

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Dec 8, 2022**

The Architectural Review Board met in regular session on Thurs, Dec 8, 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. Deborah Garbo, Secretary

Mr. Matt Phillips

Absent:

Dr. Jim Triner

Mr. Tom Lawler

CONSIDERATION OF MEETING MINUTES: **Nov 10, 2022**

Mr. Varelmann, seconded by Mr. Phillips made a motion to approve the minutes of Nov 10, 2022.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Mr. Phillips

Nays: None

Motion Carried

Minutes Approved as Written

PROPOSAL

1. **New Single Family Dwelling**

Montebello Subdivision

St. Jude Dream Home

595 Magnolia Ct. S/L #19

PP # 831-10-041

Skoda Construction

Meld Architects

**Note: St. Jude Dream Home approved at A.R.B. 10/13 for S/L #52.
Dream Home proposal change from S/L #52 to S/L #19.**

OPEN PORTION

Chairman Miozzi called the meeting to order. The first order of business is a new family dwelling, Montebello Subdivision, St Jude Dream home, 595 Magnolia Ct, S/L #19, Skoda Construction, Meld Architects. Please state your name for the record and who you're representing.

Sasha Sams, representing Skoda Construction introduced herself. This particular model is the Blossom Model which is the exact house we have on S/L #25. I want to say that absolutely everything is the same for the exterior except for the stonework. We deferred from that, this is more of a gray than the red tones.

If you look at the picture with the 'View of Magnolia Court Cul-de-sac', that's where S/L #25 is and this particular house will be at the very end of this Cul-de-sac.

Chairman Miozzi stated, I did look at S/L #20, there's definitely a considerable difference in color, so we don't have to worry about that one for right now. The finishes, the siding is a different color, the roofs are the same.

Sasha Sams replied correct, the roofs are the same.

Exterior Finishes

Cultured Stone:	Harbor Lime Stone
Asphalt Roof Shingles:	Moire Black
Accent Metal Roof:	Black
Window Color:	White
Gutters/Downspouts:	White
Vinyl Siding 1:	Glacier White Board & Batten on front
Vinyl Siding 2:	Glacier White Dbl 5 on sides
Trim:	White

Chairman Miozzi stated, it's pretty much identical in color selections on S/L #25, except for the brick.

Mr. Phillips stated, SL #20 is a different siding and different color.

Chairman Miozzi replied, that's correct.

Window Alignment Left Elevation

Mr. Varelmann stated, the only problem I have, I don't see a reason why these windows can't align on the left elevation. You have this offset like that, and it makes it look odd. I don't understand why this window can't align, is it possible to do that?

Sasha Sams replied, you would think that they would be aligned.

Mr. Varelmann replied, thank you. We see this on almost every one of these houses proposed.

Sasha Sams stated, personally I don't know if the Architect has a reason for it not to be aligned.

Chairman Miozzi stated, the only reason it might be, I don't know which way the structural beam is, the beam pocket may be centered on that.

Mr. Varelmann replied, if that's the case, then move it more off center so it looks like it's intentional, now it looks like a mistake. So make it look like it's intentional.

Sasha Sams replied, okay. I'll talk to Ed on that, if it's a structural issue, then offset it more.

Mr. Varelmann stated, I see what you're saying, if the beam is here, but I don't see a basement plan to see what's happening. We've done this so many times and Ed knows about this.

Chairman Miozzi stated, I'll note that on the drawing to center that basement window on the left elevation.

Deck Screen – Rear Elevation

Mr. Varelmann asked, is this screen in the project, what's this screen on the rear elevation? I don't know that we've ever reviewed this, what that material is or anything.

Sasha Sams replied, the land behind the Subdivision, they have this huge smokestack or something, I'm assuming that's why they did that.

Mr. Varelmann asked, MARS Electric?

Mr. Phillips stated, MARS Electric and Mayfran are back there.

Mr. Russell asked, do you know what that material is, is it just a vinyl lattice?

Sasha Sams replied, I'm not going to lie to you, this is my first time seeing this house. I was out of town when they switched lots, so I'm catching up on this.

Chairman Miozzi asked, have we reviewed anything like that before?

Mr. Russell replied, not anything like that.

Mr. Varelmann stated, I guess if it's a standard vinyl pre-manufactured lattice.

Sasha Sams replied, I'm assuming it should be, to match everything, it'll definitely match the deck.

Chairman Miozzi asked, do we want to maybe approve the home and then have them come in for a deck permit? Dan, you'd handle a deck permit, correct?

Mr. Russell replied, yes. Do you want to identify what the skirt is?

Mr. Varelmann asked, have you seen this kind of skirting before?

Chairman Miozzi replied, I'm assuming that's probably just vinyl siding.

Mr. Russell stated, it could be vinyl, it could be wood. They don't have anything out there like that, this is the first time.

Mr. Varelmann stated, I don't know what the proper protocol is but I would make a statement such as if this is a white vinyl pre-manufactured lattice and this is some type of a white vinyl siding or something, or soffit material.

Chairman Miozzi stated, it may be a batten siding that they're using up front.

Mr. Varelmann stated, if it varies from that, then we would want to look at it.

Chairman Miozzi stated, I'll note that the decking cladding and screening to be white composite material.

Mr. Russell replied right, that makes sense. I'm sure it probably will be, I can't see them putting another color up there, I'm assuming.

Sasha Sams stated, I'm actually kind of surprised that we don't have what it is for this meeting.

Lighting

Mr. Varelmann stated, we almost always ask about light fixtures on these projects. Like this, we usually have these on each side of the garage and typically the ceiling.

Sasha Sams replied, yes. I'm the one picking all of this stuff and there should be one on the back, I don't know why they don't have that.

Mr. Varelmann asked, a carriage light here?

Sasha Sams replied, there'll be a light, one on each side of the door, a little smaller, because the ones on the garage will be bigger.

Deck Columns & Screen

Mr. Varelmann stated Dan, I would look at how they're supporting this, you often don't see these cantilevered columns with moment connection that high.

Mr. Russell replied, I don't know what that height is, 6 feet?

Mr. Varelmann stated, that's pretty high attached to just this band board, I don't know that that's strong enough.

Mr. Phillips stated, it kind of shows underneath the skirt the footers below each one of those.

Mr. Varelmann stated, that brings up, is this just treated 4 x 4's or is it vinyl?

Chairman Miozzi stated, if it's going to be composite screening, I think they need the post sleeves.

Mr. Varelmann stated, that's an assumption. This column is going all the way from the foundation all the way up here carrying all that weight. Are you saying that you want to see a sleeve there?

Chairman Miozzi replied, yes. That's what I mean by composite screening on there.

Mr. Varelmann stated, that should be as noted, that 4 x 4's to be covered with matching composite. And this screen looks darker, do you think that's really intended to be a black contrasting color?

Sasha Sams replied no, it shouldn't be black. I honestly don't know.

Mr. Russell replied, everything should be white, railing should be white.

Sasha Sams replied, it should definitely be white. I don't know if that's just for rendering purposes.

DECISION

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the St. Jude Dream Home, New Single Family Dwelling for Montebello Subdivision at 595 Magnolia Ct, S/L #19 as noted;

- 1. Center basement window, left elevation.**
- 2. Decking material to be white composite screening. Posts, railing and skirt to be white.**

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Mr. Phillips

Nays: None

Motion Carried

Drawings Approved as Noted.

Montebello Subdivision

6453 North Cobblestone Rd.

SL # 52

Sasha Sams stated, Chris wanted to know if we could keep the approval on S/L #52 and build it as our next model. Everything that was approved for the Dream Home on Oct 13, 2022, we want to build it as our model.

DECISION

Mr. Miozzi, seconded by Mr. Varelmann made a motion to approve the selections as previously approved on Oct 13, 2022 for Montebello Subdivision, 6453 North Cobblestone Rd., S/L # 52 as model home.

ROLL CALL

Ayes: Mr. Miozzi, Mr. Varelmann, Mr. Phillips

Nays: None

Motion Carried

S/L #52 Approved as Model Home

ADJOURNMENT

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

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:20 p.m.

Chairman

Secretary