

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Aug 13, 2020**

The Architectural Review Board met in regular session on Thurs, Aug 13th at 6:15 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

Present: Mr. Carmen Miozzi Chairman
Mr. Steve Varelmann Chairman Pro Tem (6:40 pm)
Dr. Jim Triner (6:25 pm)
Mr. Tom Lawler

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

This meeting has been duly noticed and 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, the Architectural Review Board is meeting remotely, via electronic means.

The public was invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at www.mayfieldvillage.com. The public was encouraged to view the meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting.

CONSIDERATION OF MEETING MINUTES:

July 23, 2020

Mr. Lawler, seconded by Mr. Miozzi made a motion to approve the minutes of July 23, 2020.

ROLL CALL

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

PROPOSALS

1. Porch Addition Robert Conkey
6699 Bonnieview Rd.
2. In-Ground Pool & Fencing John & Debra Agresta
6498 Foxboro Dr.
3. NEW Single Family Dwelling Stefan & Danuta Waradzyn
6920 Wilson Mills Rd.
Chadwick Homes

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is a porch addition for Robert Conkey. Please state your name and give us a description of your project.

Robert Conkey
6699 Bonnieview Rd.
Porch Addition

Robert Conkey introduced himself. We're building a porch on the side of the house to match the existing front porch.

Chairman Miozzi said, the drawing we received in our packet was just the elevations. Jeff has the measured drawing with the footer detail posted for us. I quickly went through this before we started the meeting, it's pretty much what's drawn except the digital plan has 3 columns with respect to the one that was in our packet. I think all the dimensions are the same. The only thing I see on the drawing which isn't really depicted is the overhang. Bob's stating he's going to match the front porch. The overhang dimension looks to be about 16 inches to match the front porch. Is that right Bob?

Robert Conkey replied, that's correct.

Mr. Lawler asked, you're actually using a CME unit as your sill?

Robert Conkey replied, those are caps on the columns when it changes from the pressblock to the red brick.

Mr. Lawler asked, the trim material, is that wood at the top of the columns, at the underside of that soffit?

Robert Conkey replied, underside of the soffit is going to be aluminum, then the actual porch ceiling's going to be tongue & groove, stained.

Mr. Lawler said, I'm asking about the trim at the top of the column.

Robert Conkey replied, it's going to be brick like the front porch.

Mr. Lawler asked about the color of the aluminum gutter.

Robert Conkey replied, white to match.

Chairman Miozzi asked for clarification, the actual column is going to be brick to match the front porch?

Robert Conkey replied, yes Sir.

Mr. Marrelli asked, is it going to be an MDO board or is it brick?

Robert Conkey replied, brick.

Mr. Lawler said, the brick is much better, I love brick

Robert Conkey asked, are you a bricklayer by trade?

Mr. Lawler replied no, we're general contractors, we do carpentry.

Chairman Miozzi brings attention to the sample photos submitted; the brick, the siding and the block work below the brick.

DECISION

Mr. Miozzi, seconded by Mr. Lawler made a motion to approve the Porch Addition for Robert Conkey at 6699 Bonnieview Rd. as noted;

- **Brick Columns to match front porch.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Lawler, Mr. Marrelli

Nays: None

**Motion Carried
Drawings Approved as Noted.**

**Stefan & Danuta Waradzyn
6920 Wilson Mills Rd.
NEW Single Family Dwelling**

Chairman Miozzi said, we're going out of order here and taking the new single family dwelling next. Please state your name for the record.

Charles Pengal, President Chadwick Homes 7470 C Auburn Rd, Concord, Ohio introduced himself. The owners are with me as well.

Danuta Waradzyn, homeowner introduced herself.

Front & Rear Elevation

Charles Pengal stated, I delivered samples which you should have; IKO dimensional shingle for the roof, vinyl shake in the peaks as shown on front and back, vinyl lap siding.

Mr. Marrelli asked, what's the chimney made out of, what's the chimney's composition?

Charles Pengal replied, it's a framed chimney with a stone veneer that'll match the home, it's the same stone that's being used on all of the wainscot on front, the columns on the front, the stone to grade all around the home and completely wrapping the chimney on all four sides.

Mr. Marrelli asked, so it's a triple-wall flue with a box around it and you're going to put sticky stone on the outside?

Charles Pengal replied, yes.

- **Dr. Triner signed in @ 6:25 pm.**

Chairman Miozzi held up the samples;

- Stone for the house & chimney – Columbia Rough Ledge
- Siding – Natural Clay, double 4 dutchlap
- Roof – Driftwood color

Chairman Miozzi said, from the front, it's really deceiving that the actual garage protrudes all the way out in front, which is no problem, it's just I was trying to match up the site plan with the actual drawings.

Mr. Marrelli said, this house is going to sit back pretty far on the lot. There was a house closer before, that was demolished two years ago.

Charles Pengal said, it has a 125' setback. They did a nice job of having the front of the garage blend in with the rest of the house to make it appear as if it's the front of the house and not a garage.

Chairman Miozzi agreed, it looks good. Are you doing a 4" trim around the windows?

Charles Pengal replied, we're doing a 4" trim around the front windows and the two sides. The rear is not getting 4" trim and that's vinyl lineal trim. Around the garage doors, the overhead door and the man doors will be Azek trim as will the columns, the part of the columns that's above the stone will be Azek. The stone cap is a matching manufactured stone cap from Boral Cultured Stone.

Mr. Lawler asked, that front step, is that a poured in place concrete slab or stone or wood?

Charles Pengal replied, it's poured in place, yes. We pour a concrete ledge that's integrated into the foundation and then when I bring the sidewalk around, we'll form a concrete step there and then you'll step onto a 4" concrete porch floor.

Mr. Lawler asked, on this front door, is that a double door or is that a single man door with a sidelight?

Charles Pengal replied, that's a man door and a sidelight.

Mr. Lawler said, I'd recommend making that a man door with a single sidelight on each side as opposed to that double sidelight. I think that would look more uniform.

Dr. Triner said, another comment would be if you made that a double door, it would make it easier if you had to get something big into the house.

Charles Pengal said, in my opinion, the double doors are great when you're moving stuff in and out which is twice, or every once in a while after that. Otherwise they seem to be an area where you're going to lose air and they need adjustment more often than a single door, it's more of a maintenance issue in my opinion. I usually don't recommend them to people unless they absolutely want them that way.

Mr. Marrelli asked, do you have any detail on that door, it looks kind of out of proportion.

Charles Pengal replied, it's a Therma-Tru door, it's fiberglass, it'll be painted, I don't know that we chose a color, I assume gray to match the siding. It's a 3068 door, the sidelight is going to be anywhere from a 16 to 20 inch.

Dr. Triner said, from an aesthetic standpoint, everything looks like it's nicely balanced except for when you get to that door.

Charles Pengal said, if the owner agrees to it, I have no objection to two sidelights there, it's pretty tight in the foyer to get a sidelight on either one. We'd probably have to go with a smaller sidelight on each side.

Mr. Lawler said, take it to a single 8" or 10" single sidelight on either side. That way you're holding the same overall rough opening but you're creating a more uniform final appearance.

Charles Pengal asked the homeowner if they have any objection to the recommendation.

Anita Boehnlein, daughter of homeowner replied, my parents just decided on a single door with two sidelights on both sides.

Mr. Lawler said, I think that's going to look much better.

Dr. Triner agreed, that'll create a nice balance, more curb appeal.

Mr. Lawler said, you were talking about the 4" trim around the windows, what will the trim color be vs. the window frame color.

Charles Pengal replied, the window frame is white, the louvres white and the lineal material white as well.

Mr. Lawler asked, are these wood or vinyl window frames?

Charles Pengal replied, vinyl double hung and the freeze band will be white as well.

Chairman Miozzi asked, downspouts to match siding color?

Charles Pengal replied, when I transition from the white gutters to a gray corner, I would transition the downspout to correspond with the color of the siding and corners.

Chairman Miozzi said, that's a nice detail.

Mr. Lawler asked, on the rear elevation west of the chimney, can you explain to me the three transom glasses over the windows.

Charles Pengal replied, those are just fixed panel transom windows that are attached to the bottom window just to let more light in.

Mr. Lawler said, so the transom is integral to the double hung below them or are they separate units?

Charles Pengal replied, they would be all together with the double hung below them. If you notice, the bottom line of all the windows is the same. Those windows would just be higher than the normal height of the rest of the windows, they're actually below the freeze board.

- **Steve Varelmann signed in @ 6:40 pm.**

Right & Left Elevation

Chairman Miozzi said, basically you're using all the same materials as the front.

Dr. Triner said, the plan I have, the garage door looks like it has a bunch of little squares on it.

Chairman Miozzi said, it's a raised panel door.

Charles Pengal said, there're multiple square panels.

Chairman Miozzi asked, are you going for a barn door look with lights going across the top?

Charles Pengal said, I don't think they picked glass in the door-

Anita Boehnlein interrupted, we changed the door Chad, there will be glass.

Chairman Miozzi said, either way, we're fine with it.

Dr. Triner said, so the top lights will be glass panels?

Charles Pengal replied, yes.

Mr. Lawler asked, the threshold at the door, are you planning on doing a weather strip right onto the garage slab or are you building up a wood threshold?

Chairman Miozzi said, that's the customers decision. I don't think we have a code.

Dr. Triner asked, is there going to be any lighting by that door exit? There's no light fixture shown.

Charles Pengal replied, all lighting will be to code, light fixtures haven't been picked out yet.

Chairman Miozzi asked, are those treated columns on the back porch?

Charles Pengal replied, those are treated and wrapped in Azek as well.

Mr. Marrelli asked, are the columns white or are you painting them to match the siding?

Charles Pengal replied, they'll be white. They're paintable but I don't recommend painting the Azek because the idea of using the Azek is because it's maintenance free.

Chairman Miozzi said, your drawing shows a 5" square vinyl post, you'll be doing that in Azek?

Charles Pengal replied, yes.

DECISION

Dr. Triner, seconded by Mr. Lawler made a motion to approve the NEW Single Family Dwelling for Stefan & Danuta Waradzyn at 6920 Wilson Mills Rd as noted;

- **Front Elevation – Single door with two sidelights.**
- **Wrap rear Columns in Azek**

ROLL CALL

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

Nays: None

Motion Carried
Drawings Approved as Noted.

Charles Pengal asked, does this mean I can pull the building permit now?

Mr. Marrelli replied, you'll need to submit construction drawings for review, mechanical, plumbing, energy code calculations, isometrics.

Charles Pengal said, I'll get that all in for you. Thank you for your time.

**John & Debra Agresta
6498 Foxboro Dr.
In-Ground Swimming Pool & Fencing**

Chairman Miozzi said, our next order of business is an in-ground swimming pool and fencing at 6498 Foxboro Dr.

Debra Agresta introduced herself. My husband will be joining us. I'm sorry we're late, I thought the meeting started at 6:30 from the agenda I printed out and sorry, I wasn't muted at first. I'm not on Zoom that often.

Chairman Miozzi said, no problem, we had to move the meeting up because of the cardio drumming beating behind me outside our window here.

John Agresta introduced himself.

Debra Agresta stated, you have the brochure and the finish samples. I actually came about this manufacturer when I got the drawings from Debbie from another homeowner in Mayfield Village putting a pool in. When I saw the fiberglass option and the name of the supplier, I gave him a call. We're purchasing the pool from Ken with Extreme Concrete. He'll be assisting us with the installation. My husband will be doing the majority of the work himself with Agresta Construction Co. It's a fiberglass pool 14' x 20', doesn't get any deeper than 5'. It'll be enclosed all the way around with aluminum fencing and gates to enter. Most of the concrete is existing, like our patio, we'll just be pouring a concrete decking around the pool that'll come right off of the existing patio.

Mr. Marrelli asked, where's all the water going, how are you draining the back yard?

John Agresta replied, we have yard drainage existing in our back yard, and tied into our footer drains. Everything drains to the southeast corner and along that is a lateral with three catch basins and a drain going back parallel to the house.

Mr. Marrelli asked, you have three catch basins going into like a 6" lateral?

John Agresta replied, they're small yard drains going into a 6" pipe that drains out with the footer drains. The house was waterproofed when we purchased it.

Dr. Triner asked, are you going to have to lift the pool over the house to get it in?

John Agresta replied no, we have 14' spreaders with a swivel hook, the excavator will pull up to the end of the driveway, lift the pool off, there's a swivel on the attachment that hooks to the

spreader where they will be able to turn at a 45, walk the pool up the driveway into the backyard and proceed to put it in place.

Mr. Lawler asked, does the concrete have a color mix in it?

Debra Agresta replied no, it matches our existing patio.

John Agresta said, it's standard 6 ½ class C mix plain gray.

Mr. Marrelli asked, do you plan on any lighting around the outside of the perimeter around the fence?

Debra Agresta replied, the pool has two lights that come in the pool, on the side of the pool near the house, so they'll shine into the pool. That'll be the only lighting we plan on doing at this time. We have a flood light by our back sliding door that pretty much lights up the patio area.

Mr. Marrelli asked, so no post lights or ground lighting by the deck?

Debra Agresta replied, no.

Dr. Triner said, one suggestion, if in the future you plan on putting lighting in, I would suggest you put the conduit in before you pour all the concrete so that if you do want to do it, it's all in there for you.

John Agresta replied, we have existing lighting in the back by our basketball court, that'll run outside of the concrete, that was installed years ago. We have plenty of light right now for our back yard. We should be o.k. without any conduiting, but we'll probably throw some in just in case, thank you.

Chairman Miozzi said, the pool equipment is on the side of the house. I don't have a real problem with that, I don't know John if there's anything against code on that.

Mr. Marrelli replied, we ask people to try to tuck that kind of equipment in behind the house so it's not visible from the street. I can't tell without an elevation and a planting schedule if it would be visible or not.

Chairman Miozzi said, my suggestion would be to continue that gate.

Debra Agresta said, the chimney will block some of it, that'll conceal part of it, but we could probably bring the gate out further or add some shrubbery there.

Dr. Triner said, another thing to consider, where that pool equipment is, it's a 48' walk every time you want an adjustment between the pool and where the equipment is. You may want to consider relocating it so it's a little more convenient, but that's your decision.

Debra Agresta said, we could look at that again.

Mr. Marrelli asked, would it be more efficient if it was closer to the pool, like behind the pool?

Dr. Triner said, it's just a convenience for the cost of maintenance. If you're going to have a maintenance guy come in, he's going to have to make a 50' walk every time he makes an adjustment from the pool to the pool equipment. It's only a suggestion.

Debra Agresta said, thank you.

Mr. Marrelli asked, where's all the dirt going to go that you make this big hole with? There's a guy that lives on SOM next to the cemetery that always wants dirt.

John Agresta replied, we have company vehicles to take it off.

Mr. Marrelli asked, you're not going to try and put it around the yard, are you?

John Agresta replied, no. There might be about 12 – 14 cubic yards of embankment around the south end just for the slope, because there's slope towards the south. With the pool being set level and the pitch, I may have to go about 8 feet-

Mr. Marrelli asked, 2 - 1 or 3 - 1 slope back there?

John Agresta replied yes, that pitches directly into the three yard inlets.

Mr. Marrelli said perfect, nothing will leave your yard then.

John Agresta said, both basins are set on both corners of the house and one in the middle that runs parallel to the house and it's also a perforated pipe with stone drain all the way up to the top.

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

DECISION

Mr. Lawler, seconded by Dr. Triner made a motion to approve the In-Ground Swimming Pool and fencing for John & Debra Agresta at 6498 Foxboro Drive as proposed.

ROLL CALL

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

Nays: None

Motion Carried
Drawings Approved

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:05 p.m.

Chairman

Secretary

