

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
August 12, 2010**

The Architectural Review Board met in regular session on Thursday, August 12, 2010 at 7:35 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Ron Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Pro Tem
Mrs. Mary Ann Wervey
Mr. Carmen Miozzi

Absent: Mr. Ivo Tombazzi

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary

CONSIDERATION OF MEETING MINUTES: June 10, 2010

Mr. Miozzi, seconded by Mrs. Wervey made a motion to approve the meeting minutes of June 10, 2010.

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Minutes Approved as Written.

PROPOSALS

- 1. Attached Garage Joe Cirino
7045 Wilson Mills Rd.**
- 2. Addition Stivo DiFranco
6580 Highland Rd.**
- 3. A.R.B. Review & Comment
Proposed Chimney Demolition
6219 So. Woodlane Dr.**
- 4. A.R.B. Review & Comment
Chapter 1389 Rain Barrel Systems
1389.03 c) Colors**

OPEN PORTION

Attached Garage
Joe Cirino
7045 Wilson Mills Rd.

Chairman Dinardo called the meeting to order. I understand this is the 3rd revision that's been submitted to the Bldg Dept. Please explain your proposal.

Joe Cirino states I don't have a garage and I want to attach one in the rear. In that process, I decided to add some storage room and continue out the kitchen an extra 13'.

Chairman said this is S/L 26 fronting on Wilson Mills. **Joe** states relationship back from the road is 150'. Mr. Marrelli confirms there are no setback issues.

Pg 3....Foundation

Chairman states color photos of the site would be helpful. **Joe** asked what that has to do with proposal. Chairman explains we are the Architectural Review Board and concerned with outside appearance.

Chairman asked what kind of foundation exists, slab on grade?

Joe Cirino said the crawl space will continue under the kitchen. The garage will be 18" below the 1st floor. Existing is a partial basement.

Chairman finds it hard to decipher through elevation dwg's.

Chairman asked about existing foundation material. **Joe** states block.

Joe Cirino said we'll match new to what we did in the front 2 years ago, stucco & paint it. There will be only 5"- 6" showing. Everything will match.

Mr. Marrelli questions where new foundation starts and stops. Showing us existing versus new would have been a big help.

Joe Cirino states he's not an Architect. Two years ago I paid an Architect \$2,000. My Builder ordered everything he suggested and the walls were off by 2'. Architect said 8' walls they had to be 10'. I decided to do this myself. My Builder knows what he's doing.

Chairman asked Joe if he's looked at the Building Departments set of requirements for submittal of "Residential Construction". **Joe** said yes.

Chairman uses Applicant #2's (DiFranco) drawing submittal. This helps the Board understand exactly what's going on; elevations, tie-ins, materials, windows, etc. It helps us make a decision and helps you if it's something we need to bring to your attention that you may need to revise. We'll go through your drawings as best we can. It's very difficult to approve a set of elevations not knowing what is existing and what's not. You'll need to label it and submit a set of new dwg's to John.

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Joe Cirino said I've seen some Architect plans that don't have that much detail other than an outline. My updated drawings are a detailed outline.

Chairman explains off of DiFranco plans what Cirino's new drawings need to show to reflect requirements; heights, guidelines, etc.

Joe Cirino states, I understand your criticism, but isn't this Board meeting a meeting of the minds for you to be clear and distinct on what I'm doing and I'm aware and clear of what you're telling me what I have to do?

Chairman said yes, that's why we're going through this, but in the end I think you'll have to re-submit a set of drawings that reflect the meeting.

Pg 4....Floor

Mr. Marrelli said your notes say 'no new plumbing' on your kitchen extension. Where's the kitchen sink going? **Joe** said there's no plumbing in kitchen, just a big table, sitting area. No plumbing in Mud Room either, wood floor throughout rooms with baseboard heating.

Pg 5....Electrical

Chairman said we don't get into this, it's more for John.

Pg 6....Roof

Joe Cirino said we're doing a 4 / 12 pitch down square in the middle. We have pre-engineered trusses.

Chairman said you'll have to show John a framing plan.

Mr. Marrelli said you can't use 1/2" OSB on 2' centers. It's got to be 5/8" OSB or plywood, or you have to bring the trusses in to 16 on center. The drawing you'll submit to me will show the roof framing that tells me where you're landing this. I need a sheet on this. I don't know what snow load he's buying for. If he would have put the 1/2" plywood up there on 2' centers, you would have had a nightmare on your hands.

Pg 11....Cutaway

Joe Cirino clarified studs; 10' high studs on garage & 8' on house.

Chairman asked about skylights. **Joe** said standard flat.

Chairman asked about siding. **Joe** said wood siding to match existing. Color will be stained cedar redwood to match.

Chairman asked how old existing asphalt shingles are. **Joe** said about 7-8 yrs. The house was a rehab, pretty much a dump when I bought it, cockroach infested, plumbing didn't work. New roof shingles will match, it's a standard grayish green mixed slate.

Pg 4....Garage Door

Chairman said garage door looks like it faces East. Tell us about it.

Joe Cirino said it' an Amaar garage door, 3 window insulated steel door, lights on either side.

Chairman questions if there's room for his header. You have an 8' high door. That's high.

Mr. Miozzi said you may not get a garage door opener in there. You need at least 1' above your garage door. **Joe** decides to change to a 7' door.

Chairman said you have a 3 Course Block. I don't know how this works. It doesn't affect the Board. You're going to have your slab of your garage right there. John said that'll determine how he gets that header in there. Carmen explains and demonstrates the problem that can occur with block & height when foundation is done.

Joe Cirino asked Debbie for a CD copy of the recording minutes. Able to copy in Cassette format only.

Chairman asked about trim around garage & man doors. **Joe** said outside trim will match.

Pg 9....Garage / Room Addition Facing North

Chairman states this is the Mud Room, Storage Room and a replacement window that's being re-used, turning the corner is the larger re-used window in the kitchen.

Joe Cirino states he will demo existing back kitchen wall, roof & all.

Board is guessing on dwg; not clear on what's new, what's existing, what's coming out, what's staying. **Joe** explains.

Chairman reiterates to Joe he needs to submit new drawings that show where addition starts and stops, what's existing & what's new; framing plan, header, trusses, floor joists, heights. Ron suggested Joe do an elevation dwg 2-D that shows detail with fascias, gutters, downspouts, roof lines, label garage door & widows, show east side, west side.

- Roof

Mr. Marrelli guesses it's safe to assume that the ridge is going to be centered on that chimney and it's going to be ½ way up the existing roof. **Joe** confirmed. Joe's going to have to figure out how to hold that valley up. He's going to have to support that because the rafters coming down will pick up that load. **Carmen** states rafters may not hold the weight and demonstrates options to Joe. **Chairman** said you have some structural issues to resolve. **John** told Joe he needs to ask his Builder how he's picking up the weight of the new roof onto the old. **Joe** asked the Board what would be satisfying to them. **John** said steel posts, new lams. Discussion ensued on options to beef up, concerned about the weight.

DECISION

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the proposed addition for 7045 Wilson Mills Rd. as noted with submission of following drawings to Building Commissioner's satisfaction:

- 1. Structural Plan.**
- 2. Elevation Plan in 2-D to include labeling Existing & New.**

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mrs. Wervev, Mr. Miozzi
Nays: None

Motion Carried.

Drawings Approved As Noted with Revision Drawings to follow.

Following Vote

Joe Cirino states if there are problems, a Builder naturally fixes problems along the way.

Mr. Marrelli said you keep doing stuff over and over again and it keeps failing over and over again.

Joe Cirino said I trust my Builder knows what he's doing.

Mr. Marrelli said I'll go on the record that we had trouble with your Builder on the last addition. He didn't know a lot of what he was doing; electrical, foundation, some of the framing. He needs some education and I told him this on the job. **Joe** requests this be deleted from record. Chairman denies request.

Joe Cirino said your Inspector has to tell the guy he's doing something wrong. That's why we pay taxes to you guys. **Mr. Marrelli** said we will but it'll be on your dime. We can't train the guy.

Joe Cirino thanked the Board and left the meeting.

**Addition
Stivo DiFranco
6580 Highland Rd.**

Chairman Dinardo commends Stivo for a complete submission packet & photos. Stivo's **Builder/Designer Verin, from Gesicki Construction** is out of town, calls and keeps him on speaker throughout the meeting.

- **Floor Plan**

Chairman states this is a big addition, majority being in the rear. Coming through the front door we have floor plan as follows:

- New Master Bedroom to the left.
- Walk-In Closet behind Master Bedroom.
- New Master Bath
- New Family Room w/insert Fireplace.
- New Kitchen. Existing kitchen gets demo'd.
- Also, Concrete Entry Covered Porch all new.

Chairman asked Stivo if he's laid out furniture in his family room yet. He has not. Every time Ron sees a family room like this with a center fireplace and the windows, they say in the end "Where am I going to put my TV., my couch?"

Stivo DiFranco says good question. Angle fireplace discussed.

Chairman asked how flooring material from kitchen to family room will be separated. **Stivo** replied carpet in the great room & tile or wood in kitchen.

Mr. Marrelli asked what the double doors going out of the Breakfast Nook are going out onto. **Stivo** said eventually out onto a patio. Doors are not at grade. **John** states they're opening out. They have to open out over a platform, they can't open onto one step. Verin will redo with platform.

Chairman mentions kitchen wall cabinet area is really tight. **Stivo** says we're thinking about the kitchen layout. We may even put up another wall of cabinets to break up the great room from kitchen a little bit.

- **Electrical / Framing Plan**

Stivo DiFranco said the electrical & framing are on here but the roof line's changing so we might have to modify.

- **Elevations**

Stivo advises Verin the existing roof line is missing on side elevation dwg.

Stivo said new Siding & Window Trim to match existing

Stivo asked Verin, you drew in a shingle look on the dormer, it's rolled material now. Can we do shingles up there? **Verin** said yes. **John** advises to go 3 / 12 pitch at least. Advised Verin to make pitch a little steeper, 4' in elevation, add a little more to ridge.

Stivo said shingles will be all new dimensional, existing & old, ice guard & everything.

Verin will need to re-draw new framing plan.

- **Front Bay Window**

Stivo said white trim bay window. Roof will be shingles to match house. Chairman & John recommend copper roof, just a suggestion, would look outstanding with the brick & stone. White trim structure under bay.

- **Columns**

Mr. Marrelli asked about column size & color, square or round? Stivo undecided on all.

Mr. Marrelli said these columns will make or break your whole front entry.

- **Stone / Foyer / Porch**

Stivo said a sand earth tone color, a cultured stone, some red in it like the brick. They're using it at the Wright Place redo now. Stone veneer above door. It'll be a new Door & side lights. I haven't picked the door out yet.

Stivo asked Verin how the stone will tie in with the brick at the Foyer extension. Verin figured stone veneer on all 3 sides of extension. John brought to his attention where he butts the new wall into the old, he's going to have two materials coming together in a straight line. Ron suggests setting wall back 2", the depth of the stone so there's a 1" reveal, so it looks set back. John adds, we're trying not to get the brick and the stone in the same plane. Verin understands, or I can cover the brick with stone to blend. Board likes that suggestion.

Chairman advised above the door, the stone veneer going up to the fascia, to add another piece of trim to close it off.

Mr. Marrelli is thinking the stone above the door may look like it doesn't belong.

Discussion ensued on Front Entry & columns.

Verin said overhang above door's coming out 3 feet. Chairman feels there's not enough front porch coverage for someone coming in.

Mr. Marrelli summarizes, let's agree if you're going to do just an overhang for weather protection, at least 3' will be good. If you're going with a grand porch, do what you designed the first time. Let's agree that where the brick and stone come together, they won't be in the same plane.

- **Back of House**

Chairman turns around to back of house. Roof pitch in back will be lifted. Everything to match existing.

Chairman asked Verin if he's looked at the roof structurally to see how it's going to be held up with new design, how he's going to tie back in to existing, main ridge in the rear of the house.

Verin replied originally we were going to add 2 roofs in there. Now we're just adding one big gable. The ridge is going to be perpendicular to the back wall of the house. The rafters are going to bare down on the two outside walls. The family room portion is going to be vaulted.

Chairman recommended Verin re-draw plan to show how he's supporting roof. Verin acknowledges framing plan is not correct.

- **Basement**

Chairman points out existing & new steps to existing basement.

Following discussion on wall partition, Board agrees it would look a lot nicer just putting a beam in there, doesn't make sense cutting basement in 1/2. Stivo said Verin suggested putting a wall up because people end up separating it anyway because there'll be 2 posts in there anyway. Chairman said if you open it up, it gives you a lot more opportunity. It's easier to come back and fill it in than to open it up. John adds, if you do a new furnace, you might want to box in just the appliances. John thinks it would be a shame to do all that foundation and then cut it in 1/2.

- **Bedroom Windows**

Mr. Marrelli said just make sure they meet minimum egress requirement, one for each room.

DECISION

Mr. Miozzi, seconded by Mr. Klein made a motion to approve the proposed addition for 6580 Highland Rd. as noted with submission of following to Building Commissioner's satisfaction:

1. Revised Framing Plan.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mrs. Wervey, Mr. Miozzi

Nays: None

Motion Carried.

Drawings Approved As Noted with Revision Drawing to follow.

OTHER BUSINESS

Chimney Removal Request Worton Park Development

Mr. Marrelli said one of our residents at 6219 So. Woodlane wants to eliminate his stone chimney that's in the middle of his house to make more room for a galley kitchen. His house is a slab on grade. He has an addition on the house with a fireplace, he doesn't use this one. Eight square feet of space is important to him. The reason I'm coming to the Board for input is it dawned on me as I went to visit his house,

that every house in this neighborhood has these big wide chimneys coming through their roofs. I don't know if it was a requirement when this whole development was built.

Mr. Klein said the way his house sits in the woods, you can't see it. Most stand out, his doesn't, his blends in.

Chairman asked if there were any Architectural guidelines when these homes were built in this development. John couldn't find anything.

**John to report back to Resident:
Demolition of Chimney Not an Architectural Issue.**

**Rain Barrel Systems
Chapter 1389**

Chairman states there's an Emergency Ordinance pending for Rain Barrel Systems through Council.

Mr. Marrelli said we want the ARB to review the color scheme that's written in the Ordinance, which is black, brown or dark green. John thinks we shouldn't get stuck on a color, but talk about types of colors like earthtones to match existing foundation & siding. They're paintable. We want to try and make them disappear in the background as much as possible. We're trying to push them towards the rear of houses. We almost need to write this generally so people understand we want it to blend in and disappear into the background, i.e. bushes, painting. If you're going to see it from the right-of-way, you've got to address the appearance so it disappears into the background.

Discussion ensued about eliminating 'black'.

Mr. Klein suggests wording; Colors must be earthtone or exterior of the barrel to be painted to match the body color of the home.

Mr. Miozzi suggests wording; Rain barrel must be painted or camouflaged to disappear from view of the right-of-way.

**John to submit 1389.03 (c) revised language to Law Dept per
discussion as noted.**

ADJOURNMENT

There being no further business, Mr. Klein, seconded by Mr. Miozzi made a motion to adjourn the meeting.

ROLL CALL

Ayes: All
Nays: None

**Motion Carried.
Meeting adjourned at 10:00 p.m.**

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Chairman

Secretary

cc: Applicants

Enclosures: Worton Pk Chimneys