

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Aug 11, 2022**

The Architectural Review Board met in regular session on Thurs, Aug 11, 2022 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
Mr. Steve Varelmann, Chairman Pro Tem	Ms. Kathryn Weber, Law Department
Dr. Jim Triner	Ms. Deborah Garbo, Secretary
Mr. Tom Lawler	
Mr. Matt Phillips	

CONSIDERATION OF MEETING MINUTES: **July 14, 2022**

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the minutes of July 14, 2022.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Dr. Triner, Mr. Lawler, Mr. Phillips
Nays: None

Motion Carried

Minutes Approved as Written

PROPOSALS

- | | |
|-------------------------------|---|
| 1. Addition & Renovations | Steve & Stacie Conway
660 Echo Dr.
MRA Architects
(BZA Garage Variances approved 2/16) |
| 2. New Single Family Dwelling | Montebello Subdivision
576 Magnolia Ct. S/L #9
Highland Land Development Co., LLC |
| 3. New Single Family Dwelling | Montebello Subdivision
578 Magnolia Ct. S/L #10
Highland Land Development Co., LLC |
| 4. Ground Sign | Heinen's
860 SOM Ctr. Rd.
Brilliant Electric Sign Co., LTD |

OPEN PORTION

**Steve & Stacie Conway
660 Echo Dr.
Addition & Renovations**

Chairman Miozzi called the meeting to order. Our first order of business is an addition and renovations for Steve & Stacie Conway at 660 Echo Dr. The Board of Zoning Appeals granted garage variances on 2/16 for a garage addition. Whoever is here to present, please state your name and take us through the project.

- **Presentation by Matt Ross – Matt Ross Architects**

Matt Ross, Principal with Matt Ross Architects introduced himself. Steve & Stacie are my clients. We're doing a 2-car garage addition, 1 ½ stories with some dormers to create basically an In-Law Suite. We're also adding an entry piece to punctuate that front entrance. We're modifying the Mudroom that's attached back over here to accommodate stairs that go up to the second level. This is the front of the house, this is where the entry will go. These are the existing garages, we're going to do one perpendicular to here just to give you a frame of reference.

I want to show you how secluded they are back there, it's a beautiful piece of property, it's very long, you're not going to see anything. This photo is from the winter that we used for variance purposes, just to give you an idea how far that drive goes down. This is an aerial view, this is where the proposed addition's going to go. We're showing different site lines, towards the back and towards the neighbor.

Foundation Plan. This is where the existing garage is. We're adding on to this Utility Room, adding just a little bit back there and then this is the footprint of the garage.

Floor Plan. This is the Utility Room that we're going to create a nice Mudroom so they can come in, take off their shoes, they can go out the back way, come in to this Utility Room and this is our stair. This gives them plenty of room for their cars and extra storage.

Second Floor. As you get up, you've got a nice size Bathroom, Bedroom with nice closet space and storage.

Roof Plan. This is a 1 ½ story, we plan on matching the roof and shingles. When we get to the elevations, you'll be able to see we plan on matching all the existing. There're the low pitch dormers, the idea there is aesthetically we don't want to bombard this single story, we'll gradually take it up and not overpower the elevations with a high pitch.

Mr. Varelmann asked, the existing is a 6 / 12?

Matt Ross replied yes, and the 4 / 12 is on the dormers. Functionally to get the roofs to work and work together without sloping into one took a little bit, that drove some things. We knew what

we wanted the garage to be functionally because way back on the other end, that's where the bathrooms are. Obviously we want to be where the garage is cost effective to not have to put another drive. What really drove it was okay we've got that garage, we want to have a story and a 1/2, we want to have enough room for the bathroom and the mudroom. That's what really drove the design.

This is the existing garage, we're at 20' 3" roughly for the height of that. Had we gone any higher, we would have been really overpowering.

Mr. Lawler asked, for clarification, you're not going to modify the existing garage, you're going to add another 2-car?

Matt Ross replied, correct. Basically, to meet the family needs, the kids as they get older as well as having the In-Laws be able to move in with them.

Front Entry. Matt Ross said, this is the view from the other side, way at the other end of their house. You begin to see the entry piece there. The only new materials on the project will be Azek for the column closures, we'll use a beadboard for the underside of the gable. The brick they have is that new used brick, we've got the red brick, different splashes of different colors. How we approached this, we wanted to have something that was a solid color, not introduce something very very foreign, but also that had similar kind of splashes of different colors, so it gives the impression of solid and the same kind of stacked affect that masonry has. We wanted to punctuate that entrance, but we didn't want to introduce a new material as completely foreign. We wanted something to play off the existing but also have its own little identity as well.

Mr. Varelmann asked, what's going on over here?

Matt Ross replied, that's where the roof is peaking through. When we go to the front elevation, you'll see.

Mr. Lawler asked, what color is that Azek sample, gray?

Matt Ross replied, it's going to be white.

Matt Ross stated, this elevation gives you a good idea what we're trying to accomplish with the front entrance. Without that, I think it's simply stated that you can see it's a long horizontal elevation, this really punctuates that entry and then similarly with the dormers. We're not introducing any new roofs necessarily, we're just trying to capture some space.

Wall Section. This is a typical wall section and then this last drawing is some perspective views. You can see how the roofs tie into that existing.

Matt Ross stated, I think that completes it. Does anyone have any questions?

Chairman Miozzi asked about existing and proposed windows.

Matt Ross replied, we're going to have double hung, we're going to match those as well. Same thing with the shutters, same profile. Budget wise, we're looking at the aluminum clad, wood on the inside.

Mr. Lawler asked, are you doing any lighting at the man door that's in the garage?

Matt Ross replied yes, we'll add lighting for sure and on the rear as well.

Mr. Lawler asked, sconce or something?

Matt Ross replied, sconces here and there if we can and a flood light.

Chairman Miozzi asked, did you say you're able to match that brick?

Matt Ross replied, yes.

Chairman Miozzi asked, the existing has that same roloc on top of the brick?

Matt Ross replied yes. We'll match everything, same profile, we're trying our best to make it look like, as best we can, that it was built this way.

Dr. Triner asked, are there bedrooms on the upper part?

Matt Ross replied, yes and these are egress windows.

Mr. Varelmann said, I wonder if it would look better without this second little gable, big brother little brother type of thing.

Matt Ross replied, we need it to get the room, that gets us space. Otherwise there's no head room. Without those, it's not functional, it's just a little storage space.

Chairman Miozzi stated, with you matching existing materials, I don't have any concerns. Does anyone have any concerns?

Mr. Lawler stated, aside from the gray Azek calling itself white.

Matt Ross confirmed the Azek will be white.

Dr. Triner asked, you said it might be an In-Law Suite, will the access to the upstairs be over the garage?

Matt Ross replied, you would go through the mudroom. You'd get in through the back of the house.

Mr. Lawler stated, I know you said everything matches, the shutters will match as well?

Matt Ross replied yes, same profile all the way through.

DECISION

Mr. Lawler, seconded by Mr. Varelmann made a motion to approve the Addition and Renovations for Steve & Stacie Conway at 660 Echo Dr. as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Montebello Subdivision
576 Magnolia Ct. S/L #9
New Single Family Dwelling**

Chairman Miozzi stated, our next order of business is a New Single Family for Montebello Subdivision, 576 Magnolia Ct, subplot #9.

Chris Skoda from Skoda Construction introduced himself.

- **Presentation by Chris Skoda – Skoda Construction**

Mr. Varelmann asked, are these two houses S/L 9 & 10 the same style house?

Chris Skoda replied, same house, we're changing colors from the outside, not so much on the front but the sides, and the back window layouts change. I'll start with S/L 9 first, S/L 10 is a Daisy Model. Pointing to the 'Street Site Photos', we're basically building that house, S/L 25, this will be identical to this house, it'll be black and white. Everybody loves the black and white Gates Mills appeal. It'll have a black roof, same as that house, just different colors.

Chris Skoda stated, I think in the very beginning we talked about we wouldn't do identical houses next to each other. We only have two models that can ever be built along the freeway. We're going to have the same house and try to change colors of it to make it look different as much as we can.

Chairman Miozzi stated, it looks like S/L 11 & 9 are going to be the same.

Chris Skoda replied, S/L 11 is not a white house, it's a gray house. So, S/L 11 is a completely different house, different colors.

Chris Skoda stated, S/L 25 is actually identical to S/L 9 in terms of layout and colors, maybe different stone, black roof white siding.

Dr. Triner asked, since no two houses are supposed to be identical, how many identical houses are going to be from sublots 6 – 14?

Chris Skoda replied, we only have two models. I think the discussion on duplicating houses was that we wouldn't make them identical. If you look on South Cobblestone, some of these next to each other were all the same houses, we just changed the colors, but nothing physically changed on the houses. I know John Marrelli had a discussion early on that they didn't want to see five gray houses in a row. I think we talked about it and the discussion was that it could be the same model, just couldn't have the same color, everything couldn't be identical. Otherwise, this would turn into every other house would be the same. Either way, it's going to turn into a pattern. The reason being these lots are thinner than the rest of the subdivision, so I can't do any of the other models on the freeway.

Mr. Lawler asked, can you take us through gutters, downspouts, etc.

Chris Skoda replied, this one will have a black roof, white siding, gray cobblestones, gutters white, windows white. All trim will be white, no black accents on this house. The metal roof is smaller on this house than some of the others, this has an accent porch roof. There's also board and batten on the front of this house which will be white as well. They both (9 & 10) have white houses, they both want the same thing. I told them they can't have the same exact house. Sublot 9 signed up first. Both are doing black shingles.

Mr. Lawler asked, in your opinion do you think you'd be able to say hey, for you I'm going to change your roof, maybe to a gray roof, white siding with a gray roof, so they're not the same?

Chris Skoda replied, I'd change S/L 10 because S/L 10 signed up second. I have to give S/L 9 what they want, they bought first. They're dead set, they want a black and white house.

Mr. Lawler stated, I think it'd be nice to see different colors verses seeing an all-black roof right next to the other all-black roof for the same exact house.

Chris Skoda stated, I can talk to S/L 10 about doing a slate gray mix type roof. She's not going to get the black and white house, I told her there's no way it'll get approved. If we need to, we can play around with some windows in the front. Architecturally, I don't think much will change, but if there's something we can do to make a difference.

Mr. Lawler stated, I agree with the memory of our discussion that we thought it would be difficult with the limited options of housing, that if we started seeing the same layout that you definitely did say you would try and change the colors. With this, I see the siding changing but the shingle and the metal roof are both black on S/L 9 & 10.

Chris Skoda stated, I can go back and say I'm going to do a gray roof & gray metal roof on 10.

Mr. Lawler stated, that would at least give us some color variation.

Mr. Varelmann asked, what other metal roof colors can you use?

Chris Skoda replied, just gray and black.

Mr. Varelmann asked, any other colors on the asphalt roofs or are they all black?

Chris Skoda replied, we have gray schemes in there. We're trying to keep everything fairly uniform but not the same (displayed asphalt color samples).

Mr. Lawler stated, the way I interpreted the plan was we either go with a different model or the same model different colors. If we satisfy one or both of those criteria, then we're happy.

Chris Skoda replied, sure. The stone stack is completely different. When they're up together, this is a much more looking beige house than it is white. It's just that the roofs are the same right now.

Chairman Miozzi asked, is that colonial slate a huge difference for the customer, is that more checkered?

Chris Skoda replied, no. It's a nice gray, it's one of their most popular colors. It's got some reds when you look at it, but you can't see it once it's up, it all blends, it's a nice color. So, can we do S/L 9 black and white and then do gray on S/L 10 if I can get her to agree?

Chairman Miozzi asked, will the gray be the colonial slate?

Chris Skoda replied yes. If she says no, I'll come back.

DECISION

Mr. Lawler, seconded by Mr. Phillips made a motion to approve the New Single Family Dwelling for Highland Land Development Co., LLC, Montebello Subdivision 576 Magnolia Ct S/L #9 as noted;

- Stone Veneer: Gray Cobblestone
- Asphalt Shingles: Moire Black
- Accent Metal Roof: Black
- Windows & Trim: White
- Vinyl Siding 1: Glacier White Dbl 5
- Vinyl Siding 2: Glacier White B & B

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

**Montebello Subdivision
578 Magnolia Ct. S/L #10
New Single Family Dwelling**

Chairman Miozzi made note of the roof changes for S/L #10.

Mr. Phillips stated, changing the roof is a pretty good measure to me to look different than the house next to it.

Chris Skoda stated, the other thing too, we'll be changing the front door colors, the windows on the garage will be different, so there'll be some changes.

DECISION

Chairman Miozzi, seconded by Mr. Lawler made a motion to approve the New Single Family Dwelling for Highland Land Development Co., LLC, Montebello Subdivision 578 Magnolia Ct S/L #10 as noted;

- Stone Veneer: Harbor Limestone
- Asphalt Shingles: Colonial Slate
- Accent Metal Roof: Black or Gray
- Windows & Trim: White
- Vinyl Siding 1: Linen Dbl 4
- Vinyl Siding 2: Linen B & B

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved as Noted

**Heinen's
860 SOM Ctr Rd.
Ground Sign**

Chairman Miozzi stated, no one is here to represent our last proposal.

Mr. Lawler stated, I'd like to approve this as noted and let them know to paint the posts to match the wood on the sign. The posts are all corroded.

Chairman Miozzi stated, I'm fine with the black and white sign colors. Dan said it falls within the parameters of the sign code. The proposed looks better than the existing blue sign. I'll note on the drawing that the columns be painted.

DECISION

Mr. Phillips, seconded by Dr. Triner made a motion to approve the Ground Sign for Heinen's at 860 SOM Ctr Rd. as noted;

- Columns to be painted.

ROLL CALL

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

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

Motion Carried

Nays: None

Meeting adjourned at 6:45 p.m.

Chairman

Secretary