

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Jan 12, 2023**

The Architectural Review Board met in regular session on Thurs, Jan 12, 2023 at 6:00 p.m. at the Mayfield Village Civic Center, Main Conference Room. Chairman Miozzi presided.

**ROLL CALL**

**Present:**

Mr. Carmen Miozzi, Chairman	Ms. Kathryn Weber, Law Department
Mr. Steve Varelmann, Chairman Pro Tem	Mr. Daniel Russell, Building Commissioner
Mr. Tom Lawler	Ms. Deborah Garbo, Secretary
Mr. Matt Phillips	

**Absent:**

Dr. Jim Triner

**CONSIDERATION OF MEETING MINUTES:**                      **Dec 22, 2022**

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the minutes of Dec 22, 2022 as corrected. Pg #8; 'Efface' to 'Eifs'.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Minutes Approved as Corrected**

**ORGANIZATIONAL MEETING 2023**

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

**Note: Organizational Meeting moved to next meeting date for all Members present.**

**PROPOSALS**

- |   |   |
|---|---|
| 1. <b><u>New</u></b> Single Family Dwelling | Montebello Subdivision PP #831-10-087<br>Linda Marini<br>6459 S. Cobblestone Rd. S/L #40<br>Skoda Construction<br>Meld Architects |
| 2. Landscape Plan                           | Hopebridge Therapy<br>Jefferson Medical Properties, LP<br>6563 Wilson Mills Rd.<br>Design Group, LLC<br>HSB Architects            |

**OPEN PORTION**

**Montebello Subdivision  
New Single Family  
6459 S. Cobblestone S/L #40**

Chairman Miozzi called the meeting to order. Our first order of business is a new single family dwelling for Montebello Subdivision, Linda Marini, 6459 S. Cobblestone S/L 40, Skoda Construction and Meld Architects. Whoever is here to present, please state your name for the record.

Eric Husteck with Meld Architects introduced himself. I'm here on behalf of Chris Skoda and Linda Marini. You can see the green section is what we're proposing, S/L 40. We're doing a gray charcoal smoke color.

Mr. Varelmann asked, it's next to SL 39 & 41?

Eric Husteck replied, correct. S/L 39 is under construction at the moment.

Mr. Varelmann asked, do you have color schemes for that?

Eric Husteck apologized, I'm sorry, S/L 39 is vacant right now. There is one correction, the owner decided they wanted their house to look just like the model unit, double 5" clad board siding with shake on the gable just like the model unit. It'll be charcoal smoke colored above the shakes. Stone will be Alpine LedgeStone to match the charcoal gray palette.

Mr. Lawler asked, they're going all horizontal like the model house and not vertical?

Eric Husteck replied, yes. There are no vertical anymore, it's all horizontal 5" double clad board siding. Only at the gables just like the model, it's going to have shake, the two gables in the front. All horizontal across that, on the sides and the back.

**Exterior Finishes**

Cultured Stone: Pheasant Alpine LedgeStone  
Asphalt Roof Shingles: Moire Black  
Accent Metal Roof: Black  
Trim: White  
Windows: White  
Gutters/Downspouts: White

Eric Husteck stated, it's an exact mirror of the model unit.

Mr. Lawler asked, this heavy fascia in board and batten is horizontal?

Eric Husteck replied, the trim piece across, yes, to separate the shake.

Chairman Miozzi asked, you said it's a horizontal double 5?

Eric Husteck replied, yes.

Chairman Miozzi stated, you don't have that listed on the selection checklist.

Mr. Russell stated, I usually give him a copy of where you write up if there's any changes on the plan so everybody's on the same page, and it'll be in the minutes.

Eric Husteck stated, it's going to be essentially technically, Vinyl Siding 1 now, charcoal smoke. Vinyl Siding 1 is usually the horizontal, Vinyl Siding 2 board and batten. But the owner wanted to make that change right before the meeting. They decided they liked the model.

**DECISION**

Mr. Lawler, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling for Linda Marini at 6459 S. Cobblestone Rd. S/L # 40 as noted.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved as Noted**

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**Hopebridge Therapy  
6563 Wilson Mills Rd.  
Landscape Plan**

Chairman Miozzi stated, our next item is the landscape plan for Hopebridge Therapy, 6563 Wilson Mills Rd. Whoever is here to present, please state your name and proceed.

Peter Kolecky with Crescendo Realty, owners of the property, introduced himself. During our previous meetings there was a request to see a landscape drawing. This is what it's going to look like, we'll start the plantings as promised once the weather breaks come March/April. You've seen the property, we have these two new entrances here. The question was what are we going to do about those entrances to make them look nicer, give them a little separation. We'll be doing some Boxwoods along the entrances here, there's going to be a lot of Daylilies and grass. We're keeping everything short to show off the building. All our buildings, we're removing all the tall bushes and going without the shrubs and trees. We're removing a lot of those in the spring/summer. We want to show off the property, it'll be nice and clean with new windows. We're going to do black mulch, the shutters are black, so it's going to give a nice reflection in the front.

Chairman Miozzi stated, the little Boxwoods you're showing at those entry's, they're really not going to grow much more than 2'.

Peter Kolecky replied, correct. Nothing's going to grow over 2'. Over the years we've had really tall bushes. We're adding all our buildings to reflect the new shrubs. We've done a lot of modifications already to our first three buildings, this one was last due to another project coming on. So all the large shrubs will be gone, it'll look nice and clean and make the building pop.

Mr. Varelmann stated, I generated a drawing so we could understand the scheme, I generated this myself. The reason I show this is because when I looked up the Green Mountain Boxwood, it says they're 5' tall.

Peter Kolecky replied, this is what we discussed with our Landscape Designer. We're actually not going to do those, they're going to match the short ones. All our buildings on the property, we have signage off to the left or the right of the main entrance. So to keep it uniform on the property, we're not going to have these, just because it kind of grows into the sign and it would look bad. We're going to use the Green Velvet Boxwoods, nothing will be taller than 2' out there.

Mr. Varelmann stated, you have listed HY-PT and it says 48".

Peter Kolecky replied, we're not going with anything above 2', so I apologize that it's in there. We're going with the short Boxwoods, the Hydrangeas that are the short. We're not doing anything tall, we don't want anything to obstruct any viewing of anybody coming in and out.

Chairman Miozzi stated, I'll cross those out on the drawing. Green Mountain Boxwood and Late Panicle Hydrangea crossed off of planting schedule, noting no landscaping above 24".

Mr. Lawler asked, is anything going in place of these two HY-PT's?

Peter Kolecky replied, the Green Velvet Boxwoods to simplify it, even on both sides.

Mr. Lawler stated, that makes 16 of them.

Mr. Varelmann stated, this was about these new doors, my request was that the landscape plan reinforces the symmetry so it looks like it's planned and not just thrown in there. I wanted it to look like it was a complete composition, that it was thought out. That was the reason I requested a landscape plan.

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

### **DECISION**

Mr. Miozzi, seconded by Mr. Lawler, made a motion to approve the Landscape Plan for Hopebridge Therapy at 6563 Wilson Mills Rd. as noted.

### **ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawing Approved as Noted.**

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**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:15 p.m.**

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Chairman

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Secretary