

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

The Architectural Review Board met in regular session on Thurs, July 23, 2020 at 6:30 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

Present: Mr. Carmen Miozzi Chairman
Dr. Jim Triner

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

Absent: Mr. Steve Varelmann Chairman Pro Tem
Mr. Tom Lawler

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 9, 2020**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the minutes of July 9, 2020.

ROLL CALL

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

PROPOSALS

1. Addition William & Heather Weil
6703 Walnut Dr. - The CM Consulting Group
2. Detached Garage JoAnn Erich
872 Worton Pk Dr. - Platinum Construction
3. Sunroom Darryl Malloy
468 Blueberry Cir. - Great Day Improvements
4. Addition Damon Rahz
6748 Wildwood Trail - Meld Architects, Inc

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is an addition for William & Heather Weil. Whoever is here to present, please state your name for the record.

**William & Heather Weil
6703 Walnut Dr.
Addition**

Joe Calderwood with The CM Consulting Group introduced himself. I'm here representing the homeowner. We're proposing two additions on this house;

- The first one is a first floor kitchen addition off the back, as you can see on the back elevation, it'll stick out approximately 6 feet or so.
- The second addition is a Master Suite above the garage on the second floor.

All the materials will be matching to the existing house; shingles, siding, windows. If there's any questions, I'd be happy to answer.

Mr. Marrelli asked, is that one single room above the garage?

Joe Calderwood replied, it's a Master Bedroom with a bathroom and walk-in closet.

Mr. Marrelli said, I'm looking at the window sizes, thinking about escape windows.

Joe Calderwood said, I have the egress windows on the side.

Mr. Marrelli asked, are they in the same room?

Joe Calderwood replied, yes. It's on the 2nd floor on the left elevation, there's a double egress window there.

Mr. Marrelli said, o.k., because your front windows are small.

Joe Calderwood said, that's because of the roof line of the existing garage.

Mr. Marrelli asked, what's going to happen if you can't find the brick that matches the existing chimney brick?

Joe Calderwood replied, if we can't match it, we'll probably either paint it or cover it with stone.

Chairman Miozzi said, either that or you could probably do a soldier course around there.

Dr. Triner asked, on the rear elevation, the addition for the bedroom, is there any reason not to move it back so it matches continuously in the back, the house is going to look awfully chopped up here.

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Mr. Marrelli replied, it already is.

Joe Calderwood replied, the reason why is, if you look at the sunroom below, there's a room below those vertical windows. It's a vaulted ceiling in that room. Where that new bedroom addition falls, is right on the wall that separates the sunroom and the family room. The sunroom currently has a vaulted ceiling in it, we didn't want to really touch that. That's why there's an offset there.

Chairman Miozzi asked, are those sliders on that sunroom?

Joe Calderwood replied yes, for some reason that sunroom was done at a later date. Just the back room has the sliders, everything else is all double hung. It's a 3-season room right now.

Mr. Marrelli asked, they have a block foundation?

Joe Calderwood replied, there's brick foundation on the sides of it, I guess it was an outdoor porch at some time. That's all existing there because if you go into that room, you do have to step down from the house.

Mr. Marrelli asked, is that a concrete floor?

Joe Calderwood replied, yes.

Chairman Miozzi said, the shingles aren't blending into the roofs. Do you know how old the roof is that's on the house now?

Joe Calderwood replied, it's reddish brown now, we should be able to match it.

Chairman Miozzi said, the only one that really has to get tied in is that one over the sunroom, where your gutters go in, those will actually continue. Do you plan to replace all those ones or try and blend those in? You have that 3' at the top to where both roofs are going to be continued in to each other. If you go to the rear elevation, do you think you'll end up re-shingling that sunroom?

Joe Calderwood replied, we're trying not to, but if we have to, we'll need to.

Mr. Marrelli said, on the main house roof on the 2nd floor, it has zero overhang.

Joe Calderwood replied, that's correct.

Mr. Marrelli asked, when you put your new room on, are you going to match the garage overhang or the house overhang?

Joe Calderwood replied, the garage overhang is just on the front sides. The garage front for some reason, they did the overhangs extra large there, but on the rest of the house it's only 4" – 6" overhang. I did the same thing as the main house.

DECISION

Dr. Triner, seconded by Mr. Miozzi made a motion to approve the Addition for William & Heather Weil at 6703 Walnut as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Dr. Triner, Mr. Marrelli

Nays: None

**Motion Carried
Drawings Approved**

**JoAnn Erich
872 Worton Pk Dr.
Detached Garage**

Chairman Miozzi said, our next item is a detached garage for JoAnn Erich.

Nilsa Carreo with Platinum Construction introduced herself. I'm here on behalf of the homeowner. We're contracted to build a detached 20' x 20' garage. It's a standard 20 x 20 with a 4 / 12 pitch roof. The color for the garage will be white just like the house. The door & trim will also be white and the roof shingles will be brown which is very similar to the front of her house now.

Mr. Marrelli asked, will this garage will be partially behind the house?

Nilsa Carreo replied, yes.

Mr. Marrelli asked, no electric that you know of?

Nilsa Carreo replied, no electric.

Mr. Marrelli asked, no lights?

Nilsa Carreo replied, no Sir.

Mr. Marrelli asked about the garage door.

Nilsa Carreo replied, it's going to be a solid raised panel door, the owner's going to use it for partial storage, no windows.

Mr. Marrelli said, it'll be basically like a storage building. What are you going to do with the gutters and downspouts, just run them into the yard?

Nilsa Carreo replied, yes. She has a pretty big lot in the back.

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Mr. Marrelli said, the downspouts on the north side, would you be opposed to bringing them around the back and discharging them on the south side which would be more to her yard?

Nilsa Carreo replied, absolutely.

Chairman Miozzi asked, this is a stick built roof?

Nilsa Carreo replied, right.

Chairman Miozzi said, the 2 x 12 header, no metal fitch plate for 16 feet, is that up to code John?

Mr. Marrelli replied, I'd have to look at that. Did your Engineer look at this?

Nilsa Carreo replied, we've built many of these garages within the city of Ohio communities and the larger Cleveland areas. We actually put an OSB fitch plate.

Mr. Marrelli asked, what's the span on that?

Chairman Miozzi replied, the clear span is 16'.

Mr. Marrelli said, I'll look at the code for that. You'll probably have the metal go up the sides with what they call the Simpson straps for the wind load?

Nilsa Carreo replied, right.

Mr. Marrelli said, the last thing I had with that kind of opening was a Glulam beam, I think it was a 14" x 6"-

Chairman Miozzi said, it just seemed a little undersized for that span.

Mr. Marrelli said, I'll run this past our Plans Examiner.

Chairman Miozzi asked, is that man door a flush metal or a 6-panel door?

Nilsa Carreo replied, it'll be a 6-panel man door.

Mr. Marrelli said Carmen, going back to that front, there's no weights on the sides.

Chairman Miozzi said, but it's actually carrying the ridge technically since it's a stick built, it's not a truss built.

Mr. Marrelli said, I'll look into that again, it's not going to be taking the roof load.

Chairman Miozzi said, I made two notes on the plan; discharging the downspouts to the south and the 6-panel door.

DECISION

Dr. Triner, seconded by Mr. Miozzi made a motion to approve the Detached Garage for JoAnn Erich at 872 Worton Pk Drive as Noted;

- **Downspouts to be discharged to the south side of the yard.**
- **Man door to be a 6-panel.**

ROLL CALL

Ayes: Mr. Miozzi, Dr. Triner, Mr. Marrelli

Nays: None

**Motion Carried
Drawings Approved as Noted**

**Darryl Malloy
468 Blueberry Cir
Sunroom**

Chairman Miozzi said, our third item is a sunroom for Darryl Malloy. Please state your case.

Rob Hanna with Great Day Improvements introduced himself. I'm representing the customer Darryl Malloy. We're proposing to build a 16' x 16' Sunroom with a gable roof, insulated glass enclosure.

Chairman Miozzi said, on that 3" super foam kneewall, is that just an FRP panel?

Rob Hanna replied, it's an insulated foam with aluminum skin double finish.

Dr. Triner noted the bad rotting condition around the sliding glass door on the photo of the current construction.

Rob Hanna replied, Stanek Windows is our sister company. Since that photo, we've actually replaced that door with a Stanek sliding door. On pg #6 you could see the additional reinforcement we're adding to the house, on the top left there above the door is additional posts and also on the garage side wall on the top right.

Dr. Triner said, I stand corrected.

Mr. Marrelli asked, you put that Microllam beam in there to help carry the sunroom roof?

Rob Hanna replied, correct.

Chairman Miozzi asked, on pg #3 when you put the new roof on the addition, you have that existing overhang that's actually going into technically the view of the window, the transom above the slider. Will you be cutting that straight back underneath so it doesn't go right to the window?

Rob Hanna replied, yes. That overhang is getting cut back, so it's not in the transom window.

Chairman Miozzi said, on pg #7 the roof plan, I call it a saddle, you call it a cricket-

Rob Hanna said, I call them saddles too.

Chairman Miozzi said, o.k., obviously the roof doesn't add much pitch once you stretch it for that distance. On your other part of the drawing, the actual structure shows it coming out even with the house. Right now on this plan, it shows that the roof is actually back one foot. My real question is, how are you going to take that water, technically you're not showing a gutter or downspout there. You're taking all three roofs and that cricket all to that one point. You're going to need a downspout there to collect the water.

Rob Hanna replied, there definitely will be a downspout there, there's actually one there now on the existing. I didn't add that to the drawing.

Mr. Marrelli asked, what happened to the right overhang on Elevation "B" on pg #2? If you look at the roof of the patio enclosure, the left side of the roof has an overhang and the right side has no overhang. Does it disappear behind something?

Chairman Miozzi said, that's what I was saying, that roof goes right into the other roof and creates a valley there. All that is pitching coming out to that point. There's really no gutter there except for the gutter that would be remaining from the overhang from the existing roof. That's going to be a lot of water going into that gutter.

Mr. Marrelli asked, what about ice and snow in the winter?

Chairman Miozzi said, I think that's more of a plan that you have to look at.

Mr. Marrelli said, it'll all have to be ice-guarded. You're going to have to keep that water from landing.

Chairman Miozzi said, they did it by building the cricket, but what I'm saying is it's just all coming out to that "V" point.

Dr. Triner said, why not put a 6" gutter rather than a 4"?

Mr. Marrelli said, I was thinking the same thing, you might have to oversize the gutter. But then you might want to do it on the other side too so it doesn't look silly when you have two different sides.

Dr. Triner said, they're collecting water off of two big roofs.

Rob Hanna said, that's no problem to do a 5" - 6" gutter.

Chairman Miozzi asked, is that gutter connected to the storm sewer?

Rob Hanna replied, the current one is tied in to the storm sewer.

Mr. Marrelli said, you'll need a 6" downspout too.

Dr. Triner said, the other thing is, I guess you could put a catch gutter in there, a continuous drain coming off of that. You're going to have a lot of water coming down in there, water coming off of two big roofs coming down to that one point. I suspect you could have a waterfall there. If you could put a continuous drain in there, like a built-in gutter. You'd take the cricket out of there and put a gutter in there.

Chairman Miozzi replied, I'd hate to do that over the house. I'd rather have the water get past the house before you put a drain.

Mr. Marrelli agreed, I'd rather not have a built-in, those tend to get blocked. If they leak, it's inside, not outside.

Chairman Miozzi said, the design, is all the material white?

Rob Hanna replied, correct.

Chairman Miozzi asked, is there any electric on this?

Mr. Marrelli replied, there's a ceiling fan, some interior plugs, exterior weatherproof GFCI.

Mr. Miozzi asked, no exterior lighting?

Rob Hanna replied, there will be exterior lights on both walls by the door.

DECISION

Dr. Triner, seconded by Mr. Miozzi made a motion to approve the Sunroom for Darryl Malloy at 468 Blueberry Circle as Noted;

- **Snow & Ice Guard on the cricket and at the rear roof to where the structure comes into the main roof, 3 feet past the cricket up the roof as discussed.**
- **6" gutter and downspout at the valley as discussed.**

ROLL CALL

Ayes: Mr. Miozzi, Dr. Triner, Mr. Marrelli

Nays: None

Motion Carried
Drawings Approved as Noted

**Damon Rahz
6748 Wildwood Trl
Addition**

Chairman Miozzi said, next order of business is an addition for Damon Rahz. Please state your name for the record.

Ed Parker with Meld Architects introduced himself. I'm representing Damon & Halle Rahz at 6748 Wildwood Trl. They're doing some interior renovation and a little bit of a bump-out to increase the comfort of the renovation of the first floor, which will basically give them about 5 additional feet to the kitchen area. Because it's such a small bump-out we're looking at trying to make it as efficient as possible. We're looking at a pier construction, with a platform being anchored down to that pier. Due to the fact that it will be an exposed underside, it will be an insulated floor. I do need to update that drawing, the code now says R-49, so I'll be doing R-49 for both the roof and the floors and R-21 for the walls. This will be updated for the submission for a permit. All the materials on exterior are to match existing, an 8" aluminum siding and I found a distributor that has the siding to match. The roof will be a slate gray roof to match existing. Trim and windows to match. The one window that's in the kitchen will be coming from the upstairs Master bedroom. They'll be adding two windows to the Master bedroom and then the one window will come down and be above the kitchen. They do want to change the exterior door to a sliding door, so the deck will get a little bit larger.

Mr. Marrelli asked, is that door on your south elevation?

Ed Parker replied yes, that deck will get about 2' larger and it'll be a sliding glass door.

Mr. Marrelli asked, so there'll be a platform at the slider?

Ed Parker replied, correct.

Mr. Marrelli asked, is that steel siding, that's big siding.

Ed Parker replied, it's aluminum siding.

Mr. Marrelli asked, can you match that?

Ed Parker replied, that's what I was saying, he found a distributor that actually has it to match and if it was to not match, we're looking at the possibility of one, which is a lot more expensive, but they really don't want to go this route, which would be re-siding everything. The other would be to look at more of a Hardie product in a panel type product.

Mr. Marrelli said, that probably would work because you wouldn't even notice it, it's a small area.

Ed Parker said, they were confident the siding will match.

Mr. Marrelli said, basically you're giving them enough room to push the cabinets out a couple feet.

Ed Parker said, correct. When they first hired me, they talked about a 2' addition. I looked at it and said wow, that's a lot of money for 2 feet. We went through the exercise of providing the floor plan within the footprint, I showed them how much room they basically had. They could kind of get the same concept, but everything would just be a little smaller as far as the island. They figured they're spending this money, they want to make the kitchen this way, this is their house and this is where they want to be.

Mr. Marrelli asked, that island's going to be 10' long?

Ed Parker replied, 10' x 4'.

Mr. Marrelli said, that's a big island. How are you going to hold that up from the basement when they put a big piece of granite on top of it? That's big.

Ed Parker said, it's actually less load than you think it is, it's actually just dead load being spread out.

Chairman Miozzi asked, are you planning on draining this roof into the yard? I don't see a downspout on this.

Ed Parker replied, it was being called to be tied into the existing. There should be existing downspouts.

Mr. Marrelli brings attention to page A1.00 Wall Section; connect downspout to existing storm drain.

Chairman Miozzi comments, I think this is pretty straight forward.

Mr. Marrelli said, on your plan Ed, it says St Germain Blvd, Warrensville Hts.

Ed Parker replied, that's an error, I'll correct that when I re-submit.

DECISION

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the Addition for Damon Rahz at 6748 Wildwood Trl as proposed.

ROLL CALL

Ayes: Mr. Miozzi, Dr. Triner, Mr. Marrelli

Nays: None

Motion Carried
Drawings Approved

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:10 p.m.

Chairman

Secretary