

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Jan 28, 2021**

The Architectural Review Board met in regular session on Thurs, Jan 28, 2021 at 6:00 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

**ROLL CALL**

**Present:**

Mr. Carmen Miozzi      Chairman  
Mr. Steve Varelmann    Chairman Pro Tem  
Dr. Jim Triner  
Mr. Tom Lawler  
Mr. Matt Phillips

Mr. John Marrelli, Building Commissioner  
Mr. Jeff Thomas, IT Systems Coordinator  
Ms. Deborah Garbo, Secretary

This meeting has been duly noticed and is being held in accordance with Ohio Revised Code Section 121.22 specific to recent amendments made in light of the current COVID-19 declared emergency (House Bill 197-amended by House Bill 404). Under the orders of Governor DeWine, the Architectural Review Board is meeting remotely, via electronic means.

The public is invited to view the meeting live and can access the meeting through a link posted on the Mayfield Village website at [www.mayfieldvillage.com](http://www.mayfieldvillage.com). The public was encouraged to view this meeting agenda and offer any comments or questions prior to the meeting to be read into the record and addressed at the meeting.

**CONSIDERATION OF MEETING MINUTES:                      Jan 14, 2021**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of Jan 14, 2021.

**ROLL CALL**

Ayes: All                      **Motion Carried**  
Nays: None                    **Minutes Approved as Written.**

**PROPOSALS**

1. In-Ground Pool                      Steve & Dawn Kaczynski  
6858 Wildwood Trl  
Outside Design Pools
2. Screened in Porch & Deck              David & Sheryl Puette  
675 Echo Dr.  
Do Your Deck Ohio

**OPEN PORTION**

**Steve & Dawn Kaczynski  
6858 Wildwood Trl  
In-Ground Pool**

Chairman Miozzi called the meeting to order. Our first order of business is an in-ground pool for Steve & Dawn Kaczynski. Whoever is here representing the applicant, please state your name for the record.

Steve Moore with Outside Design Pools introduced himself. We've been contracted by Steve & Dawn to install an in-ground pool. The concrete pool is 20' wide x 45' long. It's centered in the middle of the backyard which has an existing fence all the way around it. The pool is concrete constructed, direct plaster and waterline tile. It'll also have an automatic cover installed on the pool.

Along the pool we've been also contracted to install the stamped concrete pool deck per the drawing submitted. The landscape after that point is up in the air. I'm pretty sure we're going to be contracted for the restoration work. There is some landscape on the drawing, but as of today that is not contracted yet.

The mechanical pad where the pump sits, the filter, the heater will be placed up against the back of the house out of the street view due to the house and the fence so the adjacent neighbors won't see any of the equipment. It'll be mounted to the back of the house out of view.

Mr. Marrelli asked, does the fence have a locking gate?

Steve Moore replied, the fence has an 8' wide gate, two 4' wide sections and I believe it does lock. The fence was installed I believe 3 years ago. I'll make sure they have a lock installed on it.

Mr. Marrelli said, State Code requires it has to be lockable.

Mr. Marrelli asked, any lighting back here, any kind of landscape lighting that we have to know about?

Steve Moore replied, not at this stage. There is a small light on the back of the house and then the pool itself, there's two 70 watt LED light fixtures that are installed in the pool that will illuminate the pool.

Mr. Marrelli asked, the pool shell is aluminum color or is it concrete color?

Steve Moore replied, it's concrete colored and then the plaster finish is a midnight blue, a dark blue plaster. They haven't selected the tile yet, but I'll be going through those selections with them to make sure it's not going to be obtrusive.

Mr. Marrelli asked, no diving board or ladders or anything?

Steve Moore replied, no. The pool is considered a sport pool. The entry is 36” deep, the center of the pool is 72” deep and the far end of the pool is 48” deep. The deepest portion is in the middle or the center of the pool.

Dr. Triner asked, is the pool under construction currently?

Steve Moore replied, the pool is in the ground already, correct. No filters, no pumps, no heaters, just the shell is in.

Chairman Miozzi asked, the whole 40 feet of the pool is behind the house, correct?

Steve Moore replied, yes.

Mr. Varelmann said, can we look at the landscaping plan.

Steve Moore said, the plan that I shared for them was just a very rough landscape plan, it shows some plantings, mostly deciduous plants, no big trees or anything like that. They want stuff that’s low maintenance. More than likely I’ll come up with a plan that would be some evergreen material, flowering plants.

Mr. Varelmann asked, is landscaping required for a pool?

Mr. Marrelli replied, it’s not required. Normally it could be just the grass around it. The only requirement around a pool is a fence.

Steve Moore said, the fence now is maybe 6’ tall, a wood privacy fence, it surrounds the property from two back corners of the house. It goes out to each property line, it runs all the way to the rear of the property and then goes across to the rear of the property, so it’s three large sided fence.

Chairman Miozzi asked, are you planning to remove the existing patio?

Steve Moore replied, yes. It would be removed due to an issue with the grading back there. The patio when they installed it 3 or 4 years ago was a poor job. They’d like to remove & replace it so everything around, the coping, the pool deck, the lounge area and the walkway, it’s all continuous for a nice grade, it drains water and it’s all one color.

Dr. Triner asked, are they considering enclosing the utilities, the filters so it could blend in with the back of the house or is it going to be exposed?

Steve Moore replied, a portion of it does have to be exposed due to the heat that comes off the heater. The plan is to disguise it at least from the patio and then put some plantings up against the fence line. I believe the manufacturer of the heater recommend no plantings closer than 3’ – 4’ and nothing above the heater.

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

**DECISION**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the In-Ground Pool for Steve & Dawn Kaczynski at 6858 Wildwood Trl as proposed.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved.**

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**David & Sheryl Puette  
675 Echo Dr.  
Screened-In Porch & Deck**

Chairman Miozzi said, our next proposal is a screened-in porch & deck for David & Sheryl Puette. Whoever is here to present, please state your name for the record.

Nick Toth with Do Your Deck Ohio introduced himself. The Puette's have an existing deck that's there now, 40' x 15' 10". We're going to remove all the old decking that's on there and all the railing systems and the stairs. Then we're going to install this screened-in porch. We're going to dig for the front posts the 6 x 6 footers on there to support the front end of it and then attach the gable back to the existing roof. The joists I think now are 16 OC on the existing deck, we're going to move those to 12 OC for the composite decking. We're going to use Timbertech for the decking. For the screened-in porch we're going to frame it up with the 6 x 6 posts in the front, the double 2 x 10 beams, 2 x 6 rafters, matching roof to match the existing asphalt shingles. We're going to have vinyl soffits around it, matching vinyl on the inside of the roof. We're going to wrap all the 6 x 6 posts on the inside and the outside with Azek PVC board in white.

The rail system will be white vinyl with the black aluminum posts. It'll have a top rail cap all the way around it with the Trex board to match the deck floor. That'll go in between all the posts inside the screened-in porch. About 28' of the rail will come down both of the stairs too, then we're going to have a little rail that goes out from the bottom stairs for the dogs to stay in a centralized area.

The outside screening will be a fiberglass mesh black screen. We'll attach that to the outside of the 6 x 6 posts, double folding it, stapling it to that and then capping the whole outside like this picture with the Azek. We use the white screws so if there was ever a ripping of the screen in the future, we can remove the outside board to replace the screen easily, instead of using the cortex screws that have a cap on them and you can't get them out.

Nick Toth concludes, the stairs are basically going to be stone. This photo is an example of a project that we did down the street. Tonight's proposal will end up looking like this with the

screening on the outside and the rails are back inside of it. We'll have two screen doors and access from the deck to the inside of the screened porch and then one on the right hand side going down the stairs. That's basically it.

Mr. Marrelli asked, gutters and downspouts, or no.

Nick Toth replied, yes, we'll have gutters and downspouts.

Mr. Lawler asked, any exterior lighting?

Nick Toth replied, we're going to do an exterior spot light on the front of it, on the left hand side or on the top, that'll be controlled from the switch on the inside. Then we're going to have a ceiling fan on the inside with a light and 3 or 4 GFI plugs around the interior.

Mr. Marrelli said, you're going to need a light by the door by the stairs.

Nick Toth asked, the ones that are coming from the right hand side up?

Mr. Marrelli replied, any door that's leaving the deck area, you're going to need a light out there.

Nick Toth said, alright. We can do lighting on that 6 x 6 post.

Mr. Marrelli said, that'll be fine. And you don't have to put it on a switch if you do a dusk to dawn connection, you could just take a hot wire out there and put a light kit with a dusk to dawn sensor up and it'll go off and on with the sunset so you won't need switches.

Mr. Lawler asked about the foundation.

Mr. Marrelli asked, are you talking about the lattice?

Nick Toth said, we'll do a white vinyl lattice around the bottom of the whole entire deck. Usually we'll screen in up underneath the joist of the whole bottom of the deck to keep any of the bugs from going into the screened porch there. Then we can run some screening back behind the lattice.

Mr. Lawler said, I was looking to see if you were continuing the posts to the foundation.

Nick Toth replied, no. It'll be a matching white vinyl lattice and then we'll use the trim for outside so it's a nice boxed in look.

Dr. Triner said, the screen behind the lattice might not be a bad idea to keep little critters from living under there.

Nick Toth agreed, we want to keep anything from chewing through that area.

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Dr. Triner asked, have you considered using trusses rather than standard framing in the roof?

Nick Toth replied, we usually just go with the standard framing.

Mr. Varelmann asked, are you using a ridge beam and is that center post supporting a ridge beam?

Nick Toth replied yes, we're going to use the ridge beam and we'll have the center post going up to split the sections coming off of the double 2 x 10 beam.

Mr. Varelmann asked, that beam that's going across the top is supporting the weight of the ridge?

Nick Toth replied, yes. We're breaking that into three sections.

Chairman Miozzi said, I'm sure Steve was trying to look at the load on that 2 x 10 going across with supporting the ridge.

Nick Toth said, in the front where the screened-in porch is, where the 6 x 6 posts are, we're going to put footers down in there, below that little area for the two outside posts that come up. Then if we need to get more support underneath our two other ones, we can footer those too.

Chairman Miozzi asked, is that a cathedral on the inside or is it flat?

Nick Toth replied, it's a cathedral ceiling.

Chairman Miozzi asked Steve, do we want to make a note to put footers under those two beams there? Do you think that's necessary?

Mr. Varelmann replied no, it's up to them to make it work structurally. I was thinking about it visually where you have the main part of this elevation is 3 sections, there are 2 verticals in the center and then above that there's this single. It causes me a little bit of a cognitive dissonance to see that, there's just something odd about it. I was wondering if you could just run those two posts all the way up and eliminate the middle one (drawing option on screen), then it's all consistent all the way up. But then you'd have to see if supporting this rafter here would support that ridge beam, if you're relying on supporting that ridge beam. However, if you have cross ties on every other rafter, then that would meet the code.

Mr. Marrelli said, you got the triple 2 x 12's and no ties, you got the Simpson rafter.

Nick Toth said yes, we attach those with the 2" screws that go into them and then we put hurricanes on the outside so we don't get any pull or shift to it. I don't know if that would equvalate the load difference if we move the posting out to do the three section at the top.

Mr. Marrelli asked, did you go over this with the homeowner? Do they like the three bottom panels and the split in the roof in half?

David Puette said hello, David Puette here. We like the look of this, obviously it doesn't replicate our roof line, but we do like the look of a centered beam on the ridge line as opposed to carving it up into three portions, if that's an option.

Chairman Miozzi said, I don't mind this look.

Mr. Varelmann said, it's not critical to me either. The composition just strikes me as a little incongruent. But it's in the back of your house, and it really doesn't matter that much to me. As a designer would I do that, probably not. But if you like it, that's alright with me.

Mr. Marrelli said, if it's structurally sound, I like it.

David Puette said, if it's structurally sound, we like the look of it. It absolutely has to be structurally sound.

Chairman Miozzi said, I think structurally it'll be fine. Again, as long as you're happy with the design, it is your house.

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

### **DECISION**

Mr. Lawler, seconded by Dr. Triner made a motion to approve the Screened-In Porch & Deck for David & Sheryl Puette at 675 Echo Dr. as proposed.

### **ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved.**

### **ADJOURNMENT**

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

### **ROLL CALL**

Ayes: All

**Motion Carried**

Nays: None

**Meeting adjourned at 6:30 p.m.**

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Chairman

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Secretary