

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
June 25, 2020**

The Architectural Review Board met in regular session on Thurs, June 25, 2020 at 6:30 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

Present: Mr. Carmen Miozzi Chairman
Mr. Steve Varelmann Chairman Pro Tem
Dr. Jim Triner
Mr. Tom Lawler

Also Present: Mr. John Marrelli Building Commissioner
Ms. Deborah Garbo Secretary
Jeff Thomas IT Systems Coordinator

Chairman Miozzi called the meeting of the Mayfield Village Architectural Review Board to order at 6:30 p.m.

Chairman Miozzi stated, this meeting is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197). Under the orders of Governor DeWine and the Director of Health of Ohio, the Architectural Review Board is meeting remotely, via electronic means. This meeting was properly noticed and forwarded to the news media. The public was invited to view the meeting live through a link posted on the Mayfield Village website. These proceedings will be conducted in compliance with all applicable State laws and regulations.

CONSIDERATION OF MEETING MINUTES: June 11, 2020

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of June 11, 2020.

ROLL CALL

Ayes: All **Motion Carried**
Nays: None **Minutes Approved as Written**

PROPOSALS

1. In-Ground Swimming Pool & Fence Neil Duche
6867 Deepwood Ln
Extreme Concrete
2. Detached Garage Stivo DiFranco
6580 Highland Rd.
New Creation Builders

OPEN PORTION

Chairman Miozzi stated, we have two items on the agenda tonight. We'll start with the first. Please state your name for the record and give us a description of your proposal.

**Neil Duchez
6867 Deepwood Ln
In-Ground Swimming Pool & Fence**

Ken Mills with Extreme Concrete introduced himself. This is a fiberglass in-ground swimming pool, to be placed in the rear yard with an aluminum fence around the pool, concrete around the pool. Stamped concrete that's going to go around the side to the existing garage. The pool goes from 3 – 6 feet, 14 x 32. It's a heated by Sun Pools, is the model, it's a one piece unit. This particular pool will be set by an excavator, not a crane, he'll set it in the hole. There are instances when you can't get an excavator to the site and you set it with a crane. In this instance, the plan is to set it with an excavator. We have an equipment pad which will have a heater, a pump, filter, chlorinator. It does need its own separate electrical panel and gas line.

Mr. Marrelli asked, where is all that? It's not on your plan. Are you going to put it in a little building?

Ken Mills replied, it sits on the concrete pad.

Mr. Varelmann asked, is it below or around the deck?

Ken Mills replied, we'll put it on an exterior wall as close to the pool as possible, on a concrete pad, usually we plant shrubs or trees around it to cover it. Some people choose to enclose it, this one won't be enclosed.

Mr. Marrelli said, if you go to your 4th sheet where it shows the back of the existing house with the deck and stairs, where it says existing planter, would that be a spot where you could put it in the corner there?

Ken Mills replied, it's going to go in one of those flower beds.

Mr. Marrelli said, on the prep for the hole where there're going to prop this fiberglass in, do you pour a coat of concrete, or does it sit on dirt?

Ken Mills replied, you dig the hole, there's 4 inches of gravel, and then it sets on the gravel. The bottom of the pool rests on that gravel. Keep in mind, there's a 12" overgig all the way around and we backfill that with a product called LSM, it's low density concrete and that locks the pool in. It's not shown on the drawing, but I put a sump pump on all of my pools, a lot of companies don't do that, but I do to take the water out from underneath. I put a 12" pipe in vertically that will sink into that gravel that's in the bottom of the pool.

Mr. Marrelli asked, that's somewhere outside the perimeter of the pool?

Ken Mill replied, it's in the concrete deck.

Mr. Marrelli asked, so you could take the lid off of it and see it and you put that on a GFI receptacle?

Ken Mills replied, yes. There'll be a post mounted off the concrete, sometimes it's in the concrete. That has a GFI receptacle for that pump and also for the cleaner, the vacuum for the pool.

Mr. Marrelli asked, so there's no wire mesh or rebar or anything that we have to worry about bonding?

Ken Mills replied, the only thing that gets bonded on these pools is the concrete and the deck. We do bond the wire on the wire mesh in the concrete and it goes to anything metal that they have, it could be a cover, a railing, it goes around that and then back to the equipment pad and it gets grounded at the pad.

Mr. Marrelli asked, how about the metal fence?

Ken Mills replied, I've never seen those grounded, we don't ground the fence.

Mr. Marrelli asked, how far away is that from the pool? If within 5', you're supposed to bond that too. How close is that fence to the water?

Ken Mills replied, 5' to the edge.

Dr. Triner said, it's 14' on one side, 12' on the other and 7' on the back.

Mr. Marrelli said, you have to be 5' or closer to have to bond, that's in the National Electric Code.

Chairman Miozzi said, he's at 7'. My question is, we don't have a real railing diagram. According to the pictures that were submitted, the deck right now has a dark bronze railing. Are you doing the same color railing around the pool?

Ken Mills replied, yes. The existing railing is actually black. The fence around the pool will be the same color or extremely close. It's actually the same fence, a black aluminum fence.

Chairman Miozzi said you also submitted a DecoCrete. Do you have a color in mind?

Ken Mills replied, the customer hasn't given us a decision on the concrete at this point.

Chairman Miozzi said, I don't see an issue with the concrete, as long as it's not one of these red ones.

Ken Mills replied, I'll email him and see if he made a choice.

Dr. Triner said, it showed on a video that I saw, that before they set the pool in, that they breathe some sort of non-compactable fill underneath it to match the slope of the pool.

Ken Mills replied, that meets with the gravel. We'll dig it to the slope of the pool. We try to not have not more than 4" of gravel under there, just for sediment.

Chairman Miozzi said, regards to the location of the pool equipment. Is it allowed to be on the side of the house or does it have to be behind the house?

Mr. Marrelli replied, it can't be in the sideyard, but this lot is so wide, the sideyard doesn't start for quite a time on that one side. On the site plan on the right side where the driveway is, if it goes over there somewhere, it's not going to be in the sideyard. If it goes on the other side it will, but that could be tucked in behind the corner.

Chairman Miozzi said, I just thought we had a code that air conditioners can't be on the side of a house.

Mr. Marrelli said yes, they normally don't. In the smaller suburbs where they have 40' lots, you don't want to see air conditioners when you drive down the street next to the house.

Dr. Triner said, I would think for convenience you'd want the filter and all that stuff to be located fairly close to the pool.

Mr. Marrelli agreed. Do you have a plan for lighting around this pool for at night?

Ken Mills replied, there're lights inside the pool, 2 LED's, one on either side, caddy corner from each other.

Mr. Marrelli asked, any lights around the deck or concrete?

Ken Mills replied, no plans right now.

Dr. Triner asked, after the pool is installed, do you do an electrical leak check?

Ken Mills replied, everywhere we install these pools is different. Portage County doesn't inspect anything. Some places require us to do a pressure test on the plumbing. It's really by the city.

Mr. Marrelli said, you have to test for electrical leakage, to make sure there's no stray current going into the water. You'll also have a water-ground, correct?

Ken Mills replied, it's the skimmer, the skimmer is tied into that ground wire.

Dr. Triner said, there was a family of 3 recently lost through pool electrocution.

Mr. Marrelli said yes, in New Jersey. Did they ever say that was electrocution? It had to be.

Dr. Triner said, I would think.

Ken Mills said, back to the concrete color, they're going with the Travertine/Cappuccino mix. It'll be kind of a beige.

Chairman Miozzi asked, the deck really has no other exits besides that one set of steps so we don't have to worry about any other gates?

Ken Mills replied, that's going to be it. One set of steps and the one gate that goes out the sidewalk there.

Mr. Marrelli asked, how do you lock the access from the pool to the outside? The deck that they have now is completely surrounded by railings?

Ken Mills replied, I believe that's railing on all sides all the way to the house, completely encompassed.

Mr. Marrelli asked, they'll probably have a locking gate at the top of the stairs?

Ken Mills replied, we're going to put one either at the top or the bottom. They asked me about whether they'd have to have that.

Mr. Marrelli said, you always have to have some kind of locking gate so you have to really try hard enough to get into the pool when you're not supposed to be there.

Ken Mills asked, does it matter if it's at the top or the bottom?

Mr. Marrelli replied, it wouldn't matter because the only way to get to the pool from the deck would be down those stairs, so if you put it at the top or the bottom, it would be sufficient.

Mr. Marrelli said, one other thing, is a water alarm. I'm sure it's not unheard of by you. If the water's disturbed, the alarm goes off in the house.

Ken Mills replied, we offer that but very few people take advantage of that. This particular pool will have an automatic cover. The cover will be recessed under the roof of the pool, you won't be able to see it. It'll automatically come out and close the pool, obviously they have to close and open it, but it's an electronic cover, it's a vinyl cover, it has a safety rating. For example Strongsville, if we use that cover, we don't have to put a fence up. I don't have the specs in front of me, it'll support 4 people standing on it, deer and dogs can go on it, it'll support the weight.

Chairman Miozzi asked, any further questions or comments? There were none.

DECISION

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the In-Ground Swimming Pool & Fence for Neil Duchez at 6867 Deepwood Ln as noted:

- **Gates to be installed on existing deck.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler

Nays: None

Motion Carried

Drawing Approved

**Stivo DiFranco
6580 Highland Rd.
Detached Garage**

Chairman Miozzi said, our next order of business is a detached garage for Stivo DiFranco. Anyone presenting, please state your name.

Stivo DiFranco introduced himself. Diane from New Creation Builders was supposed to present this but I don't see her on.

Chairman Miozzi asked John, can we go through the meeting with Stivo representing?

Mr. Marrelli said, we could get everything settled with Stivo and he'll have to get it straight with the contractor.

Chairman Miozzi asked Stivo, are you fine with that Sir?

Stivo DiFranco replied, just as long as everything's in the notes. I'll forward everything to them.

Chairman Miozzi begins with the site plan. John, does this fit on the lot and sideyards?

Mr. Marrelli replied, yes. The first site plan I got was wrong, it's since been corrected. There's an L-shaped driveway, at the top of the drive which would be due west, there's a concrete pad that acts like an extension and the garage is going to sit right at the end of that pad. There's 70' to the property line and in front of it towards Highland is all trees. The north elevation will be pretty much invisible.

Chairman Miozzi asked, do we allow that pour with just a 12" footer?

Mr. Marrelli replied, up to 600 square feet we can do 12". The State's changing their code. They've already gone through all the proposals but because of Covid-19, they haven't gone back to session to put it in the code, so they gave us the latitude.

Chairman Miozzi asked, this fits in the 600 sq ft?

Stivo DiFranco replied, it's 572 sq ft.

Chairman Miozzi said, on this elevation you're showing a little shelf roof above the garage. Is that going to be put in on the garage, because sometimes if computer generated, it's not clear.

Stivo DiFranco replied, I looked at these drawings and they're not very good I would say frankly. We did discuss that shelf. I get the sense they cut and paste this with some other property.

Mr. Marrelli said, it looks like an eyebrow kind of thing overhang.

Chairman Miozzi said, I was wondering if it was going to be there or if it was just going to be full vinyl siding all the way up.

Stivo DiFranco replied, it should be vinyl siding all the way up.

Mr. Marrelli said, so you don't have that pronounced triangle on top of your door.

Stivo DiFranco replied, right.

Mr. Marrelli asked, are those the right doors?

Stivo DiFranco replied, no. The door that's going to match, I sent pictures and she approved it, they're included in the drawings. It'll be one 16' door that matches that style.

Mr. Marrelli asked, it'll have those black hinges and the top lights across it?

Stivo DiFranco replied, yes.

Mr. Marrelli asked, are you going to put that window on top of the door?

Stivo DiFranco replied, that window is supposed to be on the side, the north side, the street side, right side elevation.

Mr. Marrelli asked, are you putting it in the middle of the wall?

Stivo DiFranco replied, I don't know yet. What I understand John, you guys wanted something like that facing Highland Rd.

Mr. Marrelli replied, yes something on that side would be helpful so it's not just a big blank sheet of vinyl.

ARB Minutes

June 25, 2020

Pg #8

Stivo DiFranco said, we can put it right in the middle. Either that or we put two of them to make it more attractive.

Mr. Marrelli said, also that'll let natural light in so you don't have to turn the lights on all the time.

Stivo DiFranco said, there's supposed to be two skylights here too.

Mr. Marrelli said, there's a whole lot missing here. Where will the skylights be?

Stivo DiFranco replied, on the south side which is where the man door is. The pitch is incorrect, it's supposed to be a 7 / 12, not a 4 / 12. The previous page shows a 7 / 12.

Mr. Marrelli said, that matches your house better. And you and I talked about the overall height will be kept at 15' instead of 16' to the peak.

Stivo DiFranco replied, that's correct.

Mr. Marrelli asked, how about any outside lights by your overhead door. Are you going to have any kind of coach lights outside?

Stivo DiFranco replied, I'll probably have them wire it up and have my electrician do it later.

Mr. Marrelli said, you have lights on your house on the front wall. Maybe if you could make a pledge to match them up.

Stivo DiFranco replied, o.k.

Mr. Marrelli said, we have so far, on the front elevation, the window's gone, the eyebrow's gone, the doors are different and we have a pair of coach lights. The north side, the right side, we're going to have one or two windows.

Stivo DiFranco asked, does it matter to you, if it's one or two?

Mr. Marrelli replied, no that's up to you. But my suggestion would be if that's going to be exposed to the street which it could be if your vegetation dies, could you match one of the windows on the front of the house and put the shutters on it too so it looks like it's all cohesive?

Stivo DiFranco replied yes, we could do that.

Chairman Miozzi said, let's put in the notes if he does one window, it'll be centered. If he does two, they'll be evenly spaced along that elevation.

Stivo DiFranco asked, do you guys care what size windows?

Mr. Marrelli replied, you're probably going to use a double hung, like a bedroom window size? Go to Home Depot and buy a bedroom window.

Mr. Varelmann asked about overhangs.

Mr. Marrelli replied, it depends on the house. If the house has a 1' overhang, a lot of times the garage has the same overhang. What are your house overhangs?

Stivo DiFranco replied, the front of the existing garage is 5" or 6", it's not a lot.

Mr. Marrelli asked, will you make a verbal commitment to match the overhang on the present garage to match the new garage?

Stivo DiFranco replied, yes.

Chairman Miozzi said, also on the gable end too, right John?

Stivo DiFranco said, the gable end there is no overhang.

Chairman Miozzi asked, how about on the house?

Stivo DiFranco said, to be clear, the front overhang is between 5" & 7" and the back is 3" or 4" on the garage.

Mr. Marrelli said, you can't see your new garage and the old one at the same time. When I pull in your driveway and I look at your present garage with the two doors and the overhang, if I look to the right, I would see the same kind of door with the same kind of overhang.

Stivo DiFranco said, understood.

Chairman Miozzi said, I wasn't presented with any samples so I'm going to put a note on here that you're going to match the existing. Does the existing house have vinyl siding?

Stivo DiFranco replied, it does. Stivo attempted to display the samples, camera unable to pull in samples for viewing.

Mr. Marrelli asked, you had your house vinyl sided not too long ago, right?

Stivo DiFranco replied, yes.

Mr. Marrelli asked, you have double 4" vinyl siding?

Stivo DiFranco replied, yes.

Mr. Marrelli said, so the garage siding is going to match the house siding.

Stivo DiFranco said, the roof will match too, roof is a dimensional Certainteed Weatherwood.

Mr. Marrelli asked, white aluminum gutters to match house?

Stivo DiFranco replied, yes.

Chairman Miozzi said, so far per discussion;

- One gable overhang and gutter overhangs to match existing home.
- Right elevation to have one centered window or two equally spaced.
- No gable window on the garage door side.
- Roof shelf with no roof shelf on the building as it's drawn.
- Shutters on the street side windows to match the house.
- Lights on either side of the garage door to match the house.

Stivo DiFranco said, the roof will have a ridge vent on top.

Mr. Marrelli said, that's fine, I wouldn't put that on the front.

Stivo DiFranco reminded there'll be two skylights on the south side.

Mr. Marrelli asked, what are they going to look like, are they flat?

Mr. Lawler said, I'd recommend you might want to look at what's called snow shield to protect the skylights from snow load.

Stivo DiFranco said, I have two on my house currently, so we'll match, they're called Valex from Home Depot.

Mr. Marrelli asked, are they going to open?

Stivo DiFranco replied no, they won't open. Same concept as having windows, to get light in.

Mr. Marrelli asked, but they sit flat, they're not bubbles or anything?

Stivo DiFranco replied, they sit up off the roof.

Mr. Marrelli said yes, but the glass will be at the same pitch as the roof.

Stivo DiFranco replied, correct.

Dr. Triner said, Velux is a good brand, they were on my house for 30 years before we replaced them.

Stivo DiFranco asked, is the permit issued to myself or the builder?

Mr. Marrelli replied, the builder is the one that's supposed to register and pull the permits and call for inspections. At this point, you need to get back to the builder and tell them to get these plans straightened out. What we agreed on and what we looked at on paper are two different facts. They have to go back to the drawing board.

Stivo DiFranco agreed. I'm curious, what if I terminate the agreement and go elsewhere?

Mr. Marrelli said, you could submit your own drawings that would reflect everything that we talked about today and you could be your own general contractor, then hire your concrete guy, your carpenter, your roofer, your sider. That just puts you as the responsible party for all the inspections to hold true to the plans properly.

Chairman Miozzi asked, if we approve, can we approve contingent upon you getting a complete set of construction drawings that are correct?

Mr. Marrelli replied, yes. I can't work this, scribbly notes on a plan that go into a file for life. It's not even close. It's like, here's what we talked about, here's what I issued a permit for, and then there's what they built.

Chairman Miozzi asked, do you want us to table this?

Mr. Marrelli replied, you can approve it with the condition that a new plan gets submitted with those corrections on it. They can submit it to me because all the discussion will be in the minutes. I'll go through the minutes and make sure all that stuff shows up on the plan.

Stivo DiFranco asked, the base of the slab, do you have to scrape off the topsoil and put a base down or are they allowed to go right on top of the topsoil?

Mr. Marrelli replied, normally they take the topsoil off and then put 4 - 6 inches of gravel right on the clay.

Stivo DiFranco asked, is there a code requirement on it?

Mr. Lawler replied, I don't know if there's a code, but it's standard practice that under any concrete you always put a compacted granular subbase, 4 inches is usually minimal. For a garage, I would recommend 4 - 6 inches.

Mr. Marrelli said, our standard is 4 inches. They put down stone base tamp on the drawing but they didn't say how much, it's usually at least 4 inches. Something you might want to consider is when this slab gets poured because it's so big, you ought to have it saw cut a couple of times.

Mr. Lawler said, when they're updating the plan, you could ask them to include a control joint.

Mr. Marrelli agreed. You sure don't want to pour a slab this big with no control joint.

DECISION

Mr. Miozzi, seconded by Mr. Lawler made a motion to approve the proposed Detached Garage for Stivo DiFranco at 6580 Highland Rd as discussed and noted. New plans to be submitted with corrections as noted;

- **One gable overhang and gutter overhangs to match existing home.**
- **Right side elevation to have one centered window or two equally spaced.**
- **Shutters on the street side windows to match the house.**
- **No gable window on the garage door side.**
- **Roof shelf with no roof shelf on the building as it's drawn.**
- **Coach Lights on either side of the garage door to match the house.**
- **Two Skylights south side.**
- **Garage door to match present garage door.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler

Nays: None

Motion Carried

Drawings to be Re-Submitted with Corrections.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:20 p.m.

Chairman

Secretary