of all of this. Mrs. Vozar said that the problem is that his wife is the one who has been handling it but he is the one who appears at the meeting and he doesn't have a copy of what was sent by mail so the Board cannot approve

anything without the revised application. She went on to say that she suggested at the last meeting that he or his wife contact the building commissioner to determine what was needed to be done. She suggested to Mr. Paratto that, since his wife has the information, she should appear. Mr. Paratto stated that she works. She's at work now and he lives in Litchfield so he can't go home to get anything. Chairman Castrovillari said, without the new information, the Board cannot make a ruling on the application. Otherwise, it will have to be tabled until the next meeting. Chairman Castrovillari said the Board has the drawing with the revised set back but the issue of the pole height remains. Chairman Castrovillari then moved to table the application until the next meeting. Mrs. Vozar asked Mr. Paratto if he agreed to tabling the application again and he agreed. Mrs. Watkins second. Roll called. Motion carried. Mr. Castrovillari suggested that Mr. Paratto bring a copy of whatever the revisions are to the meeting. Mrs. Vozar said he should probably contact Mrs. Babinec to verify that the revisions have been received.

B. **Sunoco.** Mrs. Babinec called for applicant. Mr. Scott Kollab present. Chairman Castrovillari moved to approve the application as submitted. He asked the other Board members what the issue was that caused the application to be tabled. Mrs. Watkins stated that there was a question as to whether there was movement on the sign. Mrs. Tworzydlo asked if the sign will be blinking. Mr. Kollab stated that it will not blink. It will just stay lit. Mrs. Watkins said you just change the prices. Mr. Kollab said it is changed remotely from inside the building. It's digital. Mrs. Watkins said they don't have to go outside in the winter to change prices. Chairman Castrovillari said the sign is in an existing bed and he recalls that it is usually kept neat. Mrs. Tworzydlo stated that he will be changing from three slots to two slots. Mr. Kollab said yes, the numbers will be bigger. Mrs. Tworzydlo asked if it is like the one at 82 and Broadview. He replied it was. Roll called. Motion carried 3/0.

Mrs. Tworzydlo asked why Cristianos was not on the agenda as old business because they were to return with samples. Mrs. Babinec asked if anyone was there from Cristiano's. Mrs. Vozar said the Board could address it under Miscellaneous.

3. **New Business:**

A. **Southwest Unitarian Universalist Church.** Mrs. Babinec called for applicant. Architect, Ted Macosko, present. Chairman Castrovillari moved to approve the application as submitted. Mrs. Watkins second. Mr. Macosko presented some photographs to the Board. He then stated that the application was for a 20' x 20' addition to the corner of the building which will replace the existing entrance and it would be a new entry at grade. Right now you have to go up and down steps and this is to eliminate the steps. The materials will match what is currently there. They will also match the existing roof color. Mrs. Tworzydlo asked

how far they are from the street. Mr. Macosko said they meet the requirements from the street. There is a 10 foot setback from the right of way which is 30 feet back from the center line. It will be about 13 feet in front of the existing building. The new entrance will be on the side which they think will be better from a drop off standpoint. The windows in the drawing are not there now but they would like to add them in the future. It is in keeping with the current architecture. Mrs. Tworzydlo asked about what would happen if the road is widened. Mr. Macosko stated that there are cemeteries on both sides. The original plans for widening of the road did not take anything from this side of the road and he was advised by the engineering department that it would not be an issue. Mr. Macosko said years ago the Masons boarded up the sides of the building and they would one day like to bring it back to life by making it accessible and by long term opening it up. One day, they would like to see the siding replaced but they have maxed out the budget at this point. Mrs. Tworzydlo said they are matching the existing siding. Mr. Macosko said that it will match. Mrs. Watkins said it will be a nice facelift. Chairman Castrovillari said he likes the changes they have in mind for the future as well. Roll called. Motion carried 3/0.

B. May Industries of Ohio, Inc. Mrs. Babinec called for applicant. Allen Hodge present as applicant. Chairman Castrovillari moved to approve application as submitted. Mrs. Watkins second. Mrs. Vozar stated that this applicant is going before BZA tonight for a variance. She went on to say that the applicant can advise the board what type of variance they are going for. Chairman Castrovillari asked what type of variance they need. Mr. Hodge stated that the variance is for a front yard set back and for a loading dock on the front of the building. If they don't get the variance, it kills the project. Chairman Castrovillari asked where the building is located. He stated that it is near the cul-de-sac adjacent to the ravine. They can't extend the rear of the property. The reason for the dock being in the front is that it is very difficult for a semi or large flat bed truck to maneuver to the back of the building. There are several other buildings within a couple hundred yards of this building which have docks in the front. Chairman Castrovillari said he understands the problem. Mrs. Watkins agreed. Mrs. Vozar stated that, if the Board approves the application, it must be contingent upon them getting the variance at BZA. Chairman Castrovillari asked if they will be putting a sign up. Mr. Hodge stated that they don't plan to put a sign up because the main facility is two lots down and has a sign. This is mostly a storage facility. They may put something on the door. Mrs. Tworzydlo asked about the driveway that is proposed and then they discussed whether it was an ARB issue. It was determined it was not. She then asked how this will set precedents. Mrs. Vozar stated that this is a BZA issue. They don't set precedents in BZA. Each application is unique on it's own facts. They'll apply the facts presented on this case and the Board will determine if the variance is necessary. Chairman Castrovillari stated there are already other businesses in that area that have docks in the front so it doesn't really affect ARB. The only thing it would affect is, if denied, it may become smaller and with a metal building, it won't affect the design. Chairman Castrovillari then

amended the motion to approve the application contingent on BZA granting the variances needed. Mrs. Watkins second. Motion carried 3/0.

C. **James A. Surace, Surace Agencies.** Mrs. Babinec called for applicant. Architect, Paul Beegan present as applicant. Chairman Castrovillari moved to approve the application as submitted. Mrs. Watkins second. Mr. Beegan stated that he brought color renderings of the addition and existing building. They are adding an approximate 1,000 square footprint to the back of the building as well as enhancing the entrance which is on the back of the building. It sits on the hill, kind of a split level. The back entrance is entered from the lower level. Chairman Castrovillari asked where the building is located. Mr. Beegan stated that it is just south of Wallings on the east side of Ridge Road. Mr. Beegan stated that they are adding about 8 parking spaces to the back and taking away three for the building addition. Mr. Beegan said they are matching all the materials and details of the existing building. The members agreed they all liked the building. Mr. Beegan stated that there will be a five foot section where they are taking off the existing brick and putting the new brick into the corner so it matches. Roll called. Motion carried 3/0.

D. **Cleveland Industrial Concrete.** Mrs. Babinec called for applicant. Christine Abramo present. Mrs. Vozar stated to the applicant that Mr. Jordan is usually at this meeting but he had a seminar and couldn't be here tonight. Mrs. Abramo stated that he was at Planning. Chairman Castrovillari moved to approve the application as submitted. Mrs. Tworzydlo second. Mrs. Abramo said they will be replacing the parking lot and the fence. She said that the application was approved at Planning Commission. Mrs. Abramo stated that the parking lot is crumbled asphalt with puddles everywhere. Being in the concrete business, they want the parking lot to look good. Mrs. Watkins asked if it will be concrete and Mrs. Abramo replied yes. Chairman Castrovillari said the fence is chainlink that they put strips in for privacy. He asked Mrs. Abramo exactly where the fence will go. Mrs. Abramo said they are replacing the existing fence. He asked Mrs. Vozar if there was a recent issue about a privacy fence on Rt. 82. The Board couldn't recall exactly what happened regarding that issue. Mrs. Vozar said if this didn't meet Code it would have been brought up at Planning and they were approved at Planning. Roll called. Motion carried 3/0.

E. **A.J. Development, LLC.** Mrs. Babinec called for applicant. Mr. Alfred Krist from A.J. Development present. Chairman Castrovillari moved to approve as submitted. Mrs. Watkins second. Mr. Krist stated that they are creating a visual barrier to block an area where one of their tenants parks some trailers. The City had asked them to create a barrier so they aren't visible from the road. They plan to put a bank of 6 foot tall evergreens in a bed staggered. Chairman Castrovillari said they will be 6 foot tall when installed and on a bed of at least 1 to 2 feet. Mr. Krist said whatever the Board suggests. Chairman Castrovillari said it will essentially be 7-8 feet before they start filling in. Mr. Krist said the tenant is a landscaper so he will be doing it. Chairman Castrovillari said that there will be 12 feet

between the trees but it will look like 6 feet because they are staggered. It seems like a width of 8-10 feet, maybe 12 foot. There was a short discussion among the Board and another applicant, who was a landscaper, as to which types of trees to use. Chairman Castrovillari said that he thinks it should be a minimum of 12 feet wide by 100 foot long but they can adjust it slightly bigger so they don't go too close together. Roll called. Motion carried 3/0.

F. **York Road Animal Hospital.** Mrs. Babinec called for applicant. Mr. Steve Pape present. Chairman Castrovillari moved to approve the application as submitted. Mrs. Watkins second. Chairman Castrovillari read the comments of Rito Alvarez to the applicant. He stated that the applicant needed to submit a site plan showing the location of the ground sign with landscaping. That he had a discussion with Mr. Pape on 9/22/09 and that he would be submitting the plan and indicate where the address will be put on the sign and that the size meets Code. Mr. Pape showed a picture of the current sign. Mr. Pape said the proposed sign is with a white border with gold highlight. The main body of the sign will be in brown. They had to modify the sign because they had the name incorrect and they had to make it slightly bigger and it is the size now on the application. Mr. Pape showed the Board a picture of the actual structure of the columns which will support the sign. The columns will be 20" by 20", 5 foot tall with a 3" cap on top of the columns. The color of the columns will be sandstone. They will put two 4x4 support beams and will attach the sign to those. Chairman Castrovillari asked if the bottom of the sign will be touching the ground. Mr. Pape said no he wants to allow 2 and a half feet below to put the bed and plant material. Chairman Castrovillari said the top of the sign will be at the top of the pillar. Mr. Pape said yes and they will put a one foot raised bed with chocolate brown mulch and plant material. They are proposing 6 two gallon Saybrook gold bushes on either side and at the top and bottom bunny grass. Mr. Pape said it is actually Hamlen fountain grass about 18 inches tall. The grass also gets tan colored blooms on top. Mrs. Tworzydlo asked about the address. Mr. Pape said Mr. Alvarez said they had to be 4 inch numbers but he didn't say where on the sign. Mrs. Watkins said she believed it has to be on the front of the sign so the fire department can see as they are driving by. Chairman Castrovillari asked how big the bed is. Mr. Pape said it will be a 2 and a half foot wrap around. Chairman Castrovillari asked if they can state that Mr. Alvarez tell him where to put the address. Mrs. Vozar said that is okay. Chairman Castrovillari stated that the motion is amended to approve the sign with Mr. Alvarez advising where to put the address numbers on the sign. Roll called. Motion carried 3/0.

4. **Miscellaneous:** Mrs. Tworzydlo asked about Cristiano's. They were supposed to bring gray color samples to the Board. Mrs. Babinec said she recalled the applicant stating that they would be applying for a sign and they probably planned to bring the samples then. She thought he may not have been ready. Mrs. Tworzydlo said they should have been on for old business. Mrs. Babinec said she would put them back on the agenda for next meeting. Mrs. Watkins and Mrs. Tworzydlo advised Chairman Castrovillari what had occurred at the last meeting.

Mrs. Tworzydlo stated that there is a white fence on Bunker Road that has a trailer that is hidden by the fence. Could the Board have suggested the same white fence to the applicant who appeared tonight. Chairman Castrovillari said the City suggested the trees and he would rather have the trees anyway.

Mr. Castrovillari moved to adjourn the meeting at 7:10 p.m. Mrs. Tworzydlo second. Meeting adjourned.

Approved: _____
Chairman - Architectural Review Board

Attest: _____
Secretary - Architectural Review Board

Date: _____