

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Aug 26, 2021**

The Architectural Review Board met in regular session on Thurs, Aug 26, 2021 at 6:00 p.m. at the Mayfield Village Civic Center, Civic Hall. 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: Aug 12, 2021

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of Aug 12, 2021.

ROLL CALL

Ayes: All

Motion Carried

Nays: None

Minutes Approved as Written.

PROPOSALS

1. **New** Single Family Dwelling
Montebello Subdivision
Kevin & Paly Koehler
6482 So. Cobblestone Rd S/L #29
Skoda Construction, Inc
Meld Architects, Inc
(ARB Tabled 7/22 & 8/12)
2. Addition
Cynthia & Ronald Csuhran
William Russ
6780 Meadowood Dr.
The CM Consulting Group, Inc

OPEN PORTION

**Montebello Subdivision
New Single Family Dwelling
6482 So. Cobblestone Rd. S/L #29**

Chairman Miozzi called the meeting to order. Our first order of business is a new single family dwelling, Montebello Subdivision, subplot #29. Please state your name for the record and give us a brief overview of the house you're proposing.

Ed Parker with MELD Architects introduced himself.

Chris Skoda with Skoda Construction introduced himself.

Ed Parker said, this project is on its third meeting, do you want me to just give you the new information?

Mr. Varelmann replied, not all of us were here at the last meeting when it got tabled so I think you should go through it all.

Ed Parker said, we have new S/L #29, a two-story residential unit. The site that it's going on has no request for variance. We have 3-D renderings, elevations, this is the third meeting, we brought all the material samples.

Chairman Miozzi said, I remember at one meeting we talked about the window placement which I noticed that you redid and the rear elevation.

Windows

Ed Parker said, the main change on the front elevation was this window was the smaller window and we took the suggestion of doing the larger window. And then these three windows as we reviewed them with the client to propose two, the client requested they want the extra light within their laundry room, the two windows do align with the door. Another comment was the roof to sill, we also made those a little bit deeper, 6" – 8", I think it was a little closer, like 4" before.

Materials

Vertical Board & Batten – White
Horizontal 5" Double 5" – White
Shingles – Pewter
Standing Seam Metal Roof – Charcoal Gray
Stone – Pheasant Alpine Ledgestone
Front Door – Gray
Windows / Trim / Garage Door / Vents / Gutters / Fascia (All White)

Chris Skoda said, it's an all white house other than the front door and the stone.

Chairman Miozzi said, I think the other question was the rear of the house. I don't think it was as symmetrical as you laid it out now, the awning windows.

Chris Skoda said, I think we raised them off the roof a little bit.

Ed Parker said, this is all aligned now.

Mr. Varelmann said, the bottom windows in the basement, they're centered on the windows above them on the first floor. On the left and right sides on the top on the second floor you aligned the windows on the edge and not the center, is there a reason why you did that?

Ed Parker replied, I think it just had to do more with the layout of the room being closer to the corner. I think that might be why they weren't aligned to tell you the truth.

Chris Skoda said, that first time we had them pushed more to the corner because of the beds.

Ed Parker said, they are a high window so they still will work fine even if they are over the bed like that.

Ed Parker said, that bathroom was also dropped to a 3 / 5 instead of a 4 / 12 given that higher sill.

Blanket Approval

Mr. Lawler said, I missed the last meeting. Where did we leave the discussion of approving a blanket color palette versus coming back?

Chairman Miozzi replied, I think we resolved that, decided we'd come back for each new home.

Ed Parker confirmed. We're going to come back every time we have a new house. It was never that we were trying to short circuit something in the first place.

Mr. Lawler said, I know, I just wanted to know where we left that discussion.

Ed Parker said, the next meeting that we're coming to, we're going to have multiple houses to present.

Chairman Miozzi asked, and you'll have the knowledge of the ones that are already being built next to the ones that we're approving so we can tell the color differences?

Ed Parker replied, correct. I don't want to misspeak but the only one that would really be a repeat of vinyl would be white and white. But we would change anything next to those, because white is one of the most hot selling of all of the units. If they're white next to white, they'll have different stone, different roof, different accent roof also.

Chris Skoda added, sometimes they'll have black gutters, we'll mix them up so they're not repeating even though they're white houses. White is pretty classic.

Lighting

Chairman Miozzi said, we kind of discussed the lighting. Have you brought in a lighting sample?

Chris Skoda replied, we're doing coach lights. Everything we're doing there if anybody has been through that neighborhood, we're trying to stay in the same theme. I think one person did a white coach light, everybody else has done black. Pretty standard nice looking fixtures, not anything crazy. They live in Florida, they haven't chosen their fixtures yet, but they will be coach lights on the garage and the front door.

Lot Site Plan

Chairman Miozzi asked, any comments or questions?

Dr. Triner said, we also have to look at the building orientation. I'm curious as to what's going into S/L #30.

Ed Parker replied, we have a meeting tomorrow morning with that neighbor. The house actually just got sent out to them for review. They are actually the parents of S/L #29. They are also aware that the neighbor has a larger house than theirs is going to be.

Dr. Triner asked, do you have any idea how that house is going to be oriented?

Ed Parker replied, the intent of it was to orient the garage to the street so that it has a face of turning. That was actually part of why the mass was set back a little bit, then the garage is actually turning the corner.

Dr. Triner said, so it will be a significantly smaller footprint then, probably like what's on S/L #28.

Ed Parker replied, very similar.

Mr. Varelmann said, it's interesting that Mayfield Village code requires the garage entry to be on the side and not facing the street, but all of these houses have garages visible to the street.

Chris Skoda said, we couldn't fit side loads there, some of those lots are only 40'. In the cluster zoning it's hard to do that, you could never do a side load garage.

Ed Parker said, in the PRDD it says the garage door needs to be 5' from the setback line. It doesn't say that it can't be in the front, it just can't be on the setback line.

Chris Soda said, that came up because they don't want people to park two cars in the driveway and hang over the sidewalk. They wanted the garage setback far enough so they wouldn't have that situation.

Mr. Varelmann said, when I built my addition, the garage couldn't face the street.

Mr. Russell said yes, that's in the zoning code. The Planned Residential Development District is different.

Chris Skoda said, you could never accomplish that in a PRDD because the lots are so small, you couldn't accomplish a side load garage.

Chairman Miozzi said, you have to make the lots bigger.

Chris Skoda replied, that's the whole point, you have to get the density to pay for the development. You're starting out with a maximum lot we have 70' wide, with a 50' building area, you could never turn the garage and have a driveway.

Mr. Varelmann said, my lot is 70' wide and I had to turn my garage.

Ed Parker asked, you're on SOM, correct?

Mr. Varelmann replied, right.

Ed Parker asked, is it a detached garage?

Mr. Varelmann replied no, it's attached.

Chris Skoda said, the PRDD was setup this way for this type of design.

Mr. Varelmann said, it would have been interesting to hear that discussion.

Chairman Miozzi said, I'd like to entertain a motion to approve.

Dr. Triner said, it needs to be with the contingency that the lot split and consolidation is approved by Planning & Zoning.

Chairman Miozzi asked, for this house?

Dr. Triner replied, yes.

Ed Parker said, they all have to be approved by Planning & Zoning but there's nothing actually that needs to get submitted other than a replat.

Chris Skoda said, we're making that lot a little larger. It's a father and son that bought the two lots. He's giving the son a little bit more land. It's still conforming on the smaller lot, so we're going to move that lot line over a little bit.

Mr. Russell said, in talking to the Engineer, I think you guys still have to go back to Planning for a lot split and consolidation.

Chris Skoda replied yes, we do.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the New Single Family Dwelling for Kevin & Paly Koehler at 6482 So. Cobblestone Rd. S/L #29 contingent upon Planning & Zoning's approval of lot split & consolidation for SL #29 & SL #30.

ROLL CALL

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

Nays: None

Motion Carried

Proposal Approved Contingent upon P & Z Approval of Lot Split & Consolidation.

**Cynthia & Ronald Csuhran
William Russ
6780 Meadowood Dr.
Addition**

Chairman Miozzi said, our next order of business is an addition for Cynthia & Ronald Csuhran, The CM Consulting Group is here to present.

Joe Calderwood with The CM Consulting Group introduced himself. It's a current ranch built back in the early 1960's. They're expanding the back of the house for a Master Suite. The current bedroom that's there now is very small. The daughter & husband are going to be moving in. We're looking to add an addition out in the back of the existing bedroom. The bathroom's already in place so we don't have to do any bathroom facilities. We're expanding the bedroom with a sitting room and a large walk-in closet. The current bedroom is very small. We'll have large windows on the left and a transom on the side. The materials will be all white, siding, soffits, windows, everything will be white and the shingles will match the existing house.

Mr. Varelmann asked, how does the white siding relate to the existing building?

Joe Calderwood replied, right now the whole house is brick, we can't find this brick because it's been decades. Trying to match it would probably stand out with the color difference, it's faded also. On the back of the addition here, because of it being a brick house, I offset it here with the siding about 4" so it's not flush with the wall.

Roof Plan

Chairman Miozzi asked, why did you decide on the hip roof, to me it looks a little bit out of place instead of the gable. The rest of the house is all gables.

Joe Calderwood replied, it's more because of the ceiling feature that's inside, it's a vaulted ceiling inside. They wanted that look.

Chairman Miozzi said, you could still do that look on the inside and still have a gable end.

Joe Calderwood said, the other thing too is the two roofs are slightly offset too.

Mr. Varelmann asked, did you study this as a 3-D model when you designed this? Was there any way you represented that to the client what they're going to get? How do they understand what this is going to look like with the hip roof versus a gable roof?

Joe Calderwood replied, we initially did a gable roof, it just didn't look right because of being offset. When I did the side elevations and all that, they understood what they were looking at. The roof pitch is similar to the existing house.

Mr. Varelmann said, I understand that but the hip starts to look too flat.

Chairman Miozzi said, I was looking at the one gable end and then you're into a hip roof, to me it would look better if it was a gable and then it would be more consistent when the one dies into the side. To me it wouldn't look as much as an addition if that was a gable end.

Joe Calderwood demonstrates on the drawing, one possibility is to have the gable this way, then it would be parallel with the main house.

Chairman Miozzi replied, right. I think the gable should be on this end going back to the other roof.

Joe Calderwood replied, but then when you do that, it'll stop right here.

Discussion ensued on hip versus gable roof options.

Joe Calderwood said, when we did your suggestion with the ridge, they didn't like it, it looked strange, it looked like this was an afterthought.

Mr. Varelmann said, it is and that's why I'm in favor of it being a hip roof. Somebody said so it doesn't look like an addition, but it's going to look like an addition, you're changing the material from brick to white siding, it's going to look like an addition. You have three sides of a square, the perception of that is it's going to be its own element in space, its own mass. Because of that, I'm okay with it being a hip roof. I know you're matching it, but you don't have to match the slope. What looks odd to me is it's such a flat roof, if you raise the pitch it could have more substance as its own element.

Mr. Lawler said, your elevation indicating brick to match and vinyl siding, it says brick to grade to match to existing.

Joe Calderwood replied, what we're going to do is when we demo the back wall of the existing bedroom, the wall is coming out of the existing house of the bedroom. When they take that down, we're going to salvage the brick, clean it and reuse it for the brick to grade on the foundation. There's enough brick of what we're taking down to save it and reuse it. That way you don't see color mismatch. We tried finding that brick and plus that brick is really faded too.

Mr. Lawler said, that makes sense, it was just confusing.

Joe Calderwood said, in the demo notes it says to salvage all brick that's coming off the wall.

Mr. Varelmann asked what's behind the house.

Joe Calderwood pointing out, this is what the neighbor's going to see and behind the house it's heavily wooded with trees. There is a neighbor back there, but it's all trees and stuff.

Chairman Miozzi asked, are your windows going to be casements like the rest of the house?

Joe Calderwood replied yes, all white. Soffits, gutters, everything is white.

Chairman Miozzi asked, how old is the roof?

Joe Calderwood replied, 6 -7 years old.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Addition for Cynthia & Ronald Csuhran at 6780 Meadowood Dr. as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved.

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:30 p.m.

Chairman

Secretary