



VILLAGE OF OAKWOOD
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES

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MEETING DATE: AUGUST 1, 2022

TIME OF MEETING: 8:00 P.M. MEETING

PLACE OF MEETING: OAKWOOD VILLAGE – COUNCIL CHAMBERS

PRESENT: Rand Broadstreet
Patricia Christian – Chairperson
Jackie McDonald
Georgia Moore
Ross Cirincione - Assistant Law Director

ABSENT: NONE

The Meeting was called to order at approximately 8:13 P.M. by Patricia Christian, Chairperson.

OLD BUSINESS: **MR. SCOTT GENTRY**
CASE # ABR22-07: **22103 WEBER PARK DRIVE, OAKWOOD VILLAGE, OH**
44146 PP #795-03-060, 795-03-062 Mr. Gentry is coming
before the Board to request approval for an 896-sq. ft. addition
to existing home. (Section 1101, 1165 & 1140 of the Codified
Ordinance)

MOTION TO REMOVE FROM TABLE was made by **Georgia Moore**, seconded by **Jackie McDonald**, and upon roll call the **MOTION PASSED** unanimously.

Mrs. McDonald: Mr. Gentry, are you a contractor?

Mr. Gentry: No, not by trade, but me and my brother do it all.

Mrs. Moore: So, has the Building Department been out to inspect what you have done so far?

Mr. Gentry: No, they are waiting for you guys to okay it first, I guess.

Mrs. McDonald: There are different pictures that show the actual structure being up. What we originally received was something futuristic.

Mr. Gentry: That was from google maps, but they said that wasn't good enough. That is why we got the survey.

Mrs. McDonald: This first picture was before the construction and this other one is after the construction.

Mr. Cirincione: I don't know at what point the Building Department discovered that it was built before any permits were issued, but they then advised Mr. Gentry that he needed to make an application and come before this Commission.

Mrs. McDonald: Mr. Gentry, you would need to submit a landscape plan and because you own the property adjacent to this addition, the expectation would be that the landscaping would include the two other properties, if necessary, based on the pictures I see, the landscaping I see looks really bad.

Mr. Gentry: They made me stop, so I didn't do any more to it. The picture that you have there was with the application.

Mr. Cirincione: It wasn't in my packet.

Mrs. McDonald: The picture was in Pat's packet; she showed it to me.

Mr. Gentry, I have a question for you. You said that in the past you didn't realize you had to do this, but in the past have you enhanced your property in Oakwood Village with additions without permits?

Mr. Gentry: Probably; siding and roofing. I was always told that if you did siding, you didn't need a permit. I've been living here for sixty years, but maybe I'm living in the past.

Mrs. McDonald: I didn't think that for siding or roofing you had to have permits, but I'm talking about additions.

Mr. Gentry: I never built an addition before.

Mrs. McDonald: So, this is your first time building an addition. Earlier you stated that you have done this in the past and you didn't realize you had to have a permit, so I didn't know if you've done this in the past in Oakwood Village or if you've done this in the past in another municipality.

Mr. Gentry: I've lived in Oakwood Village my whole life.

Ms. Christian: How did you find out that you weren't supposed to put up an addition without a permit?

Mrs. McDonald: Someone reported him. So, there will not be any new construction going on those parcels, right?

Mr. Gentry: That is correct.

Ms. Christian: Before you come back you will have to submit landscape plans.

Mr. Cirincione: Ed did review this and he did say that the reason this consolidation didn't go forward in May was that in order for the consolidation to proceed, there had to be a finding that this use was permitted on the property. So, PC22-108 permitted that pursuant to a conditional use permit. Ed's recommendation was that this could be approved since the proposed improvement with the consolidation of the parcels is bringing the property closer to compliance with residential zoning requirements.

Mrs. McDonald: Would that have been grandfathered in? This is an older home. Some homes you can't attach a garage to. On this plan it shows that you have an existing driveway and then it shows where the proposed will go.

The council website shows some type of hard surface. I'm not sure if it's gravel or black-top on there.

MOTION TO APPROVE CASE # ABR22-07: CONTINGENT UPON THE PROPERTY BEING FULLY INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT AND SUBMISSION OF LANDSCAPE PLANS AS DISCUSSED EARLIER BY THE PLANNING COMMISSION was made by **Patricia Christian**, seconded by **Georgia Moore**, and upon roll call the **MOTION PASSED** unanimously.

NEW BUSINESS:
CASE # ABR22-11:

CONTRACTOR: PLATINUM CONSTRUCTION
NILSA CARRERRO-OWNER: KENYATTA HAMPTON
7234 FREE AVENUE, OAKWOOD VILLAGE, OH 44146
PP #795-01-019 Ms. Carrero is coming before the Board to request approval to erect a 20' X 20' (400-sq. ft. detached accessory building on side of property. (Section 1101, 1140 & 1165 of the Codified Ordinance)

Swearing In of Nilsa Carrero by Ross Cirincione:

Mr. Cirincione: "Do you solemnly swear that the testimony and evidence you will present to the Architectural Board of Review tonight will be the truth, the whole truth, and nothing but the truth so help you God?"

Ms. Carrero: "I do".

Ms. Carrero: Our company was contracted to build a 20' X 20' detached garage for the property located at 7234 Free Avenue. You should have a copy of the plans in front of you.

Mr. Broadstreet: Is there already an existing garage?

Ms. Carrero: As far as I know there is not an existing garage. We will be constructing the garage in the rear. The downspouts will be draining onto the property. The colors for the garage will match the house. It will be cobalt blue with white trim. The garage door will be white. The shingles will match the house which will be blue/gray.

Mr. Broadstreet: Is there a reason the owner didn't show up here tonight?

Ms. Carrero: Not that I know of.

Mr. Broadstreet: What bothers me about this is that you've never been on the property and you're agreeing to things and making promises to things that may or may not happen. The owner isn't here to agree to that or to answer any of our questions.

Mr. Cirincione: Ms. Carrero can appear as the agent.

Mr. Broadstreet: But she's never even been on site.

Mr. Cirincione: I think that given the examination by the engineer and what he wants to see, that is reasonable. They are going to have to satisfy those requirements, and the Building Commissioner has an obligation to confirm those things that are required.

You are certainly free to take action on this, based on the representations made by the agent which will be enforced against the owner.

Mr. Broadstreet: When people put up a new garage, they have to put in an asphalt or concrete driveway.

Mr. Cirincione: Ms. Carrero, do you have the authority to make representations on that, which is the problem? I don't know that we can assume that someone is going to put in a \$12,000.00 driveway. I didn't look at the driveway issue. I suppose as a contingency, if this were to go forward, it could be passed with the contingent requirement that if the code requires a driveway to be installed, the approval for the addition would be contingent on complying with the codified.

Ms. Carrero: Yes, I understand.

MOTION TO APPROVE CASE # ABR22-11: was made by **Jackie McDonald**, seconded by **Georgia Moore** and upon roll call the **MOTION PASSED** unanimously.

MOTION TO APPROVE REGULAR ABR MINUTES FOR JUNE 6, 2022 was made by **Patricia Christian**, seconded by **Rand Broadstreet** and upon roll call the **MOTION PASSED** unanimously.

MOTION TO ADJOURN MEETING was made by **Rand Broadstreet**, seconded by **Georgia Moore** and upon roll call the **MOTION PASSED** unanimously.

Meeting Adjourned at approximately 8:23 P.M.

Patricia Christian
Chairperson

Cynthia Hines
Recording Secretary