

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
May 27, 2021**

The Architectural Review Board met in regular session on Thurs, May 27, 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		

Absent: 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.

Chairman Miozzi stated, at this time, I would like to amend the agenda for consideration of meeting minutes April 22, 2021.

CONSIDERATION OF MEETING MINUTES: **April 22, 2021**

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of April 22, 2021.

ROLL CALL

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

CONSIDERATION OF MEETING MINUTES: **May 13, 2021**

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of May 13, 2021.

ROLL CALL

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

PROPOSALS

- | | |
|--|---|
| 1. Addition & Alterations
(ARB Tabled 5/13) | Tim Palermo
7097 Wilson Mills Rd.
Contractor: R & K Renovations |
| 2. Addition | Jacki Schneeweis
Michael Sheck
6819 Metro Pk Dr. |
| 3. Garage Overhang | Drew & Rebecca Sulzer
6771 Bonnieview Rd. |

OPEN PORTION

Tim Palermo
7097 Wilson Mills Rd.
Addition & Alterations (ARB Tabled 5/13)

Chairman Miozzi called the meeting to order. Our first order of business is an addition and alterations for 7097 Wilson Mills Rd. I was not at that meeting, there were a few items that the Board wanted addressed on the prints. The applicant has resubmitted with revisions. I do have sample materials here. In looking through the minutes, it said something about the sills and some other issues that were brought up at the meeting.

Mr. Lawler said, from the last meeting notes, I don't see a window schedule detail, I don't see any reference to any of the sills, I'm talking about the new windows, new cement board, window trim.

Mr. Varelmann said, I can't see the drawing, what's the note on the south elevation at the bottom that's pointing to the windows?

Mr. Lawler replied #15; remove existing sandstone window sill. Add new cement board window trim. I don't know if they're removing it at every window. These windows upfront I believe have sandstone if I'm not mistaken. They're showing removing them at the front windows. What about the west elevation?

Tim Palermo replied, there are sandstone sills on the elevation that you're looking at now, we're just removing those, so all the windows will be consistent with no more sandstone sill.

Chairman Miozzi asked, what would you be using for where the brick protrudes past the actual window jamb? Are you going to brick that solid on top or are you going to put some kind of rowlock underneath the window?

Tim Palermo replied, we were just going to build it out and then wrap it with vinyl.

Mr. Lawler asked, do you have cut sheets of those windows?

Tim Palermo replied, yes.

Mr. Miozzi asked, so you're going to put the trim on to the existing brick.

Tim Palermo replied exactly, yes.

Mr. Varelmann asked, is the outside facing window flush with the brick, outside of the brick or inside of the brick face?

Tim Palermo replied, it's inside of the brick face, it's recessed back.

Mr. Varelmann said, going back to Carmen's question, you're going to wrap the window side of the brick on all four sides with some kind of trim board and then cover it with the vinyl?

Chairman Miozzi said, I think he's going to inset the window into the brick case and then trim it and then wrap it all the way back to the window, correct?

Tim Palermo replied, yes.

Chairman Miozzi asked, we're still keeping the sills on those two front windows?

Tim Palermo replied, no. The intention would be for all the sandstone sills to go away so that everything is consistent from front to back of house.

Mr. Marrelli said, when you pull the sandstone and you wrap the frame, won't you be inside the brick? Won't you have some of the brick exposed at the base where a sill would have been?

Tim Palermo replied, we'll build it back out to wrap the bottom back.

Mr. Marrelli asked, what are you going to build it out with?

Tim Palermo replied, our contractor was talking about some type of 2 x 4, something where you could wrap around it.

Mr. Marrelli asked, when it rains and the water comes down the front of the house, will the window then be flush with the brick so that it's not making a ledge at the bottom?

Chairman Miozzi said, he's going to have a ledge all the way around the brick.

Mr. Marrelli said, the brick's going to have holes in it.

Chairman Miozzi said no John, he's talking about basically cutting the window into the brick then putting a 1 x 4 or a 1-by something around the window and wrapping that back to the brick.

Mr. Marrelli asked, you don't think we're going to be trapping any water at the bottom of the window at all?

Chairman Miozzi replied, I don't think at the bottom, I'd be more concerned with the top, even though we have the overhang on that. It's the top that's really going to get addressed on the brick because you're going to follow that water coming down to the mortar joints.

Tim Palermo said, on the front of that house, that overhang protrudes out 3'.

Mr. Lawler said, the other thing is, are you replacing all of these windows?

Tim Palermo replied, yes. All the current windows are shot.

Mr. Lawler said, let's keep going here. The siding on the east elevation, we have some vertical, some horizontal. Is that the existing pattern or is that new siding going on? Is there a reason for the vertical vs. horizontal?

Tim Palermo replied, that's existing.

Directions - Clarification of north/south/east/west on plan

Mr. Marrelli asked, are these elevations right as far as direction? The east elevation I think is the front of the house that faces south, correct? I think the east elevation is actually the south elevation. When you pull in the drive off of Wilson Mills, you have a circular driveway, isn't that the front of the house? When I pulled in the drive yesterday, I was looking at the way the garage overhangs, that partial triangle on the garage, and that was facing south.

Tim Palermo replied, I think technically that would be facing east-west.

Mr. Marrelli said, the garage door I think faces west and she's got that as south. I think east is actually south, south is west and the rear is-

Tim Palermo said, the rear of the house would be facing north.

Mr. Marrelli said, maybe we should just talk about front, back, left & right, because these directions are wrong.

Tim Palermo said, I apologize for that.

Mr. Marrelli said, so the front is east where you have the stone on the garage, correct?

Tim Palermo replied, that would be south-east in my opinion. The house is on a caddy corner, it's angled slightly.

Mr. Marrelli agreed. She picked these for the dominant direction possibly. That's the front of the house though.

Tim Palermo replied, exactly.

Materials & Painting Brick

Mr. Lawler asked, do you know of the material of the existing siding, is it cement board or vinyl?

Tim Palermo replied, it's cement board.

Mr. Varelmann asked, you're saying the existing siding is cement board?

Tim Palermo replied, that's what it looks like to me.

Dr. Triner asked, is this the house you're talking about painting all white?

Tim Palermo replied, yes Sir, that's our intention as long as we can get approval from you folks to do that. The whole house is not white, as you can see, the siding parts are going to be painted the gray that you have there Sir, cityscape gray and the white is the brick. The stone on the garage is to be untouched and the stone to the west of the front door is to be untouched. The all white house photo is a rendering we supplied, it's not this home, it's just to show why we aesthetically think the white and the black will enhance the beauty of the house.

Mr. Lawler said, that's stucco not brick in the photo.

Specifications for the Duration Paint - Sherwin Williams

Mr. Varelmann said, I just want to point out to you it does not call out brick as a surface to paint, on this specification. I don't believe you can use this paint on brick.

Chairman Miozzi said, it says you can use on concrete, stucco-

Mr. Varelmann said, it would say brick if it meant brick.

Mr. Marrelli said, brick is a fired material.

Mr. Varelmann said, it's a clay material.

Tim Palermo said, I can go back to Sherwin Williams, this is what they told us is the paint for brick, I'll go back to clarify with them.

Mr. Varelmann said, I sent a document today from the Brick Institute, it has a 6 in the title. I looked up the Brick Institute about technical recommendations for painting brick. They specify it should be a permeable material that you paint with. If you're going to talk to the Sherwin Williams rep, would you confirm that it is a permeable material.

Tim Palermo replied absolutely, I'll make a note of that Sir.

Mr. Varelmann said, I think we should pass along the technical specifications for painting brick. It actually recommends any type of cement coating. Just to go a bit further with that, the Brick Institute does not recommend painting brick because it's a maintenance free material. They also state that if you paint brick, it typically needs to be repainted every 3 – 5 years. I think you need to consider that before you decide on painting this brick.

Tim Palermo said, we understand your guys position in regards to that. We're wanting to paint the brick because of how the brick looks. The brick is not consistent in tone, part of the brick on the back of the house isn't even the same brick.

Mr. Marrelli said, you could just side that part, I don't know why you won't just side that one part that doesn't match and leave the rest of it alone.

Mr. Varelmann said, I looked at that too, it doesn't really look that bad to me. We patch in brick all the time. It rarely matches exactly but it's done all the time when we take out a window or just something needs to be patched on a building or a door. Of course it doesn't match exactly, but it's just the nature of it and it doesn't really look that bad.

Mr. Marrelli said, we're trying not to have a maintenance issue down the road. We clarified at the last meeting that Tim, you're probably not going to be here in three years owning this house. We don't want to have to justify having somebody repaint the house every three years. I'm sure you're not going to tell whoever you're selling it to, you're going to have to repaint it every three years.

Tim Palermo said, it definitely wouldn't be listed.

Mr. Varelmann said, the other part of it is just the way the brick works, because it is a permeable material, so it allows moisture from the inside of the house to come out which is very important in the wintertime because in the wintertime inside a house with things like running water, people breathing, showers, cooking, all puts humidity into the air. That humidity in the air in the wintertime is greater than the humidity in the air outside. It penetrates through the exterior walls to seek equilibrium and balance in the atmosphere and it needs to be able to pass through. When it hits paint, it has the potential to freeze and spall in a bad case. But if it doesn't spall, it would probably start to make the paint peel. Number one it's a bad decision just for technical building envelope reasons and it's a bad decision for maintenance reasons.

Mr. Lawler said, I'm going through Sherwin Williams exterior paint product guide right now and you have to follow some pretty rigorous pre-work before you can even paint this thing. You have to do moisture testing, alkaline testing. They won't warrant the paint if these things aren't done, this is their specification.

Tim Palermo said, I believe all those specifications are a requirement listed in the specs sheets that we provided to you.

Dr. Triner said, I would think too, if you're trapping moisture in that wall, I'm sure you'll get black mold in the inside of that house.

Tim Palermo said, in our discussion with Sherwin Williams, they said that paint they were recommending allowed the brick to breathe. We can confirm that.

Mr. Lawler said, I pulled this directly from Sherwin Williams website, it's listed under their Division 9 Exterior Coatings, so the fact that it's not listing clay masonry is a red flag.

Mr. Varelmann said, in addition, the duration product does not have a permeability rating where the primer product you provided does have a permeable rating but I don't know what that number means. I don't know what's a good number or a bad number.

Chairman Miozzi said, my thought on this whether we can approve the house to be painted white or not would be on the homeowner or something John would have to review on what paint to use for a brick surface. I'm no expert on whether letting moisture in or out. We could have discussion back and forth about building materials and how to properly vent a house. I know I used the foil on my house with ¾ foam which is great for the plywood. Is that stopping all the moisture, who knows. Is painting the brick going to cause it to spall, maybe. We let other houses get painted brick before, especially on lower half face brick to match existing.

Mr. Marrelli said, that's block though, you can paint block, you can't paint brick.

Mr. Varelmann said Carmen, I do have a lot of experience with this. I've been a custodian of a college campus for buildings over 100 years old and we had to be very careful how we treated the exterior. In the 80's they thought it was a good idea to sandblast and seal and all it did was cause sandstone and limestone to spall. Now the standard practice in industry is to not even powerwash, it's cleaning it with a brush. Sealing it is something that's just not done, it's not recommended to seal. You put a paint product on brick, I don't want to repeat what I said earlier. I've done a lot of work with this and a lot of study, I actually belong to The Building Enclosure Council and go to the meetings and get their literature. I am very involved with this topic.

Chairman Miozzi said, it's going to be a Board question on whether we're going to let him paint the house.

Dr. Triner said, I think you need to listen to the expertise that we have available here and realize it's not a good idea.

Chairman Miozzi said, I wasn't here at the last meeting and if that was the consensus. Again, I'm not an expert on the paint and how it holds up on brick.

Dr. Triner said, I think it was John who said if you have a part that you don't particularly care for and it doesn't match, maybe you could use a siding on it.

Mr. Marrelli replied, yes. Just put siding on that one elevation. I think it's by the patio doors in the back, it's almost like an extension of the patio area.

Tim Palermo said, the section you're referencing is this punchout part, the brick is different in tone.

Mr. Marrelli said right, because they probably couldn't find a match for the brick so they used this other brick. Why don't you consider siding that, just furr it out and side over that and then leave the rest of the brick alone, then it won't look like you got a miss-match there.

Mr. Lawler added, and you'll probably save a lot of money doing that.

Mr. Marrelli said, and save a lot of money, exactly right. Just make that a different material and leave the rest alone.

Mr. Lawler said, at this point, I'm ready to make a motion to table until we see a paint that's suitable to be applied here if that's the direction you want to continue pushing.

Window Configuration – New Bedroom

Mr. Varelmann said, I think painting brick is one topic but I think we also discussed the window configuration in the new bedroom. It doesn't look like you changed it, it still doesn't look good. On the elevation, see the two little windows next to the one that's a little longer, it doesn't have a good artistic design, it's not balanced. It doesn't have to be symmetrical, but it's not balanced. It just doesn't look good.

Tim Palermo said, the reason we did that Sir is because on the interior purpose of this, the positioning for a potential future buyer for bed placement is only off of that back wall, so we left the windows there because you would want preferably two windows on both sides of the bed, not windows over the bed.

Mr. Varelmann said, there are other ways to configure it. I did look at the floor plan. If I recall, the window all the way to the right, is that a bathroom?

Tim Palermo replied, yes Sir that's a bathroom.

Mr. Varelmann said, and adjacent to that is the bedroom and you're showing one window on each side of where you place the bed, I understand that. But that doesn't mean it has to be this way. You can design this so it looks like it's an artistic composition, it looks like it's haphazardly thrown in there. Look at the rest of the elevation, there's some balance to it. You look at that portion that you're adding and it doesn't have any balance to it, it's out of balance. It's not good, I would not approve this.

Mr. Marrelli said, those two windows don't match the other windows, you're actually replacing all of them, why aren't you using the same double hung windows?

Tim Palermo replied, it's just about space configuration off of that back wall. If you'd like to see those be double hung windows, we're happy to make them double hung windows.

Mr. Varelmann said, it's the size and configuration and the numbers, the composition of the windows, it doesn't look good.

Chairman Miozzi said, I could see his point about the bedroom, but if they all 3 matched in size whether they make the bathroom one shorter, I think that would be more appealing.

Mr. Varelmann said, look at it, the one on the left is very close to the corner of the-

Chairman Miozzi said, I know what you're saying, but I do understand what he's saying about the room layout, there are some things you can't avoid on the interior of a house. Is this the back elevation?

Tim Palermo replied, it is.

Mr. Varelmann said, the way this house is situated, you can pretty much see all four sides of it because it's on a corner and it's angled. You didn't really address our comments from the last time on these windows.

Tim Palermo replied, I just explained to you Sir why we did it. I'm coming back to you with a reasonable explanation why.

Mr. Varelmann said, I understood that last time, that was true last time, but it's still true from last time and this time that it doesn't look good and your reason for it is not justifying. Your reason for it is why you did it but that's not a good justification for them being out of balance. You need to redesign that to make it look balanced.

Dr. Triner said, last time you did agree to balance them.

Tim Palermo said, yes I agreed but when I went back to our Architect and explained your position, she then explained why she had done it in that manner so that it worked on the outside and the interior. We never talked about the interior the last time.

Mr. Lawler said, we did talk about the interior, we actually looked at the interior layout on your floor plan last time, I remember specifically discussing that those windows could still be adjusted. I believe it was the left window on this west elevation that was further off of the nightstand, the right window was pretty tight over the nightstand, but there was room to adjust these windows based on the floor plan I saw last week.

Mr. Marrelli said, maybe you should invite your Architect to address the Architectural Review Board at some point. That might be helpful then she could let us know what her thinking is, what her thoughts were when she did her layout.

Tim Palermo replied, sure.

Mr. Varelmann said, I understand what her thought is, I understand clearly, I see it from the floor plan, but it does not change the fact that from the exterior it doesn't look balanced and balanced doesn't mean symmetrical.

Tim Palermo asked, so the one window closest to the two double hung, you just want that pulled in slightly and that would create more balance in the opinion of the Board?

Mr. Varelmann replied, think of balance as weight and things have a center of gravity. The center of gravity in these 3 windows is to the right. If those windows were on a seesaw, it's going down on the right side.

Mr. Lawler said, look at the distance between the left window and the edge of the house and then the double hung at the edge of the house. So, if you want to balance the outside edges then balance the middle as well.

Tim Palermo said, I see the point of what you're saying. The starting window on the outside is 18" and the other one is much closer to the side of the house. I understand that point and we can easily adjust that.

Chairman Miozzi said, I'm looking at the floor plan, is that a soaking tub or a shower tub in that bathroom?

Tim Palermo replied, it's just a standup shower.

Chairman Miozzi said, that window's actually in the shower which I don't like but that's neither here nor there. I'm thinking you could almost take that window around and put it above the toilet on the other side of the house.

Mr. Marrelli asked, around the corner on the right, correct?

Tim Palermo replied, on what she has listed is the south elevation, you're saying to take that bathroom window and move it to that side of the house, correct Sir?

Chairman Miozzi replied, yes. Those two windows still wouldn't be able to get centered because of the bathroom. I think maybe what Tom suggested, moving that window all the way to the right and make it the same height size so the right and left reveals off the corner of the house would be the same. Or, taking it around the corner and putting it behind the toilet which I think would be better than in the shower.

Mr. Marrelli said, maybe even a transom window over the toilet.

Chairman Miozzi said, right. I just think the homeowner would like the window out of the shower.

Mr. Varelmann said, an example of balance would be if you took the left window and made it longer, and took the 2 windows on the right and made them the same size, then they start to feel balanced.

Chairman Miozzi said, that's what I suggested a long time ago and somebody said no. I suggested taking that one and making it shorter to match those other two and if you could, spread it to the right. This way, your outside dimensions from the corners of the outside of the house would be the same.

Mr. Varelmann said, I think your Architect should be able to figure out how to balance those windows and resolve the issue on the inside. That's what Architects are supposed to do.

DECISION

Chairman Miozzi, seconded by Dr. Triner made a motion to table the proposal for 7097 Wilson Mills Rd as discussed and noted;

- **Decision on painting of the brick.**
- **Cover back bump-out with siding as an option.**
- **Window placement.**
- **Section detail from the head down through the sill of the window showing the brick, blocking, flashing and vinyl wrap. Don't want to see if you're relying on caulk to keep the water out.**
- **Window cut sheets with manufacturer recommendations.**

Tim Palermo said, we provided the cut sheets. Caulking, in talking to my exterior guy, he hates that as much as you guys hate it.
- **Recommendation to look up the Brick Institute of America's website, search Technical Notes on Painting Brick.**

Tim Palermo said, can I ask you guys and you be as frank as possible. I go to this Brick Institute of America, I research it, I see how they say to paint it, we go back to Sherwin Williams and they confirm that it's a permeable paint material and can be used with brick. That's a significantly time consuming thing which obviously we're willing to do because aesthetically we've always viewed this brick being painted. If we go through that work, are you still going to say no, we don't want you to paint the brick? If that's the case, while I disagree with it, our hands are tied and I'd rather start aesthetically trying to create something else that's with today's modern look of a home and what is appealing to a buyer.

Chairman Miozzi said Steve, seeing that you're taking the helm as being the expert on that, what are your thoughts?

Mr. Varelmann replied, my thought is I will always disagree with that approach because you have a material that requires no maintenance and it's in good condition, it's obviously performed well for 80 years or for some amount of time. So yes, I'll probably always disagree with that decision, but if you want to continue to paint it and you do it according to the Brick Institute recommendations and Sherwin Williams or whoever you want to work with can provide a product that we can readily see that is compatible with the Brick Institute's recommendations, then I think I would have to approve it, not that I'd want to.

Tim Palermo said, I appreciate your honesty and your reasonableness. If we could come back to you and provide you with this information, at least we know we're not wasting your time and our time.

Dr. Triner said, just remember the Brick Institute tells you that you have to redo it every 3 – 5 years. To Steve's point, it's not a very prudent choice to paint brick. If you want to continue down that road, you're going to create a maintenance headache for yourself or the person you sell it to. Probably part of the selling agreement is you have to tell them that they're buying a maintenance problem. If they come back to John in a couple years and ask, what the heck happened here?

Mr. Marrelli said, that won't be me, it'll be the next guy and they'll say, why did you allow that person to paint the brick? A material that'll last 100 years and you put a coating on it that's going to last 3 years, how much sense does that make?

Mr. Varelmann said, it actually could cause failure and cause other problems in the house, you could create a mold problem that won't show up for 10 years.

Mr. Marrelli said, we could just voice our opinion that we don't like it and we think it's a bad idea, but it's hard to tell somebody you can't screw up your house, it's his house. Somebody will have to answer to the next person when they see this stuff chipping off. If it's approved for that purpose, even though we don't agree with it, I think you have to let him do it.

Mr. Varelmann said, I talked to an expert today about this, his name is Michael Nagle with Wiss, Janney, Elstner, they're Architects & Engineers, they specialize in exterior rehabs and renovations of buildings, exterior envelopes. The other thing he said which is a good point, he said if you paint it with the proper primer and proper paint and it has to be repainted in 3 – 5 years, guess what, you're not going to take off all the old paint and primer, you're going to put another layer of paint on it which is going to further reduce the permeability of it. Then, in another 3 – 5 years, it's going to get another coat of paint. By the time you get three to five layers built up, there's going to be no permeability.

Chairman Miozzi asked, what's the difference of a wood house that's painted? I don't think this is our point to argue.

Mr. Marrelli replied, that's true. Let's see what the specs say and go from there.

Chairman Miozzi said, if he comes back with a pint product and they say it's for exterior brick, I'm for letting the customer do it. Again, we're giving him our opinion.

Mr. Marrelli said, a smart buyer will come into the Building Dept and ask for records and then they'll see what happened.

ROLL CALL

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

Nays: None

Motion Carried

Proposal TABLED

Jacki Schneeweis & Michael Sheck

6819 Metro Pk Dr.

Addition

Chairman Miozzi said, our second item is an addition for 6819 Metro Pk Dr.

Homeowner's Jacki Schneeweis & Michael Sheck, introduced themselves.

Michael Sheck said, we're planning to extend the front Master bedroom out roughly about 6 ½' to enlarge that bedroom for a possible in-law suite for my Father-in-Law. Then build off the back of the house with another bedroom and a Master bedroom with a closet and a bath. The interior, turning one of the bedrooms into a jack and jill bathroom.

Chairman Miozzi asked, you're coming forward on the front of the house?

Michael Sheck replied, yes. It's going to come out to even out with the overhang of the porch. Then that whole roof's getting raised and it's going to go all the way across the house.

Chairman Miozzi asked, are all the windows getting replaced?

Michael Sheck replied, on the side there's 2 windows together, those are going to be replaced and the one to the right of it is going to be removed along with that A/C Unit and filled in and the whole house is getting re-sided. We're taking the aluminum off and putting vinyl on all the walls of the house and the addition.

Mr. Lawler asked, how are you going to work that roof line on that piece that's coming out at the front there? Are you going to tie into the existing roof?

Michael Sheck replied, yes. That's raising up and the gable end on the far left side, the back half of it will attach to that peak and then come out to the front, that's all one roof line. We're getting rid of the brick and putting an engineered stone veneer.

Mr. Lawler asked for a color or sample.

Michael Sheck replied, I think we're going with a light tan, I don't have a sample.

Chairman Miozzi asked about the front windows that are coning out.

Michael Sheck replied, those front ones are getting reused, those are Anderson replacement windows, they're fairly brand new. That wall's just getting bumped out and those windows are getting reused.

Mr. Marrelli asked, do we have a color scheme between the siding and the fake stone?

Michael Sheck replied, the siding's going to be a charcoal gray and the fake stone a light tan.

Mr. Marrelli asked, are you going to turn the corner with it?

Michael Sheck replied, there's a corner piece that goes on there and it's off 6" of a return, so the corner of the vinyl siding will sit on top of that sill and it's only going to go to the bottom of the window, so it's only going up 4' and then there'll be vinyl siding above it.

Mr. Lawler said, I think John's asking if you're going to turn the corner onto the west elevation. Right John?

Mr. Marrelli replied right, towards the air conditioner.

Michael Sheck replied, it's only going to go around 6". They'll put J molding up it and it'll wrap and then the vinyl corner piece will come down and it'll sit on top of the sill.

Mr. Marrelli said, you're going to have dark gray siding and white trim?

Michael Sheck replied, white window trim and white corners, everything else dark gray.

Mr. Marrelli asked, will you be able to match the shingles on the roof?

Michael Sheck replied, yes. Those shingles are only about 9 years old.

Chairman Miozzi said, so the downspouts, fascia and gutters will all be white to match the windows.

Michael Sheck replied, yes. Right now they're wood. Everything is going vinyl siding and probably metal fascia. We're going for maintenance free, no painting, getting away from the painting part of it.

Chairman Miozzi asked, on the inside of the front of that porch, is that all going to be stone on the existing porch?

Michael Sheck replied, on the inside of that right now the brick goes through there at 4' tall and then there's siding above it. I'm going to continue that stone on the inside of that porch on both sides, just 4' tall and then vinyl siding above it.

Chairman Miozzi said, I see on the plan it says a new rear building, is that a garage?

Michael Sheck replied, we're scheduled for the Zoning Board June 15th for approval of that.

Mr. Marrelli said, it's part of the site plan but it's not in the mix right now.

Mr. Lawler asked, are there shutters on those two windows on the south elevation?

Michael Sheck replied, there're shutters on the front of the house only and we're getting rid of them.

Chairman Miozzi asked, any other questions or comments?

Mr. Lawler said, we always have to see samples and colors, so if you could bring in a sample of the faux stone and siding color.

Michael Sheck replied, okay.

Dr. Triner said, this is a non ARB comment, but in your bathrooms, you may want to consider putting in the thin underlayment heaters so that the bathroom floors will be warm in the winter. It's a small cost but it's a tremendous addition.

DECISION

Chairman Miozzi, seconded by Mr. Lawler made a motion to approve the Addition for Jacki Schneeweis & Michael Sheck at 6819 Metro Pk Dr. as noted;

- **Applicant to bring Siding Color and Faux Stone sample to next meeting date.**

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted.

**Drew & Rebecca Sulzer
6771 Bonnieview Rd.
Garage Overhang**

Chairman Miozzi said, our next item is a garage overhang for Drew & Rebecca Sulzer at 6771 Bonnieview Rd.

Drew Sulzer said, we're looking to add two overhangs, one over the front of the garage and the other over the west man door.

Chairman Miozzi said, any overhang unless it's correctly done, just nailing an overhang to that existing siding, unless you flash it correctly, the reason your header is rotting is because the original siding was not put up correctly and the flashing. Just so you know, nailing an overhang to that siding is not going to solve the problem.

Drew Sulzer said, we're going to put flashing underneath the siding.

Chairman Miozzi said, the other one is just an overhang over the man door on the west side.

Drew Sulzer said, we had water issues there as well. I actually replaced a piece of wood above that door three years ago.

Chairman Miozzi said, the roofing is relatively newer, are you going to be able to match that?

Drew Sulzer replied, we're getting a new roof in 2 – 4 weeks, the intent was to do this at the same time, to have these two overhangs roofed from a professional when they do the rest of the house.

Mr. Lawler asked, are they just doing the roofing?

Drew Sulzer replied yes, just the roofing.

Mr. Lawler asked, are you doing the framing?

Drew Sulzer replied, yes probably. I had quotes out, contractors are backed up now, they couldn't get it done in my timeframe.

Mr. Marrelli asked, how are you going to support that overhang, how do you plan on fastening that to the two doorways?

Drew Sulzer replied, above the garage is a 2 x 12 and above that is 3 stacked 2 x 4's. I'll probably just build that and put a structure on the floor and then hoist it up and screw it into that space. The other side similar, I have visual access from my attic so I can hit the ceiling headers-

Mr. Marrelli asked, but what are you planning on using, like a ½” lag bolts or are you going to drill and use bolts and nuts and washers?

Drew Sulzer replied, I’ll probably use lags or the equivalent.

Mr. Lawler said, lag bolts are a lot of work. If you could find something with a pull out strength, it’s easier to screw in, I would recommend that.

Chairman Miozzi said, ledger locks work good on that.

Mr. Varelmann said, it looks like it’s going to affect your light fixture.

Drew Sulzer replied, it’ll be right below it, I think it might be off in that picture. It’ll be below it so we could leave it. Right now it’s a security flood light with a ring camera. I don’t have to move it before the roof’s up, but if we decide it doesn’t look good, I can cover that hole and move the lights maybe underneath it.

Mr. Varelmann said, your new overhang will create a shadow when your lights on so you won’t have a dark area below it.

Drew Sulzer said, they shoot halfway down the driveway.

Mr. Varelmann asked, have you already started that construction on the side door?

Drew Sulzer replied, no. It’s just two single screws just to match the roof line to take pictures and get my wife’s approval.

Chairman Miozzi said, on the front right of the garage you can see how he’s going to have the trim going right to the bottom of the garage.

Mr. Varelmann said, the fascia board, the example you’re giving us with the white with the vertical siding, are you intending to duplicate that with brackets, is that how you’re showing us what you’re doing?

Drew Sulzer replied, that’s a picture of the Skoda new houses, that’s the idea we’re going for, the brackets will be decorative.

Mr. Lawler said, I think you should probably just pull off the whole front face of the siding when you do this and redo the siding on the front. That’s my recommendation. It’ll be easier if you do all the framing work that way and it’ll look better putting it back in new as opposed to trying to patch it back in.

Dr. Triner suggested side sconces, it’ll look a little more decorative.

Mr. Varelmann said, he doesn't have a lot of room on the sides if you look at the front elevation, looks like about 14" or so. Once you get a bracket on there, there's not going to be room for a light fixture.

Dr. Triner said, you could also put your security light on the outside of that overhang that you're putting in. Especially like Tom said, if you take all of that front siding off then just redo the wiring then you can cover it up and it'll be all finished.

Mr. Lawler said, when you have a small area like this, it's always a pain in the butt to cut it back and then try to patch back in because you're going to have to cut it back even further than just your framing to flash it in properly.

Chairman Miozzi said, he has it mocked up on the right there at the top of the door opening.

Mr. Varelmann said, he has it on both sides.

Drew Sulzer said, the right one we're going to lift it higher. We're going to put a piece of 1 x 4 above the garage door and it'll fit on that, it will be slightly higher.

Mr. Varelmann replied, that's good. I think that relief will make it look much nicer than having it level all the way across the door header. Your door header is already like 7', it's going to look compressed when it's all the way across in elevation. Raising it up 4" is a very good move.

Chairman Miozzi asked, are we good with the design? Are we good to let him work with the lights on the side of the garage and let that go?

Mr. Varelmann replied, I'm thinking we're basically approving the Skoda design as far as aesthetics on this house. Board Members agreed. Then I think the lights probably won't fit and it might look too tight on the sides if they're sconces.

Dr. Triner said, if you're going to have the forms above the garage door, you could probably drop that light down just below that, and that would fit an LED spotlight or something underneath there.

Drew Sulzer said, I have two driveway lights as well. Only more recently we're utilizing that because we added the ring security camera, but we can consider other options once that roofs off. I don't know the perfect solution. Even if we put recessed can lights underneath there, besides aesthetics I'm not really gaining the same value as I had with those flood lights.

Chairman Miozzi said, I don't think we have an issue with the lighting, I think we're good on the overhang on his design.

Mr. Varelmann said, I think if you raise that existing light up, that would look good and since you brought up putting can lights in the overhang, if you did that it is a really nice look to have low level lighting just washing the front of your door. It's just a suggestion.

Drew Sulzer agreed, and the door is actually fairly new.

DECISION

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the Garage Overhang for Drew & Rebecca Sulzer at 6771 Bonnieview Rd. as noted;

- **Raise the soffit 4” minimum above the garage door.**
- **Lighting issue to be worked out by Applicant and Building Commissioner.**

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 Dr. Triner made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:20 p.m.

Chairman

Secretary