

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Jan 26, 2023**

The Architectural Review Board met in regular session on Thurs, Jan 26, 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 | Mr. Daniel Russell, Building Commissioner |
| Mr. Steve Varelmann, Chairman Pro Tem | Ms. Deborah Garbo, Secretary |
| Dr. Jim Triner | |
| Mr. Tom Lawler | |

Absent:

Mr. Matt Phillips

CONSIDERATION OF MEETING MINUTES: Jan 12, 2023

Mr. Lawler, seconded by Dr. Triner made a motion to approve the minutes of Jan 12, 2023 as written.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved

ORGANIZATIONAL MEETING 2023

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

PROPOSAL

1. **New** Single Family Dwelling Christina Iacampo
Joseph Sayegh
864 Worton Pk Dr.
Parcel #831-33-038
Pro-E Design, LLC
Ferritto Homes, Ltd

Note: Front Facing Garage, Side Yard Setback & Drive Width
Variances granted by BZA 10/18/22.

OPEN PORTION

**NEW Single Family Dwelling
Christina Iacampo & Joseph Sayegh
864 Worton Pk Dr.
Parcel #831-33-038**

Chairman Miozzi called the meeting to order. We'll move our Elections to the end of the meeting. Our only proposal tonight is a new single family dwelling for Christina Iacampo and Joseph Sayegh, 864 Worton Pk Dr. Whoever is here to present, please state your name for the record.

Domenic Ferritto with Ferritto Homes introduced himself. These finishes are pretty popular right now. Finishes as follows:

- **White Vertical Barn Siding**
- **Black Windows**
- **White Stone All the Way Down the Front**
- **White Brick to Grade Sides & Back**

Chairman Miozzi asked, you're showing trim on the windows, is that going to be white?

Domenic Ferritto replied, that trim that's part of the window is black.

Chairman Miozzi asked about the trim detail shown on top of the window.

Domenic Ferritto clarified, there'll be no trim detail on top of the window.

Mr. Varelmann asked, the vertical board and batten vinyl siding, you're butting it against the window with the J-Trim?

Domenic Ferritto replied, yes. And the roof color will be Moire Black Landmark CertainTeed.

Mr. Lawler asked, are you going to use the same detail on the side elevation at the windows?

Domenic Ferritto replied yes, with the black trim.

Mr. Varelmann asked, are you going to put the snowbirds up to keep the snow from sliding down?

Christina Iacampo asked, are those the little roof details?

Domenic Ferritto stated, you probably should have those. Anywhere you're walking in and out of, you should have them.

Mr. Varelmann asked, what's this header trim piece made out of over the garage?

Domenic Ferritto replied, we're not going to do it over the window here, so we're probably not going to do it there either.

Chairman Miozzi asked about the azek trim around the garage.

Domenic Ferritto replied, that'll be a 1 x 4 or 1 x 6 around the garage door.

Mr. Varelmann asked, are you planning on getting a garage door with that level of panels and windows?

Christina Iacampo replied, yes.

Mr. Lawler asked, what's the cap on the water table? Is that going to be the same material in white or a different cap?

Domenic Ferritto replied, on the stone, that'll be a caulk and stone seal, concrete seal flashed.

Mr. Lawler asked, what about the columns front and back?

Domenic Ferritto replied, they'll be painted, it's either going to be an azek or wood.

Chairman Miozzi asked, on the one side elevation, are those little thin windows literally at the top of the backsplash or the cabinets?

Domenic Ferritto replied, basically they're right over the counter.

Chairman Miozzi stated, it's up to you but usually they're up high to let the light in.

Basement

Mr. Varelmann stated, I have a question about the basement. The way it's designed, you're showing a restroom down here with a tub.

Domenic Ferritto replied, we're not finishing the basement, we're going to rough-in the bathroom only.

Mr. Varelmann stated, when I look at this, I think this could be a bedroom, especially if you put a tub for the shower. To meet the code for a bedroom, you're going to need a window to allow for egress.

Domenic Ferritto replied, there will be a set of stairs to the garage.

Mr. Russell stated, you'd have to have specific egress out of the bedroom.

Domenic Ferritto asked, so in other words, I'd have to put a well in?

Mr. Varelmann stated, my question is if you have to provide a means of egress out of the bedroom, which window would that be? If this is just entertainment with a bar and whatever, but when I see a shower and a tub, to me I think you're probably going to have a bedroom.

Joseph Sayegh asked, can we put a bathroom down there without egress?

Mr. Varelmann replied, it's if you put a bedroom down there then you need egress.

Joseph Sayegh stated, honestly for me, I do construction. When I put a bathroom in the basement, I'm going to come through the garage, go through that side door and go shower downstairs. I come home muddy, that shower and the downstairs will be for me and my work.

Dr. Triner stated, I think Steve's asking, how about when somebody buys it and wants to finish it?

Joseph Sayegh stated, I don't want to go to our Master and traipse through the house covered in mud most of the time.

Mr. Varelmann stated, it's just that, if there's a possibility in the future that this is going to be a bedroom and you need egress, which window is it, so we can review which window that is on the exterior. That's what I'm getting at.

Joseph Sayegh replied, I'm not going to put a bedroom in the basement.

Mr. Varelmann stated, and that's as far as we could take it. So you're not going to finish the basement, correct?

Christina Iacampo replied, we just wanted to at least add a bathroom.

Light Fixtures

Mr. Varelmann stated, we normally ask about things like light fixtures. I don't see anything on this elevation.

Joseph Sayegh replied, they'll be underneath the overhang on the garage and same thing on the front porch.

Mr. Varelmann asked, so they're not going to be on the wall, they'll be on the ceiling underneath the soffit.

Joseph Sayegh replied right, cans.

Mr. Lawler asked, same thing at the front door, soffit cans?

Joseph Sayegh replied, yes.

Side & Rear Elevations

Mr. Lawler asked, is this exposed masonry on the side and rear elevations?

Dominic Ferritto replied, that'll be the white brick.

Mr. Lawler asked, what about rear lighting, same thing, soffit cans?

Joseph Sayegh replied, yes.

Chairman Miozzi asked, are you using the same stone for the fireplace on the back porch?

Christina Iacampo replied, not on the fireplace.

Dominic Ferritto stated, it's a double fireplace, a two way fireplace.

Mr. Lawler asked, is this transom glass on this rear door lineup?

Dominic Ferritto replied, yes.

Dr. Triner asked, gutters and downspouts will come off the rear?

Dominic Ferritto replied yes, probably down one of the posts, there're posts on each corner.

Porch Steps

Mr. Lawler stated, I don't see a step at this back porch. Do you guys want one, is that intentional?

Dominic Ferritto replied, you have to have something, that shows 16" above grade.

Dr. Triner stated, with all that roof, you may want to consider downspouts on each side.

Dominic Ferritto replied, absolutely.

Chairman Miozzi asked, will your steps be wrapped in the white brick?

Dominic Ferritto replied yes, we'll do two steps there, one for sure.

Grading

Dominic Ferritto stated, on the site plan approval, your Engineer's showing catch basins in the back corner on both sides of the property, and he's got two catch basins in the front.

Chairman Miozzi asked, are you doing color on that porch?

Dominic Ferritto replied, I don't think so. The steps will be the same as the slabs, poured concrete.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Christina Iacampo and Joseph Sayegh at 864 Worton Pk Dr as noted;

1. Omit Trim around windows (the black is part of the windows).
2. White Gutters & Soffits
3. Steps to code back porch wrapped in white brick

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

ORGANIZATIONAL MEETING 2023

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

Chairman

Chairman Miozzi opened the floor to a motion for nominations for Chairman.

Mr. Lawler, seconded by Mr. Varelmann made the motion to nominate Carmen Miozzi as Chairman.

Chairman Miozzi asked, any discussion or any other nominations? There was none.

The nominations were closed.

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 2023 Chairman

Chairman Pro Tem

Chairman Miozzi opened the floor to a motion for nominations for Chairman Pro Tem.

Mr. Miozzi, seconded by Dr. Triner made the motion to nominate Tom Lawler as Chairman.

Chairman Miozzi asked, any discussion or any other nominations? There was none.

The nominations were closed.

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

Tom Lawler to serve as 2023 Chairman Pro Tem

Secretary

Chairman Miozzi opened the floor to a motion for nominations for Secretary.

Dr. Triner, seconded by Mr. Miozzi made the motion to nominate Deborah Garbo as Secretary.

Chairman Miozzi asked, any discussion or any other nominations? There was none.

The nominations were closed.

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 2023 Secretary

ADJOURNMENT

Mr. Lawler, seconded by Mr. Miozzi made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary