

**ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
Mayfield Village
Aug 10, 2023**

The Architectural Review Board met in regular session on Thurs, Aug 10, 2023 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

Dr. Jim Triner

Mr. Matt Phillips (arrived 6:05 pm)

CONSIDERATION OF MEETING MINUTES: **June 22, 2023**

Dr. Triner, seconded by Mr. Varelmann made a motion to approve the minutes of June 22, 2023 as written.

ROLL CALL

Ayes: All

Motion Carried

Nays: None

Minutes Approved

ELECTION OF CHAIRMAN PRO TEM

(Tom Lawler replacement as Pro Tem)

PROPOSALS

- | | |
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| 1. In-Ground Swimming Pool
Deck / Patio
Landscaping | Ellen Nager
886 Hardwood Ct.
High-Tech Pools, Inc
Stone FX Construction |
| 2. Patio Enclosure | Joshua Washock
980 Aintree Pk Dr.
David Hochstetler, GC |
| 3. Addition | Michael & Tina Wolfe
6160 Robin Cir
JEMM Construction |

OPEN PORTION

Chairman Miozzi called the meeting to order. Our first proposal is an in-ground swimming pool, deck, patio & landscaping for Ellen Nager, 886 Hardwood Ct. Whoever is here to present, please state your name for the record and walk us through the project.

**Ellen Nager
886 Hardwood Ct
In-Ground Swimming Pool**

Sean Biega stated, I'm here representing, I'm the Landscape Contractor on the project. Homeowner Dave Nager is here with us as well.

Matt Phillips arrived at 6:05 p.m.

Presentation by Sean Biega, Stone FX Construction

Sean Biega stated, I'm the owner as well as designer of Stone FX Construction. We have designed and proposed this project which you see illustrated on the landscape plan. I drew up a couple photographs of what's existing now.

We'll be removing his existing deck. We'll be installing an in-ground swimming pool, that'll be done by High-Tech Pools. In your set you also have construction drawings for the swimming pool. This is a walkout basement. You have a staircase that leads you from the upper area down to the bottom. The best and most useful resource I've given to you are the 3-D drawings. It illustrates how the pool's going to sit in the lower area. This walkway's going to go from the driveway area down the slope, down the stone steps, then they're going to bring you to the lower stone patio.

The patio stone is going to be made out of Unilock concrete pavers, it's the Beacon Hill. The color's Tuscan. Colors of the house are beiges, some darker browns. Tuscan is a very light and newer color they've come out with this year. We're going to install that as you can see in this pattern, around the swimming pool. The coping of the pool will be in more of a natural stone, oxford buff.

As you go from the house towards the back of the property the grade drops about 18". I don't want to fill the back of the property because there're trees here with tree roots. I'm going to work with the grade and let the pool stick out of grade. It'll be level up here, as it comes down here it'll stick out. We'll do a retaining wall here with 3 steps down to a firepit patio. The firepit patio will have a gas line run to it and a burner installed into the firepit.

The side of the pool that'll stick out of the ground will be made out of, it'll be a concrete pool, so we'll use a cultured stone to face off this elevation. This will be a water wall that High-Tech will construct. It'll have the same tile as picked for inside the pool. It'll be striking, I don't want it to blend in, I want it to stick out, so we'll do it in blue tile. The tile hasn't been exactly picked but

it'll be in the same hue as in the edge of the pool. The edge tile will be that, that will stand up as well. We'll use this coping on the top of the water walls. You have three separate weirs, we need that, it'll be constructed, will be pressure treated underneath and wrapped in Azek. So we'll wrap the pressure treated posts in Azek as well as all the fascia boards.

The top of the deck will also be an Azek material that'll compliment the pavers as well as the color of the house. We're playing off the interplay of the tans on the house, it won't be anything that's obtrusive or different from that color scheme.

The railing system is the new RDI Cable Railing System. It'll have a modern black finish to it, the cables open, it does have a middle bracket or post. So, that will come down sideways over here at which point the walkway comes around the back side. Underneath will be a grill counter, it'll have a gas grill in it, probably a set of drawers underneath the deck, plantings will go around it.

On the landscape plan you'll see how the fence has been incorporated to encompass the project with a gate. You'll have a gate, when you come from the drive you'll enter through the gate here. Therefore you won't be able to get to the pool because this fence will go all the way around this property here, come behind these evergreen trees and tie back into the house. There'll be no way to get from out into without going through this gate. Now, if you're inside the house, you'll be able to come out onto the deck and walk down the staircase. They have pets where they can use this whole space and stay inside a fenced in area.

Sean Biega concluded, everything will be compacted base, so we'll have the proper gravel compaction, the pool will be backfilled with gravel all the way up, we'll have a proper drainage system. Everything drains pretty well away. There're some problems with water coming from the woods here, we're going to put another drain system over the slope during the project.

Open Discussion

Chairman Miozzi asked, what's the deck color?

Sean Biega replied, it's going to be in the beige colors. We haven't picked the exact one. I wanted really to see this a little more, a little bigger area on site in natural light. But's it's going to be a hues of these TimberTech's of the browns. I'm going to try and accent, it's hard to tell until you get maybe 100 - 200 sq ft of it out. I'll order some, lay it out with the patio out and pick the deck color, but it will be in the beige tones. Really none of the Trex, Azek colors are anything like OMG why did you do that? It's not red, not yellow. They're all in the earth blend tones, clays, mahoganies, walnuts. Then the bottoms will be white as you could see in the fascia.

Mr. Varelmann asked, do you have a sample of the stone, looks like a gray.

Sean Biega replied, we're debating on this light color around the edges. We may not know before because they have brick that are also Tuscan but they're in the 4 x 8, so I may just buy that and go all the way around. One thing we have to choose is this cultured stone right here. On

the front of their house they have Bucks County LedgeStone which is a cultured stone product and Bucks County has a little bit of mahogany to it in a deep red, that's what's on the face of the house. I told her if she goes with that, there's a Belden paver, it's gold and black and has that real deep mahogany. We may try and pull some of that stone out and wrap the edge. It's not like you see the front from the back. But we'll pick a tinted color. I'm pulling samples from other brick companies where they have this darker brown, if I could get that to accent it just a bit, we might do that as well. We're not wrapping with charcoal or anything real drastic.

Chairman Miozzi asked, on the underneath of the deck are you doing some kind of soffit with a drain?

Sean Biega replied, we're debating. We talked about if we could make it, we'll use the TimberTech underdrain system. The way that works is you clip over the joists, in between the joists has a v-shape panel to it, so as the water drips by it, it would go away from the house out to the far beam. In that far beam you'd put a gutter system so that it'll make it usable. He's debating.

Chairman Miozzi asked, if you're planning on doing the underside in some Azek, are you going to be able to do that system?

Sean Biega replied, yes. We want to put some sort of a roof underneath it. The only way I can really put something solid, I'm not going to put anything on there if he doesn't do the other Trex's. But we're leaning to doing that, that way it'll look finished off. I wish you could just go at the bottom of the boards but you can't with that system. They have these clip systems that go up 3" up the joists. But it'll run into a gutter, it would be just like a pavilion at that point where it's dry and you could put can lights in there.

Chairman Miozzi stated, you have 3 other gates on the property.

Sean Biega replied, in these two drawings you have a double gate so if the mower's bigger than a 3' or 4' mower they can get down into that bottom area and mow this. The other thing is that the pool equipment is going to be over here, there's an electrical box right outside here. They'll be able to run the electric and there's also utilities for gas to run it out there for the pool heater. So the pool company is going to come from here, this is going to be our main area to run the trenching out for that. They'll also run the trenching for this firepit.

Mr. Russell asked about lighting.

Sean Biega replied, the pool company will have 2 or 3 lights in there that'll be illuminated. There are spot lights existing on the house that illuminate the entire back yard. We'll have path lights that'll traverse down the staircase to the backyard around the exterior of the patio.

Dr. Triner asked, have you thought about lights that stand above the patio area?

Sean Biega replied, not that stand above because the problem with that is the neighbors who look over and just see a bunch of lights and poles, so we like the light to ground play it up. The stems of the low voltage lights only stick up about 18” but they’ll cast out a good 9” – 12” in circumference and it highlights where you’re walking. And if they need that type of light, if they have a bunch of people over there and they want to illuminate everything, the flood lights will provide that.

Mr. Russell asked, this sheet, is this the fence that’s going to be installed?

Sean Biega replied, it is. Auburn Fence is doing the fence and they’ll register.

Mr. Russell asked, so all the gates will be self-closing and latching where the pool’s going to be?

Sean Biega replied yes, 4’ tall.

Chairman Miozzi asked, does anyone have any further questions or comments?

There was none.

DECISION

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the In-Ground Swimming Pool, Deck, Patio & Landscaping for Ellen Nager at 886 Hardwood Ct as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Joshua Washock
980 Aintree Pk Dr.
Patio Enclosure**

Chairman Miozzi stated, our next order of business is a patio enclosure for Joshua Washock, 980 Aintree Pk Dr. Please state your name for the record and proceed with your proposal.

Presentation by Joshua Washock, homeowner

Joshua Washock introduced himself. Good evening everybody, I wasn’t sure what to expect tonight, so I’ll begin. This is the existing back of our house. We have an existing porch that sits right here, this has sunken down a little bit going into here, there were pavers along the outside. People that owned the house previous to us had this pad poured that looks like they did it in multiple segments, this back half has sunk in. We’re going to support the roof with 2 x 4’s, dig out along the perimeter, do a trench footer to 42”. Because it sits down lower, they’re going to do

a French drain back to the side of the house, there's a natural slope that goes down to that. The windows are going to go in front of the existing beam to about 30" off the ground. On the outside they're going to finish it with sheathing and then felt paper then brick veneer over the top of that. The color will match the current color brick we have at the bottom of the house. We're going to have a sliding door on one side and a man door on the other side. There's existing lighting on the outside of the house. There're two lights inside of the porch that sit pretty much in the middle balanced out. There's an outlet here. Ideally we're going to be doing lighting at the top of the door on this side and top of door on the other side. The outside's going to be wrapped in Azek. The inside's going to be unfinished, I'll finish that as far as trimming it out and things like that, probably over the winter. There's going to be insulation there. I was going to do wood planks that fasten into each other as far as the base of it and across the ceiling.

Chairman Miozzi asked, technically you're not having any insulation in the walls, except for the bottom, right?

Joshua Washock replied right, the bottoms. If there's any space there, it'll probably be worth it. The windows are going to be argon double pane. Not like real insulation but I think better than nothing.

Mr. Russell stated, this is a 3-Season room.

Chairman Miozzi asked, are you planning to do Azek seal on the bottom of the windows to cover brick? Are you doing a 3 1/2" brick?

Joshua Washock replied, it's a veneer brick. The Azek is going all the way around it, I'm guessing the Azek would be the sill part also, it's transitioning up to the sill.

Mr. Varelmann stated, it's showing grade right here and then the foundation CMU, but then this line here.

Chairman Miozzi asked, you're not bricking up to the bottom of the window?

Joshua Washock demonstrates, the brick will go from here down.

Mr. Varelmann stated, on the existing drawings you're showing these piers but they don't show up after you do the work. What happens to those?

Joshua Washock replied, we're taking them out.

Chairman Miozzi asked, are you pulling all the slab out too?

Joshua Washock replied, no. The slab in the inside is staying, I'll just patch it up.

Chairman Miozzi stated where the posts are you don't have concrete up to your posts. You're going to have a lifting problem with movement. You might look into pulling all that concrete

out. You're going to have all that movement, especially if you're putting a foundation on. They can stick the brick all the way around your perimeter, you have support of the new concrete pad. You're doing all this work, if you try to just pour concrete up to the block-

Mr. Varelmann asked, these columns here, are they coming out?

Joshua Washock replied, the columns are coming out and new are going in. The only thing staying is the roof.

Chairman Miozzi stated, the pictures show those columns have dirt between those brick pillars and the existing patio.

Joshua Washock replied, we're paying for them to fill in that space with concrete.

Chairman Miozzi stated, I'm just saying, you're always going to have a problem with the movement of that concrete between the two. You really should consider pulling all that concrete while you have the machine, at the time the footer's being installed. You're not going to be happy with concrete to concrete on a conditioned area.

Chairman Miozzi stated, the only other thing I see may be a potential, unless those are trusses, is if they start taking those posts out and they're not supporting the headers going to the truss-

Mr. Russell agreed. They're not showing any type of support anywhere on the plan. I thought those were staying.

Chairman Miozzi stated, what we're saying is that beam that's coming all the way across, unless that's a truss roof, that the support, that beam is actually supporting probably the joint of the header or joint of your ceiling joists. So if you move this, you're going to have an issue, you're probably going to pull the siding or whatever's underneath it. Do that before you actually order windows or build the walls because that post is probably supporting some kind of joint.

Mr. Varelmann agreed.

Chairman Miozzi stated, you're going to have to decide that with your contractor. You may have to put a new header in between the new section of posts, this way you can support the roof.

Joshua Washock replied, I know he said there was a way to support it while he took those down. I guess I'm unclear.

Mr. Varelmann said, what Carmen is saying is there's a column here apparently and there's a joint in this beam here and you take that column out and replace it with these, then there's no longer a support right below that joint.

Mr. Russell stated, that may determine where your windows are going to go basically. You have to have a post there of some sort to support.

Mr. Phillips stated, when you open it up see if that's the case. You might also go with another header underneath to keep the support, to keep the same spacing, you still have to do something for it. Do you have access to this roof from the inside, from underneath the porch?

Joshua Washock replied, yes.

Dr. Triner stated, the windows are going to be carrying that total load of the roof after this is gone.

Chairman Miozzi said no, there are columns between those windows.

Mr. Phillips asked, what's the color of the window frames?

Joshua Washock replied, it's all going to be wrapped in Azek. Windows are going to be white vinyl, trim and everything white. The rest of our siding is gray. I don't know why they did that. I'm going to probably at some point get something to match this. There's a lot of things in this house that were pretty sketchy, so a little bit at a time. The front of our house has vinyl gray.

Chairman Miozzi stated, I'll note on here that brick goes down to grade. If he pours it even with this foundation block, he'll be able to put the face brick on over the concrete. I don't want to see that concrete. It should be brick to grade.

Joshua Washock stated, I agree, the outside will be flush.

Chairman Miozzi asked, any further questions or comments?

There was none.

DECISION

Mr. Varelmann, seconded by Dr. Triner made a motion to approve the Patio Enclosure for Joshua Washock at 980 Aintree Pk Dr as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

**Michael & Tina Wolfe
6160 Robin Cir
Addition**

Chairman Miozzi stated, next proposal is an addition for Michael & Tina Wolfe, 6160 Robin Cir.

Tina Wolfe introduced herself & Michael. Our Contractor could not be here tonight, we're working with JEMM Construction. We'll be presenting.

Presentation by Tina Wolfe, homeowner

Tina Wolfe stated, it's a 600 sq. ft. addition behind our garage. Siding and roof will match to existing.

Mr. Varelmann asked, any lighting going on the exterior?

Tina Wolfe replied, there'll be a coach light by the slider to match the others on the house.

Mr. Phillips asked, there'll be a spot light on the back to match this at some point?

Tina Wolfe replied, a motion light. There's an existing man door at the back of the garage that's going to be taken out and we'll be adding a new door to the east side with a motion light. Double hung windows to match existing.

Michael Wolfe stated, these are two views from the back of the house. This is an existing slider, then there's another row around here where you're seeing that brick and that light, it's not part of what this addition is going to be, if that makes sense, and this is a crawl space.

Mr. Varelmann asked, access from the interior to the crawl space?

Michael Wolfe replied, yes. It'll be steps down with some type of flooring there.

Michael Wolfe pointed out on drawing, this is the garage, this is the street view here, this is the existing man door. A window, it's now going to be a new door here, hallway, pocket door, walkway here, new sliding door, bedroom hallway closet and bath.

Chairman Miozzi stated, that should say existing house, not existing garage, thank you for clarifying that.

Michael Wolfe stated, this new sliding door will step out into stamped concrete here. Siding will match existing.

Chairman Miozzi asked, are you going to strip that whole one side of the house?

Michael Wolfe replied, yes.

Chairman Miozzi stated, I had some concern about that window in the back.

Michael Wolfe asked, what was your concern?

Chairman Miozzi replied, we're here to look at the general appeal of the house. It's on the back of the house so no one is going to see it. It would look better if you had two of those windows there, but it's in the closet, you can't center it.

Michael Wolfe stated, looking out here all you see are woods.

Mr. Russell asked, does the bedroom have an egress window?

Michael Wolfe replied yes, there's a slider.

Mr. Russell said okay, that's your egress then.

Michael Wolfe stated, we've been here for 30 years, we were going to build somewhere else, we looked at all kinds of properties and we said we love the Village, we're dying here.

Michael Wolfe stated, there'll be an overhang over the slider in the back of the house.

Chairman Miozzi asked, how old is the roof right now?

Michael Wolfe replied, 8 – 9 years old, we'll be able to match. There are no steps in the back, the existing back grade comes right up to the slider.

Chairman Miozzi stated, if that patio is perfect with your slider there and you get melting, it's going to come right up underneath your door.

Michael Wolfe replied no, it's at least 6" – 8" high.

Chairman Miozzi asked, you're going to step out of your slider?

Michael Wolfe replied, absolutely. And I don't know how many years ago it was that we took advantage of the homestead act and put a drain in the backyard, it was great. Doug and someone else came out, they didn't believe we had a flock of ducks & geese floating in the backyard.

DECISION

Mr. Miozzi, seconded by Mr. Phillips made a motion to approve the Addition for Michael & Tina Wolfe at 6160 Robin Cir as proposed.

ROLL CALL

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

Nays: None

Motion Carried

Drawings Approved

ELECTION OF CHAIRMAN PRO TEM
(Tom Lawler replacement)

Mr. Miozzi opened the floor to a motion for nomination for Chairman Pro Tem.

Mr. Miozzi, seconded by Mr. Phillips made the motion to nominate Steve Varelmann as Chairman Pro Tem.

Chairman Miozzi asked, any discussion or any other nominations? There was none.

The nominations were closed.

Chairman Miozzi asked for a Roll Call on the nomination.

ROLL CALL:

Ayes: All

Nays: None **Motion Carried**

Steve Varelmann to serve as Chairman Pro Tem for the remainder of 2023.

ADJOURNMENT

Mr. Miozzi, seconded by Dr. Triner, made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 6:55 p.m.

Chairman

Secretary