

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
March 11, 2021**

The Architectural Review Board met in regular session on Thurs, March 11, 2021 at 6:00 p.m. **remotely, via electronic means.** Chairman Miozzi presided.

ROLL CALL

Present:

Mr. Carmen Miozzi Chairman	Mr. John Marrelli, Building Commissioner
Mr. Steve Varelmann Chairman Pro Tem	Ms. Deborah Garbo, Secretary
Dr. Jim Triner	Mr. Jeff Thomas, IT Systems Coordinator
Mr. Tom Lawler	
Mr. Matt Phillips	

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. 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: **Feb 25, 2021**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of Feb 25, 2021.

ROLL CALL

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

PROPOSALS

- | | |
|----------------------------|---|
| 1. In-Ground Swimming Pool | Lori Vicchiarelli
855 Beech Hill Rd
Contractor: Scott Laing |
| 2. Addition | Andy Lang
6760 Seneca Rd.
Luxury Builders |

OPEN PORTION

**Lori Vicchiarelli
855 Beech Hill Rd
In-Ground Swimming Pool**

Chairman Miozzi called the meeting to order. Our first order of business is an in-ground pool for Lori Vicchiarelli at 855 Beech Hill Rd. Whoever is here to present, please state your name for the record and give us a summary of your proposal.

Scott Laing with Premier Pools & Spas Cleveland introduced himself. This is an in-ground vinyl liner pool, 18' wide & 36' long. It has kick out steps in the shallow end that extend 4' and are 8' wide. As far as distance from the house, there's a bay window by their bedroom, it's 13' from that, off the left property line it's just over 39' away, off the back property line it's 32' away and off the right property line it's just over 48' away.

You can see next to that bay window on the left side is the equipment pad. There's a straight shot to the pool, it's not crossing up any utilities and that's a fit distance to operate the pool from.

It has 4' of perimeter concrete surrounding the pool in all directions. That is a brief overview of the pool itself. There's a fence pictured, that is the intention for their fence project at large.

Mr. Lawler asked, are you handling the fence?

Scott Laing replied, negative. There's another entity.

Mr. Marrelli asked, do we know what the fence is going to look like?

Scott Laing replied, not specifically. Typically and what I believe probably they'll go with, from an economic standpoint people usually go with a 4' tall with a functioning locking gate and black metal fence. Something you might see at Lowe's or Home Depot.

Dr. Triner notes, in your material it shows a wood fence.

Scott Laing replied, that's just artistic.

Mr. Lawler said, I think we should note to make sure the owner comes back with the fence or John approves it.

Mr. Marrelli said, usually it's the black metal picket fence with the small pickets. They'll have to submit it for approval. What about lighting, is there any lighting that's going to be mounted on the house to light up the backyard? What's the deal on night use?

Scott Laing replied, that pool has three low watt LED color changing lights. It'll have independent remote control that could toggle through the different colors. So, external lighting on the house won't be necessary to the pool, it'll be internally lit.

Mr. Marrelli asked, what about the grading of that lot? Is that lot pretty flat or does it fall off like some of them do over there?

Scott Laing replied, it falls off a little on the right side, on the 48.2 side. They're working with a Landscape Architect as well. He's involved with the grading and he's doing their larger landscaping project post the pool. There's always after we're done building the pool, when you step off of the concrete that we've done, the homeowner will plant grass or do whatever landscaping they're going to do. But, included in the cost, any excess dirt that we cannot grade or simply don't have room for, it'll get hauled off site.

Mr. Marrelli said, you're going to have to maintain that side swale towards the neighbors on either side so we don't end up with runoff from the sides.

Scott Laing said, pools typically don't affect the grade much. The only area we really intend to disturb is the area that the pool actually is in. Any other elevation on the property, there's not an intention to change.

Chairman Miozzi asked John, does the fence need to be part of the overall construction permit?

Mr. Marrelli replied, I can't issue a permit without the fence.

Chairman Miozzi asked, but we can approve these drawings for the pool?

Mr. Marrelli replied, yes.

Scott Laing said, I'll inform the Vicchiarelli's, I'm sure they have a plan in place for the fence.

Mr. Lawler said, if you want to pass the message if they want to submit any landscape plan at the same time, that would be great.

Chairman Miozzi asked, we have no other lighting requirements for the pool, right John?

Mr. Marrelli replied, no we don't. I always ask the question because sometimes people put lamp posts around the concrete or floodlights on the back of the house and we have to make sure they're not going to be disturbing their neighbors, in that they're shielded.

Chairman Miozzi asked, there's no requirement for a handrail for the pool steps?

Mr. Marrelli replied, there's 3 stairs, no. They're not doing a slide or anything right?

Scott Laing replied, negative.

Mr. Marrelli said, those are monumental stairs, they're extra wide, so you don't need a handrail. There's no diving, right?

Scott Laing replied, no. At 3 ½' in the shallow end and 6' in the deep end, this is not within diving parameters at all.

Dr. Triner asked, since there's lights in the pool, do you check for electrical leakage current in the pool after it's filled?

Scott Laing replied, if there's any leak in the pool it's not coming from the lights. Yes, we pressure test the equipment lines to make sure those are done correctly. From a light perspective, those light niches can actually be filled with water. They're meant to be flooded conduit. If you were to change those lights, you wouldn't have to drain the pool water, you could literally just pull them out and run the light back through that. If you're having leaks, it's not from the lights.

Dr. Triner said, I'm talking about electrical leakage, not water leakage.

Scott Laing said, this is all absolutely electrical bonded. There are typically County inspections for the electricity. One, they check the water bond, it's always a wire that connects to the water, it's usually at the pump pad and it wires into all the equipment and that's electrically grounded. Then, before we pour the concrete, there's a pre-deck inspection. The concrete surrounding the pool is a wire mesh for stability and that's always electrically grounded as well and that gets County inspected and passed before we're allowed to pour. There's quite an extensive electrical consideration.

Mr. Marrelli said, when you're done, what'll happen is we'll have your electrician put a volt meter on the equipment and make sure that if it's supposed to operate at 117, we're not losing anything and it's not at 116 or 115. We'll look for that leakage between the water and the equipment.

Scott Laing replied, no problem.

Mr. Lawler asked, what's your finish on the concrete, is there any coloring or is it stamped concrete?

Scott Laing replied, no color. They call it a broom finished brushed concrete. It's the most economic and because it has a broom finish to it, it has a little bit of a texture that when you pop out of the pool and you're wet, it doesn't tend to be slippery.

Dr. Triner said, they actually make an electrical leakage tester that measures microlams if there's any leakage around that pool and it would set it off, that's an inspection after you fill it.

Chairman Miozzi asked, any further questions or comments?

There were none.

DECISION

Mr. Lawler, seconded by Dr. Triner made a motion to approve the In-Ground Swimming Pool for Lori Vicchiarelli at 855 Beech Hill Rd as noted;

- Homeowner to submit fence proposal for Building Commissioner’s review & approval prior to pool permit issuance.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted.

**Andy Lang
6760 Seneca Rd.
Addition**

Chairman Miozzi said, our next proposal is an addition for Andy Lang at 6760 Seneca Rd. Whoever is here to present please state your name for the record.

Eric Rutkowski with Luxury Builders introduced himself. This is basically a whole house remodel. On the front of the house, strip the existing aluminum siding, the wood siding underneath, Tyvek wrap, all new windows, remove the staircase, the sidewalks, the driveway. Re-build the staircase because the front steps are cracked. Then we’re going to use a cementus dutch quality dry stack, apply it with a brick veneer. Redo the staircase, redo the sidewalk, redo the driveway on the front, all new shingles, soffit, fascia, gutters. A complete remodel on the inside, every room except the front bedroom. Relocate the kitchen a little bit and then the addition’s on the back which will be the garage, the dining room, the walkway and the new Master Bedroom in the back.

Mr. Varelmann asked, are there any light fixtures on the front elevation?

Eric Rutkowski replied, there’s not in the drawing, on the existing there’s a light by the entryway and 2 coach lights flanking the garage.

Mr. Marrelli asked about shutters. No shutters of any kind on that left side? Are those bedroom windows?

Eric Rutkowski replied correct, bedroom windows, no shutters.

Chairman Miozzi asked, do you know what brand window you’re going with?

Eric Rutkowski replied, it’ll be the Pella lifestyle, white aluminum clad, prefinished wood interior.

Chairman Miozzi said, I have the siding sample here. The trim around the windows, I'm assuming it's going to be white?

Eric Rutkowski replied, correct. We're going to use, they make a premanufactured white vinyl instead of the Azek wrap or the aluminum wrap, so we're going with that.

Chairman Miozzi asked, do you know the name of the shingle?

Eric Rutkowski replied, we're going with the charcoal dimensional shingle.

Mr. Lawler asked, are you changing the water table or is that going to remain existing?

Eric Rutkowski replied, that's going to be too shallow and it's actually pitched towards the house so we're going to remove that, get a wider sandstone cap and then install that new.

Chairman Miozzi said, the garage door is in the front of the house, is that the windows up top on that?

Eric Rutkowski replied, yes.

Chairman Miozzi asked, garage door will be white?

Eric Rutkowski replied, yes Sir.

Chairman Miozzi said, what's not pictured on here is downspouts. Is there a storm system on there or are those going on the splashblocks?

Dr. Triner said, the downspouts are on pg A-3.

Chairman Miozzi asked, you're only doing the stack stone on the front elevation?

Eric Rutkowski replied, correct.

Mr. Lawler asked, what are we doing at the rear, are you going brick over brick there?

Eric Rutkowski replied, in the rear of the house where we add the addition, we're going to match to the brick that's on the existing part of the house, a section of it will not be replaced, it'll be the original. So we're going to tooth in and match that on the addition. There will be a full brick coursing around the perimeter of the back of the house to match the existing part.

Mr. Varelmann asked, do you have a sample of the stone?

Chairman Miozzi holds up a sample of the stone.

Mr. Lawler asked, what section is going to remain on the rear addition?

Eric Rutkowski replied, it would be the west side of the existing garage and the east side of the existing house will be the original grade to brick. The drawing doesn't show the existing, it just shows the addition. We'll match what's there and we submitted paper samples for that brick. Bruder's stopped by and gave us the match, they weren't able to get the sample to you in time, but we can provide that.

Mr. Varelmann asked, why is the brick line of the west elevation not matching the east elevation?

Eric Rutkowski replied, because of the grade of the site. The grade is pretty much right below the siding line of the house. In the rear elevation the lot slopes from west to east.

Mr. Lawler said, we have some photos of the existing, what side of the house are the photos with the trash cans in it?

Eric Rutkowski replied, that's the front north elevation. That trash can is in the corner with the setback of the garage.

Mr. Marrelli said, all that brick is coming off, right? What are you doing on the corners, are you turning the corners?

Eric Rutkowski replied, we have to dig the foundation to waterproof from the house, remove the sidewalk and then apply the veneer onto that with the new sandstone cap. It'll wrap to that corner and then at that corner it switches back down to vinyl, just a little bit shy at the bottom.

Mr. Marrelli asked, what about the left side, is the stone going to just stop at the corner or are you going to make a return?

Eric Rutkowski replied, there's a small return because the brick front face kicks out about 2", so we're going to return it around the thickness of the brick and back into the house and then it steps down to that east elevation that is not in this drawing.

Mr. Varelmann said, I think there's a discrepancy between the side elevations and the rear elevation.

Chairman Miozzi replied, the one side is the garage, other side is the basement.

Mr. Varelmann said, okay that makes sense.

Eric Rutkowski said, in the rear of the house we're pretty much at grade where the new garage addition will be and where the existing west elevation is and the grade slopes away so that's why we're getting more exposure on the east side of the new addition and on the existing.

Mr. Varelmann asked, the garage we're looking at, is that the addition?

Eric Rutkowski replied, on the rear elevation they're extending the garage out 16'-

Mr. Lawler asked, is that existing window at the front by the garage disappearing and also that basement window?

Eric Rutkowski replied, there's no window in that little return where the trash can is. That's the coach light by the garage.

Mr. Marrelli said, there's something behind the can, right below.

Eric Rutkowski replied, oh yes, we'll replace that with new.

Dr. Triner said, it looks like there was some water problems in the front of the house, is that mold?

Eric Rutkowski replied, correct. The sidewalk sank and is pitched in towards the house. All that sidewalk is going to get removed, then we'll excavate and waterproof with drain tile and gravel fill with a cap and then rework the sidewalk to get the grade set up correctly.

Mr. Marrelli said, you might want to get the sidewalk away from the building wall at some point. Do something else, a little landscape area and then a sidewalk.

Eric Rutkowski said, the homeowners mentioned that. The last meeting we had was talk of turning the staircase and putting a planting bed there so we don't have that issue right next to the house.

Chairman Miozzi asked, are you planning on leaving the chimney that red brick or are you putting the stack stone on the chimney also?

Eric Rutkowski replied, currently it's to leave as existing.

Mr. Marrelli asked, does the chimney brick match the face brick that's up there now?

Eric Rutkowski replied, correct.

Mr. Marrelli said, it's going to kind of look a little weird, isn't it, if you've got this orange brick on the roof and not in the front when you're driving by.

Eric Rutkowski replied, it may yes. Some of these things are budgetary concern, but if it's an issue we can address that.

Chairman Miozzi asked, do we want that noted that it'll be changed to the stack stone up there?

Mr. Marrelli replied, you guys are the voting members but I'm thinking that's going to look goofy if you leave that brick chimney the way it is and put this new stone on the front and all this new siding and windows, and you leave the old chimney untouched. It should match the stone on the front.

Eric Rutkowski replied, o.k.

Mr. Varelmann asked Carmen, do you have a picture that shows the chimney?

Eric Rutkowski replied, there's no physical picture that shows the house.

Chairman Miozzi said, I think the chimney should be done in the same material that's on the front of the house.

Eric Rutkowski replied, I concur. I think when we redo it, we'll make a new cap so that it overhangs so we don't have any issues with water there.

Mr. Lawler asked, is the front door being replaced?

Eric Rutkowski replied, yes.

Mr. Phillips asked about the color of the siding.

Chairman Miozzi holds up the siding sample, color is Flint.

Mr. Marrelli asked, are you insulating underneath that with any kind of insulboard?

Eric Rutkowski replied, we're going to go all the way down to the sheathing on the house. We could either add, but we're going to re-insulate the whole interior of the house plus the ceiling.

Mr. Marrelli asked, you're stripping all the drywall out of the inside of the house to the studs?

Eric Rutkowski replied yes, except I think the front two rooms. There're only two rooms we're going to leave untouched pretty much.

Mr. Lawler asked, you're replacing all the windows, are they going to be vinyl or wood replacements?

Eric Rutkowski replied, the windows are the Pella lifestyle, a wood window aluminum clad wood interior. It's a factory installed aluminum on the window itself, the exterior frame is aluminum.

Mr. Varelmann said, I think it's obvious this is a substantial investment. I'm curious if you discussed with the owner adding any type of canopy or covering over the front door porch area. To me it would seem to elevate that house to a better design in proportion to the amount of

money that you're spending on this. I call it a modest view from the street, it doesn't really match the entire project when you're finished rather than having some kind of cover over the front door, if it was a reverse gable facing the street or something else. Did you look at anything like that?

Eric Rutkowski replied, we did discuss that. Just based on the scope of work they want to cover and the budget they're trying to stay within so they're not overreaching for what the house is or what their intentions are.

Mr. Marrelli asked, if you had to guess, what's the value going to be when you're done?

Eric Rutkowski replied, I'm not so familiar with that area, I would say in the \$350,000 range.

Mr. Marrelli asked, how big is the house?

Eric Rutkowski replied, we're over 2,000 sq ft.

Mr. Marrelli asked, on what street again?

Eric Rutkowski replied, Seneca.

Mr. Marrelli said, it's going to be a substantial improvement, it'll definitely show up on that street.

Eric Rutkowski said, for sure. We're trying to stay within their budget, obviously we're doing a lot with driveway replacement, patio's. Basically I'm giving him a brand new house, all new electrical service, we're upgrading everything.

Mr. Varelmann said, I don't think it's something that would keep me from approving it but just as a comment, I think it's a missed opportunity to not accentuate the front entrance more in some way with some kind of design element.

Mr. Marrelli asked, are you thinking a canopy or something over the front porch?

Mr. Varelmann replied, imagine a new house that we would look at and review today. It would have various roof elements-

Chairman Miozzi said, a reverse gable on it probably going back or something.

Mr. Marrelli agreed, it would have something, it would be protected from weather for sure in some manner.

Dr. Triner said, it would certainly add to the curb appeal of the house.

Mr. Marrelli said Eric, do you want to run that by them and ask them if they would be opposed to doing something with a reverse gable over that porch and columns or something.

Eric Rutkowski replied, o.k. I'll discuss that with them. Maybe we'll submit with the stairs out the front change and a little plan showing the sidewalk away from the house. We'll give them an option to price that like you said with a reverse gable covering, a soffit area and two columns.

Mr. Varelmann said, if you change the sidewalk with the landscape area between the building and the sidewalk, that may in fact change the entrance to the front porch where the stairs may face the street vs. the side.

Mr. Lawler suggested landscape pavers option.

Dr. Triner said, the way the entrance sits right now it kind of dates that property. I think what we're discussing here would bring it more to a contemporary look without those railings going off to the side, but maybe come in from the front. That would be more of a grand entrance look. You could probably even do a little curb sidewalk going into the driveway.

Mr. Marrelli said, the front is kind of flat.

Eric Rutkowski said, if we focus on redoing the front where the stairs face the street with sandstone stacks we could save some money that would hopefully cover the reverse gable cost and we didn't pour that sidewalk and actually made it in pavers, that might recoup some of that and make it a better project for everybody.

Mr. Marrelli said, it's going to look like a new house and you don't want to reproduce the 1980's look if you could help it.

Mr. Lawler jumps back to the cladding on the windows. What is the color and is it going to match the trim at the garage?

Chairman Miozzi replied, it's going to be white-

Mr. Lawler said, o.k. the garage should be easy to match.

Mr. Marrelli asked, white gutters on a white background?

Eric Rutkowski replied, yes Sir.

Mr. Marrelli asked, the shingles color again?

Chairman Miozzi replied, it's a dark charcoal gray.

Mr. Marrelli said, that goes with the flint siding. And you have white trim?

Eric Rutkowski replied, yes Sir.

Mr. Phillips asked, the garage doors, all doors are going to be white?

Eric Rutkowski replied, yes Sir.

Mr. Marrelli asked, is the front door going to get lost with the color of the sandstone? It looks like a beige almost, might be the computer.

Chairman Miozzi replied, the sandstone is a light and dark gray, it's not beige.

Mr. Marrelli asked, if you have a white door on top of that, do you think it's going to show up?

Chairman Miozzi replied, yes.

Mr. Varelmann said, it's surrounded by a dark charcoal gray.

Chairman Miozzi said, we're just suggesting a reverse gable on the front porch. Do they discuss that with you John?

Mr. Marrelli replied, it's up to you if you want to have one more look at this before it goes out for bid.

Chairman Miozzi asked, are we able to make that recommendation?

Mr. Marrelli replied, at this point there's been several ideas thrown out to the contractor that he has to discuss with the homeowner and see what the homeowner's wishes are. If the homeowner is in agreement and says that's a great idea, let's go ahead and do it, then it might be a good idea to relook at least the front elevation. If you do this reverse gable, you're going to end up with some kind of support system which I'm guessing are going to be some kind of built up columns.

Chairman Miozzi said, it would be 2 columns at the side of the steps.

Mr. Marrelli asked, 6 x 6 boxed out?

Mr. Lawler asked, what's your construction timeline?

Eric Rutkowski replied, ASAP, like everyone else.

Mr. Marrelli said, you're going to be demoing for a while.

Eric Rutkowski replied yes, they're anticipating starting early April.

Mr. Marrelli asked, your demo schedule's going to be what, 2 or 3 weeks?

Eric Rutkowski replied, it's mainly on the interior. On the exterior we have to dig, waterproof and the foundation dig.

Mr. Lawler said, in hearing that, I think we might want to table it and letting you know that most of what we've seen and talked about here is going to be good to go, so it shouldn't be holding you up on procurement. Maybe we want to table it until you have that discussion with the homeowner and you can come back in two weeks.

Dr. Triner said, I have one comment, not that it affects our decision making. On their Master Suite, this property overlooks a wooded area in the back and if you look at the way they have designed their Master Suite, they have the bathroom against the back. So when they're in their bedroom looking out, they're looking at the bathroom and a closet basically. This would affect the back elevation. I don't know whether they want to consider it or not, but it would be nice if they had a walkout of that bedroom onto where that little window is so in the future if they wanted to add a deck or private sitting area they could, rather just be looking at a bathroom. That would be up to them, that's not up to us. You might want to ask the owner about that.

Mr. Marrelli asked Eric, you didn't do the design right, they hired an Architect to design this?

Eric Rutkowski replied, that's correct Sir.

Mr. Marrelli said, these are some ideas you can throw at them, they might think that's a good idea.

Eric Rutkowski said, the homeowner just texted me, they said the breezeway is kind of their sitting area off the Master Suite and then there will be a deck out there. I think they set that up that way so that there's a little separation between the neighbors, so they can sit in the middle of their property instead of out on the edge where the Master Suite would be. They do have more room on the east side than on the west side as far as the property line goes.

Chairman Miozzi states, I think we should table this and have them come back in two weeks.

Mr. Varelmann said, if the drawings are revised, I think they should include;

- Downspouts
- Light fixtures
- Redo of the chimney
- Redo of the front porch elevation

DECISION

Mr. Lawler, seconded by Dr. Triner made a motion to Table the proposal.

ROLL CALL

Ayes: All

Nays: None

Motion Carried
Proposal TABLED

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:45 p.m.

Chairman

Secretary