

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 14, 2012**

The Architectural Review Board met in regular session on Thurs, June 14, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Dinardo presided.

ROLL CALL

Present: Mr. Ron Dinardo Chairman
Mr. Joshua Klein Chairman Pro-Tem
Mr. Carmen Miozzi

Absent: Mr. Ivo Tombazzi
Mrs. Mary Ann Wervey
Ms. Deborah Garbo Secretary

Also Present: Mr. John Marrelli Building Commissioner

CONSIDERATION OF MEETING MINUTES: May 10, 2012

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the meeting minutes of May 10, 2012.

ROLL CALL

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

**Motion Carried
Minutes Approved as Written.**

PROPOSALS

1. Addition Howard & Mary Brondfield
6794 Metro Pk Dr.
Klotzbach Custom Builders & Remodelers, Inc
2. Discussion Residential Additions & Alterations Application
(**Discussion TABLED until next meeting**)

DISCUSSION ONLY

- Musca Plaza Signage & Lighting, 6679 Wilson Mills Rd.
(**Discussion TABLED until next meeting**)

OPEN PORTION

**Howard & Mary Brondfield
6794 Metro Pk Dr.
Addition**

Chairman Dinardo called the meeting to order, asking applicant to explain proposal.

Steve Klotzbach, Klotzbach Custom Builders & Remodelers introduced himself. There's an existing 3-Seasons room that was converted into a 4-Seasons room some years ago. It's slab on grade. It's colder than the rest of the house. They want to take down the existing roof, alter the foundations to raise it up to the existing level of the house. It'll be standard construction from there on up. We'll extend the existing roof line over new addition. Reverse gable roof over rear to cover balance of new area.

Chairman Dinardo asked if he'll be able to match the shingles to the existing.

Steve Klotzbach replied yes. It's your standard gutter with dimensional. The roof on the house is relatively new so it won't be a problem matching it. We're going to match the existing siding that's on that converted room at present, same color, same style.

Chairman Dinardo asked about the detail where he ties in back to the house, the siding on the west elevation, it's flushed with brick. Your new elevation shows a corner board there. You're going to demolish the existing walls there, I'm wondering if it would look better if you set it in a couple inches. It's a little better detail.

Mr. Marrelli agreed, either in or out. You're shooting that straight line all that length with two materials, you don't want that all in the same plane.

Steve Klotzbach said it'll be set back 2 – 2 ½ inches.

Chairman Dinardo said the foundation will have to line up. You say new brick foundation. Do you have brick that'll match the existing?

Steve Klotzbach replied yes. We're raising it up about 18 inches.

Chairman Dinardo said the 'Side Elevation 1' is an unusual detail how that roof comes back. Have you ever had any leaks there?

Mrs. Brondfield replied just recently we had some problems with the flashing. We've been here 18 years and haven't had much of a problem.

Chairman Dinardo asked how he's connecting the new roof. Are you going with the new roof over the existing, overlap?

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Steve Klotzbach replied I'm anticipating the roof on the garage is going to be extended back to lay on the new. It'll look like a reverse gable. The garage roof will come back and lay on the new roof of the house.

Mr. Marrelli has a question on the west elevation. Your gable comes down and feathers into the rest of the little foyer. Should there be some kind of a siding break?

Steve Klotzbach replied it's just one straight wall.

Chairman thinks that's o.k.

Mr. Marrelli asked about the overhangs on the rear part of the addition. The existing overhangs are less than 12"?"

Steve Klotzbach replied existing overhangs are maybe 2".

Chairman Dinardo wants to make sure there aren't any unusual roof conditions that may cause a problem.

Mr. Marrelli looking at the Plot Plan thinks it looks like a rectangle shoved in between two other rectangles, not sure how you make that connection.

Chairman confused as well. We're looking at this in 3-dimensions. It's hard to visualize.

Mr. Marrelli asked, are you going to have 1/2 of one of these roofs draining onto the house roof and then into a gutter?

Chairman said that's what'll have to happen on the west elevation.

Mr. Miozzi suggests run the downspout and not drain onto the other roof (showing where to run the downspout either into gutter or bringing it all the way down).

Mr. Marrelli asked what the 12 wood steps on page 6 are.

Steve Klotzbach replied they're existing stairs to the basement.

- **Materials**

Chairman Dinardo said your taupe vinyl siding will match. The existing windows are white. I recommend you match for consistency.

Steve Klotzbach said the rest of the house has J-Channel around the windows and also have the old storms. We're putting in a high end vinyl window. I can either case those to match what we have on the siding portion of the building now or I can J-Channel to match what's on the rest of the house.

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Chairman Dinardo said that's up to the homeowner. I bring it to your attention to make it consistent so it doesn't look like an addition. The key here is to make it look like part of the original house. I'll assume you'll maintain the same color pattern and the same crème/off white aluminum fascia color and your gutters and downspouts will all match the existing.

Mr. Marrelli asked how he's going to get heat in there.

Steve Klotzbach replied it butts out to an existing basement along with the existing plumbing we need. That'll all be replaced and brought back in as new.

Mr. Miozzi asked if the Mud Room will be poured up 4 or 5 inches from the garage floor.

Steve Klotzbach said yes, it'll be a step up from the garage floor.

Mr. Miozzi said obviously you'll have footings underneath all those walls in the garage.

Chairman Dinardo said John will get into the energy compliance details. Does anyone have any further questions or comments?

There were none.

DECISION

Mr. Klein, seconded by Mr. Miozzi made a motion to approve proposed addition for Howard and Mary Brondfield at 6794 Metro Park drive as noted:

ROLL CALL

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

Nays: None

Motion Carried.

Drawings Approved & Signed As Noted.

Chairman asked when construction starts.

Steve Klotzbach replied in about 3 weeks or so.

Chairman Dinardo said Carmen brought up a question on the door in the garage that opens up onto three risers vs one normally. There's no landing there.

Mr. Marrelli asked, does it open over the stairs or onto the landing? It depends on the swing.

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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 8:15 p.m.

Chairman

Secretary