

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Feb 24, 2022**

The Architectural Review Board met in regular session on Thurs, Feb 24, 2022 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

Dr. Jim Triner

Mr. Tom Lawler

Absent: Mr. Matt Phillips

CONSIDERATION OF MEETING MINUTES: Jan 27, 2022

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of Jan 27, 2022.

ROLL CALL

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

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

Montebello Development / Skoda Construction

MELD Architects

NEW Single Family Dwellings

1. 593 Magnolia Ct S/L #20
PP # 831-10-042
Highland Land Development
2. 587 Magnolia Ct S/L #22
PP # 831-10-044
Highland Land Development
Note: New Daisy Model s/l #22 Tabled at ARB 8/12/21
3. 6482 N. Cobblestone Rd. S/L #46
PP # 831-10-093
Highland Land Development
4. 6485 N. Cobblestone Rd. S/L #48
PP # 831-10-070
Highland Land Development

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first order of business is a new single family dwelling, 593 Magnolia Ct, subplot #20. Whoever is here to present, you can begin your proposal.

**Montebello Development
593 Magnolia Ct
S/L #20**

Chris Skoda stated, this is subplot #20, we'd like to take the model home we have and put it on here. We had to make some adjustments to shift away from the wetlands.

Material Samples

Vinyl Siding 1

Platinum Gray Double 5"

Vinyl Siding 2

Platinum Gray Shakes

Cultured Stone Veneer

Gray Cobbles

Asphalt Roof Shingles

Colonial Slate

Accent Metal Roof

Black

Windows / Gutters & Downspouts / Trim

White

Chris Skoda stated, the back is considerably different on this house. We had to step things back to get this away from the wetlands. We're actually not going to have these posts, we're just going to cantilever out from the house. We stepped these back two feet then cantilevered the tops out just to give us some more volume between the wetland and the back of the house.

Mr. Varelmann asked, is this how you plan to build it with the exception of the columns under there?

Chris Skoda replied, with the exception of that column, that's correct. I believe that one will stay, just not the center one, we'll cantilever that out. I think I was told at one time, and I could be wrong, that I'm allowed to put posts in the wetland. I'm not trying to do that though, that's why we're going to eliminate this one. This is definitely a tight fit, but it fits.

Mr. Varelmann stated, I've looked at all of these, the others you've tried to line these windows up. The problem I found with this one, it seems to me you could make these windows line up, center these basement windows. It just kind of looks odd.

Chris Skoda replied, we could center those.

Mr. Varelmann stated, the other comment is the porch light fixtures. You're showing on the existing that you've already built, you show the light fixtures, but on the drawings you don't. See how these are, the distance they are from the door, you centered them on the wall, I get why you

did that, but if you look at the other ones, they're not centered on the wall, it's kind of like they're grouped with the door.

Chris Skoda replied, we've pretty much allowed the homeowner to decide how they want that placement to be on the porch. When we do the walk through, they'll pick the location. Unless you guys tell me it's important, then we'll make sure they center them.

Mr. Varelmann replied, I think the fixtures closer to the door looks better than centered on the wall. The other thing I saw was some of them are very large.

Chris Skoda stated, that's just a rendering, the lights have not been chosen. We're going to do coach style lights on every house. That's just what the Architect put on there, but that doesn't represent where it's going to go. If you want the lights closer to the door, that's no big deal.

Mr. Varelmann stated, I personally think it looks better. When you compare it to the other, they look like they don't belong to the door.

Chairman Miozzi asked, are we requiring that? Aesthetically I can go either way. I do agree with you that it does look like the coach light should be next to the door vs more of the porch spatial lighting.

Chris Skoda stated, this may also be a bigger porch, I don't know if that matters. We'll put them wherever you want, I don't really have a preference either way.

Chairman Miozzi stated, I do agree with both of those basement windows on center, there's no reason why not to, it's not like you have a bathroom down in the basement that you're finishing off and you wanted it offset for that light or anything right now.

Chris Skoda replied, it doesn't make any difference, we can do that.

Chairman Miozzi stated, my only thing is the difference in the drawing, this one's batten board above the garage and the other peak, and on your print it shows a shingle.

Chris Skoda replied, it should be board and batten. Board and batten on the front and Double 5 on the three sides. The whole front of the house is board and batten.

Dr. Triner stated, you should actually have the drawing reflect what it's going to look like.

Chris Skoda replied, we can come back next week.

Dr. Triner replied, it would be easier if you just changed them when you come.

Chris Skoda replied, we'll look at it closer next time.

DECISION

S/L 20

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the New Single Family Dwelling for Highland Land Development at 593 Magnolia Ct. as noted;

- **Center basement windows.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved as Noted.

Montebello Development

587 Magnolia Ct

S/L #22

Chairman Miozzi stated, next is 587 Magnolia Ct. subplot #22.

Chris Skoda stated, this S/L #22 is a spec home up for sale. This model, we've built one so far, it's across the street and down the lot, and there's one on S. Cobblestone that we haven't built yet.

Mike Skoda stated, on this house, the upper elevation above the roof is the board and batten siding which is white. Below the roof line and everywhere else is Double 5" on the rest of the house as shown on the print.

Material Samples

Vinyl Siding 1

Glacier White Double 5"

Vinyl Siding 2

Glacier White Board and Batten

Cultured Stone Veneer

Aspen Ledge stone

Asphalt Roof Shingles

Moire Black

Accent Metal Roof

Black

Windows / Gutters & Downspouts / Trim

White

Chris Skoda said, there's no house next to this one right now. Again, the coach lights don't represent, we did take them off the columns this time because they were there the last time we looked at this house. We decided to do a can light underneath the porch because we don't have any room on the inside of that.

Chairman Miozzi asked, did you say you built this one before?

Chris Skoda replied, we did. It's on S/L #11 right now.

Chairman Miozzi stated, I just didn't remember it having that much metal roof. Those gable vents, are they white?

Chris Skoda replied, yes.

Mr. Lawler asked, what's going on with that double window there in the middle?

Chris Skoda replied, that's the stairwell.

Chairman Miozzi asked, are you going with a black handrail on the deck?

Chris Skoda replied, no. It will all be white PVC railings and Trex decking.

Mr. Lawler asked, did you say white gutters and downspouts?

Chris Skoda replied, yes.

Mr. Varelmann stated, you have black on your checklist you submitted.

Chris Skoda replied I'm sorry, we have black gutters, black shingles, windows white, siding's white and white trim.

Mr. Varelmann asked, did you say the gutters are black?

Chris Skoda replied, yes. The model, all gutters are black as well.

Mr. Lawler stated, I'm not as surprised if the gutters are black, but the downspouts being black with the white siding is a little more surprising. It kind of sticks out.

Mr. Varelmann agreed.

Mr. Lawler stated, my only note would be to talk them into white downspouts.

Chris Skoda replied, we could make them white.

Mr. Lawler stated, I think downspouts, you want to hide away, you don't want those to jump out.

Chris Skoda stated, we'll make them white.

Chairman Miozzi stated, I agree with Tom. I always try to match the downspouts to the siding color so they disappear. I kind of like the black gutter.

Mr. Varelmann asked, have you noticed that the black shows dirt more than the white, or the white shows dirt more than the black?

Chris Skoda replied, I hardly go to that house anymore, we're so busy with all the other ones.

Mr. Lawler stated, other than that, I don't have any other comments on this one.

Chairman Miozzi stated, we'll leave the gutters and downspouts on you then.

DECISION

S/L 22

Mr. Miozzi, seconded by Mr. Lawler made a motion to approve the New Single Family Dwelling for Highland Land Development at 587 Magnolia Ct. as noted;

- **Board recommends white downspouts.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved as Noted.

Montebello Development

6482 N. Cobblestone Rd.

S/L #46

Chairman Miozzi stated, next house is 6482 N. Cobblestone Rd, subplot #46.

Chris Skoda stated, this is a model we built on subplot #26 in the neighborhood on the other side. Materials submitted as black gutters and downspouts, obviously if you want the downspouts to be white, that can be addressed.

Material Samples

Vinyl Siding 1

Glacier White Board & Batten on the entire house

Cultured Stone Veneer

Aspen Ledge stone

Asphalt Roof Shingles

Moire Black

Accent Metal Roof

Black

Windows / Downspouts / Trim

White

Gutters

Black

Chairman Miozzi stated, this one you have the white corners, the white downspouts blend in with that.

Chris Skoda replied, we'll do the black gutters and then white downspouts.

Chairman Miozzi asked, are you doing columns on the back porch also?

Chris Skoda replied, they're just for decoration, they go against the house, they end up being 1/2 columns.

Dr. Triner asked, do you have any lighting in the back?

Chris Skoda replied, what people have been doing is a ceiling fan with light over the center of the back porches.

Mr. Lawler asked, are they doing a fireplace, I don't see a vent on it for this one.

Chris Skoda replied, yes they're having a fireplace.

Mr. Lawler stated, I'm wondering why there's such a lack of windows on the right elevation.

Chris Skoda replied, there's a kitchen there and a window right there and there's a fireplace. This one sold. The initial drawing had a double window right here when we did this house the last time and so did the Master have a big window right here. She opted to go with the transom, these houses are so close together. This way she gets some natural light from the sky. We're probably moving away from the side windows, at least for houses that are 10' away from the next one. That was her choice.

DECISION

S/L 46

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Highland Land Development at 6482 N. Cobblestone Rd. as noted;

- **Board recommends white downspouts.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved as Noted

**Montebello Development
6485 N. Cobblestone Rd.
S/L #48**

Chairman Miozzi stated, next we have 6485 N. Cobblestone Rd, subplot #48.

Chris Skoda stated, this is the same model as two doors down across the street that we just looked at.

Material Samples

Vinyl Siding 1

Glacier White Double 5"

Vinyl Siding 2

Glacier White Shakes (upper peaks)

Cultured Stone Veneer

Aspen Ledgestone

Asphalt Roof Shingles

Moire Black

Accent Metal Roof

Black

Windows / Downspouts / Trim

White

Gutters

Black

Dr. Triner asked, are there any lights on each side of the doors, it's not showing on the drawing.

Mike Skoda replied, there will be coach lights on each side of the doors.

Mr. Lawler stated, this is just a preference, I love the way the shake looks on the smaller roof but the big roof on the garage, I don't know. I'm not saying you should change it, but personally I don't like it on that big roof structure. The garage puts out all that horizontal siding and then you have all that siding involved in the shake, it breaks it up with all the vertical lines on the shake.

Chris Skoda replied, when you drive by, it's not as prominent as the picture makes it seem. The picture makes the peaks look very big. They're really not that big in reality when you go out there.

Chairman Miozzi asked, are you doing the vents on this one according to the prints?

Chris Skoda replied, yes.

Mr. Lawler stated, I love the idea of breaking it from this horizontal to the shake, but just in that particular application it almost feels-

Chris Skoda replied, I think when you go out there you won't feel that way. It doesn't feel that way when you're standing in front of the house.

Mr. Lawler asked, do we have the same thing going on here with the downspouts?

Chris Skoda replied, we'll change the downspouts to be white.

Mr. Lawler asked, this one's getting a fireplace?

Chris Skoda replied yes, it just doesn't show the vents.

DECISION

S/L 48

Mr. Miozzi, seconded by Mr. Lawler made a motion to approve the New Single Family Dwelling for Highland Land Development at 6485 N. Cobblestone Rd. as noted;

- **Board recommends white downspouts.**

ARB Minutes

Feb 24, 2022

Pg #9

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved as Noted

ADJOURNMENT

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

ROLL CALL

Ayes: All

Motion Carried

Nays: None

Meeting adjourned at 6:35 p.m.

Chairman

Secretary