

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
April 22, 2021**

The Architectural Review Board met in regular session on Thurs, April 22, 2021 at 6:05 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi	Chairman	Mr. John Marrelli, Building Commissioner
Mr. Steve Varelmann	Chairman Pro Tem	Ms. Deborah Garbo, Secretary
Dr. Jim Triner		Mr. Jeff Thomas, IT Systems Coordinator
Mr. Tom Lawler		
Mr. Matt Phillips		

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-amended by House Bill 404). Under the orders of Governor DeWine, the Architectural Review Board is meeting remotely, via electronic means.

The public is 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 this 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: **March 25, 2021**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of March 25, 2021.

ROLL CALL

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

PROPOSAL

1. Detached Garage
Albert Hehr
899 SOM Ctr Rd.
Scott McNulty, Contractor

OPEN PORTION

Chairman Miozzi called the meeting to order. We have one item on our agenda tonight, a detached garage for Albert Hehr at 899 SOM Ctr Rd., Scott McNulty is the contractor. We'll review the drawings page by page and have the Board comment and ask any questions as we proceed.

Chairman Miozzi said, I do have sample materials here, the siding is a Granite Gray, the shingles are Cobblestone Gray and the trim color is white. Scott, if you could begin with a brief summary of your project.

Scott McNulty introduced himself. I apologize for being late, I had some technical difficulties.

Mr. Marrelli said Scott, let me ask you, the south side of the new garage is going to be pretty much where the south side of this old garage is?

Scott McNulty replied, yes.

Mr. Marrelli asked, and then you'll be working north?

Scott McNulty replied, correct.

Mr. Marrelli said, please walk us through the concept of what your client is asking for.

Scott McNulty said, he has more cars and wants to be able to store them in the garage. He wants a 2-car garage door on the left and then a single on the right. We're going to keep the right line the same and the front and back line the same. We're still 20' deep, just going an additional 10' which is well within that setback requirement. The garage is dilapidated and falling down, he has to do something.

Mr. Marrelli asked, what do you plan on doing with the roof as far as the drainage, where are you going to take the downspouts to?

Scott McNulty replied, I think down the driveway and tie in at the back corner of the house. It's a gravel drive.

Chairman Miozzi asked about the garage door color.

Scott McNulty replied, white non insulated.

Mr. Marrelli asked, the siding color, is it going to match their house color?

Scott McNulty replied yes, Granite Gray is as close as anything I could get.

Mr. Marrelli said, we were talking about the south elevation, the south side of the garage, is there a reason why there's not going to be any kind of window?

Scott McNulty replied, no. I can definitely put a window in there and I probably should have.

Mr. Marrelli said, it'll break up that side and get some natural light in there. Are you going to put electric out there?

Scott McNulty replied yes, whatever the code is, a light outside the entry door and plugs.

Mr. Marrelli said, you have to have one for each bay on the ground fault circuit.

Scott McNulty said, I think he's got to update his electrical panel, and he's aware of that.

Mr. Varelmann asked, are you planning on windows on the door?

Scott McNulty replied, I wasn't unless you guys have an opinion on that. It's not a huge cost difference.

Chairman Miozzi said, I'm fine with the panel door. I'll note on the plan to add a light at the man door and then 2 or 3 coach lights in the front of the garage.

Scott McNulty replied, okay.

Mr. Varelmann clarifies, I was talking about a window in the door.

Mr. Marrelli said, don't forget it's detached and it's in the back of the lot. He might not want to have glass back there in the door.

Chairman Miozzi said, other than a window on the south side to break that up from the neighbor with a door on the other side- On the gable ends in this picture, you have about a 1' overhang on your gable ends?

Scott McNulty replied, yes.

Mr. Marrelli asked, are you going to use trusses or are you going to stick build that roof?

Scott McNulty replied, stick built.

Chairman Miozzi asked, any other questions?

Mr. Varelmann said, on page #8 I have a question for John. Do you think that that distance, it's 2', 2' and 2', the wall area that's exposed, is that enough to develop the shear that's required?

Mr. Marrelli replied, he's going to have to use what's in the Ohio Residential Code with the seal straps and I forwarded that to him. I think he's going to be able to do it with the 2' on each side. You know, that porta cochere opening, how the code says you have to have metal straps and there's a specific nail pattern now when you go around the door opening. I believe I sent that to him out of the Ohio Residential Code, so he'll have to use that as a model.

Mr. Varelmann said, on my addition, I think I had to extend the header over beyond the jack studs.

Mr. Marrelli asked, you mean out past the jack studs?

Mr. Varelmann replied yes, I think one end goes out 4 feet.

Mr. Marrelli asked, past over the top of the jack studs?

Mr. Varelmann replied, yes.

Mr. Marrelli asked, to accomplish what?

Mr. Varelmann replied, to tie it all together for shear loading.

Chairman Miozzi asked Steve, you're saying just take the one header all the way over to the corner so it would be nailed more so to the sheathing?

Mr. Varelmann replied, that's how I did it here. Now, John sent to the builder the requirements in the Ohio Residential Code, they're all pretty stringent, it's surprising.

Mr. Marrelli replied, because they've had high winds go through open garage door openings and tear the garage apart. The fronts would be plywood or OSB and the nailing pattern I think is 4" on center. There's 5 pounds of nails in the fronts of those jacks.

Mr. Varelmann said, I just wanted to check with that.

Mr. Marrelli said, and I'll look at the diagram again in the Ohio Residential Code. You could be correct where that header has to go all the way over to both ends. We'll have to look and see.

Chairman Miozzi asked, that'll be done on your plan review John?

Mr. Marrelli replied, yes it will.

Chairman Miozzi asked, any other questions?

Scott McNulty said, to clarify, we're going to put a window on the south elevation wall. But, did you make a decision about a window in the garage man door or windows in the garage overhead doors? Did you say it was okay to not do windows because it's detached?

Chairman Miozzi replied, you don't have to do windows on those, unless the customer wants it.

Mr. Marrelli said, the changes are to add a window on the south elevation and lights over the doors, light over the man door and in between the garage doors.

Mr. Lawler asked about flood lights versus individual sconces.

Mr. Marrelli replied, if you're going to have all this lumber and jacks and everything supporting the header, you might have to go above the garage door with a couple of lights because there's going to be a whole lot of lumber in there to try and get through with a wire and a light fixture.

Mr. Varelmann asked, did we talk about any trim color on the corners?

Scott McNulty replied, the trim color is white, but I don't believe the house has outside white corners. I can do it, it's not a problem but I would think we would want to match the house, right?

Mr. Varelmann said, it's vinyl siding, right, so it does have corners.

Scott McNulty replied, yes. Unless you want, I would do Granite Gray corners, soffits, fascia wraps and gutters would all be white. Just going in, I would do Granite Gray corners because that's what the house is.

Mr. Varelmann asked, so the siding's all gray, the doors are white, the fascia's, gutter boards and gutters are white, is that correct?

Scott McNulty replied, correct.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Detached Garage for Albert Hehr at 899 SOM Ctr Rd as noted;

- **Add a window on the south elevation wall.**
- **Add lights over the doors, light over the man door and in between the garage doors.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted.

ADJOURNMENT

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

ROLL CALL

Ayes: All
Nays: None

Motion Carried
Meeting adjourned at 6:25 p.m.

Chairman

Secretary