

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Sept 23, 2021**

The Architectural Review Board met in regular session on Thurs, Sept 23, 2021 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

Dr. Jim Triner

Ms. Deborah Garbo, Secretary

Mr. Tom Lawler (arrived 6:05 pm)

Mr. Matt Phillips

Absent: Mr. Steve Varelmann, Chairman Pro Tem

Consideration of Meeting Minutes: Aug 26, 2021

Dr. Triner, seconded by Mr. Miozzi made a motion to approve the minutes of Aug 26, 2021.

ROLL CALL

Ayes: All

Motion Carried

Nays: None

Minutes Approved as Written.

PROPOSALS

1. Exterior Window
Vail Properties
740 Beta Dr. Unit F
Frank Woods, Inc
Fabro Architecture, Inc

2. Montebello Subdivision
Meld Architecture, Inc
New Single Family Dwelling
 - a) Skoda Construction, Inc
580 Magnolia Ct. **S/L #11**
PP # 831-10-033

 - b) Skoda Construction, Inc
6490 S. Cobblestone Rd. **S/L #30**
PP # 831-10-082

 - c) Skoda Construction, Inc
6474 N. Cobblestone Rd. **S/L #45**
PP # 831-10-092

OPEN PORTION

**Vail Properties
740 Beta Dr. Unit F
Exterior Window**

Chairman Miozzi called the meeting to order. Our first agenda item is a new exterior window for Vail Properties at 740 Beta Dr Unit F. Whoever is presenting, please state your name for the record and present your case.

Bob Matakovich with Fabo Architecture introduced himself. I'm here on behalf of Darrell Young Enterprises, seeking approval from the Board for a new casement window being installed in the existing warehouse building. The drawings I brought today, the 1st page you see on the screen, the 2nd page is the overall site to show you where and what building this particular tenant space is. The 3rd page where the asterisk is, that's approximately where the window will be going in that elevation.

Chairman Miozzi asked, that side of this building is not seen from the road?

Bob Matakovich replied, you can't see it from the road anywhere.

Chairman Miozzi asked, what type of window are you putting in?

Bob Matakovich replied, it's an aluminum frame to match this particular window here.

Chairman Miozzi asked, the brown cladding one?

Bob Matakovich replied yes, dark bronze to match.

DECISION

Dr. Triner, seconded by Mr. Miozzi made a motion to approve the New Exterior Window for Vail Properties at 740 Beta Dr. Unit F as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved.

- **Tom Lawler arrived @ 6:05 pm**

**New S/F Dwelling
Montebello Subdivision
Skoda Construction, Inc
580 Magnolia Ct. S/L #11**

Chairman Miozzi said, our second order of business is Montebello Subdivision New Single Family Dwelling S/L #11.

Ed Parker with Meld Architects said, I have my partner with us tonight, Eric Husteck from Meld Architects. Also with us is Sasha Sams from Skoda Construction.

Ed Parker said, to start off, I have one update, the exterior finishes checklist was filled out incorrectly, passing out a 9/23/21 updated checklist.

Materials

Vinyl Siding 1
Coastal Sage 5” Clapboard

Vinyl Siding 2
Coastal Sage Vertical Board & Batten

Cultured Stone
Gray Cobbles

Roof Shingles
Colonial Slate

Accent Metal Roof
Black

Corner Boards / Fascias / Windows / Gutters / Downspouts / Trim
White

The foundation, just the front, the base is the stone. Gable vents and posts will be white, column beams porch trimmed out in white and the base of the porch will be that stone.

Chairman Miozzi asked, sandstone on the steps?

Ed Parker replied, concrete steps.

Ed Parker said, this is S/L #11, about halfway down Magnolia, the back is 271. It’s a two-story unit, less width than the other lots that are dedicated to the first floor living only. Does anyone have any questions?

Chairman Miozzi asked, white on the garage door?

Mr. Lawler said, I like it.

Dr. Triner said, it looks okay.

DECISION

Mr. Lawler, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling for Skoda Construction, Inc at 580 Magnolia Ct S/L #11 as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved.

**New S/F Dwelling
Montebello Subdivision
Skoda Construction, Inc
6490 S. Cobblestone Rd S/L #30**

Chairman Miozzi said, our next item is Montebello S/L #30

Ed Parker said, S/L #30 is 6490 S Cobblestone, it's the site adjacent to S/L #29. The walk that connects to the Greenway Trail is to their east.

Dr. Triner said, last week on S/L #30 we talked about this one being at an angle here, and you indicated that you would probably tilt the garage at the cul-de-sac.

Ed Parker replied, we had a couple conversations about that and honestly as far as S/L #29 goes at the previous meeting, nothing was really being discussed or being committed, it was a conversation.

Dr. Triner said, we had asked at the previous meeting and you had said you would check on tilting the garage and now you're showing it straight.

Ed Parker said, as we worked through the design, we started talking about this a bit more and talking about how you have defensible space and this unit is different than the other ones. Does everyone know what defensible space is?

Board Members replied, no.

Ed Parker said, defensible space has to do with making safer spaces through design. Through thinking about these things, we have a walkway that goes past this unit and basically as we started looking at it with the tilted garage, you start to get a space on the path that is actually not open to the public to see. We started talking a bit more with that, it would be better if you're on this road down here and can peek down and see if there are any people on this path.

Chairman Miozzi said, Planning & Zoning approved that path.

Ed Parker said, there was never a unit showing.

Chairman Miozzi said, I understand, but our job here is to try and make that street look good.

Ed Parker said, it is holding the massing of the street. You have a street with houses and a public pathway right there.

Chairman Miozzi said, I understand that but where do you think the next corner of the house was going to be in relation to that if the setback is about the same?

Ed Parker points out, right there is the next garage. But it also won't be skewed to the curb, so it'll be 90 degrees. What's nice about it is that you do get this open space to be able to see if people are coming and going. If you have a garage here, you can't see the activity.

Chairman Miozzi demonstrates an alternate option to angle.

Ed Parker said, we've gone through this multiple times with different houses. And once again, this is what the owner wants on their lot and they're not breaking any setback rules and they're holding through to the massing of the street. Is this Board to recognize the house or are we talking about Planning & Zoning again?

Chairman Miozzi replied, we're here to make the Village be presentable and not have that street-

Ed Parker said, as a resident of the Village that's always been my utmost concern. I don't want this to look bad.

Chairman Miozzi said, the problem was created by making that other lot bigger. If that lot was left normally, do you think you would put that house that way?

Ed Parker said, to honestly answer that question, S/L #29 was on S/L #30, not skewed.

Dr. Triner said, everything that we've seen in the past, that house was always tilted. You took 20' off of this property to put that bigger house next to it. You said you were going to make this appear that the garage was going to come around the cul-de-sac.

Ed Parker said, just so you understand how this all happened. When we were at S/L #29's meeting, we were just at the beginning of S/L #30's planning. This stuff is moving really fast. We are always putting our interest of the Village first, but these are also their properties and it is within the buildable area and we're not asking for any variances. Once again, as an Architect looking at defensible space, it is a better design.

Chairman Miozzi said, when I looked at this print my thought was it looked like you stuck the house back there because it's the way it fit. There wasn't any thought with the other lot on how this lot was going to be presented on there. I think you'd almost gain more square footage if you did the angle on the opposite and redesigned the house.

Ed Parker said, we've already been through it, they don't want that house. You saw preliminary information that wasn't even being submitted yet, it was just as we were working, so to hold that as record.

Chairman Miozzi said, not even going back to that meeting, I personally think that design doesn't appeal to that street the way it's drawn.

Ed Parker said, it's a model, I don't understand how it doesn't match the street.

Chairman Miozzi said, the other houses are more reluctant to match that curve and the front door would be facing perpendicular or parallel with the building line more so than that one.

Ed Parker said, we worked methodically on this site for what would look beautiful. This unit is not going to be skewed, so all we're talking about is whether or not that garage should be skewed. By the time you get into this unit, the garage will be perpendicular to the street. More than likely we're going to be putting the garage on this side and it'll be perpendicular. If we need to, we'll take the drive and curve it in straight. When you start looking at massing, you don't have a big curve where you have multiple houses going around the curve. We have a straight set of houses marching down with the curve going in and an open space that you could see people coming and going.

Mr. Phillips said, it looks like right now that house is going to be almost buried behind the other houses.

Chairman Miozzi said, that's what I'm trying to get at.

Ed Parker said, this is the building that we're presenting and it complies with all buildable areas. It does not ask for any variances, it's a model unit, it was previously approved.

Chairman Miozzi said, I don't know what the rules are for that, we'll leave that up to the Building Commissioner.

Mr. Russell said, I understand your point, they're going to all be in line and you're going to be on a curve and you want it adjusted to the curve for the most part.

Chairman Miozzi said, my thought is they brought this problem on themselves by making that lot that small.

Ed Parker replied, but there's no problem.

Chairman Miozzi said, I understand it's within the building envelope.

Mr. Russell said, I think the Board Members are allowed to review the site plan also and review the house on how it's going to look on the property itself.

Mr. Lawler said, if we could pull up something that shows more of the lots and see what this next lot looks like and how much room there is, what the house in line is going to be on that side of the street.

Dr. Triner said, if you go to the Montebello website, the original site plan shows that was curved.

Ed Parker said, we're not presenting that, let's not go there, that's not what the presentation is.

Dr Triner said, wait a minute. This project was approved as a development. When you showed the plans for the development, you show the houses in line, you show the curve coming around here and there. Then with S/L #29, you shortened this lot by 20' so you could build a huge house next to it.

Ed Parker replied, so that their Son can build their house next door to them, they can split the two lots.

Dr. Triner said, you presented the house how it's supposed to be, it's approved that way, then you come back and you're like piece meal again and you create this problem and then you go back-

Multiple discussion ensued at once.

Ed Parker said, you're making like we're trying to pull a fast one on you.

Dr. Triner said, you said at the last meeting that you were going to tilt this house and it was going to be small.

Ed Parker said, and Eric is my witness. The next day they said, we do not want our garage tilted.

Dr. Triner said, I'm just telling you that-

Ed Parker said, but it's not-

Dr. Triner said, would you let me speak. You come here and you tell us things and we move forward on them based on what you're saying, then the next day you change it.

Ed Parker replied, this is a moving project and when this was approved it was understood there was no footprints being shown.

Chairman Miozzi asked Dan, we are also approving the site plan, is that correct?

Mr. Russell replied, that's Planning & Zoning for the setbacks. Architectural Review Board requires the site plan also. You don't have to have the dimensions on it, I like that for myself though.

Ed Parker said, I wish this was more a productive process for Village residents, it's really tough going back to the clients. I live in their community and then I tell them what they're dealing with as far as just not really accepting or wanting to take the pen from me in a way. I'm the only Architect in this room, where does that hold weight?

Mr. Russell said, I think the Board clearly wanted to see that house in the curve.

Ed Parker said, I understand. But please, as educated on defensible space and the fact that this is their lot. You're upset it changed. Can you accept that?

Chairman Miozzi replied, we're not upset that it changed. We understand why it changed because you can't get that design on that frontage that you have, we understand that.

Ed Parker said, it's a fair argument to say I want to be able to open my front door and see if anyone is on that path and not coming around my garage door.

Chairman Miozzi said, I live in the Village and I say why is that guy opening his front door on the side of that other guys house.

Ed Parker replied, my defense to that is we always had this property line, we never changed that property line.

Chairman Miozzi asked, could you then get the house a little skewed?

Ed Parker replied, you probably cannot get the house skewed, you can get the garage skewed.

Chairman Miozzi said, I beg to differ with you, demonstrating option. I just think that something should be facing the street whether it be the garage, the front door, the other side of that house.

Ed Parker said, we could go through house after house and I understand, I'm in Planning Development, I do want this to be a good development and I'm not just arguing to argue. What you're discussing has happened multiple times with the Village. You have houses behind houses in the Village. It's not like we're proposing some kind of crazy, it's just not that crazy of an idea, it's a corner lot. I'll challenge myself to go see if I could find you one, I bet you I can. But, it's mute anyway, I don't need to do that, this is the presentation of the house, it's within the massing, it's a model unit, we're not asking for any variances, the defensible space makes sense. Where are we going from there? Do you just want the garage skewed whether it looks good or not? The decisions aren't actually being thought out, they're being argumentative.

Chairman Miozzi replied, we're here to approve what the development should look like. We don't like that design looking into the side of another house on the street. It doesn't look like there was much thought put into the design of that front of the house.

Mr. Russell asked, that house there is the neighboring properties relative, right?

Ed Parker replied, correct.

Mr. Russell asked, did they ever figure that that garage is blocking the view from each other?

Ed Parker replied no, they actually like where their porch is going to be, they didn't want to mirror and you can't get any parking in front if it were here.

Chairman Miozzi said, I'm not saying flop the house, if you flop the garage (demonstrating), the street would look better for the development.

Ed Parker replied, I'm not sure that it will, we went through this design and that skewed garage hits the main roof.

Mr. Lawler asked, is there a way to turn the front corner of the house opposite the garage into a non 90 degree element? I think I'm hearing that they want something working towards the street so if we try to add an element at that end of the house that is built out instead of a straight 90. I think the Board is trying to work to something that works towards the street. We understand what you're saying, the client likes and wants this house, we'll try to work in at least something that works towards the street.

Ed Parker said, I'll take a look at it.

Mr. Lawler said, you said things are going fast, what's the timeline with construction?

Ed Parker replied, the reason why I said things are going fast is from the last meeting to this meeting, this unit has changed which was never even submitted.

Mr. Lawler asked, are they trying to get going immediately?

Sasha Sams with Skoda Construction replied, everybody is patient, we can only go as fast as we can go.

Ed Parker said yes, they want to get it built.

Chairman Miozzi said, if you did what Tom was suggesting, if you did that side with a hip. I understand the roof line is coming like this and this may not look presentable, it's going to get smaller, it's probably going to be about an 8' wall. You just have to turn the roof on the back side, kind of a hip there but still have the gable on the front, or you could hip the whole thing.

Mr. Lawler said, I think we're asking if you could take one more look and see what comes back if that's not going to hurt your schedule too bad, if we table this one for a two week period.

Ed Parker replied, hard choice but I understand the Board's comments, I really do. We're working through this stuff, I just want you guys to know that. It's not just throwing it out there and don't think about it. It really is being talked about and when that was made, that's when we started talking about defensible space and how it actually does open space up. If you're wanting to look at addressing of the street without completely redesigning the building, I would imagine that they might be open to that.

Ed Parker said, I'm not sure everyone here is familiar with the cut through back in Aintree North where you get into the park, does everyone know where that is?

Board Members replied, yes.

Ed Parker said, the reason I'm bringing it up is, imagining that there was a house on that driveway you use to get to the cut through, think how claustrophobic and easy it would be to hide on someone right there, that's the discussion we had addressing the street. That's how we came up with that conversation.

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

DECISION

Mr. Lawler, seconded by Mr. Miozzi made a motion to table the proposal for 6490 S. Cobblestone Rd., S/L #30.

ROLL CALL

Ayes: All

Nays: None

**Motion Carried
Proposal TABLED**

**New S/F Dwelling
Montebello Subdivision
Skoda Construction, Inc
6474 N. Cobblestone Rd S/L #45**

Chairman Miozzi said, next on our agenda is S/L #45.

Ed Parker said, S/L #45 is right next to the palette coastal sage then right next to that is the model which is also white.

Chairman Miozzi said, moving forward with this development, can you include pictures of what's going in on the right and left next door for when we're deciding on a palette.

Ed Parker said, yes.

Materials

Vinyl Siding 1

Glacier White 5" Clapboard

Vinyl Siding 2

Glacier White Vertical Board & Batten

Cultured Stone

Palisades Villa LedgeStone

Roof Shingles

Moire Black

Accent Metal Roof

Black

Windows / Gutters / Downspouts / Trim

White

Ed Parker said, this is very similar to the model but it doesn't have black windows or black trim. This is a two-story unit. Any questions?

Mr. Lawler said, I like this one, it looks good.

Chairman Miozzi asked, any other questions or comments?

There were none.

DECISION

Mr. Miozzi, seconded by Mr. Lawler made a motion to approve the New Single Family Dwelling for Skoda Construction, Inc at 6474 N. Cobblestone Rd. S/L #45 as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings approved

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:45 p.m.

Chairman

Secretary