

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Jan 23, 2020**

The Architectural Review Board met in regular session on Thurs, Jan 23, 2020 at 7:30 p.m. at the Mayfield Village Civic Center Main Conference Room. Chairman Miozzi presided.

ROLL CALL

Present: Mr. Carmen Miozzi Chairman
Mr. Steve Varelmann Chairman Pro Tem
Dr. Jim Triner
Mr. Tom Lawler (arrived 7:35 pm)

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

CONSIDERATION OF MEETING MINUTES: Dec 12, 2019

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of Dec 12, 2019 as written.

ROLL CALL

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

ORGANIZATIONAL MEETING 2020

- Election of Chairman
- Election of Chairman Pro Tem
- Election of Secretary

PROPOSALS

1. Wall Signage
Mayfield Smiles
Dr. Maemie Chan
6593 Wilson Mills Rd.
Signarama
2. Addition
Tom & Melanie Piteo
746 Kenwood Dr.

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first proposal before us tonight is for wall signage for Mayfield Smiles presented by Signarama. This was tabled at our meeting on Nov 14th.

**Mayfield Smiles
Dr. Maemie Chan
6593 Wilson Mills Rd.
Wall Signage**

Sam Costiuc with Signarama introduced himself. I'm here representing for Mayfield Smiles. The proposal is for a new building sign on the canopy in front of the building. It'll consist of nonilluminated aluminum dimensional letters. Per the Committee's proposal at the last meeting, we removed the panel, it'll be pin mounted, and the one trim piece that goes horizontally will be removed as well so it does not interfere with the letters or how far they have to stand off.

Mr. Marrelli asked, so that's going to wrap then around there, right?

Sam Costiuc replied, yes. In fact, we're removing all the trim because once we remove the horizontal then you'll have a gap between the verticals, so we're going to replace all the verticals as well.

Mr. Varelmann asked, do you know if this horizontal trim is covering a joint?

Sam Costiuc replied, we addressed that with her to let her know, I don't know. If it is, then we'll have to address that. We did a visual survey from the ground looking up at it, it does look like it's stapled in. I talked to the landlord, the Doctor who currently owns the building, he's not sure if there's a joint there. The idea would be to remove it and then refinish the front canopy and repaint it.

- **Tom Lawler arrived at 7:35 pm**

Sam Costiuc said, the verticals basically end where the horizontal piece start again. So those will have to be replaced so you don't have a gap there.

Mr. Marrelli asked, that'll be centered, right?

Sam Costiuc replied, yes. The sign will be centered on the canopy.

Mr. Marrelli said, it follows the finish now. It'll look nice when it's done.

Sam Costiuc said, the only thing is, there might be a delay because we have to refinish the canopy before we put the letters up. I let the client know we have to wait until the weather cooperates, has to be about 50 degrees. This will probably be done closer to spring.

DECISION

Chairman Miozzi, seconded by Mr. Varelmann made a motion to approve the Wall Signage for Mayfield Smiles at 6593 Wilson Mills Rd. as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Tom & Melanie Piteo
746 Kenwood Dr.
Addition**

Chairman Miozzi invited the next applicant to state his name and present his proposal.

Tom Piteo introduced himself. I own the house that we're looking to put an addition on. We're going to put a double peak on the front. You can see on the drawing the front of the house now, it doesn't have a double peak, adding one will give it a little more character. It'll be right over the front door. We're going to use a vinyl shake on the house, siding color is Monterey sand to match the existing color. It's pretty simple.

Then we're putting an addition on the back of the house and on the side. We're putting a Master Bedroom & Bath on the back and a Laundry Room on the side. We don't have an access into the garage from the house, so we want to make an access, so we're doing it with the Laundry Room and making it functional as well. I'm replacing all the shingles on the house, no better time to do it than when we put the addition on. We're using Owens Corning shingles, holding up a sample board. The reason I'm doing it is so it all matches, to be consistent.

Chairman Miozzi asked, that side of the house that the Laundry Room addition is going on, what does that roof look like now?

Tom Piteo replied, a shed roof. We're just continuing that roof on, we're not raising it or anything. It's going to be the same exact height. You walk two steps into the garage, it's actually protruding into the garage, then we'll put a washer/dryer on the outside wall.

Chairman Miozzi asked, are you vinyl siding the whole house?

Tom Piteo replied, we're using the same vinyl siding to match and then brick veneer on the foundation, 8" block with 4" brick veneer.

Chairman Miozzi asked, are you going to be able to match that siding on the Laundry Room addition?

Tom Piteo replied, yes. It's only 5 years old, I bought an extra box. When we do the addition on the back of the house we're going to be taking that siding off and reuse it.

Mr. Marrelli asked Tom, did you decide on the west elevation if you're going to stay with that window configuration? You talked about it might be too much glass.

Tom Piteo replied, we talked about sliding these sides over and eliminating the center window. I actually drew it, just didn't bring it with me.

Mr. Lawler asked, are all those double hung existing windows?

Tom Piteo replied, yes. The house used to have a double door in the front when you entered the house, I replaced the door. I used to have an awning with two shutters here, I got rid of those.

Mr. Lawler asked, it looks like you have 6 / 12 pitches everywhere except for your Laundry Room addition at 3 / 12. Is that just to fit in the framing?

Tom Piteo replied, that's to match the existing. I didn't build the house. Whoever built the house should have their head examined.

Dr. Triner asked, how are you going to heat that room?

Tom Piteo replied, there's going to be a crawl space underneath there. If you go to drawing #2, there's already a crawl space underneath here, and it's going to be a 36" crawl space. We're going to run all the duct work here to heat & cool this area. Half of the house is crawl space right now. I'm actually going to make it deeper, I have to be able to get in there.

Mr. Marrelli said, you'll notice a lot of red markings on the drawings. We went through them with Tom and agreed on some changes.

Dr. Triner said, looking at this, you have a gutter coming off and it's dumping rain water right at the base there. Are you sure that's going to be ok?

Tom Piteo replied, with all due respect, the gutters are tied into the drain tile. This is an Architectural Review Board, is that something that has to do with architectural review?

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

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Addition for Tom & Melanie Piteo at 746 Kenwood Dr. as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

Tom Piteo said, to answer your question, he's going to tie it in. When he comes and digs it, I told him, you're going to have to dig along the side of the house to replace that drain tile. When I bought the house, they had water in the basement. They said it's going to be \$15,000 to fix it. There was a downspout in the back underneath the deck that was cracked and it was pouring water there. I dug down, replaced the drain tile in that corner, reattached it, filled it all with rock and haven't had a problem since.

ORGANIZATIONAL MEETING 2020

- **Election of Chairman**
- **Election of Chairman Pro Tem**
- **Election of Secretary**

ELECTION OF CHAIRMAN

Chairman Miozzi opened the nomination for 2020 Chairman of the A.R.B.

Mr. Varelmann, seconded by Dr. Triner made the motion to nominate Carmen Miozzi.

There being no objections, the nominations were closed.

Chairman Miozzi asked if there was any discussion. There was none.

Chairman Miozzi asked for a Roll Call on the nomination.

ROLL CALL:

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

Nays: None

Motion Carried.

Carmen Miozzi to serve as 2020 Chairman.

ELECTION OF CHAIRMAN PRO TEM

Chairman Miozzi opened the nomination for 2020 Chairman Pro Tem of the A.R.B.

Dr. Triner, seconded by Mr. Lawler made the motion to nominate Steven Varelmann.

There being no objections, the nominations were closed.

Chairman Miozzi asked if there was any discussion. There was none.

Chairman Miozzi asked for a Roll Call on the nomination.

ROLL CALL:

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

Nays: None

Motion Carried.

Steven Varelmann to serve as 2020 Chairman Pro-Tem.

ELECTION OF SECRETARY

Chairman Miozzi opened the nomination for 2020 Secretary of the A.R.B.

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Dr. Triner, seconded by Chairman Miozzi made the motion to nominate Deborah Garbo.

There being no objections, the nominations were closed.

Chairman Miozzi asked if there was any discussion. There was none.

Chairman Miozzi asked for a Roll Call on the nomination.

ROLL CALL:

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

Nays: None

Motion Carried.

Deborah Garbo to serve as 2020 Secretary.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:50 p.m.

Chairman

Secretary