

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
May 12, 2011**

The Architectural Review Board met in regular session on Thurs, May 12, 2011 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 Chairman Pro Tem
Mr. Ivo Tombazzi
Mr. Carmen Miozzi

Absent: Mrs. Mary Ann Wervey

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

CONSIDERATION OF MEETING MINUTES: **March 24, 2011**

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the meeting minutes of March 24, 2011.

ROLL CALL

Ayes: All
Nays: None

Motion Carried
Minutes Approved as Written.

PROPOSALS

- 1. NEW Residential Unit**
S/L #6 (6601 SOM Court)
Parcel 831-13-026
&
S/L #7 (6597 SOM Court)
Parcel 831-13-027
PARKLEDGE Townhomes
Miller Homes, Inc
Bogart Architecture, Inc
- 2. Discussion A.R.B. Application**
 - Fees
 - Submission Requirements
 - Authorization for Property Access

OPEN PORTION

**NEW Residential Unit
PARKLEDGE Townhomes
SOM Court Development**

Chairman Dinardo called the meeting to order welcoming Jeff Bogart from Bogart Architecture and Scott Miller from Miller Homes. Chairman asked Scott to take us through his proposal.

Presentation by Scott Miller, Builder

Scott Miller, Miller Homes states if I can just give you the genesis of this. Right now there are 10 units up, 9 of which are sold and occupied. They are of the original Two-Story homes that are 3200 sq. ft. Nice homes, great homes. We were fortunate enough when we started, after you folks gave us the approvals. Coming out of the box, we went boom, and were able to get 6 of the 9 residents in fairly quickly.

Things then slowed down. As I talked to people coming in looking at the models, there were several that said "Great house, love it, but I don't need an upstairs". We heard that over and over again, but while people were still buying the larger Two-Story units, there was no need to do anything different.

Now to bring you into particulars, the units that we're looking at tonight; attached units 6&7 that back up to the Beta Dr. Mt. Vernon Office Bldg. While we have the units that are occupied, four of them back up to that building of the original Two-Story homes. The six on the site plan back up to the wooded area and were easier to sell because you weren't looking at the office building. We always had difficulty particularly with the middle units; 4&5, 6&7 and 8&9, not to mention 12&13 which back up to a parking lot. It's difficult to get those marketed and sold.

Ron & MaryAnn Smith were originally going to move into S/L #18 which is an existing unit that we have. We're making that into a model. That's the last one that's not sold right now of the existing 10 units. They had given us a deposit. Due to health reasons, they could not buy that unit. We shook hands and I wished them luck. One year later they called me and said Ron's feeling better, they love the homes, but they can't go up the stairs. I kept hearing over and over again to build something nice on one floor but not to cheapen anything. We're not looking to cheapen the product. We're putting in the same finish. We do granite in the kitchens and master baths. We're not doing vinyl or formica. It's the same quality. We're just doing it on one floor.

Scott continues, Jeff Bogart came in with this design. The home itself is about 2,000 sq. ft (1,994 sq. ft. rounded off). Good size. The footprint is the same width as the existing unit. To get the 2,000 sq. ft on that one floor, we've lengthened the home. From a viewpoint of maxing, it's actually larger on the 1st floor than what we have now. It's got 3 bedrooms on the 1st floor.

The Smith's are not driving us necessarily, but they are the market right now. That market is something on one floor. Make it nice and make it livable.

One month ago I sent an email to all the current residents and said we're coming up with a new plan, a one floor only. We're not going to cheapen the product and as soon as I get the plans, before we go to the Architectural Review Board, I'm going to invite you to come and view it. Last Saturday, I spent 3 hrs at one of the models in Highland Hts, I invited everybody to come take a look at the plans. Two residents showed up. One was in love with it and can't wait for the development to be built out. It's no secret that housing is in big trouble. My feeling is the sooner we build this out, then we stabilize the situation and they're not looking at the fields and everything else. The other resident that came lives in S/L #10 and his only concern was this; He asked if there was a way units 12 & 13, could be put on the back burner and concentrate on selling 4-9. I talked to Debbie Krenzler because she owns the land. I'm building it out for her. She said that's fine. The resident in S/L #10 felt that would address Laraine & John Schuster's concerns, but I don't know because they couldn't be here tonight. By the way, I have a very good relationship with the Schuster's.

Chairman Dinardo reads letter of concern from residents Laraine & John Schuster (S/L #14) into the record:

“Neighbors,

Laraine and I will be out of town Thursday but we just wanted to let you know that our concern is based on the value of the proposed homes. Anything less (on a base price basis) than the value of our existing homes will devalue our properties and our development and hopefully would not be allowed. We purchased our homes in good faith that the development was to be of like and similar homes. There were many less expensive developments but that was not what we wanted for our home investment. We understand times are hard for building but do not think our standards should be compromised.”

Laraine & John Schuster
schusterlj@yahoo.com

Scott Miller informed the Members that he did not respond to the Schuster's e-mail. I certainly understand but I will say that we're looking at about \$300,000 for the home. Maybe \$299,000 will be the number. When you take that price per square foot and compare that to what the Two-Stories sold for, the per square foot price is going to be more than the Two-Story. I demonstrated that to the Schaefer's in S/L #10. We're reducing the square footage for just these 8 units. The others, the remaining triples have to stay triple. They'll stay at Two-Story units because we can't get the square footage on one floor to meet the minimum. The minimum square footage if I'm not mistaken is 1800 sq. ft exclusive of utility room but I think that's where if it were on slab, the utility would actually be the furnace and everything else, we're having basements.

Mr. Marrelli stated that if any of the customers from the beginning would have gone into the zoning code to read the sizes of homes allowed in this development, they would have seen that the smallest was 1800 sq. ft. and there was no maximum.

Chairman Dinardo thinks Scott's explanation has addressed the residents' issues.

Scott Miller reminded the Members he had not spoken to them personally nor responded to their e-mail because he's not here to debate with them. I feel they're entitled to their opinion. On the other hand, by inviting everybody because I wanted to get a feel. I think when all is said and done, I think the goal is to get this built out, particularly against that office building. It's tough to convince people to take a Two-Story when you're looking at that building on the 2nd floor. Did we think about that? Not when everyone was building and buying. We probably could have come in with a One-Story. People at that time wanted volume, rooms & everything. The market has changed.

Presentation by Jeff Bogart, Bogart Architecture

Jeff Bogart, Bogart Architecture stated we intend to do a nice job of landscaping behind the unit. We created a scenario where we can have a nice patio at the center part of the unit and we'll do some heavy landscaping behind that to help guide our own views. Not so much to buffer it, because we have the other green screen that buffers, but to control our views out of the units into a nice heavily landscaped patio area.

Scott Miller said that addresses one of the issues. By having it a One-Story only building, you're not looking at the other building as much. The Smith unit S/L #6 has a sunroom (4-season room) built onto the back. It's an option we give on some of these lots.

Jeff Bogart notes the sunroom is not depicted on the site plan. The Smith's decided to go with the sunroom after the plans were prepared. **Although the agenda tonight states S/L 6 & 7, this is really a proposal for four (4) Duplex Units.** S/L #6 is going to be under contract and S/L #7 becomes a model. We then do this same duplex unit repeated on the other three that we're showing. They all can have an optional sunroom, provided it fits within the footprint. We can't do that on 12, 13, 8 & 9. Certainly 4 & 5 can have it. Maybe 13, depends if it fits within the setback.

As we go through the exterior architecture, that brings into the issue of side windows that we have the option of modifying. We've shown two different side elevations, right & left. Recognize as you go through this, some people may want a pair of windows, some may want them split. We just want to bring that up and get it on the record that we're going to make these minor changes as we go along vs. coming back every time we look to move a window 3 feet.

The Board Members & Building Commissioner agree minor changes are acceptable.

Jeff Bogart said I think you'll see the aesthetics of this really match in with the language we used when we designed these other units in here. It blends nicely. Remember, this is not a flat development. You come into SOM Court, it rises up and it has some terrain to it.

- **Cost comparison One-Story vs. Two-Story**

Chairman Dinardo said what I read into the Schuster letter, I think their concern is that what you're building will devalue the property. I personally don't see it. It's a \$300,000 unit. I don't know what the original owners paid.

Mr. Marrelli commented if the price per square foot is equal to or greater than what was paid two years ago, there's no devaluation. It's smaller, not cheaper.

Scott Miller replied they paid in the \$380's for their unit.

Jeff Bogart said the price per square foot didn't go down. If you look at it on a price per square foot, it actually goes up.

Mr. Marrelli said the existing owners paid less per sq ft than the ranch will pay. It's cheaper to go up.

- **Color Schemes & Materials**

Jeff Bogart said we're using the same original color scheme, same brick, detailing, garage doors, louvers & dormers, everything is very similar except this is a ranch and not a 1 ½ story building. These are also duplexes where a lot of the others were meant and designed to be duplexes or triplexes. When you do a duplex or triplex, it brings different aesthetics in because you have a much larger volume and massing of space.

We have a nice little front entrance and nice windows in the optional bedroom / den. On the side elevation you'll see where we elected to split windows. They're all the same basic size. When we go to the other side elevation, you'll see we put the windows together this time. Those are in the same room as the others were singly. They are just singly set as opposed to setting them in duplex fashion.

Scott Miller interjects. When we split the windows as opposed to paired, it's because the Smith's prefer the bedroom windows be split to put something in between.

Jeff Bogart said but we don't know who the next buyer is and they may want to modify. We just want the right to be able to move these around. We'll meet the egress and light codes. That's the important thing. The side elevation you'll see is not a high design where the aesthetics are going to play a major part of this. It's nice, but we left the aesthetics for the front. For the rear where we have something else going on, we cut down the roof because if we had done gable ends, it would be too big of a roof weighing down, too much mass. We've given you an elevation showing one of the duplex designs from before and now, and how they appear side by side.

Chairman Dinardo feels the variation through the course of the project will help.

Jeff agrees it will help, much more than the same units over and over again.

Mr. Marrelli said for the record, I asked for this front elevation to show the difference in height between the single and the 1 ½. Could you tell the Board what the height difference is from the ridge?

Jeff Bogart said I can call you tomorrow with those dimensions. I don't have a scale with me.

Chairman replied it's about 6' plus or minus.

Mr. Miozzi asked, both have 9' ceilings on 1st floor?

Jeff replied yes, and the original duplexes had 8' ceilings on the 2nd floor.

Mr. Marrelli asked if the dormers go into the attic or open into a stairway.

Jeff replied no, they're false dormers. It's a real dormer with a real window in it, it's just that we'll put a false wall with some drywall and a little vent behind it.

Mr. Miozzi asked about the roof pitch.

Jeff said front to back and side to side on the new ones is different because of the massing. The pitch front to back is 6 / 12. The existing are all 8 / 12.

Mr. Miozzi suggests going to a 10 / 12 to pick up a little height.

Jeff replied they don't want to do that because when you look at the amount of roof area to that 1st floor building area, when that roof starts to go up, it seems very massive and overpowering.

Mr. Miozzi's thought is aesthetically driving down the street it would look more like a 2-Story and people would never know. I'm trying to address the neighbor's concern.

Jeff said that's an architectural problem. If it starts to get to the height of a 2-Story but you only have a 1-Story, you just have more roof, you don't want to look at more roof. It gets very top heavy.

Mr. Marrelli feels the changes give the development a little bit more character.

Scott Miller said the color scheme, brick, trim, nothing changes.

Mr. Marrelli asked Scott's if he's putting wolmanized steps in the backyards.

Scott replied yes, he has if they want decks.

Chairman Dinardo states for the record, this is Building Color Scheme #2:

Brick: Rosewood

Siding: Natural Linen

Shingle: Weathered Wood

Trim: White

Mr. Tombazzi feels the One-Story blends in good.

Jeff Bogart thinks they did a good job blending in and getting a different plan that fits the market out there today.

Mr. Klein said based on the market conditions, to get more money per sq. ft. (even though a ranch is going to get more money per sq. ft.) it seems like it's almost significant. You're talking 3200 sq. ft. against \$380,000. You're talking \$1.10 vs. \$1.40 / \$1.50. That's significant. Getting in sellable lots that are selling at a higher dollar is a value to the landowners.

Jeff Bogart added that it will not help the existing houses if nothing is built and it stays empty.

Scott Miller concluded that John & Laraine have not seen the plan. They might feel better when they do.

DECISION

Mr. Miozzi, seconded by Mr. Klein made a motion to approve the proposed New Single-Story Residential Townhouse Units as noted.

ROLL CALL

Ayes: Mr. Dinardo, Mr. Klein, Mr. Tombazzi, Mr. Miozzi
Nays: None

**Motion Carried.
Drawings Approved & Signed As Noted.**

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**Discussion
A.R.B. Application**

Chairman Dinardo said we'll postpone this item until Mary Ann is in attendance because she's the one who brought this to our attention.

TABLED UNTIL NEXT MEETING
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ADJOURNMENT

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

ROLL CALL

Ayes: All
Nays: None

**Motion Carried.
Meeting adjourned at 8:07 p.m.**

Chairman

Secretary