

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Oct 11, 2012**

The Architectural Review Board met in regular session on Thurs, Oct 11, 2012 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conf Room. Chairman 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: Sept 27, 2012

Mr. Klein, seconded by Mr. Miozzi made a motion to approve the minutes of Sept 27, 2012.

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Minutes Approved As Written.

PROPOSALS

- 1. NEW Stadium Storage Building** **Mayfield High School
Wildcat Stadium
6116 Wilson Mills Rd.
TDA Architecture**
- 2. Pole Barn** **Lori Wahba
826 Beech Hill Rd.**

OPEN PORTION

**Mayfield High School
NEW Stadium Storage Building**

Chairman Dinardo called the meeting to order.

Mr. Marrelli corrected the agenda to read ‘new storage building’ versus ‘scorekeeper tower’ as originally stated. Agenda revised. The proposed scorekeeper tower proposal is scheduled for upcoming ARB meeting Oct 25th.

Robert Orovets, TDA Architecture states this is a small building next to the existing old concession stand. Its purpose is for the high jump / pole vault pads and the new groomer for the Astroturf Field. Same size, same height, same width, same materials, 10’ away.

Mr. Marrelli notes the concrete pad foundation in already installed. They anticipated this.

Chairman asked, is this above grade? Is it heated?

Robert Orovets replied it’s at grade, will sit on a slab that’s raised a little bit and it’s non-heated.

Chairman said everything’s going to match existing storage building. Man door will be green.

Mr. Miozzi asked if it’s pitched to the storm sewer.

Robert Orovets replied no. There’s a big huge trench drain right in front. There’re yard drains behind the building.

DECISION

Mr. Klein, seconded by Mr. Miozzi made a motion to approve proposed storage building for Mayfield High School Stadium @ 6116 Wilson Mills Rd.

ROLL CALL

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

Nays: None

Motion Carried.

Drawings Approved & Signed.

**Lori Wahba
826 Beech Hill Rd.
Pole Barn**

Chairman Dinardo introduces next item on the agenda. I don’t think this is a pole barn, it’s a garage.

Mr. Marrelli said it’s a pole barn only because it’s on posts. It’s not going to have a full foundation under it.

Chairman said for minute reading purposes, this will visually look like a garage.

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Edward Joseph, 826 Beech Hill agreed that this will look exactly like a garage. The siding, door and everything will match up exactly to the house. It'll be Triple 4 Siding, color to match or awful close. If worse comes to worse I can do what we did six years ago when we replaced some of the siding on the back of the house. It was impossible to find the color so I took a piece of the old siding to Sherwin Williams and they scanned it and gave me paint that was the identical color. You can't tell the difference. I can come very close to matching. It's a very light pale green.

Mr. Marrelli said this building is ½ in the woods.

Lori Wahba, 826 Beech Hill said it'll look better than 2 cars sitting in the driveway.

Mr. Marrelli confirmed size & setbacks are in compliance. He'll be able to run the downspouts out into the woods, into the creek.

Roof Pitch

Chairman Dinardo asked about the roof pitch.

Edward Joseph replied 4 / 12.

Chairman said we have a height requirement for a garage.

Mr. Marrelli said it can't exceed 15' in height.

Chairman asked if this would look better at a 5 / 12.

Mr. Marrelli said the house is low at a 4 / 12.

Edward Joseph said they don't plan on having any storage above.

Chairman agreed then that the 4 / 12 will fit.

Mr. Marrelli said your house roof has a certain sweep to it. The garage roof should match that sweep, so it's not real steep or real flat. Let's go on record as saying the roof pitches will match as long it doesn't exceed 15'. When your builder comes out, double check the pitch and make sure when you order trusses that it matches.

Trim

Chairman Dinardo said white trim to match trim on house.

Roof Shingles

Chairman Dinardo asked if shingles will match.

Edward Joseph said I don't know how old the shingles are on the house, but they're old. Bare with me, I should have brought my friend that understands all this because you're basically talking Greek to me, but I'm learning as I go along. He said something about a 3-tab shingle.

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Our neighbor has the newer style architectural shingle. My question is, as long as we match the color black, do we have to match the identical shingle to the house? I ask because we might change the house shingles soon.

Mr. Marrelli said we'll go on record saying you can match the color now, and the type, when the house gets redone, match the house to the garage.

Chairman said you'll do an architectural shingle, it's a lot better shingle.

Lori Wahba said you guys are really picky.

Chairman said it's pretty much standard today.

Posts

Mr. Marrelli will have to check the height of the posts, the length versus the width. Not sure if 4 x 4's can go that deep.

Edward Joseph asked if this would make sense. I was originally going to go 6 x 6, but they thought that was overkill, then we thought 4 x 4. Then we thought we'd compromise; on the four primary corners, do 4 x 6's with the 4 x 4's in the middle, and in the middle of that. We'll go down 42 inches. We'll put plywood on the outside.

Mr. Marrelli agreed that should work, strengthen the corners.

Edward Joseph asked John, when we dig the holes, you need to inspect before we cement?

Mr. Marrelli replied yes. I have to confirm he has the proper depth.

Man Door

Chairman Dinardo said I want to bring a detail to your attention. The garage is 18' wide out to out and you have two 4 x 4 posts on the corners, then you have a 16' garage door. You're going to have very little room at the edge of the garage to the wall.

Edward Joseph is aware of that. That's why one of the things we discussed originally was to put in a man door. If we did a man door, it would have to go out because it couldn't go in. Then we decided we don't need a man door at all because we actually found in the joys of Amazon, they have a locking device. It's a key that goes into the garage door, so if you ever lose your electricity, I can put the key in, pull out and it releases the trip on the overhead. There will be no man door.

Chairman concerned and asked about code for man door. If a spring breaks and that door doesn't open, you're stuck in that garage.

Mr. Marrelli replied we don't require a man door for residential.

Chairman advised to be careful with that, no lock is going to help you.

Mr. Klein agreed. My string broke a couple years ago.

Mr. Marrelli's broke as well couple months ago.

Edward Joseph said I can't visualize being in that garage with the garage door closed that I couldn't be able to open it.

Chairman said if that spring breaks, you won't be able to open that garage door.

Mr. Marrelli said it cocks and then you can't lift it.

Edward Joseph said that would only be a problem if I was inside. If I'm outside, I'll figure it out. I don't ever expect to be in the garage with the door closed.

Chairman said but you would have to get inside the garage to fix it. It's something you might want to think about. Most garages do have a door.

Edward Joseph asked Mr. Klein how old his spring was when it broke.

Mr. Klein replied the garage door was put in 97 and the spring broke in 2010.

Chairman suggested a window as an option.

Edward Joseph will think about it. If I decide on a window, do I have to redo my drawings?

Mr. Marrelli advised drawings don't need to be redone.

Chairman said if you do decide, I'll assume you'll do double hung windows.

Lighting

Mr. Marrelli asked if any lights out front by the door. I'm thinking you probably don't want your daughter walking out there at night in the dark opening the garage up.

Chairman Dinardo said you'll have to put it on the center. There's no room on the sides.

Edward Joseph said it'll be bigger than you think. The slab is 18 x 18 feet, the posts go outside the pad, so you're actually adding another 4 inches outside on each side. I'll probably do one center light. It's so close to the main garage door which has an overhead light that's always on and then we have a motion sensor light.

Skirting

Chairman Dinardo asked about a skirt on the bottom for animals. If the posts are on the outside, they could sneak in.

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Edward Joseph replied they won't. We're thinking about a 4 x 4 horizontal of treated wood on the ground that'll seal that.

Chairman agreed, perfect.

Overhangs

Chairman Dinardo said I'm assuming your overhangs will match existing.

Edward Joseph said I thought it might wind up being a little smaller because I thought the overhangs on the house were little bit long. But if you need it to match, that's fine.

Chairman suggests matching them so it looks like it's all been there.

CONCLUSION

Edward Joseph said when this gets finished, it'll make the Village proud. On another note, what are they doing on Bonnieview where they took down all those trees?

Mr. Marrelli replied they're building two new houses.

DECISION

Mr. Miozzi, seconded by Mr. Tombazzi made a motion to approve proposed pole barn for Lori Wahba at 826 Beech Hill Rd as noted.

ROLL CALL

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

Nays: None

Motion Carried.

Drawings Approved & Signed As Noted.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried.

Meeting adjourned at 8:05 p.m.

Chairman

Secretary