

**ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
Mayfield Village  
Aug 22, 2024**

The Architectural Review Board met in regular session on Thurs, Aug 22, 2024 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

Mr. Bob LaRiche

**CONSIDERATION OF MEETING MINUTES: Aug 8, 2024**

Mr. Miozzi, seconded by Dr. Triner made a motion to approve the minutes of Aug 8, 2024 as written.

**ROLL CALL**

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

Nays: None

Motion Carried

Minutes Approved

**PROPOSAL**

**1. New Single Family Dwelling**

Montebello Subdivision

St Jude Dream Home

560 Magnolia Ct S/1 #1

PPN 831-10-023

Meld Architects, Inc

Skoda Construction

**OPEN PORTION**

Chairman Miozzi called the meeting to order. We have one proposal before us tonight, a New Single Family Dwelling, Montebello Subdivision, St Jude Dream Home at 560 Magnolia Ct subplot #1. Please take us through your project.

Eric Husteck with Meld Architects introduced himself. We're presenting S/L #1 in Montebello. It's right on the corner as soon as you enter, on the right hand side. This will be a St. Jude Dream Home, it does not have a current buyer. My understanding is that all manufacturers donate all the materials and some of the labor and the raffle goes to St. Jude.

### **Materials**

Eric Husteck said, these will be the same materials for the most part as S/L #43. The only difference between S/L #43 and this house is this Harbor Limestone and the windows will be white.

Vinyl Siding 1: Board & Batten, Glacier White  
Cultured Stone: Harbor Limestone  
Trim: White  
Window Trim Color: White  
Gutters/Downspouts: Black  
Accent Metal Roof: Black  
Asphalt Roof Shingles: Moire Black

Looking at the site plan, the top two photos are S/L #43 so it's basically this model that's going to be plunked onto this site. It'll be white windows instead of black.

Mr. Varelmann asked about orientation, is the garage closer to the corner or farther from the drive?

Eric Husteck replied, we've actually flipped it whereas the driveway is on the left hand side, there's a site plan where you can see that. They also want to do black gutters and downspouts like S/L #43 did, so those are the only two that have done the black gutters and downspouts. That breaks up all the white.

Eric Husteck said, there's a 5' setback from the garage for the front of the house. We will be doing a full basement, no crawl space. A full foundation 42" below grade. We'll have vaulted ceilings, nice high windows.

- **Elevations**

Chairman Miozzi asked, are you going to do windows on this garage door like the other house?

Eric Husteck replied, I imagine they'll pick the same. Because this is a St. Jude Dream Home, Skoda will be picking the garage door. I imagine they'll pick the same as S/L #43. Typically the buyers pick the door styles. We show these generic squares then usually we put windows on them.

Mr. Varelmann said, back to the house pics, see the thickness of that fascia board up there, this looks heavier and thicker.

Eric Husteck replied, I see that, yes. No, it will be thinner as it shows in the photo. Now that you bring that up, I'll definitely make sure on our architectures that we show that thinner, I agree.

Eric Husteck said, I think that's it, any questions?

There were none.

**DECISION**

Mr. Miozzi, seconded by Mr. Phillips a motion to approve the New Single Family Dwelling for Montebello Subdivision St Jude Dream Home, 560 Magnolia Ct S/L #1 as proposed.

**ROLL CALL**

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

Nays: None

**Motion Carried**

**Drawings Approved**

**ADJOURNMENT**

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

**ROLL CALL**

Ayes: All

Nays: None

**Motion Carried**

**Meeting adjourned at 6:10 p.m.**

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Chairman

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Secretary